

December 14, 2012

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Articles of Interest |

FGBC in the News:
Making Affordable Housing Green

Project Spotlight: Arbor Homes of Seagrove Development LLC

Arbor Homes of Seagrove in Santa Rosa Beach, Fla. is raising the bar for local home construction standards by being the first project in the Walton County area to achieve a gold-level Florida Water Starsm certification for water efficiency and a platinum-level green home certification by the Florida Green Building Coalition (FGBC).



The home, built by Rod Joly, achieved a score of 211 points, aided by a HERS index of 51 to earn the FGBC certified green home designation. 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 pierced 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.

[\[More\]](#)

New 3.8% Tax on Sale of Real Estate Effective January 1, 2013

[\[More\]](#)

In Other News:

San Francisco Adds Green Certification Labels to Property Records

[\[More\]](#)

Multi-Family Energy Upgrades

[\[More\]](#)

5 Must-Have iPad Apps

[\[More\]](#)

More Cool Apps: Pitch Gauge

This app allows quick and easy roof measurement for any project without having to climb the roof

[\[More\]](#)

50 Must-Have Features for Today's Homebuyers

[\[More\]](#)

Bernanke: Overly Tight Lending Standards Challenge Housing Recovery

[\[More\]](#)

Quick Links

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Certification News

Local Government

City of Gainesville

Certified: 10/31/12

Score: 36%

Level: Silver

Miami-Dade County

Certified: 10/30/12

Score: 57%

Level: Gold

Osceola County

Certified: 10/17/12

Score: 32%

Level: Silver

Certification Counts

There is a new 3.8 percent tax effective January 1, 2013, but it is not a sales tax, not a transfer tax, and it does not target only real estate. This new provision imposes a 3.8 percent tax on investment income, including capital gains, dividends, interest income and net rental income, on those taxpayers who have adjusted gross income in excess of \$200,000 for individual filers and \$250,000 for joint filers. Sale of investment real estate is included within the definition of investment income.

This tax, imbedded in the Patient Protection and Affordable Care Act, is actually a Medicare tax. Medicare and Social Security Taxes have always been paid on wages, some by each the employer and employee. However, until now, sales of appreciated property, including real estate, have been subject to capital gains tax but not Medicare or Social Security Tax. [\[More\]](#)

'Healthy Homes' Cited as #1 Trend in 2013

Neil Kelly Company, an award-winning design-build remodeling firm that has remodeled more than 30,000 homes, announced its Top 10 interior design trends for 2013. The number one trend on the list for 2013 will be to create a healthy living environment, free of toxins and harsh chemicals. More and more homeowners are taking advantage of federal and state incentives to evaluate their home's energy efficiency and overall performance. Upgrade trends include the use of low VOC materials to improve indoor air quality, testing combustion safety, and radon mitigation. Green and sustainable design is here to stay. [\[More\]](#)

Questions About Fertilizer Legislation Raised By House Committee

The chairman of the House Agriculture and Natural Resources Committee indicated he expects fertilizer legislation to come up again this year . Legislation to restrict local governments from regulating fertilizer use has come up during each of the past three legislative sessions. Last year, SB 604 would have exempted certified lawn care workers from local fertilizer regulations but it was killed in a Senate committee vote.

Landscaping and lawn care trade groups say the state shouldn't have a patchwork of local fertilizer regulations. Environmentalists and some local officials say local fertilizer regulations are needed to protect waterways from nutrient pollution.

On Tuesday, Andy Rackley, director of the Division of Agricultural Environmental Services at the Florida Department of Agriculture and Consumer Services, said state standards

"Florida Green" Certifications To Date

Homes

1,200 Homes in 2012
5,300 total as of 11/6/12

Commercial Buildings

Registered: 15
Certified: 7

Hi-Rise

Registered: 4
Certified: 1

Land Development

Registered: 61
Certified: 12

Local Government

Registered: 56
Certified: 44

Multi-Family

In 2012
26 Buildings
302 Units

Florida Water Star Certifications NFWFMD and SRWMD Areas

3 Homes in 2012

Education Opportunities

Dec. 18, 2012
1-2:15 p.m. EST,
Webinar
Renewable Energy
Procurement
[\[Register\]](#)

January 9-10, 2013
Introduction to Energy
Building Modeling
University of Florida
Gainesville, FL
[\[Register\]](#)

January 15-17, 2013
Train the Trainer
How to Design & Deliver
Effective Training
Gainesville, FL
[\[More\]](#)

April 24-25, 2013
FGBC Certifying Agent
Designation Course
Florida Solar Energy
Center
Cocoa, FL
[\[Register\]](#)

August 21-22, 2013

for fertilizer strength and application rates should be taken out of law and updated through rule-making, but those law changes should not affect local ordinances.

Rackley also said the University of Florida Institute of Food and Agricultural Sciences is wrapping up research on turfgrass fertilizer use that could influence local regulations but not the preemption issue at the state level. IFAS has scheduled a Jan. 15 meeting in Citra to discuss the findings.

Lazar Wins Outstanding Achievement In Affordable Housing

Bill Lazar, executive director of St. Johns Housing Partnership (SJHP) in St. Augustine, has won the 2012 Outstanding Achievement Award by the Florida Housing Coalition. In one year, the SJHP weatherized almost 1,211 multi-family units in 34 communities within 16 counties. In addition, the SJHP provided financial counseling to 600 families, of which 156 had their mortgages modified, it



developed and operated energy efficient rental units, and oversaw a program that installed ramps with staff, volunteers and subcontractors who repaired 815 substandard homes in 2011.

DEP Revamps Green Lodging Program

The Department of Environmental Protection's Florida Green Lodging Program has released an improved designation application for hotels and resorts interested in going green and joining the program. Numerous new best management criteria have been added to the application. In an effort to better recognize the state's lodging properties for their commitment, the Florida Green Lodging Program is incorporating a 4-level tiered designation. Facilities will be able to obtain different "Palm" levels based on the total number of points received when implementing criteria to receive their designation.

In an effort to better recognize designated members of the program, the application was developed in conjunction with Audubon International. The new application will make it easier for the hotel to achieve recognition in the Audubon International Green Lodging Program, in addition to the Florida Green Lodging Program.

Currently, the Green Lodging Program recognizes 170,000 hotel rooms statewide. That number is drawn from small bed and breakfast locations to major tourist resorts and

FGBC Certifying Agent Designation Course

Florida Solar Energy Center
Cocoa, FL
[\[Register\]](#)

Calendar of Events

**Jan. 22-24, 2013
International Builders Show**

Las Vegas, NV
[\[More\]](#)

**January 25-26, 2013
Go Solar Fest**

Broward County Convention center
Fort Lauderdale
[\[More\]](#)

**Jan. 31-Feb. 1, 2013
MiaGreen Expo**

Miami Beach Convention Center
Miami Beach, FL
[\[Register\]](#)

**Feb. 27-Mar. 1, 2013
RESNET Building Performance Conference**

Orlando World Marriott Center
Orlando, FL
[\[Register\]](#)

Join Our List

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FGBC Committee Meetings

Affordable Housing

3rd Thursday
Monthly
10 a.m.

Board of Directors

2nd Wednesday
Monthly
3 p.m.

Commercial

1st Tuesday
Monthly
3 p.m.

Education

1st Thursday
Monthly
2 p.m.

Hi-Rise

represents just over 41 percent of the total number of hotel rooms in the state. A list, organized by region, of all hotel and resort facilities currently recognized by the Green Lodging Program can be found at:

<http://www.dep.state.fl.us/greenlodging/lodges.htm>

Join the Energy Efficiency Standardization Coordination Collaborative

The U.S. Department of Energy and the American National Standards Institute (ANSI) invite experts to join the Energy Efficiency Standardization Coordination Collaborative (EESCC), a cross-sector, neutral forum and focal point for coordination of voluntary, consensus-based energy efficiency standardization activities in the United States. The EESCC will inventory what standards, codes, specifications, and conformance programs are currently available or under development, where gaps exist, and what additional standardization-related activities are needed to advance energy efficiency. This EESCC effort will result in a "road map" that will support the increased deployment of energy efficiency solutions in the public and private sectors. [\[More\]](#)

Florida Tops Foreclosure List (Again)

There were 29,612 foreclosure filings in Florida in November - one in every 304 housing units in the state, according to RealtyTrac. It marks the third straight month Florida has held the highest foreclosure rate in the country. Florida's filings - default notices, scheduled auctions and bank repossessions - increased 20 percent year over year, and its rate is more than twice the national average.

Nationwide, foreclosure activity dropped 19 percent from November 2011. Seven of the top 10 metro areas with the highest foreclosure rates in the country are in Florida. With the ending of the Space Shuttle program, the Space Coast area of Titusville-Melbourne-Palm Bay ranks highest with a foreclosure rate of one in every 158 housing units.

Other Florida metros that made the list are: Ocala, with one foreclosure filing for every 210 housing units ranked second; Jacksonville came in at No. 4 with one filing in every 253 housing units; Miami-Fort Lauderdale-Pompano Beach had one filing in every 260 housing units, ranking fifth; Sarasota-Bradenton-Venice had a rate of one filing in 277 housing units, ranking eighth; Port St. Lucie came in at No. 9 with one filing in every 278 housing units; and Gainesville was tenth with one filing in for every 283 housing units. [\[More\]](#)

**But in Better News:
Florida Is Top Choice for Relocation**

3rd Tuesday
Monthly
11 a.m.

Homes
2nd Tuesday
Monthly
2 p.m.

Land Development
4th Wednesday
Quarterly
4 p.m.

Local Government
1st Tuesday
Monthly
10:30 a.m.

**Membership and
Programs &
Promotions**
(Joint Meeting)
1st Wednesday
Monthly
3 p.m.

A recent U.S. Census survey found Florida is once again a top state for migration. The survey showed that the nation's overall mover rate increased from a record low of 11.6 percent in 2011 to 12 percent in 2012. About 36.5 million people moved in 2012, with the majority, 64 percent, moving within the same county.

Florida placed twice in the Top 10 list as the new home for people migrating from another state. Florida gained 59,288 new residents from New York and 38,658 people from Georgia. An indication that Florida's growth-dependent economy is on the rebound. People selecting Florida as their new home cited employment opportunities and housing costs. "Florida's economy is turning around and we are becoming the number one business destination," Governor Rick Scott said in a prepared statement. "We encourage families from other states to take a look at Florida because we are making sure that our residents can live their version of the American Dream.

Florida also led the nation in migrations from Puerto Rico with 21,611 residents moving to the Sunshine State. The survey showed Florida also had the most movers to Puerto Rico with 6,614 and to Georgia with 42,666 people relocating to the Peach State.

Think Local When Buying Your Christmas Tree

Florida has 25 Christmas tree farms that are convenient to most areas of the state, with only the southeast area void of any farms. Christmas tree farms are not only pleasing to the eye, providing beautiful greenbelts; the growing trees also consume a huge amount of carbon dioxide and re-introduce large quantities of oxygen into the atmosphere, thus cleansing the air we breathe. A locally grown tree will be fresher, maintain its needles longer, reduce pollution caused by long-distance transportation of trees from other states, and support the local economy. After the holidays, recycle your Christmas tree by mulching it. Many communities have programs to mulch your tree for you. Check with your local city or county government for programs in your area. [[List of Farms](#)]



Other 'green' tips for the holidays:

- LED lights can cost as little as 25 cents to power compared to the six to ten dollars it can cost to power traditional lights over the season
- Not all gifts have to be store bought. Consider homemade edible gifts.

- Give a service or experience instead of goods, such as a massage, car wash, lawn care, movie tickets, sports or music event tickets, rock climbing activity, or restaurant gift certificate.
- Buy rechargeable batteries to accompany electronic gifts

FGBC Welcomes New Members

1. Grazia Casco, BRR Architecture, Inc., Merriam
2. Steve Daniel, SRD Construction & Development, Corp., Winter Haven
3. Claudia Daniels, ReMax Platinum Realty, Venice
4. Tricia Kyzar, The Sustainable Design Group, LLC, Gainesville
5. Doug Lanier, Collis Roofing, Inc., Longwood
6. Jean Sfez, Ubaneco Development, Miami Beach
7. Bob Taylor, Taylor AP Inc., Valrico
8. Roger Zahn, Zahn Builders, Inc., Lighthouse Point