Conventional to Florida-Friendly in 9 Steps

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Stephen Turnipseed

UF/IFAS Extension

UF IFAS Extension programs are open to all persons without regard to race, color, sex, age, disability, religion, or national origin.
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

Soils of the Western Highlands:
- Mostly sandy, well-drained, suitable for a variety of crops.

Soils of the Central Ridge:
- Mostly loamy, well-drained, suitable for a variety of crops.

Soils of the Floodplains:
- Mostly clayey, well-drained, suitable for a variety of crops.

Soils of Organic Origin:
- Mostly clayey, well-drained, suitable for a variety of crops.

Soils of Recent Limestone Origin:
- Mostly clayey, well-drained, suitable for a variety of crops.
2. Plan
Landscape Design, Irrigation type & layout
Soil improvement

Step #2
Landscape Design with Plant Schedule

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Gallon Size</th>
<th>Spacing</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Redbud</td>
<td>Cercis canadensis</td>
<td>15 gallon</td>
<td>as shown</td>
<td>20' x 15'</td>
</tr>
<tr>
<td>1</td>
<td>East Polatka Holly</td>
<td>Ilex X attenuata</td>
<td>15 gallon</td>
<td>as shown</td>
<td>30' x 12'</td>
</tr>
<tr>
<td>1</td>
<td>Winged Elm</td>
<td>Ulmus alata</td>
<td>15 gallon</td>
<td>as shown</td>
<td>30' x 30'</td>
</tr>
<tr>
<td>2</td>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
<td>15 gallon</td>
<td>as shown</td>
<td>20' x 15'</td>
</tr>
<tr>
<td>2</td>
<td>Florida Privet</td>
<td>Forestiera scegogeta</td>
<td>7 gallon</td>
<td>6' o.c.</td>
<td>12' x 8'</td>
</tr>
<tr>
<td>10</td>
<td>Simpson's Stopper</td>
<td>Myrcianthus fragrans</td>
<td>7 gallon</td>
<td>10’ o.c.</td>
<td>20' x 15’</td>
</tr>
<tr>
<td>8</td>
<td>Wild Coffee</td>
<td>Psychotria nervosa</td>
<td>5 gallon</td>
<td>5’ o.c.</td>
<td>10’ x 5’</td>
</tr>
<tr>
<td>38</td>
<td>Mrs. Schillers Viburnum</td>
<td>Viburnum cassinum “Mrs. Schiller’s Delight”</td>
<td>3 gallon</td>
<td>4’ o.c.</td>
<td>8’ x 4’</td>
</tr>
<tr>
<td>25</td>
<td>Coottie Palm</td>
<td>Zania floridana</td>
<td>5 gallon</td>
<td>4’ o.c.</td>
<td>5’ x 4’</td>
</tr>
<tr>
<td>15</td>
<td>Georgia Calamint</td>
<td>Calamintha georgiana</td>
<td>3 gallon</td>
<td>2’ o.c.</td>
<td>2’ x 2’</td>
</tr>
<tr>
<td>343</td>
<td>Frog Fruit</td>
<td>Phyllo nodiflora</td>
<td>1 gallon</td>
<td>2’ o.c.</td>
<td>5’ x 2’</td>
</tr>
<tr>
<td>20</td>
<td>Florida Gemma Grass</td>
<td>Tricoccus floridans</td>
<td>3 gallon</td>
<td>3’ o.c.</td>
<td>3’ x 3’</td>
</tr>
</tbody>
</table>
Irrigation Design

Conventional to FF in 9 Steps
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”
Example Submission for ARC Review

Home / Property Alteration Application Form

Architectural Review Committee (ARC)

Property Owner(s) Name: Stephen Turnipseed
Address: 1895 Casparilla Place, Village of
Phone Number: 352 610 6308, Unit/Lot 164-19, Courtyard Villa
Contractor Business Name: Contact Number: Phone

APPLICATION INSTRUCTIONS AND REQUIREMENTS:

1. The following shall be attached to this application:
   a. 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.
   b. A Site Plan or Boundary Survey which shall identify, at least the following:
      i. All existing easements, including but not limited to, platted easements and easements created in the declaration of restrictions.
      ii. 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.
      iii. Building improvement plans, if available.

2. Describe all modifications or alterations requested below.
   - Add additional front lawn and replace with low-water ground cover
   - Plant a tree and shrubs
   - Install rain barrels
   - Compost bin
4. Procure
- Sod Removal
- Amend Soil
- Hardscape
- Plants
- Irrigation

Step #4
Obtain quotes on materials and out-sourced work

**Cost Estimate Work Package Landscape**

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Architect</th>
<th>Designer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Documents:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape Design Criteria</td>
<td>40</td>
<td>10</td>
</tr>
<tr>
<td>Mobility Specification</td>
<td>24</td>
<td>5</td>
</tr>
<tr>
<td>Lighting Specification</td>
<td>40</td>
<td>10</td>
</tr>
<tr>
<td>Water Management Specification</td>
<td>40</td>
<td>10</td>
</tr>
<tr>
<td>Disability Access and Requirements Specification</td>
<td>24</td>
<td>4</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$52,000</strong></td>
<td><strong>$17</strong></td>
</tr>
<tr>
<td>Drawings:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape Design Lay-out</td>
<td>8</td>
<td>120</td>
</tr>
<tr>
<td>Landscape Detailed Design (20 units)</td>
<td>15</td>
<td>480</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$5,750</strong></td>
<td></td>
</tr>
</tbody>
</table>

Subtotal: $57,750

*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
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
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!

Photo by S. P. Turnipseed
Grass Removed – Natives Planted – Dripline Installation
1 year After Planting

Photo by S. P. Turnipseed
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

Photo by S. P. Turnipseed
9. **Enjoy Wildlife**
   Water bill
   Gardening w/o noise

Step #9
Enjoy your new Landscape
Enjoy your new Landscape - Wildlife
Enjoy your new Landscape – Share with others

Photo by S. P. Turnipseed
Enjoy your new Landscape
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?