

# Florida Green Development Certification Standard

REFERENCE GUIDE

V9



**FLORIDA GREEN BUILDING COALITION**



# Florida Green Development Standard

## Reference Guide

### Version 9

Effective January 1, 2020

Revised 12/26/24

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This reference guide is intended to serve two purposes:

- To provide information on green development practices.
- To provide details on how to earn points for complying with the Florida Green Development Designation Standard.

[Some items require submittals and are colored in red.](#)

#### Note:

It is possible to combine many submittals in one detailed plan. Letters or documented verbal communication from vendors can substitute for material and equipment cut sheets where required. No document produced by FGBC is intended to supersede or contradict the Florida Building Code.

The goal of the FGBC Green Development Standard is to recognize those developers who have *far exceeded* the minimum Florida law requirements. The standard requires substantial environmental stewardship beyond typical practice, yet it allows for developers to choose how to meet the standard from a variety of methods. No one development will be able to get every item – there will be some that do not apply to every site or every type of development. However, there are enough items to choose from that every developer, through planning and dedication to green development, should be able to comply with the standard. This level of planning can only be done through knowledge of the site as well as applying best management practices regarding wildlife preservation, stormwater, transportation, landscaping, and utilities.

In some instances, the developer may be required, by local laws, to meet criteria for which FGBC gives credit. In other instances, it may prove that the developer would have to fight to

change or obtain waivers from local ordinances in order to meet the FGBC criteria. Again, one need not obtain every point, and every point may not be possible for your given development. The reference guide includes photos with examples of developments that have accomplished the requirement for earning points towards the green designation.

This standard was developed by the Florida Green Development Working Committee of the Florida Green Building Coalition. The committee had active participation from one or more architects, builders, consultants, developers, ecologists, educators, energy raters, government agencies, landscape architects, planners, Realtors, researchers, and water-management district personnel. The Coalition board must approve the standard. The board, according to the bylaws, must consist of various industry and public groups.

There are many other documents that you may be interested in reviewing. Most of these can be found at [FloridaGreenBuilding.org](http://FloridaGreenBuilding.org):

- The FGBC green land development standard and application form
- The FGBC green home development standard, application and reference guide
- The FGBC green commercial and municipality standard documents, application and reference guide
- A form for requesting a modification to a green standard
- Bylaws and membership information for the Florida Green Building Coalition

#### **INSTRUCTIONS FOR SUBMISSIONS:**

##### **Electronic Submission (required)**

[Pay online](#) or complete the credit card authorization on the Final Application Form. (Note: Payment by check is acceptable – please refer to <https://floridagreenbuilding.org> for address).

Send the completed Excel file containing the Final Application and Checklist, along with all supporting documents to [Buildertrend.net](http://Buildertrend.net)

##### **Payment Mailing Instructions**

Mail check or credit card authorization (see Final Application Form) to FGBC. please refer to <https://floridagreenbuilding.org> for address

Include a printed copy of the Final Application Form. Submit complete checklist and documentation via BuilderTrend.net

For Additional Information contact your Project Evaluator or FGBC at PH: 407-777-4914. All documents are available for download on the FGBC website: [www.FloridaGreenBuilding.org](http://www.FloridaGreenBuilding.org)

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## CATEGORY 1: PROTECTION

Development of land from its natural state to one that is used by man may be harmful to wildlife, our air and our water. Choosing the most appropriate sites and preserving as much acreage of natural land as possible helps to mitigate some of the negative environmental aspects of development.

### P1: REDEVELOPMENT

**Requirement:** Earn one point for each 5% of site that is redeveloped to accommodate the project.

**Points:** 1-20 pts

**Submittals:** A site plan indicating the area of the site that is to be redeveloped. Include total site acreage and calculations indicating total redevelopment area. Provide aerial photos and site photos showing site to be redeveloped.

**Intent:** Minimize harm to the environment by choosing to develop sites other than pasture and forested land.

**Resources:** [Community Redevelopment Areas](#)  
[2019 Florida Statutes Community Redevelopment](#)

### P2 BROWNFIELD

**Requirement:** Earn one point if a minimum of 2% of project site that is designated as a brownfield and is remediated to accommodate the project

**Points:** 1-5 pts

**Submittals:** Proof of brownfield designation, from EPA or local jurisdiction and location of impacted land on site plan.

**Intent:** Restore previous impacted land to best and highest use

**Resources:** [Brownfield redevelopment as a smart growth option in the United States](#)

### P3 EXISTING BUILDING

**Requirement:** Earn one point for each 20% of development program that is accommodated within existing buildings (buildings must meet the minimum requirements of at least one FGBC Green Commercial/Green Home Standard Category).

**Points:** 1-5 pts

**Submittals:** Proof of previous use and location on site plan. Overhead or satellite photo of previous condition required if available.

**Intent:** To re-use existing buildings, materials, resources, etc. to reduce resource extraction and minimize waste.

**Resources:** [Implementing Deconstruction in Florida: Materials Reuse Issues, Disassembly Techniques, Economics and Policy](#)

### P4 URBAN SERVICE BOUNDARY/INFILL

**Requirement:** Earn six points if development is located within existing urban service area with all required utilities present.

Earn six points if development is surrounded on three sides by existing non-agricultural or resource-based recreational development.

\*There are no minimum Preservation points required for projects that meet the infill criteria.

**Points:** 6-12 pts

**Submittals:** Utility service boundary map or other proof of urban service core and property location. Map and photos showing use of the adjacent properties on three sides.

**Intent:** Encouraging infill development

**Resources:** [URBAN CONTAINMENT IN THE UNITED STATES](#)

**P5 MAXIMIZE ENTITLEMENTS**

**Requirement:** Earn one point if development is located within existing urban service area with all required utilities present **AND** entitlements are maximized.

Earn one point if project received density/intensity bonuses due to innovative design.

**Points:** 2 pts

**Submittals:** Provide jurisdictions documents that indicted approved entitlements and a narrative indicating how those are maximized. Provide documentation indiating density bonus if provided.

**Intent:** Maximize density, decrease required infrastructure, resource efficient land planning

**Resources:** [Multi-Family Development](#)  
[Florida State University Journal of Land Use and Environmental Law](#)  
[Recent Developments in Land Use and Environmental Law](#)

**P6 CONSERVATION AREAS**

**Requirement:** Land being sold for construction purposes or land just temporarily preserved until the next planned phase will not be considered conservation area. Maximum 30 points.

The formula for computing preserved land is as follows:

$$\frac{\text{Non-state required land preserved (acres)}}{\text{Total development size - state required land preserved (acres)}} \times 100$$

For example, if a development site was 1000 acres and 150 acres were designated wetlands, 180 acres water retention, 400 acres buildings and roads, 70 acres recreational open space, and 200 acres were preserved lands not mandated for protection, the formula would be:

$$\frac{200 \text{ acres}}{1000 \text{ acres} - 150 \text{ acres}} \times 100 = \frac{200}{850} \times 100 = 0.235 \times 100 = 23.5\%$$

Note that recreational open space and water retention areas are not included in the preserved areas.

**Points:** 1-30 pts

**Submittals:** Include copies of any environmental permits, comp plan category, covenants, deed restrictions and marketing material that provide assurances that the land will be kept as conservation area over time. Provide a scaled site plan with a graphic scale that depicts area of site to be preserved with area calculations supporting the requested points.

**Intent:** To preserve land in a natural state allowing for natural ecosystems to sustain their existence, particularly if large areas remain intact.

**Resources:** [Conservation Lands - Florida Natural Areas Inventory](#)

## **P7 OFF-SITE CONSERVATION**

**Requirement:** Earn one point for each 100% of total buildable acreage that is being preserved off-site or restored to its natural state. Maximum 5 points. Off-site conservation lands must be purchased and maintained in permanent land bank in perpetuity.

**Points:** 1-5 pts

**Submittals:** Provide proof of purchase and maintenance in perpetuity

**Intent:** To encourage conservation of lands.

**Resources:** [Conservation Banking](#)

[NATURAL RESOURCES; CONSERVATION, RECLAMATION, AND USE](#)

## **P8 SITE STUDY**

**Requirement:** All too often valuable natural resources are lost because designs are made prior to surveying the natural features of the land. Designs should be made to preserve the most valuable resources, and an inventory of the site must first be made to determine those natural features. Topsoil and natural habitats should be maintained to the maximum extent possible.

Earn one point for providing a tree & vegetation survey of the site.

Earn one point for providing a topographic survey of the site. Earn one point for providing a soil survey of the site.

Earn one point for providing a wildlife/habitat study.

All surveys and studies must be performed prior to design of the project and must be accompanied by a narrative describing how the data influenced design and implementation of the development.

**Points:** 1-4 pts

**Submittals:** The complete tree, topographical, soil, wetland (if any), and wildlife study with habitat designations; a site plan showing how the design tried to preserve the most significant resources. Indicate measures taken for tree preservation.

**Intent:** To properly assess site prior to creative design and development process.

**Resources:** -

**P9 BIODIVERSITY**

**Requirement:** Biodiversity simply refers to the number of individual and number of species within a given area. A highly diverse area would have numbers of many more native species than a less diverse area. Species are included from a number of different taxa, including plants and animals. A number of different natural community types could be found on a property and certain areas may be of higher quality than others. Community types include a variety of terrestrial communities (e.g., xeric uplands and mesic flatlands) and wetland communities (e.g., swamps and marshes). Descriptions of a natural community will follow Florida Land Use Cover and Forms Classification System (FLUCFCS). Because of historical factors, certain parcels in a development (for a given community type) may be of high quality with many representative native species and little exotic vegetation. From habitat/wildlife surveys, land portions for a given community type should be ranked from 1 (poor quality) to 5 (high quality) based on biodiversity.

Earn one point for preserving community type 2 or 3.

Earn two points for preserving type 4 or 5. Biodiversity preservation area must represent minimum 5 % of preservation area or three acres - whichever is greater.

Issues to consider for whether an area on the development is considered to be of high quality: 1) Is the natural community type rare within the county and is the conservation status fairly high according to state rankings? (see <http://www.fnai.org/gisdata.cfm>), 2) Is the number of endemic species high and disturbance low?, and 3) Is the parcel situated next to existing natural habitat?

**Points:** 1-2 pts

**Submittals:** Wildlife survey, management plan and explanation as to why the credit is deserved showing that the highest diversity communities available on the property were preserved.

**Intent:** Use the natural land elements to guide the design. Design around key natural site features and habitat.

**Resources:** [Biodiversity Matrix](#)

**P10 SPECIFIC WILDLIFE**

**Requirement:** Several different state listed species may occur on the property and require some mitigation. Also, some non-listed wildlife species on or near the property may be of importance to the community and county. Credits will be given to a developer who conserves a particular species on site. In many instances, an on-site conservation strategy (that includes management and habitat preservation) is the best strategy for a particular wildlife species. For example, with gopher tortoises, the developer can bury them, transport them to another site, provide on-site habitat and management, or in rare cases pay money to a mitigation bank. Kestrels nest trees might be preserved in situ or alternative artificial nesting structures may be used in replacement. By far, the best solution is to provide habitat and management where the species are found to occur.

In addition, many developments are situated next to critical wildlife habitat and management plans need to be implemented that protect these habitats. Credits will be given if a management plan helps protect nearby wildlife. For example, a developer



retains a large buffer between homes where gopher tortoises reside or where a kestrel nest tree exists, or a breeding colony of water birds might be further protected by a large buffer. In all these examples a management plan that incorporates through education and deed restrictions protection of these species in situ, and which restricts pets from the managed areas will be the best environmental solution for development to proceed. The management plan should include some type of monitoring – whether by the homeowners or by a consultant.

Earn one point for preserving a specific species on site.

Earn one additional point for submitting a management plan that includes monitoring of species.

**Points:** 1-2 pts

**Submittals:** Wildlife survey, management plan and explanation as to why the credit is deserved showing that the highest diversity communities available on the property were preserved.

**Intent:** Use the natural land elements to guide the design. Design around key natural site features and habitat.

**Resources:** [U.S. Fish & Wildlife Endangered Species](#)

## **P11 WILDLIFE CORRIDORS**

**Requirement:** Many species of wildlife need a larger area than that bordering a property. In some cases, species travel long distances in search of food, shelter or water. Large areas are needed and restricting those areas too tightly can lead to excessive predator advantage. Credit is given for a combination of average and minimum corridor widths. Corridors should follow natural features/habitats that contribute to the value of the corridor and are best if they include dry and wet areas.

Ponds, berms and landscape tracts can be used as part of the corridor widths; however, they must be planted with native species (for ponds plant the littoral shelves/slopes to a depth of 3 feet).

Earn one point for preserving 20' minimum, 50' average corridor; earn two points for 50' minimum, 250' wide corridor; earn three points for 75' minimum, 500' average corridor.

Earn one point if corridor crosses no roadways or provides wildlife overpass or underpass. All crossing, if crossing roadway, must have appropriate signage and speed limits to assure protection of wildlife.

**Points:** 1-4 pts

**Submittals:** Dimensioned site plan showing onsite and offsite corridors; a management plan that includes habitat maintenance of the corridor; covenants, deed restrictions and marketing material that provide assurances that the corridor(s) will be maintained over time, and explanation of why the credit is deserved.

**Intent:** Provide safe passage via vegetated habitat for wildlife

**Resources:** [Army Core of Engineers WRAP](#)

**P12 UPLAND BUFFERS**

**Requirement:** Upland habitats surrounding wetlands are important for biodiversity and the overall health of the wetlands. Earn one point for 15' minimum, 33' wide wetland buffer around all wetlands; earn two points for 25' minimum, 50' average buffer around all wetlands; earn three points for providing 50' minimum buffer around all wetlands. If a spreader swale is proposed, it shall not be maintained by the addition of pesticides or fertilizers.

There must be a total of three acres or 3% of the development (whichever is less) of wetland preserved to receive credit. For a development with more than one preserved wetland area, points may be scaled based on the percentage of wetlands that have an upland buffer.

**Points:** 1-3 pts

**Submittals:** Dimensioned site plan based on wetland survey showing buffers, planting plan and spreader swale (as appropriate); Covenants, deed restrictions and marketing material that provide assurances that the buffers will be maintained over time, and explanation and calculation of why the credit is deserved.

**Intent:** To preserve upland buffers to enhance and protect preserved wetlands.

**Resources:** [Wetlands and Upland Buffer Requirements](#)

**P13 PRESERVE RECHARGE**

**Requirement:** Water recharge of the aquifer generally occurs from some of the highest, sandier areas. Earn one point for each 5% of site acreage preserved for a prime aquifer recharge area. Maximum three points.

Prime aquifer recharge areas refer to those areas which are not class I or secondary aquifer recharge areas and which have the following characteristics:

- a. Highly permeable soils allowing rapid infiltration as documented by geotechnical infiltration testing; and
- b. Have a potentiometric surface greater than 5 feet below the high water table as documented by topography/Water Management District mapping of the potentiometric surface of the designated area or other District map showing the designated area as potential a high recharge location. There must be a minimum of three acres to receive any points.

**Points:** 1-3 pts

**Submittals:** Show water recharge area on site plan with infiltration testing location(s); Provide infiltration test results, provide Water Management District documentation, and describe how protection of the designated area will maintain or enhance the recharge.

**Intent:** To provide ground water recharge areas to preserve the future quantity and quality of water.

**Resources:** -

**P14 REUSE/RECYCLE**

**Requirement:** Reuse or recycle materials from the site such as trees for lumber or mulch, an existing building demolished concrete for roadbase or other recyclable materials on site. Earn one point for each existing material that is recycled on site such as trees, masonry from existing structure, asphalt or concrete. Maximum 4 points. A building reused in P3 does no contribute to this credit.

**Points:** 1-4 pts

**Submittals:** Indicate materials being reused, quantity of the material that are recycled and the process by which the materials were recycled.

**Intent:** To reuse or recycle materials on site.

**Resources:** [Construction and demolition debris recycling](#)

**P15 NEIGHBORS STORMWATER**

**Requirement:** If the development is overcoming a deficit in stormwater treatment that previously existed in the vicinity of the development upstream of the development, by accepting and treating such drainage onsite, then it is providing a much needed service beyond the typical minimum requirement. Similarly, if a development is exceeding the treatment requirements of current stormwater regulations then the site is further reducing what would be the normally anticipated stormwater pollutant load and there is a substantial environmental benefit. Earn two points for each 10% beyond the minimum required for the development that the system is managing. Cannot include offsite improvements required as part of development (turn lanes, roadway widening, etc.). Maximum 20 points.

**Points:** 2-20 pts

**Submittals:** A site plan showing the location of proposed improvements that would satisfy this objective; Stormwater calculations by a registered P.E. documenting the % exceeding regulations.

**Intent:** To reduce pollutant load by treating stormwater from neighboring sites or in pre-existing developments.

**Resources:** [Developing Your Stormwater Pollution Prevention Plan](#)

**P16 LID**

**Requirement:** Site plan shall demonstrate integrated management practices to reduce stormwater runoff and develop strategies for infiltration treatment and attenuation on a micro scale, stormwater detention/retention facilities shall be designed to complement these practices, be integrated with the site aesthetic/recreational features, and not to be the sole mitigation approach as an end-of-pipe treatment. Low Impact Development (LID) techniques such as ecologically enhanced stormwater basins, rain gardens, spreader swales, enlarged littoral shelves, collection or local treatment of roof runoff, increased residence time, increased time of concentration, and other methods can achieve this

objective. Earn two points for a 10 % improvement in water quality or 10 %; four points for a 25 % improvement in water quality; six points for a 50 % improvement in water quality. Maximum of six points.

**Points:** 2-6 pts

**Submittals:** LID locations and types, monitoring program (if applicable) and water management district or local government rules or correspondence indicating the minimum requirement that is being exceeded. Stormwater calculations by a registered P.E. documenting the % exceeding regulations.

**Intent:** To reduce pollutant load by treating stormwater from neighboring sites or in pre-existing developments.

**Resources:** [Low impact development \(LID\)](#)  
[Sarasota County Low Impact Development Guide](#)

## **P17 MULTI-USE SWMA**

**Requirement:** By using stormwater retention designed to be dry some of the time, the land may serve dual purposes: such as a neighborhood ball field or park during much of the year, particularly where infiltration rates allow treatment volume freeboard recovery. Much of Florida’s dry season occurs during cooler weather making outdoor activity pleasant. During the summer rainy season (for most of the state) temperatures are hotter and outdoor activity may not be occurring as much. By using the area for two purposes land is conserved providing environmental benefit. Earn one point for each 5% of stormwater management area designed for dual use. Maximum ten points credit.

**Points:** 1-10 pts

**Intent:** To conserve land via stormwater areas that are dry most of the time after a stormwater event and can serve as other amenities.

**Submittals:** Dimensioned, scaled site plan with a graphic scale depicting the size and location of dual use areas, also provide area calculations and indicate the expected period of dryness for each stormwater retention area.

**Intent:** Optimize land use

**Resources:** [MULTI-USE OF STORMWATER DETENTION PONDS IN PARKS AND OPEN SPACES](#)

## CATEGORY 2: CIRCULATION

About 35% of the state’s primary energy use goes towards transportation, and motor vehicles emit several pollutants that EPA classifies as known or probable human carcinogens. EPA estimates that mobile (car, truck, and bus) sources of air toxics account for as much as half of all cancers attributed to outdoor sources of air toxics. Surfaces for transportation and parking of vehicles decreases pervious surface area and leads to runoff that has to be controlled to prevent pollution to our water bodies. Solutions include locating residences where there are schools, shopping and office areas nearby; providing adequate alternatives to the private automobile and minimizing road areas. Green road design should assure close access to destinations, pedestrian infrastructure, building orientation, street trees, minimal street lighting and green road construction materials.

### C1 PEDESTRIAN STRUCTURES

**Requirement:** Earn two points if 5' minimum sidewalk is continuous on one side of ALL streets.

Earn four points if minimum 5' sidewalk is continuous on both sides of ALL streets.

Earn one point for each 50% of all pedestrian paths, including sidewalks that are durable yet pervious in nature.

Earn one BONUS point if 5' minimum sidewalk is present on at least 1 side of all streets AND pedestrian structure includes nature trails (minimum 5' wide durable pedestrian structure not oriented along R.O.W.) that represent 33% of total pedestrian structure or greater.

**Points:** 2-5 pts

**Submittals:** Dimensioned, scaled site plan with a graphic scale highlighting the sidewalks, pathways and trails. For the bonus points of additional miles of trails, specify their location and include linear footage calculations for each trail requesting credit and linear footage or miles of all roadways.

**Intent:** To provide infrastructure for environmentally preferred transportation modes of walking and bicycling.

**Resources:** [PEDESTRIAN- AND TRANSIT-FRIENDLY DESIGN: A Primer for Smart Growth](#)

### C2 PERVIOUS PEDESTRIAN STRUCTURE

**Requirement:** Earn one point for each 50 % of all pedestrian paths, including sidewalks, that are durable yet pervious in nature.

**Points:** 1 pt.

**Submittals:** Provide documentation of materials selected and pervious capabilities and calculations. Provide site plan indicating areas with pervious hardscape and area calculation.

**Intent:** Reduce impervious surface

**Resources:** [Fact sheet Permeable Surfaces](#)

[Pervious Concrete](#)

[Performance Assessment of Portland Cement Pervious Pavement](#)

[Permeable Pavement Systems](#)

[Pervious Pavement Systems in Florida—Research Results](#)

**C3 PEDESTRIAN SHADE**

**Requirement:** Earn two points if 50 % of all pedestrian structure is shaded by trees or other design considerations.

**Points:** 2 pts

**Submittals:** Provide landscape plan and shade calculations

**Intent:** Encourage pedestrian and bicycle use by providing shade protected pathways.

**Resources:** [Landscaping for Shade](#)

[Using Trees and Vegetation to Reduce Heat Islands](#)

[Reducing Urban Heat Islands: Compendium of Strategies Heat Island Reduction Activities](#)

[Florida-Friendly Landscaping Pattern Book: Sample plant lists and designs for four Florida regions](#)

**C4 ROAD DESIGN**

**Requirement:** Earn two points for implementing street and block design guidelines that slow down traffic or otherwise enhance pedestrian safety. Practices include on street parking, traffic circles, pavement markings, raised crosswalks, chicane, chockers, curb extensions, and road narrowing.

Earn two points for providing on-street parking on at least one side of all residential streets and both sides of all commercial streets.

**Points:** 2-4 pts

**Submittals:** Dimensioned site plan depicting the size and location of roads (signed and sealed by a P.E.) and describing how each meets the requirements of this category.

**Intent:** Increase community safety through design

**Resources:** References: Dan Burden, et. al., [“Street Design Guidelines for Healthy Neighborhoods,”](#) Center for Livable Communities, Sacramento, CA (1-800-290-8202), 1999.

ITE Transportation Planning Council Committee 5P-8, “Traditional Neighborhood Development Street Design Guidelines, Washington D.C., Publication Number RP-027, (1-202-554-8050), 1997.

**C5 STREET TREES**

**Requirement:** Earn five points if shade trees are planted an average of 40' on center along all roadways in development; earn four points if shade trees are planted an average of 50' on center along all roadways in development; earn three points if shade trees are planted an average of 60' on center along all roadways in development. Trees must be planted within 8' of back of curb.

Rights-of-way adjacent to preservation areas where native shade trees are located within 20' of back of curb are excluded. Submittal must include a scaled site plan

showing all tree locations and species identification, planting specifications and details, and supporting calculations.

**Points:** 3-5 pts

**Submittals:** Site plan showing tree species and locations.

**Intent:** Reduce heat islands

**Resources:** [10 best street trees](#)  
[Street tree design solutions](#)

## **C6 STREET LIGHTS**

**Requirement:** Earn one point for installing bulbs that produce greater than 95 lumens per watt on greater than 80% or more of street lights; earn two points if, in addition, lights are motion activated and are full cut-off luminaires and meet "dark-sky" specifications, or if there are no street lights in development (existing requirements apply).

**Points:** 1-3 pts

**Submittals:** Street light specifications to include lumens per watt, control system, and dark-sky friendly specifications.

**Intent:** Incorporating energy-efficient dark-sky friendly lighting.

**Resources:** Type of lamps and their lumens per watt:  
[Find Dark Sky Friendly Lighting](#)  
International Dark-Sky Association: <http://www.darksky.org/>

## **C7 BIKE PARKING**

**Requirement:** Earn two points for installing bike racks, that accommodate a minimum of 5% of the amenity or facility occupants, at all community amenities AND requiring or installing at all multi-family properties and commercial properties that are located within the community.

Earn two points if bicycle locks/lockers are provided within the community as an amenity to accommodate 10% of users/residents.

**Points:** 2-4 pts

**Submittals:** Provide site plan highlighting bike parking, photos of installed bike parking, cut sheets of selected bike racks.

**Intent:** To encourage use of bicycles to reduce carbon emissions.

**Resources:** [10 Rules for Construction of Good Bicycle Parking](#)  
[Guidelines for the Design and Management of Bicycle Parking Facilities](#)

## **C8 SHARED PARKING**

**Requirement:** Earn one point if shared parking is incorporated between uses (must include on street parking if formal spaces are provided).

**Points:** 1 pts

**Submittals:** Site plan indicating shared parking locations. Provide documentation from jurisdiction and narrative explaining extent of permitted shared parking throughout community.

**Intent:** Decrease impervious surface

**Resources:**

## **C9 AMENITY AND ON-STREET PARKING SHADING**

**Requirement:** Earn two points if 40% of the amenity and on-street parking is shaded by trees (within 10 years) or by shade structures; earn three points for 60%; earn four points for 80%.

Trees must be within 8' of parking space to count - preserved trees of minimum 12" caliper diameter breast height count double as long as proper preservation cautions can be shown

**Points:** 2-4 pts

**Submittals:** Provide site plan and landscape plan with shading calculation.

**Intent:** To reduce heat island effect.

**Resources:**

## **C10 STRUCTURED PARKING**

**Requirement:** Earn one point for each 25% of parking that is provided in a parking structure.

**Points:** 4 pts

**Submittals:** Site plan showing locations of structured parking, construction documents of structures parking and photos of site when possible.

**Intent:** To reduce impervious surface used for parking and heat islands associated with surface parking.

**Resources:** [Parking: Outside / Structured](#)

## **C11 MULTI-MODAL ROADWAYS**

**Requirement:** Earn one point for implementing street and block design guidelines that include bike lanes.

Earn one point for implementing street and block design guidelines that include handicap accessible mass transit and crossing designed to handicap standards.

**Points:** 1-2 pts

**Submittals:** Site plan and road cross sections indicating bike lanes. Provide documentation of accessible mass transit via photos or contract documents with vehicle descriptions/brochures.



**Intent:** Provide safe roadways for multi modal transportation, provide alternatives to traditional vehicle transportation and access to mass transit.

**Resources:** [Multi-Modal Transportation Planning](#)  
[Design Guide for Low-Speed Multimodal Roadways](#)

## **C12 CONNECTIONS**

**Requirement:** Earn one point for having at least four connections to offsite adjacent roadways. Must have connections to more than one roadway. All network streets in development must be public/non-gated [minimum 2 network (i.e. "connected") streets connecting to adjacent roadways].

**Points:** 1 pt.

**Submittals:** Site plan showing locations of connections; if connections will occur in future phases show connection to future phase and the planned connection from future phase to surrounding network.

**Intent:** Reduce vehicle miles traveled.

**Resources:** [What You Can Do to Reduce Pollution from Vehicles and Engines](#)  
[Roadway Connectivity](#)

## **C13 ORIENTATION**

**Requirement:** Earn one point if minimum 60% of buildable lots are designed to face within 30 degrees of due north; earn two points if 75% or greater of buildable lots are designed to face within 30 degrees of due north; earn three points if 90% or greater of buildable lots are designed to face within 30 degrees of due north.

**Points:** 1-3 pts

**Submittals:** Site plan showing locations of lot/road orientation to a line of true north with 30 degree window lines either side of true north. Lots qualifying will be indicated and a count of qualifying lots vs. total lots will be provided.

**Intent:** To save energy for building owners by orienting streets so the most exposed sides of the house (generally the front and the back) are close to due north and south walls.

**Resources:** [Orienting the Neighborhood: A Subdivision Energy Analysis Tool](#)

## **C14 PAVING MATERIALS**

**Requirement:** Earn one point for each 25% of lineal feet of roadway that is pervious in nature. Maximum 4 points.

**Points:** 1-4 pts

**Submittals:** Provide documentation of materials selected and pervious capabilities and calculations. Provide site plan indicating areas with pervious hardscape and area calculation.

**Intent:** Reduce impervious surface

**Resources:** [Evaluating the potential benefits of permeable pavement on the quantity and quality of stormwater runoff](#)

## **C15 SCHOOL PROXIMITY**

**Requirement:** Walking, bicycling and even some new electric vehicles usually only substitute for automobiles if distances to destinations are kept short. Safe walk or bike trip, as defined here, means a sidewalk or other off-road path that *does not cross at grade a three-lane or four-lane roadway with a posted speed of over 30 miles per hour or cross a two-lane road with a posted speed of more than 35 miles per hour.*

Earn one point for each 20% of residential units that are within 1/2 mile safe walk of a school (including secondary education). Minimum 2 points must be received in C-1 to qualify.

**Points:** 1-5 pts

**Submittals:** Must include scaled maps with calculations and narrative.

**Intent:** Reduce vehicle miles traveled

**Resources:** [The Advantages of Community Schools](#)  
[How Does a Quality High School Building Benefit a Community?](#)

## **C16 RETAIL PROXIMITY**

**Requirement:** Walking, bicycling and even some new electric vehicles usually only substitute for automobiles if distances to destinations are kept short. Safe walk or bike trip, as defined here, means a sidewalk or other off-road path that *does not cross at grade a three-lane or four-lane roadway with a posted speed of over 30 miles per hour or cross a two-lane road with a posted speed of more than 35 miles per hour.*

Earn one point for each 20% of residential units, office, or institutional square footage (i.e. active uses) that are within 1/2 mile safe walk of retail uses (on or off site so long as on or off-site uses are accessible by public or association members that are not required to pay membership fees in excess of minimum assessments). Minimum 2 points must be received in C-1 to qualify.

**Points:** 1-5 pts

**Submittals:** Must include scaled maps with calculations and narrative.

**Intent:** Reduce vehicle miles traveled

**Resources:** [What are the positive aspects of retail based development?](#)

## **C17 TRANSIT PROXIMITY**

**Requirement:** Walking, bicycling and even some new electric vehicles usually only substitute for automobiles if distances to destinations are kept short. Safe walk or bike trip, as defined

here, means a sidewalk or other off-road path that *does not cross at grade a three-lane or four-lane roadway with a posted speed of over 30 miles per hour or cross a two-lane road with a posted speed of more than 35 miles per hour.*

Earn one point for each 20% of active uses (including retail here forward) that are within 1/2 mile of a transit access point. Minimum 2 points must be received in C-1 to qualify.

**Points:** 1-5 pts

**Submittals:** Must include scaled maps with calculations and narrative.

**Intent:** Reduce vehicle miles traveled

**Resources:** [Land Use Planning & Transit Study](#)

### **C18 RECREATION PROXIMITY**

**Requirement:** Walking, bicycling and even some new electric vehicles usually only substitute for automobiles if distances to destinations are kept short. Safe walk or bike trip, as defined here, means a sidewalk or other off-road path that *does not cross at grade a three-lane or four-lane roadway with a posted speed of over 30 miles per hour or cross a two-lane road with a posted speed of more than 35 miles per hour.*

Earn one point for each 20% of active uses that are within 1/2 mile of a pool or a park. Minimum 2 points must be received in C-1 to qualify.

**Points:** 1-5 pts

**Submittals:** Must include scaled maps with calculations and narrative.

**Intent:** Reduce vehicle miles traveled

**Resources:** [5 Reasons America Needs Walkable Neighborhoods](#)

### **C19 CAR SHARING**

**Requirement:** Earn one point for each car that is made available to residents/users for their use as part of a car sharing program. There must be a minimum of 1 car per 100 units to earn credits. Maximum 5 points

**Points:** 1-5 pts

**Submittals:** Provide contract documents (may remove cost details) indicating car share service, site plan indicating location of spaces provided throughout community for car share service and a description of program.

**Intent:** Reduce financial impact of vehicle ownership, reduced need for overall parking spaces, lower overall greenhouse gas emissions.

**Resources:** [Environmental Benefits of Car-Sharing Revealed](#)

**C20 BIKE SHARING**

**Requirement:** Earn one point for every 2 bicycles that are made available to residents/users for their use as part of a bike sharing program. There must be 2 bikes available for 100 units. Maximum five points

**Points:** 1-5 pts

**Submittals:** Provide contract documents (may remove cost details) indicating bike share service, or receipt for purchase of bikes for program. Provide site plan indicating location of spaces provided throughout community for parking for bicycles in program and a description of program.

**Intent:** Reduce financial impact, and lower overall greenhouse gas emissions.

**Resources:** [The Many Benefits of Bike Sharing Programs](#)

**C21 VERTICAL MIXED USE**

**Requirement:** Earn one point if there is a vertical integration of different uses. Mixed use must include three or more significant revenue-producing uses such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation.

**Points:** 1 pt.

**Submittals:** Provide site plan, construction documents and lease agreements indicating mix of uses

**Intent:** Integration of uses with density of land plan mixed with walkability and pedestrian connections.

**Resources:** [What is Mixed-Use Development?](#)  
[Vertical mixed-use communities: a solution to urban sustainability?](#)

**CATEGORY 3: UTILITY**

A developer makes many decisions regarding utilities (water, sewer, reclaimed, gas, electric, cable, phone). How much land will the utilities take, which utilities are to be provided? These decisions may have environmental consequences regarding land use, tree plantings, and irrigation choices for parcel owners. Like some other decisions, a local government or a utility company may not allow for some of the suggestions herein, and at other locations some of these suggestions may be mandatory. FGBC rewards developers who fight for these greener utility methods.

**U1: MINIMAL DISTURBANCE**

**Requirement:** Preserving land and trees when laying the utilities can help the environment. Underground utilities leave room above ground for tree canopies to grow without interfering with utility lines. Earn two points if all utilities are underground; earn one point if underground utilities are carried in common sleeve or if design allows for 30% or greater reduction in rights-of-way width to accommodate utilities or if special provisions are made for the preservation of existing vegetation.

**Points:** 2-3 pts

**Submittals:** Enclose any written agreements with utilities, photos or other documentation of utility location, tree survey overlay with utility lines for tree protection credit. If claiming points for R.O.W. reduction, include written documentation from local jurisdiction indicating typical R.O.W.

Submittal requirements include narrative describing the environmental benefit of efforts.

**Intent:** To minimize disturbance due to utilities.

**Resources:** -

## **U2: GREEN POWER AGREEMENT**

**Requirement:** Earn one point for each 33% of power consumed that is purchased through an energy provider and is produced by a renewable energy source. Documentation required.

Earn one point for each amenity structure that optimizes the use of the South and West facing roof with the installation of Photovoltaic Panels. A maximum of 6 points is available.

**Points:** 1-6 pts

**Submittals:** Documentation required of power source, agreement and basis for percentage calculation.

**Intent:** To reduce greenhouse emissions.

**Resources:** [Guide to Purchasing Green Power](#)

## **U3: GREEN POWER PRODUCTION**

**Requirement:** Earn one point for each 10% of power consumed that is produced on site by a renewal energy source. Documentation required.

**Points:** 1-10 pts

**Submittals:** Site plan showing location of power production facility and documentation of generation capacity.

**Intent:** To reduce greenhouse emissions.

**Resources:** [What Is Green Power?](#)

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## **U4: NON-POTABLE WATER USED FOR IRRIGATION**

**Requirement:** Earn one point if non-potable water is used for irrigation in amenity and common areas; earn two points if non-potable water is used for irrigation on residential single and multi-family parcels. Non potable sources such as stormwater lake.

**Points:** 1-3 pts

**Submittals:** Provide civil plans indicating water source and water use permits.

**Intent:** Reduce use of potable water by supplying irrigation water from reclaimed stormwater.

**Resources:** [Water conservation - NON-POTABLE IRRIGATION water](#)

**U5: RECLAIMED IRRIGATION COMMON AREAS**

**Requirement:** Earn two points for providing reuse water for irrigation of all common areas. Reclaimed source such as municipality supplied reclaimed water.

**Points:** 2 pts

**Submittals:** Provide documentation from municipality providing reclaimed water and civil drawings showing infrastructure design.

**Intent:** Reduce use of potable water

**Resources:** [Benefits of Water Recycling](#)

**U6: RECLAIMED IRRIGATION PARCELS**

**Requirement:** Earn two points for each 30% of the residential parcels supplied with reuse irrigation water. Reclaimed source such as municipality supplied reclaimed water.

**Points:** 2-6 pts

**Submittals:** Provide documentation from municipality providing reclaimed water and civil drawings showing infrastructure design.

**Intent:** Reduce use of potable water

**Resources:** [Reclaimed Water Awareness](#)

**U7: COMMON AREA MASTER CONTROL**

**Requirement:** Earn one point for connecting all amenity and common areas with master control system.

**Points:** 1 pts

**Submittals:** Provide civil plans, design details, cut sheet and description of master control system

**Intent:** Reduce use of water for irrigation purposes and Increase controllability of irrigation system

**Resources:** [Urban irrigation user manual](#)

**U8: PARCELS MASTER CONTROL**

**Requirement:** Earn two points for connecting all residential parcels to a master control system.

**Points:** 2 pts

**Submittals:** Provide civil plans, design details, cut sheet and description of master control system

**Intent:** Reduce use of water for irrigation purposes and Increase controllability of irrigation system

**Resources:** -

**U9: NON-PERMANENT IRRIGATION SYSTEM**

**Requirement:** Earn two points if all amenities and common areas are designed to not require a permanent irrigation system

Earn eight points if entire development including residential single and multi-family parcels are designed to not require permanent irrigation system(s).

**Points:** 2-10 pts

**Submittals:** Provide landscape plan and plant list, documentation from landscape architect describing plan to establish plants and if temporary irrigation is provided, duration of that irrigation and removal plan for the system.

**Intent:** Use Florida Friendly drought tolerant vegetation that is sustainable with regional rainfall versus supplemental irrigation to reduce demand for water use for landscape purposes.

**Resources:** [Water Conservation in urban landscapes](#)

**U10: IRRIGATION BUDGET**

**Requirement:** Earn four points for setting and enforcing irrigation budget on individual parcels. Quantity should be based on the needs of the plant materials and taking into consideration the efficiency of the irrigation delivery system. Moisture sensors should also be considered increasing the systems overall efficiency. Budget should be based and enforced in gallons per month. Maximization of points in Criterion A7 (Landscape Management Plan) required as prerequisite.

**Points:** 4 pts

**Submittals:** Description of irrigation budget and fees system, basis of budget, documentation of moisture sensors, description of control system and how shut-off will work.

**Intent:** Discourage use of water by increasing the cost of water based on increased use.

**Resources:**

**U11: IRRIGATION METER**

**Requirement:** Earn one point for metering all sources of irrigation water on each parcel.

**Points:** 1 pt.

**Submittals:** Civil plans indicating location of meters, plan details of meters and agreement with irrigation water provider that it will be metered.

**Intent:** Reduce water use through user accountability

**Resources:** [Metering secondary water in residential irrigation systems](#)

**U12: SUBMETER PARCELS**

**Requirement:** Earn two points for submetering parcels by end user.

- Points:** 2 pts
- Submittals:** Provide submetering plan.
- Intent:** Reduce water use through user accountability
- Resources:** -

**U13: UTILITY UPSIZING**

**Requirement:** Earn one point for each utility (water, sewer, reclaimed) that is upsized to accommodate future demand. A minimum of 20% additional capacity must be supplied.

- Points:** 1-3 pts
- Submittals:** Provide system calculation and sizing needed and installed. Provide description of additional capacity
- Intent:** Allow planning and design flexibility
- Resources:** [Replacing and Upsizing Aging Infrastructure Using Pneumatic and Static Pipe Bursting Methods: A Method Overview Including Project Case Studies](#)

**CATEGORY 4: AMENITIES**

The amenities the developer provides and how they are provided can help or hinder the sustainability of occupants. FGBC gives credit for amenities that are likely to have a beneficial impact on the environment relative to typical practice. Nature parks and common preservation areas earn points under category 1. Some of the amenities described in this category allow for common areas of intense use instead of many parcels trying to provide many less-efficient amenities.

**A1: NEIGHBORHOOD PARKS**

**Requirement:** Earn one point for 50% of households within 1/4 mile of a Neighborhood park ; earn two points 50% within 1/8 mile; earn three points 100% within 1/4 mile; earn four points 100% within 1/8 mile.

Neighborhood parks are to contain playground equipment, a seating areas and shade trees. Minimum 2 points must be received in C-1 to qualify.

- Points:** 1-4 pts
- Submittals:** Site plan should indicate neighborhood parks including radius circles scaled for reference. Include unit calculations for points claimed.
- Intent:** To reduce vehicle miles travelled by having parks within neighborhood.
- Resources:** [The Benefits of Parks: Why America Needs More City Parks and Open Space](#)

**A2: COMMUNITY/REGIONAL PARK**

**Requirement:** Earn one point for providing publicly accessible park of 5 acres in size minimum; earn two 2 points for providing publicly accessible park 10 acres in size minimum.



Park must contain recreational facilities that are exercise, resource-based, or entertainment oriented such as a bandshell.

**Points:** 1-2 pts

**Submittals:** Site plan indicating park.

**Intent:** To reduce vehicle miles travelled by having parks within neighborhood.

**Resources:** -

### **A3: COMMUNITY POOL**

**Requirement:** Earn one point for providing a common pool available to each resident; earn two points if there is a common pool for each 300 households; earn three points if there is one for each 200 households; earn four points if there is one for each 100 households.

**Points:** 1-4 pts

**Submittals:** Proof of common pool locations.

**Intent:** To conserve water by providing one or more pools for the development to share instead of having many individual pools.

**Resources:** -

### **A4: COMMUNITY GARDEN**

**Requirement:** Earn one point if community garden = 20 sf per dwelling unit; earn 3 points for community garden = 50 sf per dwelling unit.

Earn 1 point if community garden is managed/maintained by developer or HOA.

Earn 1 point if community garden is farmed organically

Community garden should include adequate tool storage water and or irrigation.

Community garden does not have to be contiguous land however minimum individual garden must not be smaller than 1000 sf.

**Points:** 1-5 pts

**Submittals:** Dimensioned site plan with a graphic scale and area calculations that identify agricultural area(s). Provide deed restrictions or other methods that will assure the area remains agricultural use (and organic, if credit is sought) even if development pressures increase in future years.

**Intent:** To increase development densities to leave or create agricultural greenbelt or community plot as part of the development plan. Growing food and plants locally can reduce environmental harm from shipping of plants and in some cases may be the most appropriate use of the land. To foster a better relationship between residents and their physical and social community.

**Resources:** [Community Gardens: Lessons Learned From California Healthy Cities and Communities](#)

### **A5: COMPOST FACILITY**

**Requirement:** Earn two points if compost bins are provided at each community garden location. Bin provided should be purchased commercially or have 3 compartments and be a minimum of 8 feet in length.

**Points:** 2 pts

**Submittals:** A compost facility management plan that indicates how propagation of exotic seeds will be controlled. Also indicate location and management of mulch facility.

**Intent:** To create useful fertilizer out of compost piles, a waste product.

**Resources:** [Utilizing Composts in Land Management to Recycle Organics](#)

### **A6: AUDUBON GOLF COURSE**

**Requirement:** Earn one point for each golf course in community that is Audubon certified or includes management plan that minimizes required maintenance.

Earn 1 point if community is over 300 acres and does not include golf course.  
Maximum 2 points.

**Points:** 1-2 pts

**Submittals:** Site plan showing locations and total acreage of golf course(s) (or lack thereof) and the acreages of improved and unimproved rough for each; pest and chemical control plan; or Audubon International certification for each golf course.

**Intent:** To reduce environmental impact of golf courses.

**Resources:** [Audubon cooperative sanctuaries for golf course management](#)

### **A7: LANDSCAPE MANAGEMENT PLAN**

**Requirement:** Earn three points for using all Florida Friendly plant material that are soil, water, and climate appropriate for non-recreational areas.

Earn three points for using 80% or more Florida native plants that are soil, water and climate appropriate for non-recreational areas.

Earn three points for a detailed management plan for “green” management of amenities that is consistent with the applicable sections of the “Declaration Exhibit Florida Friendly Development Covenants, Conditions and Restrictions”. Management plan must address Florida Friendly pesticide and fertilizer principles and how these will be enforced with the landscape crews or subcontractors. Management plan should also address allowed plant list for the development commercial and residential parcels.

Landscape Management Plans must address amenity areas, common areas, ROW, and commercial spaces.

**Points:** 3-9 pts

**Submittals:** Site plan depicting qualifying non-recreational areas and plant lists and percentage count by area covered and numbers. Amenity management plan that details how the

management plan is designed to go well beyond typical practice in reducing the needs for water, fertilizer, pest control or other measures.

**Intent:** To implement landscape criteria and management plan for common areas and amenities.

**Resources:** [Florida Friendly Landscaping](#)

### **A8: COMMUNAL LAUNDRY FACILITIES**

**Requirement:** Earn one point if high efficiency laundry facilities are provided for residents.

**Points:** 1 pt.

**Submittals:** Provide site plan identifying location of the facility, construction documents of facility and equipment details

**Intent:** Provide access to community resources.

**Resources:** [The economic and environmental impact of communal laundry in high density housing in the UK](#)

### **A9: RECYCLING**

**Requirement:** Earn one point by providing recycling bins at all amenity and common areas locations (all areas where trash cans are located).

Earn one point if recycling bins are also required to be located at all non-residential structures.

Earn 3 points for a development provides facilities to encourage and facilitate recycling. The developer must partner with local business to so that the facility diverts materials from the waste stream. Target materials such as cardboard, paper, glass, plastic, steel and aluminum. Monitor participation rates for residential and commercial recycling and develop a strategy to increase participation.

**Points:** 1-5 pts

**Submittals:** Provide site plan indicating location of recycle bins, recycling facility, details of business partnership. Provide documentation of types of materials recycled and participation rates.

**Intent:** Reduce waste sent to landfills

**Resources:** [Recycling basics](#)  
[Benefits of Recycling](#)

### **A10: CAR CHARGING INFRASTRUCTURE**

**Requirement:** Provide preferred parking and or accommodations based on the requirements listed below, for alternative fuel, hybrid, high capacity or electrical vehicle. Points are available based on the percentage of preferred parking and type of accommodations installed.

1 point: 3% of the total parking spaces provided are designated for alternative fuel, hybrid, high capacity or electrical vehicle

1 point: 10% of the total parking spaces are designed and constructed to include conduit and dedicated electrical capacity that will allow for non-destructive installation of electric chargers at a future date

2 points: 1.5% of the total parking spaces provided are designated for electrical vehicle charging. Provide a minimum of one 220 volt 40 Amp outlet at each parking space

3 points: 3% of the total parking spaces provided are designated for electrical vehicle charging. Provide a minimum of one 220 volt 40 Amp outlet at each parking space

**Points:** 1-3 pts

**Submittals:** Provide site plan indicating location of preferred parking, electrical plans showing infrastructure design and details, charging stations selected and photos of installed stations.

**Intent:** Provide infrastructure for alternative fuel vehicles

**Resources:**

## CATEGORY 5: COVENANTS AND DEED RESTRICTIONS

Developers can exercise considerable influence and control over purchasers by incorporating environmentally sound practices into covenants and restrictions for individual purchasers. There are many good programs available that are detailed in the home and commercial green standards. In lieu of giving credit for each individual item, FGBC is simply giving credit for referencing those standards in various ways; and in making sure that the covenants and deed restrictions do not prohibit a purchaser from qualifying for points for the home and commercial standard.

### CDR1: GREEN CONSTRUCTION STANDARDS

**Requirement:** Earn one point for including information making property purchasers aware of other appropriate FGBC green standards (i.e., green home, green commercial building, green high rise).

Earn two points for encouraging parcel developer to follow green standards.

Earn four points for tangible incentive (Of at least \$200 value or 1% of the retail price of the property whichever is less) to comply with the appropriate green standard.

Earn 20 points for requiring parcel developers to comply with FGBC or comparable standard through CDR's; if FGBC this applies to green homes, high rise, and commercial standards. Maximum 20 points.

**Points:** 1-20 pts

**Submittals:** All CDRS

**Intent:** To encourage lot purchasers to follow green standards.

**Resources:** [Green Building Standards](#)

**CDR2: MANAGEMENT PLAN**

**Requirement:** Earn three points for well-crafted preservation/conservation management plan in conjunction with meeting the minimum 10 % land set aside in P-2; earn two points without the set aside. Required for receiving credit for criteria P-2 through P-8

**Points:** 2-3 pts

**Submittals:** Management plan.

**Intent:** To manage preserved lands.

**Resources:** [Conner Preserve Land Use Management Plan](#)

**CDR3: PERVIOUS SURFACES**

**Requirement:** Earn one point if all parcels are deed restricted to require all hardscape elements to be pervious in nature.

**Points:** 1 pt.

**Submittals:** CDR Indicating provision.

**Intent:** To reduce runoff.

**Resources:** [Evaluating the potential benefits of permeable pavement on the quantity and quality of stormwater runoff](#)

**CDR4: RAINWATER HARVESTING**

**Requirement:** Earn one point if all parcels are required to harvest their own rainwater from structures for temporary storage and use on site and/or are connected to a master stormwater management and reuse system.

**Points:** 1 pt.

**Submittals:** CDR Indicating provision.

**Intent:** To reduce water usage.

**Resources:** [Why Rainwater Harvesting Benefits the Environment and You](#)

**CDR5: NO PROHIBITIVE LANGUAGE**

**Requirement:** Earn one point if Covenants and Deed Restrictions do not limit ability to incorporate resource conserving features or to achieve green certification.

**Points:** 1 pt.

**Submittals:** All CDRs

**Intent:** No language that prohibits green practices.

**Resources:** -

**CDR6: MIXED INCOME HOUSING**

**Requirement:** Earn five points for developments that provide housing opportunities for families making 60% - 400+% AMI. A minimum of 5% of the total units must be provided for 60% AMI AND 5% provided for 80% AMI. Deed restrictions and design guidelines must allow accessory dwelling units (Granny flats).

**Points:** 5 pts

**Submittals:** Provide total projected units for community and total units set aside at 60% AMI and 80% AMI. Provide appropriate legal documentation via development order or covenants indicating such set aside and narrative addressing plan to achieve affordable housing goals.

**Intent:** Provide diverse mix of housing options

**Resources:** [Mixed-Income Housing: Factors for Success](#)

**CATEGORY 6: EDUCATION**

Educating all members of the development team, builders and future occupants about green practices can lead to increased awareness and environmental benefit. Providing these groups with green building information in the form of workshops, signs and written material on-site will earn credit towards the designation.

**E1: STAFF TRAINING**

**Requirement:** Earn one point for each member of development team who are trained in green development practices. Narrative describing team members level of training required. Maximum 3 points

**Points:** 1-3 pts

**Submittals:** For each claimed CEU submit a course agenda, team member attending, their role on the development team, number of CEUs credited. Cross-training should be documented by attendance by all team members at a green seminar/conference/workshop that was six hours or longer.

**Intent:** Provide appropriate information to design team prior to design and development efforts so that team is equipped to make informed decisions regarding the incorporation of sustainable features into the land development.

**Resources:** [Green Staff Training](#)

**E2: DEDICATED ON-SITE SPECIALIST**

**Requirement:** Earn one point if a dedicated on site "green" specialist is located on site a minimum 8 hours per week to assist community; Categories for "green specialist" include landscape, architecture/construction, ecologist/biologist, interior design. Specialists can qualify for multiple categories if qualifications warrant it.

**Points:** 1 pt.

**Submittals:** Documentation of the hiring or plan to hire the specialist for the position, including advertised minimum requirements or resume of specialist regarding “green” practice experience.

**Intent:** To provide on-site expertise to educate on the specifics found within the development.

**Resources:** -

### **E3: GREEN BUYER PROGRAM**

**Requirement:** Earn one point for offering courses to potential or existing purchasers regarding green construction or operation practices.

**Points:** 1 pt.

**Submittals:** Description of courses, who is training, qualifications of trainers, how courses are marketed, frequency of courses, and any incentives for buyers taking off-site training.

**Intent:** To provide on-site “Green” buyer training or buyer incentives for off-site training

**Resources:** -

### **E4: ENVIRONMENTAL MARKETING**

**Requirement:** Earn one point for each 30% of marketing dollars spent is aimed towards educating the recipients of the environmental consequences of their actions, etc....Maximum 2 points

**Points:** 1-2 pts

**Submittals:** Any brochures, photos of signs and a description of all other marketing plans including the portion devoted towards environmental education. Include sample contracts for contract addendum points.

**Intent:** To include environmental education in marketing material.

**Resources:** <https://www.marketing-schools.org/types-of-marketing/green-marketing.html>

### **E5: GREEN PRACTICES**

**Requirement:** Earn one point for "green" mission statement that is backed up by goals and objectives and the developer has a "green" purchasing policy.

**Points:** 1 pt.

**Submittals:** Written purchasing policy including writing the printing policy on the brochures (i.e., “Printed on 100% recycled content paper using soy inks”). Mission statement, description of recycling coordinator.

**Intent:** To implement in-house green practice.

**Resources:** -

### **E6: DEMONSTRATION BUILDING**

**Requirement:** Earn one point if there is an existing "green" demonstration building on site that educates visitors on, at a minimum, each category of the applicable FGBC standard

**Points:** 1 pt.

**Submittals:** Description of subject property and receipt of appropriate FGBC green designation application form.

**Intent:** To provide demonstration green buildings for educational purposes.

**Resources:** -

### **E7: ENVIRONMENTAL EDUCATION**

**Requirement:** Earn one point for each 3 signs included on project that describe environmental consequences of actions or provide information highlighting the environmental features (habitat, wildlife, natural systems, etc...) present. Signs must be located in clusters of no greater than two. Maximum 3 points. Other existing requirements apply relative to signage specifications.

Earn one point for each interactive environmental education course (expeditionary course such as nature hike, canoeing/kayaking/boating trip/birding adventure, etc..) available to residents through on-site specialist or other professional highlighting environmental feature within the project. Courses must occur seasonally for a minimum of 5 years. Maximum of 2 points.

**Points:** 1-5 pts

**Submittals:** Indicate planned placement of signs in site plan and provide copies of text/graphics of signs. Signs must be of sufficient size and placement to serve their educational purpose. Indicate the green specification that the sign material is meeting if credit is sought.

**Intent:** To educate residents and visitors with respect to the environmental features.

**Resources:** -

### **E8: GREEN WEBSITE**

**Requirement:** Earn one point for providing "green" website that includes description of what developer did to achieve FGBC certification, and also includes either monitoring and maintenance plan, content on proper maintenance of common and private parcels, or green construction practices.

**Points:** 1 pt.

**Submittals:** Website address

**Intent:** To construct a website that will highlight environmental information and management strategies pertinent to the community.

**Resources:** -

### **E9: MONITORING PROGRAM**

**Requirement:** Earn one point for each type of monitoring program that will allow users to monitor wildlife, energy use, water use, or water quality that is available through community website or reported on bi-annually through community newsletter.

**Points:** 1-4 pt.

**Submittals:** Monitoring plan.



**Intent:** To help the neighborhood keep track of environmental variables over time by creating a monitoring program. Results will give residents an important feedback about how various management strategies affect environmental parameters.

**Resources:** -