

The Villages®
Community Development Districts
District 8

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 8

FROM: Candice N. Dennis, Community Standards Manager

DATE: 1/20/2017

SUBJECT: Approval of Architectural Review Manual Revisions

ISSUE:

Revisions to the Architectural Review Manual.

ANALYSIS/INFORMATION:

In accordance with Florida State Statute 373.185 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. The Architectural Review Committee (ARC) has requested that the Architectural Review Manual (Manual) be revised to provide guidelines for implementing Florida-friendly landscaping.

The proposed revisions to the Manual, Section 2.11 include the following additions:

For all requests seeking to replace sod with Florida-friendly plantings, said planting shall constitute “ground cover” providing full ground coverage to maintain a “lawn appearance” in keeping with the aesthetics of the community. “Ground cover” plantings are those Florida-friendly plantings that grow low to the ground providing a permanent covering. Ground cover shall be fast growing, appropriate to the region and have a mature height one (1) foot or less. Full ground coverage (i.e. providing a “lawn appearance”) shall be achieved within eight (8) month of the ARC application’s expiration date. The intent is to permit sufficient time for the plants to reach their mature spread. Mulch may be utilized in the interim period between plant installation and mature spread. After the time period identified herein, mulch shall not be visible as the ground coverage shall have filled in the spacing between plantings providing a “lawn appearance.” The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design provided by the University of Florida, IFAS Extension can be used as a guideline when approving Florida-friendly sod replacements. The following are some examples of acceptable Florida-friendly ground covers: Buglewood, Perennial Peanut, Blue Daze, Algeria Ivy, English Ivy, Twin Flower, Oblongleaf Snakeherb, Creeping Juniper, Horizontal Juniper, Sunshine Mimosa, Mondo Grass, Dwarf Lilyturf, Dwarf Liriope, Turkey Tangle Fogfruit and Capeweed.

STAFF RECOMMENDATION:

Staff recommends approval of the revisions to the Architectural Review Manual effective February 1, 2017.

MOTION:

Motion to approve the revisions to the Architectural Review Manual effective February 1, 2017.

ATTACHMENTS:

	Description	Type
□	ARC Manual Section 2.11	Cover Memo