

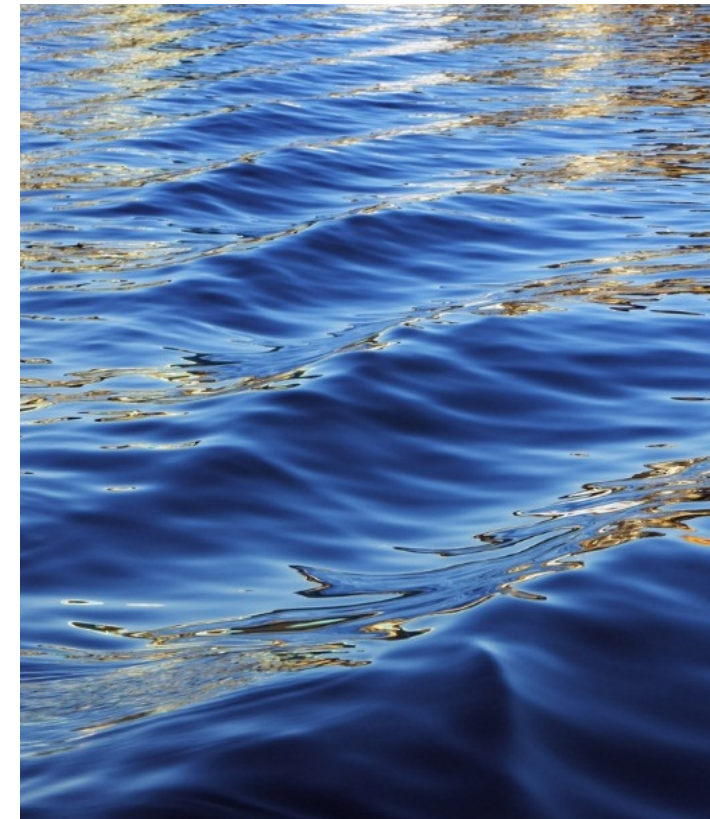


# Conventional to Florida-Friendly in 9 Steps

Lloyd Singleton  
Stephen Turnipseed

UF/IFAS Extension

**UF** | IFAS Extension  
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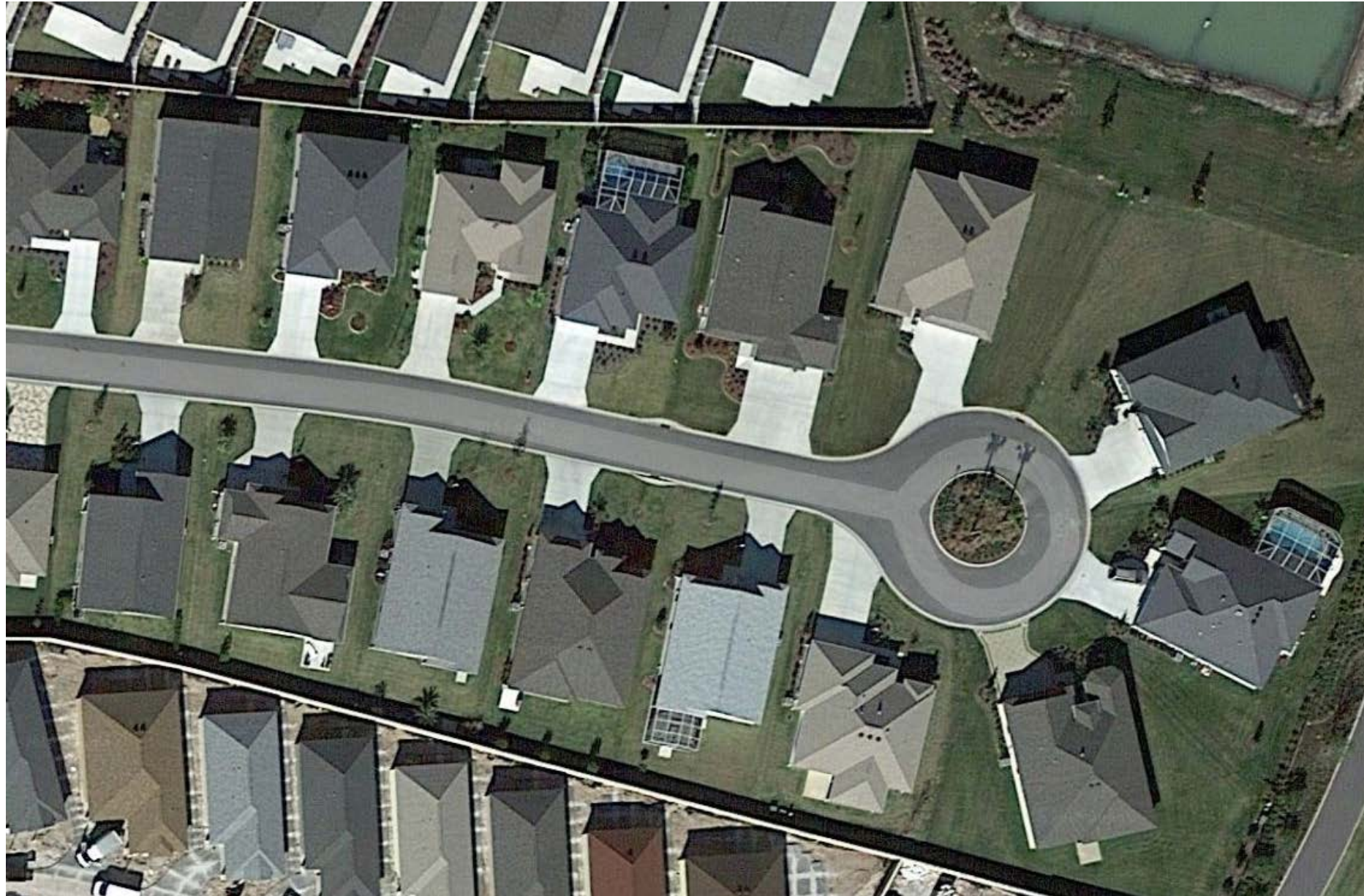
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# High Density Bare Earth Construction Practice





# High-density Development with typical lawn







# 1. Research

## Site Conditions - Wet or Dry area, Soil type and pH, Sunlight

## Suitable plants – Size, availability

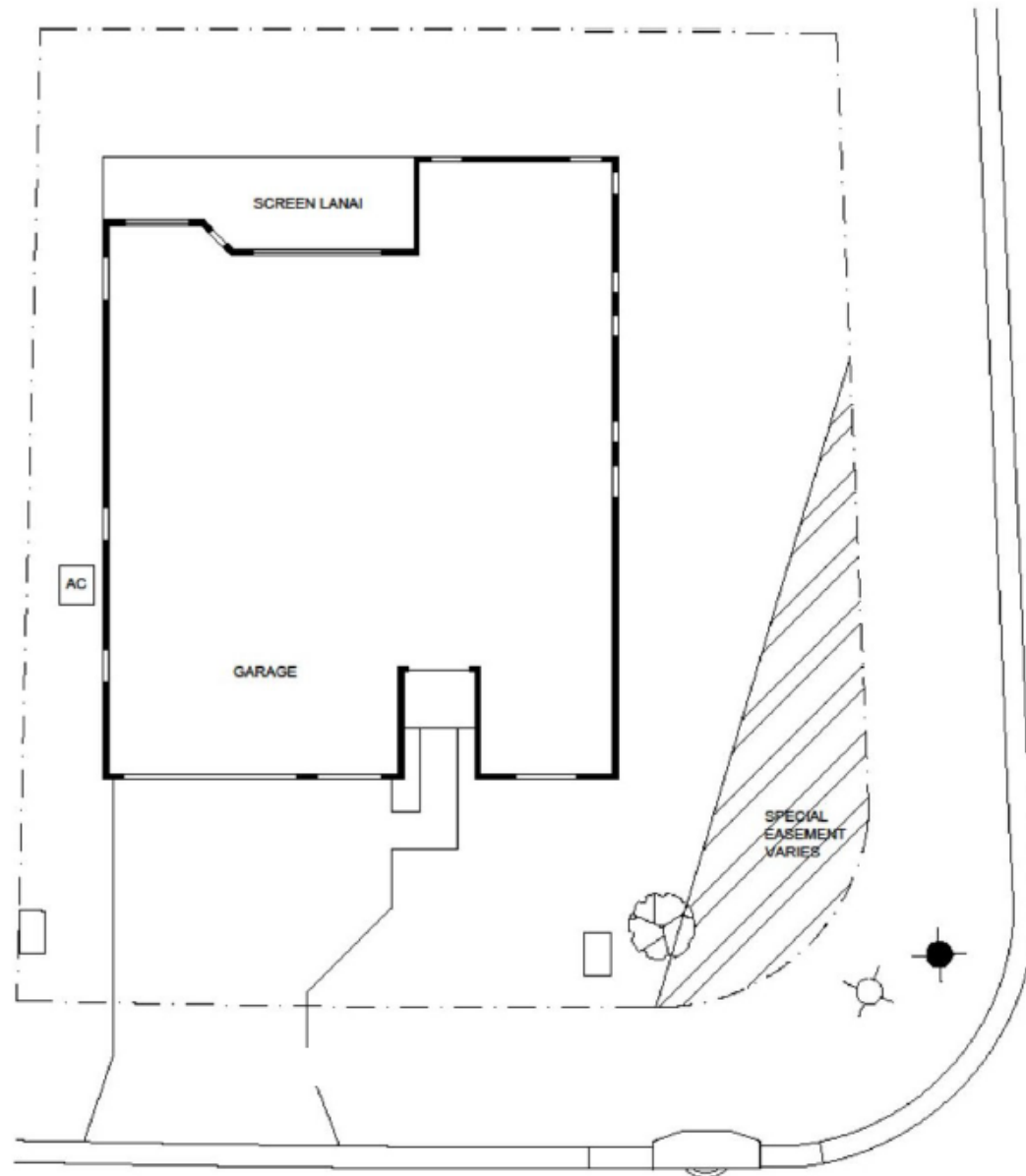
Step #1



# Photo Showing Existing Site Condition



# Copy of Site Plan showing Easements





# Soil pH Analysis

Client Identification: 2-Back

Set Number: E41425

Lab Number: E104265

Report Date: 17-Feb-17

Crop: Zoysiagrass Lawn

## SOIL TEST RESULTS AND THEIR INTERPRETATIONS

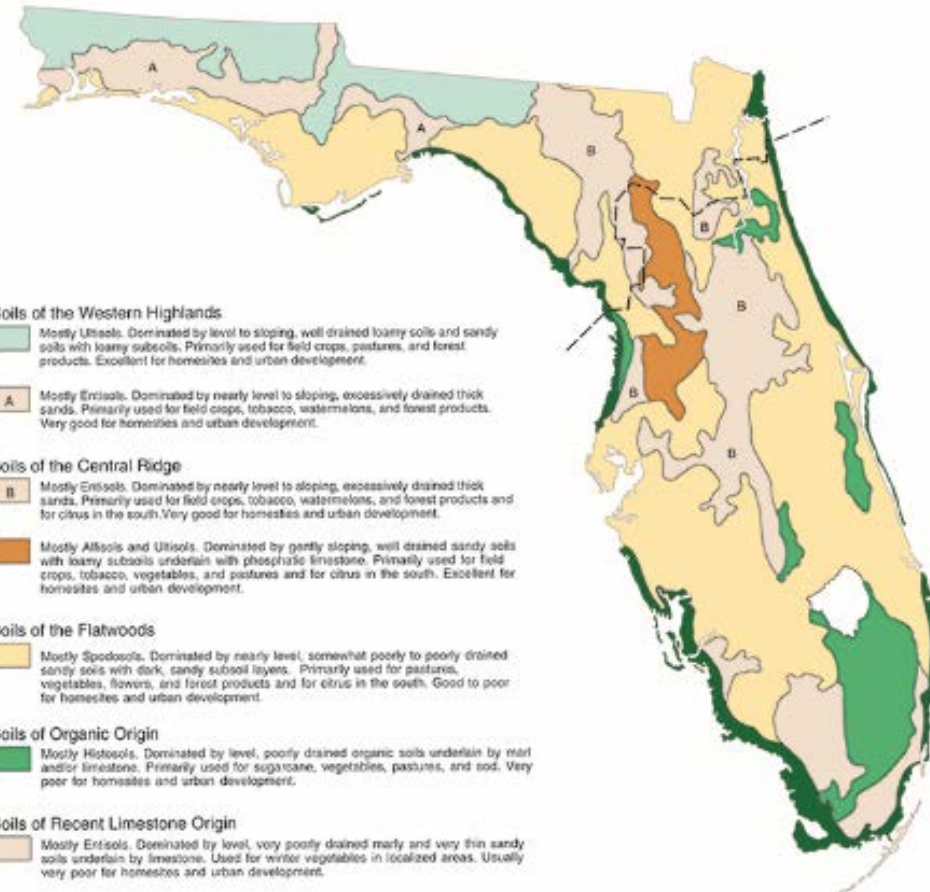
Target pH: 6.5 This is the pH at which the above crop will grow at its optimum

pH (1:2 Sample:Water) 8.0 This is the pH of your sample in the water medium

A-E Buffer Value: Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop.



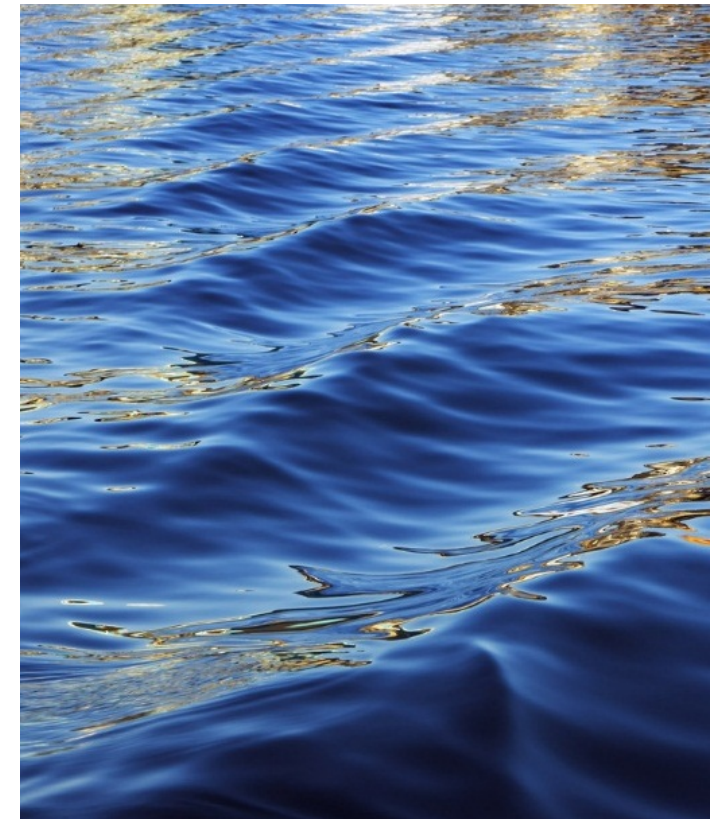
## Soil Types





## 2. Plan Landscape Design, Irrigation type & layout Soil improvement

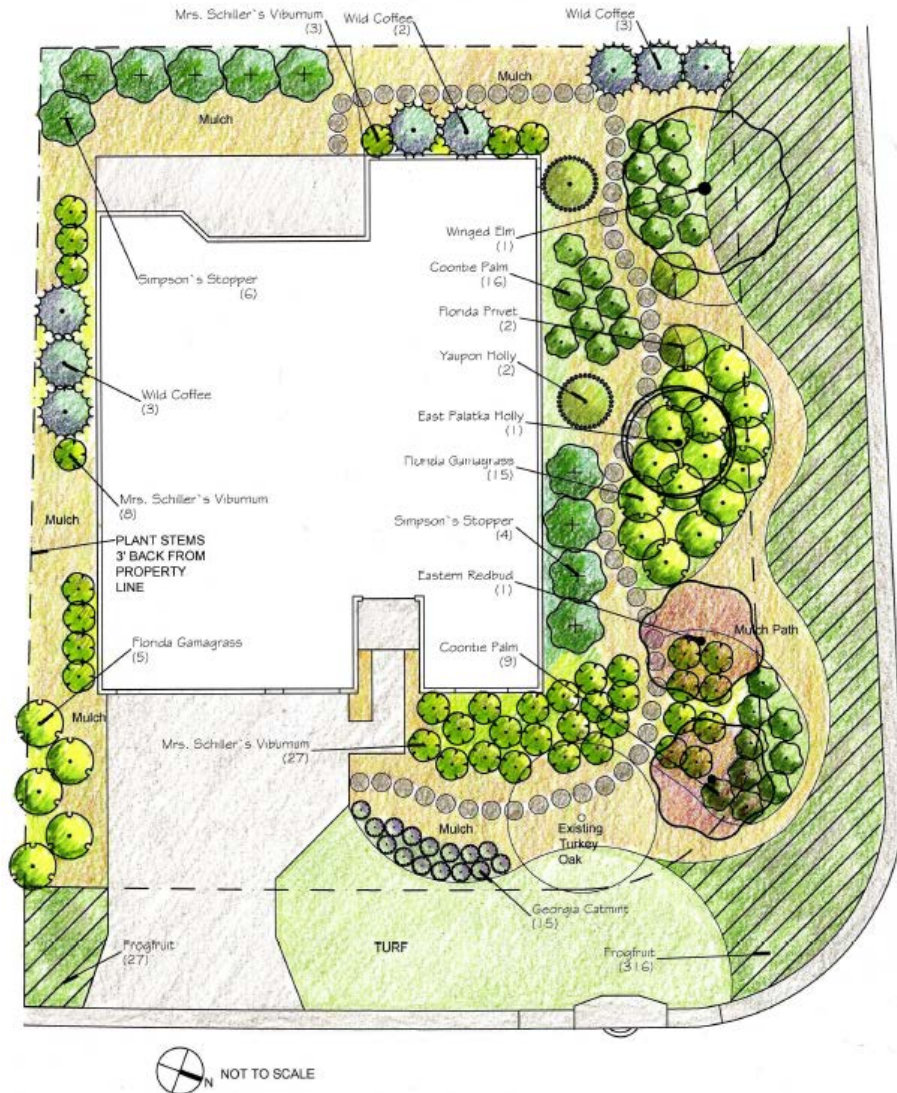
Step #2



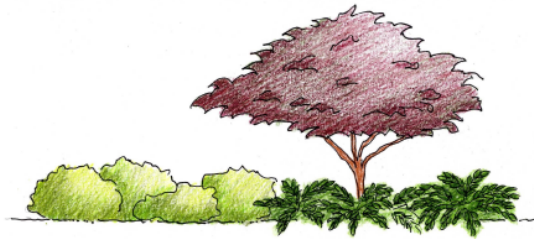


# Landscape Design with Plant Schedule

## CORNER LOT: CONCEPT 2



Art work: Gail Hansen



Mrs. Schillars Viburnum  
Shrub  
Rounded form  
Medium size  
Fine texture  
Light green

Eastern Redbud  
Tree  
Oval spreading canopy  
Large size  
Coarse texture  
Burgundy leaves

Coontie  
Groundcover  
Clumping arching form  
Medium size  
Coarse texture  
Medium green

## CORNER LOT: CONCEPT 2

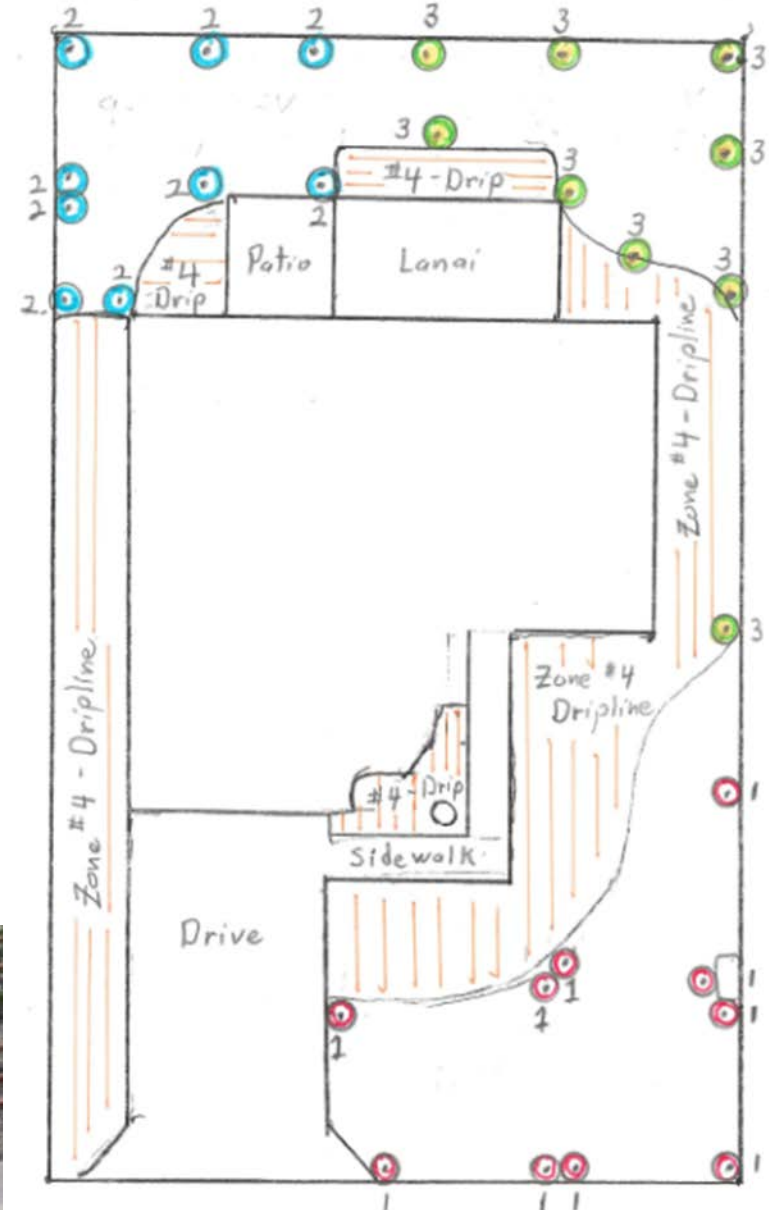
Quantity	Common Name	Scientific Name	Gal Size	Spacing	Size
<b>TREES</b>					
1	Redbud	<i>Cercis canadensis</i>	15 gallon	as shown	20' x 15'
1	East Palatka Holly	<i>Ilex X attenuata</i>	15 gallon	As shown	30' x 12'
1	Winged Elm	<i>Ulmus alata</i>	15 gallon	As shown	50' x 30'
2	Yaupon Holly	<i>Ilex vomitoria</i>	15 gallon	As shown	20' x 15'
<b>SHRUBS</b>					
2	Florida Privet	<i>Forestiera segregata</i>	7 gallon	6' o.c.	12' x 8'
10	Simpson's Stopper	<i>Myrcianthes fragrans</i>	7 gallon	10' o.c.	20' x 15'
8	Wild Coffee	<i>Psychotria nervosa</i>	3 gallon	5' o.c.	10' x 5'
38	Mrs. Schillers Viburnum	<i>Viburnum obovatum</i> "Mrs. Schiller's Delight"	3 gallon	4' o.c.	3' x 4'
25	Coontie Palm	<i>Zamia floridana</i>	3 gallon	4' o.c.	3' x 4'
<b>GROUND COVER</b>					
15	Georgia Calamint	<i>Calamintha georgiana</i>	3 gallon	2' o.c.	2' x 2'
343	Frog Fruit	<i>Phyla nodiflora</i>	1 gallon	2' o.c.	.5' x 2'
<b>GRASSES</b>					
20	Florida Gamma Grass	<i>Tripsacum floridana</i>	3 gallon	3' o.c.	3' x 3'



# Irrigation Design

Zone #2 - 9 - PRS 30 CV  
6" Sprays

Zone #3 - 9 - PRS 30 CV  
6" Sprays



Zone #1 - 10 PGJ Rotors





# 3. Approval Submit plan for approval from HOA and-or municipality

Step #3





- No changes should be made to the home or homesite without approval
- Approvals are obtained from the ARC (Architectural Review Committee) *Similar to an HOA Board*
- **Complete Architectural Review Committee (ARC)  
Home/Property Alteration Application Form + attach site plan**



Florida Statute 373.185 states: A deed restriction or covenant may not prohibit or be enforced to prohibit any property owner from implementing Florida-friendly landscaping on his or her land. (Effective 7/1/09)

The Villages - External Deed Restriction Standards:

*“Florida-Friendly Landscaping is permitted as a substitute for sod...”*

The Villages - Amendment to Declarations of Restrictions:

*“Owners are encouraged to and may add or replace landscape that is more water conservative and drought tolerant than originally provided...”*

# Be aware of Restrictions

- Do NOT Obstruct the drainage
- No Structural elements in the setback area
- Max height of raised beds 18" unless on a slope
- No Fences; Shrubs should be less than 4 feet high, but...
- Don't attach anything to a common wall or fence
- No All-rock landscape 😊
- Removal of trees with trunk >4 inches diameter\*
- Lawn ornaments\*
- *Groundcover plant material shall achieve continuous coverage within 14 months and maintained less than 12 inches to achieve a "lawn-like appearance"*

Denied



# Example Submission for ARC Review

## Home /Property Alteration Application Form

**The Villages**  
COMMUNITY STANDARDS

**Architectural Review Committee (ARC)  
Home/Property Alteration Application Form**

*For Office Use Only*  
App# 55425  
Dist# 8

Property Owner(s) Name Stephen Turnipseed Signature Stephen P. Turnipseed  
Address 1895 Gasparilla Place Village of \_\_\_\_\_  
Phone Number 352 610 6308 Unit/Lot 164-19  Courtyard Villa  Patio Villa  Home

Contractor Business Name \_\_\_\_\_ Phone \_\_\_\_\_  
*Please check appropriate box:*

Property Owner:  pick up application  mailed to home \_\_\_\_\_  
(Address if different than above)

Contractor will pick up original application

**APPLICATION INSTRUCTIONS AND REQUIREMENTS:**

1. The following shall be attached to this application:

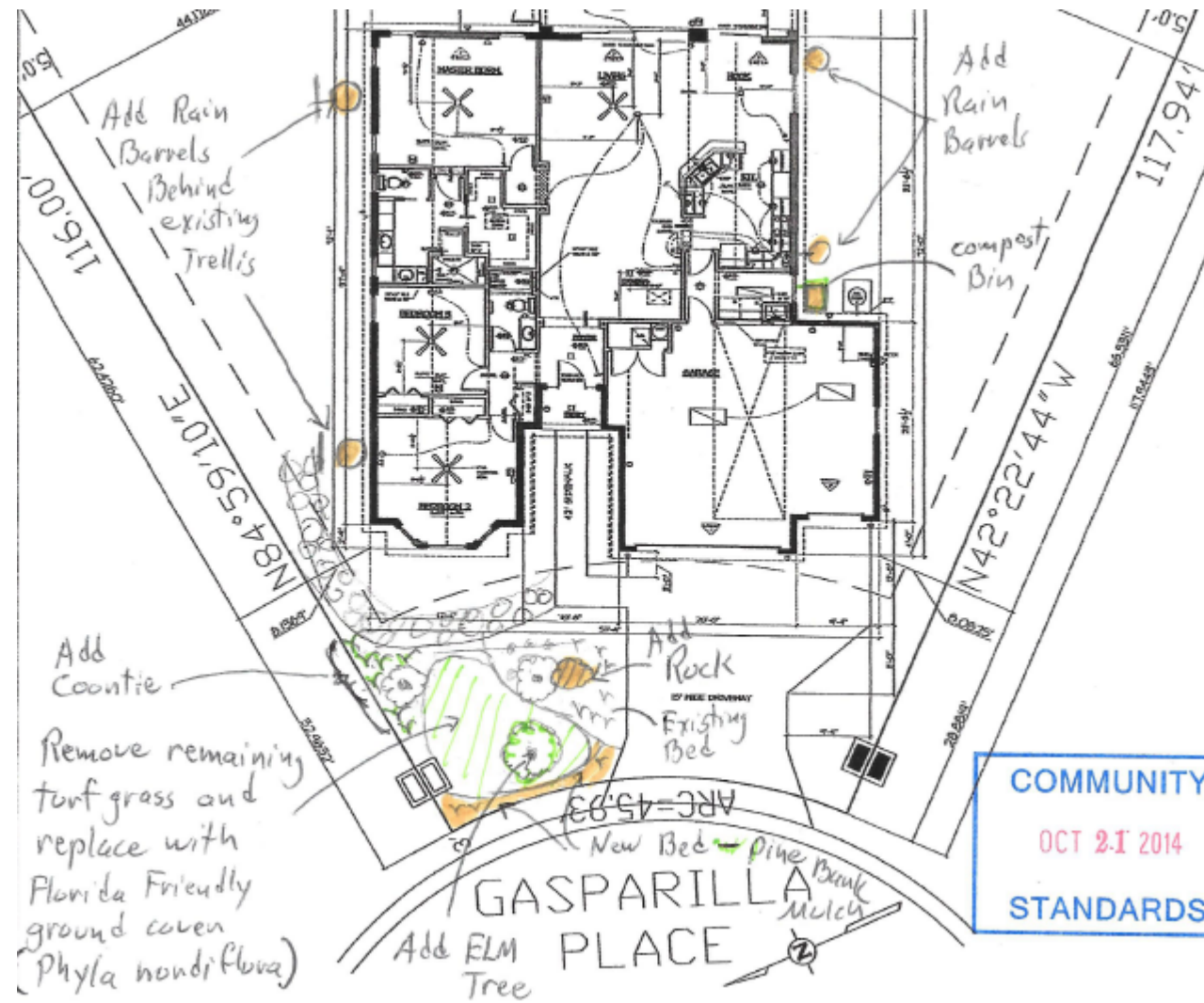
- A current tax bill, deed, or property record card for the parcel. A property record card may be obtained by the County Property Appraiser's Office or website.
- A Site Plan or Boundary Survey which shall identify, at least the following:
  - All existing easements, including but not limited to, platted easements and easements created in the declaration of restrictions.
  - The placement of house and all the existing improvements on the property and the proposed modification/project highlighted. A copy of the original site plan is available from the County Building Department; however, it may not accurately reflect existing improvements, and it is the applicant's responsibility to confirm accuracy of site plans/ and boundary surveys submitted.
  - Building improvement plans, if available.

2. Describe all modifications or alterations requested below.

Remove additional turf grass and replace with low-water ground cover  
Plant a tree and shrubs; Install rain barrels and a compost bin

COMMUNITY  
OCT 2.1 2014  
STANDARDS

# Example Attachment







## 4. Procure

- Sod Removal
- Amend Soil
- Hardscape
- Plants
- Irrigation

Step #4



# Obtain quotes on materials and out-sourced work

## Cost Estimate Work Package Landscape

### Landscape Design Cost Estimate by Billable Hours

Items	Architect			Designer		
	Man Hours	Hourly Rate	Total	Man Hours	Hourly Rate	Total
<b>Documents</b>						
Landscape Design Criteria	40	\$250	\$10,000	10	\$175	
Mobility Specification	24	\$250	\$6,000	5	\$175	
Lighting Specification	40	\$250	\$10,000	10	\$175	
Watering Specification	40	\$250	\$10,000	10	\$175	
Water Management Specification	40	\$250	\$10,000	8	\$175	
Disability Access and Requirements Specification	24	\$250	\$6,000	4	\$175	
		<b>Subtotal</b>	<b>\$52,000</b>		<b>Subtotal</b>	
<b>Drawings</b>						
Landscape Design Lay-out	8	\$250	\$2,000	120	\$175	
Landscape Detailed Design (20 units)	15	\$250	\$3,750	480	\$175	
		<b>Subtotal</b>	<b>\$5,750</b>		<b>Subtotal</b>	



Subtotal - Documents  
 Subtotal - Drawings  
 Total Labor  
 G&A Costs (15%)\*  
**Total Work Package Cost**

\*10% for administrative overhead + 5% for contingency





# 5. Prepare Herbicide, Solarize or Smother Optional: Sod removal Amend Soil

Step #5



# Turf Removal – Herbicide





# Turf Removal – Solarize for 6 weeks during summer



# Solarization of Turfgrass



Solarize with 3 to 6 mil clear plastic sheeting for 6 weeks during summer months



# After 6 Weeks of Solarization



After 6  
weeks





# 6. Execute Sod Removal Amend Soil Other Features Plant

Step #6





# Optional: Sod cutting and removal



# Area with turfgrass removed





# Optional: Amend Soil with Organics





# Optional: Replace Urban fill with Topsoil of Desired pH





## Optional: Install any hardscape – such as a Flagstone Path



# Planting: Larger trees require mechanical lifting





# Installing the Shrubs, Flowers & Groundcover





# Modify Irrigation





# Organic Mulch + Optional: Pre-emergent





# Remove Sod + Amend + Drip + Plant + Mulch







# 7. Nurture Inspect Water

Step #7





# Inspect Frequently During Establishment





# Water per UF/IFAS Guidelines





## 8. Maintain

- Weed
- Refresh mulch
- Selectively prune
- Replace lost plants
- Modify

Step #8



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# Regular Maintenance

- No such thing as a no-maintenance landscape
- Maintain to the expected aesthetic of the surrounding community





# Refresh Organic Mulch

- Maintain 2 to 4 inch thickness
- Keep a fresh appearance





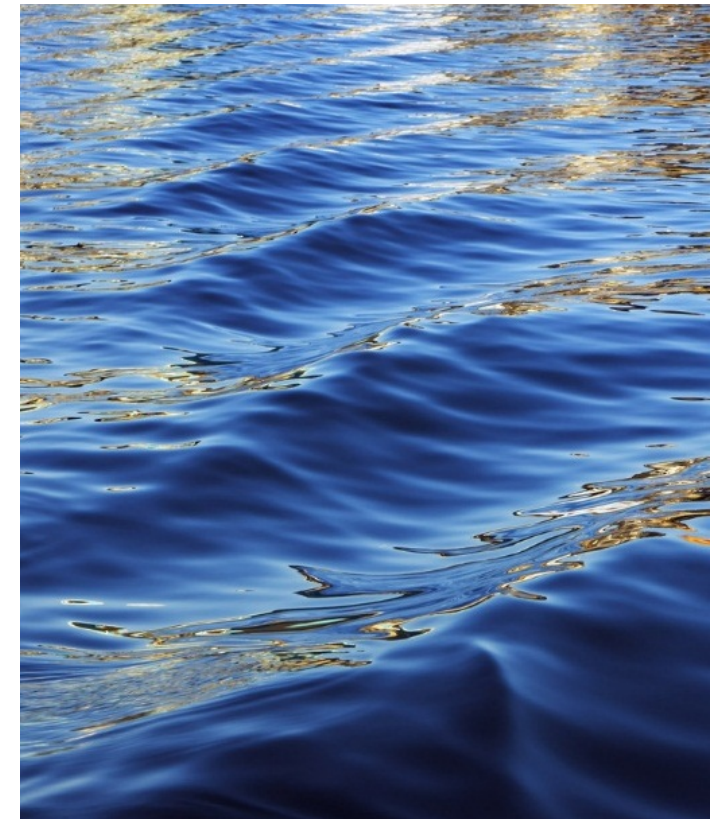
## Modify as needed

- Replace failed plants / consider species more suited to the location
- Thin plants if crowded
- Add / modify access paths
- Re-direct drainage





# Examples of Conventional to Florida Friendly in The Villages





# Before



# Sod Cut and Removed Reclaimed Shrubs Installed (right side)





# Contoured Site and Hard Edging Installed for Path





# White Sand Fill for Path





# Shrubs Planted & Dripline Tubing Laid



# Organic Mulch

Pine Straw (left) Pine Bark fines (right)





# 5 Months After Planting (Oct 2016)



*Photo by S. P. Turnipseed*



# Approval for 100% Grass Removal!





# Grass Removed – Natives Planted – Dripline Installation





# 1 year After Planting



*Photo by S. P. Turnipseed*



# Typical New Home Landscape Mar 2017

The Villages, FL





# New Home Landscape Conversion Mar 2017

## The Villages, FL







# Landscape Converted to Native Plants

in The Villages (1 year after planting)





# 100% Native Landscape Jan 2017

## The Villages, FL





# Front Yard – Before





# Front Yard – After







9. Enjoy  
Wildlife  
Water bill  
Gardening w/o noise

Step #9



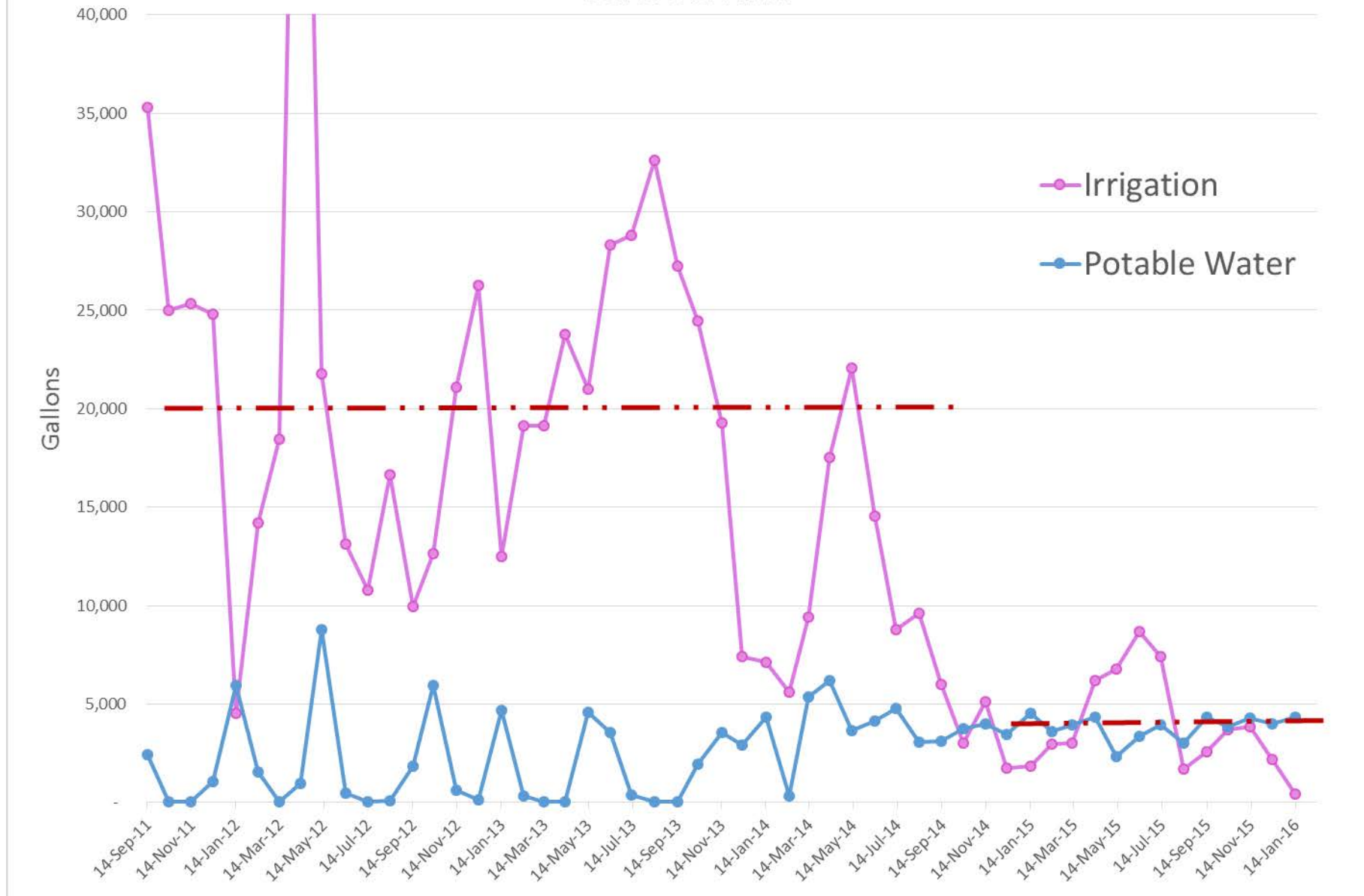


# Enjoy your new Landscape





## Monthly Water Usage Before & After





# Enjoy your new Landscape -Wildlife





# Enjoy your new Landscape – Share with others



*Photo by S. P. Turnipseed*



# Enjoy your new Landscape



*Photo by S. P. Turnipseed*



# Master Gardener FFL Challenge

*Lloyd: "I've concluded something from this article exercise. Photos of neat & tidy FFL landscapes with minimal or no turfgrass are difficult to come by, as are the examples to photograph!"*

*Steve: "We really need a few good Master Gardeners to create exemplary landscapes at their own residences ..."*







Questions?