



December 12th, 2025

Owner: Foundry Commercial

Project Name: **PZ25-12000043** – Site Plan – Industrial Redevelopment – Festival Flea Market South

SUSTAINABILITY CHECKLIST

TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS				
GREEN DESIGN FEATURE	FEATURE DESCRIPTION		POINTS	WILL MEET
Brownfield Site Redevelopment	Redevelopment of a brownfield site within a designated brownfield area.		6	
Efficient Cooling	All air conditioners are Energy Star qualified.		2	YES
Efficient Water Heating	At least 75 percent of hot water on premises is heated via tankless water heaters or solar water heaters.		2	YES
Reuse Water	Water used for dish, shower, sink, and/or laundry purposes is reused for landscape or golf course irrigation.		2	
Green Building	The principal building meets or exceeds LEED certification for new construction. For sites with more than one principal building, points may be awarded for each.	LEED Certified	2	
		LEED Silver	4	
		LEED Gold	6	
		LEED Platinum	8	
Green Roof	At least 50 percent of the total surface area of the principal building's roof is a green roof constructed in accordance with the Building Code and ASTM green building standards.		4	
Herb or Vegetable Garden	At least one-fourth acre on the site consists of an edible herb or vegetable garden (which may be open to the public).		2	
Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads.	150 mph load minimum	4	YES
		200 mph load minimum	8	
Infill or Mixed-Use Development	The development constitutes infill development and/or mixed use development.		4	YES

Landscaped and Tree-Lined Street Median	Ingress and egress lanes of all non-service drives are separated by a landscaped median at least 5 feet wide and containing trees spaced no more than 40 feet apart.		2	
Nature Path or Trail	Public pedestrian and/or bicycle access to natural elements is provided by a bike or pedestrian path or trail that is at least one-fourth mile long per every 150,000 square feet of building floor area and does not intrude on or unduly harm existing natural features.		1	
Overhangs	Overhangs are present on all south windows for energy efficiency purposes.		2	
Parking Structure	At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage.		2	
Parking Structure, Green	At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage and at least 50 percent of the total surface area of the top of the parking structure is a green roof.		4	
Permeable Parking Surfaces	Permeable surfacing materials are used for some or all surface parking areas.	25 percent minimum	2	
		59 percent minimum	4	
Permeable Sidewalk Surfaces	Permeable or natural surfacing materials are used for all sidewalks.		2	
Permeable Path or Trail Surfaces	Permeable or natural surfacing materials are used for all bike and pedestrian paths and trails.		1	
Rain Gardens [Bioretention System]	The development includes rain gardens where each has an area of at least 100 square feet, is sized to hold stormwater runoff from between 5 and 10 percent of the impervious area draining to it, and consists of native plants planted in a sand/soil matrix soil bed with a mulch cover layer.	1 rain garden	1	
		2 rain gardens	2	
		3 rain gardens	3	
		4 or more rain gardens	4	
Rain Water Reuse	At least 75 percent of rain water from the roofs of structures is captured and recycled for landscape of golf course irrigation.		2	

Skylights	The primary building is constructed with skylights that provide at least 10 percent of the light necessary for daily use on the story on which the skylights are located.		1	
Solar Panels	A portion of the energy used by the primary building is generated using solar panels located onsite.	15 percent minimum	4	
		30 percent minimum	8	
		45 percent minimum	12	
Sustainable Landscape	The development achieves the Sustainable Sites certification for site and landscaping design.	One star	2	
		Two stars	4	
		Three stars	6	
		Four stars	8	
White Roof	All roof surfaces are painted white.		2	YES
Wind Turbines	A portion of the energy used by the primary building is generated using wind turbines located onsite.	15 percent minimum	4	
		30 percent minimum	8	
		45 percent minimum	12	
Other	The redevelopment includes other green features that conserve energy, promote a healthy landscape, support public health and safety, or increase sustainability – points to be awarded at the discretion of the Development Services Director,		Up to 6	
TOTAL POINTS			14	



SUSTAINABILITY NARRATIVE

The project aims to meet five (5) green design features that will total fourteen (14) sustainable development points. The five green design features include *efficient cooling, efficient water heating, hurricane resistant structures with a load minimum of 150 miles per hour, infill or mixed-use development, and white roof.*

The building design aims to complement the sustainable development options. At the scale of the site, the project development constitutes infill development and/or mixed-use development (*four points*). This feature affects how the site is planned and organized to develop the three buildings that will situate and activate the built environment in addition to the curated landscape design throughout the entire site.

The next scale involves the buildings and the roof surfaces. Each roof surface will be white to maximize solar reflectivity and avoid the absorption of heat to the project (*two points*). The roof surfaces of the buildings will have a white reflective TPO flashing membrane that fulfills the green design feature. This passive sustainable strategy allows the buildings to focus on the most efficient ways to cool the interior of the spaces. All the air conditioners will be Energy Star qualified (*two points*). In addition to the efficient cooling, the project will introduce efficient water heating where at least seventy-five percent of hot water on premises is heated via tankless water heaters (*two points*). The interiors of the three buildings prioritize energy efficiency to create comfortable spaces for the users and future occupants.

Additionally, the buildings will be designed as hurricane resistant structures where they will be constructed to meet increased wind loads of a minimum of one-hundred-fifty miles per hour (*four points*). The materials used for the construction of the buildings are specifically chosen for their durability including storefront glazing systems and exterior man-doors.

The purpose of this narrative is to outline the LEED green design strategies adopted for the proposed industrial buildings, considering all the five features mentioned above.

Should you have any questions or comments, please contact the office.

Best regards,

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