

**Project Spotlight:**

**Arbor Homes of Seagrove**



Arbor Homes of Seagrove is raising the bar for Walton County home construction standards by being the first project in the area to achieve a gold-level Florida Water Star<sup>SM</sup> certification for water efficiency and a platinum-level green home certification by the Florida Green Building Coalition (FGBC).

For over 20 years, builder Rod Joly incorporated into his projects energy-efficient HVAC systems with SEER ratings that exceeded the Florida Building Code requirements. His wife, Michelle Joly, attained the designation of GREEN REALTOR<sup>®</sup>, so she understood the importance of green home features and how to communicate their value to homeowners.

The couple's passion for sustainability eventually took them down a path of "walking the talk," and so Arbor Homes of Seagrove was conceived. Their vision began with the wisdom to formally develop a core group of green professionals (known in the industry as a 'green team') to ensure that a systems approach to the construction process was taken. This collaborative process considers the house as one system with interdependent parts, each of which affects the performance of the entire system and it results in optimized building performance.



The green team consisted of builder Rod Joly of Arbor Homes of Seagrove Development LLC, REALTOR® Michelle Joly of Davis Properties of Northwest Florida, developer Greenway Park, LLC, green consultant and certifier Pattie Glenn of Green\$mart®, Inc., energy-rater Todd Trusty of Energy Services LLC, and permaculture designer Chandra Hartman of cfhdesignstudio.

The home achieved a score of 211 points, aided by a HERS index of 51, to earn the platinum-level certification by the Florida Green Building Coalition. This energy efficient home features a tight building envelope using 2x6 frame construction with combined open cell SeaLite in the floor, closed cell InsulStar insulation in the attic, and blown cellulose insulation in the walls.



Indoor air quality and comfort were achieved by using a zoned RUDD RHPL Series variable speed 17 SEER heat pump featuring a passive fresh-air ventilation system. The piered home site incorporated pervious driveway materials with innovative storm water treatment to reduce runoff.

The gold-level Florida Water StarSM certification was achieved through incorporation of both indoor and outdoor water conservation measures. Its zero turf yard features native plantings and edible landscape of fruit and herbs, with only 15 percent of the landscape served by micro-drip irrigation from a community non-potable, shallow well piped from the development of Greenway Park. Its interior features include Delta Graile and Grohe WaterSense® faucets, Kohler dual-flush toilets and a Rinnai Tankless Hot Water on-demand system, along with water-conserving ENERGY STAR® appliances.

*About FGBC: The Florida Green Building Coalition is an independent non-profit organization that was established in 2000 to promote green building in the state of Florida through the development of voluntary green building standards. FGBC's membership is comprised of individuals and businesses from all areas of the building industry - including research, design, materials, products, construction, inspection, real estate, financing, sales, and government. For more information visit: [www.FloridaGreenBuilding.org](http://www.FloridaGreenBuilding.org)*