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Florida
Green Building Coalition, Inc.



**Green Development
Designation Standard**

Version 2.0



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Benefits of Green Development Certification

The County:	The Developer:	Property Purchasers:
Preservation of green space	Gain valuable promotion and advertising	Reduce operating expenses
Less traffic congestion	Third-party environmental verification	Value of community amenities
Natural resource conservation, e.g., water, energy	Differentiate your development from the competition	Healthier living for employees and residents
Less water and air pollution than standard development	Show leadership in your community	Pride in purchasing in a designated green community
Quicker application review process	Quicker application review process	Potential financing incentives

Green Building Practices Begin with the Land





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Committee Task: Create a Standard to Apply To

- ❖ Redevelopment
- ❖ New developments
- ❖ Commercial developments
- ❖ Residential developments
- ❖ Mixed-use developments
- ❖ Large developments of many thousand acres
- ❖ Small infill developments of a few acres
- ❖ Both coastal and inland areas
- ❖ Horizontal developers only or for developer/builders
- ❖ Work in Miami or Niceville



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Green Development Categories

- ❖ Protect ecosystems and conserve natural resources
- ❖ Build a green circulation system
- ❖ Green utilities
- ❖ Appropriate amenities
- ❖ Include green requirements in covenants and deed restrictions
- ❖ Educational information to help achieve and promote green living practices



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Green Development Designation Process

- ❖ Developer commits to developing green
- ❖ Usually involves an inside champion and/or local consultant
- ❖ Application sent to FGBC
- ❖ FGBC assigns an independent evaluator
- ❖ After receiving all materials and verifying compliance, development is designated green
- ❖ Incentives: sign, publicity, potential local government fee reduction



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Qualification

Category	Max pts	Pts earned	Min Pts
Protection	125		30
Circulation	75		15
Utilities	50		12
Amenities	25		5
CDRs	50		8
Education	75		15
Sum	400	Final Score	200 to be designated