Frequently Asked Questions about SB2080

University of Florida/IFAS
Environmental Horticulture Department
Florida-Friendly Landscaping™ Program
Esen Momol
October 26, 2010
Documented nitrogen pollution
Eco-Neighborhoods Program

Florida-Friendly Landscaping™ PROGRAM
FLORIDA YARDS & NEIGHBORHOODS

► 1994: 4 Counties
► 2008: 48 counties
► 2010: 67 Counties
Educational Outreach Extension Program
Join venture of FDEP & UF/IFAS
Under Dept. of Environmental Hort. and affiliated with the Center for Landscape Conservation & Ecology
Three programs
Partnerships with districts & gov. agencies
Florida-Friendly Landscaping™ Programs

**FYN Homeowner**
- Educate homeowners about how to design, install, and maintain Florida-Friendly Landscapes

**FYN Builder & Developer**
- Educate Builders & Developers, Landscape Architects, HOAs, Property Managers

**GI-BMP**
- Train and certify landscape professionals
Florida Master Gardener Program,
Center for Landscape Conservation & Ecology,
Program for Resource Efficient Communities,
Other units/depts. of UF,
Water Management Districts,
Tampa Bay Water,
Local Governments
SB 2080 FFL definition….

- quality landscapes that conserve water,
- protect the environment,
- are adaptable to local conditions, and
- are drought tolerant. F.S.,Ch.373.185
SB 2080 FFL Principles…
- right plant in the right place,
- efficient watering,
- appropriate fertilization, mulching,
- attraction of wildlife,
- responsible management of yard pests,
- recycling yard waste,
- reduction of stormwater runoff, and
- waterfront protection……
There is no one prescribed design for Florida-Friendly Landscaping™
A Few Highlights of SB2080

- Deletes references to “Xeriscape”
- Homeowner association (HOA) covenants, deed restrictions may not prohibit or be enforced so as to prohibit any property owner from implementing Florida-Friendly Landscaping™ practices
A Few Highlights of SB2080

- Legislature finds the use of FFL to conserve or protect the state’s water resources serves a compelling public interest and the participation of HOAs and local governments are essential to the state’s effort in water conservation, protection and restoration.
A Few Highlights of SB2080

- Local government ordinance may not prohibit any property owner from implementing FFL.
- Does NOT invalidate HOA architectural Control and Landscape committees.
- Does prohibit any watering mandates that are in violation of Water Management District water use restrictions.
Q. Does the law allow a homeowner to retrofit their yard by removing turf without HOA’s permission?

A. NO! The law does not invalidate architectural committees.
SB2080 and HOAs

Q. Can I replace my yard with rocks & rubber mulch?

A. FFL does not promote “all rocks” & “rubber mulch”
Q. Does the bill address common property owned by HOAs?

A. No! But there are success stories about water savings for common areas.
Q. Are there any examples of homeowner covenants that address the new law?

A. See FFL Guidance Models for Ordinances, Covenants and Restrictions at the FFL site.
Q. Is there a government agency that enforces FFL?

A. No enforcement agency for FFL. Any disputes should be handled between HOA and resident.
SB2080 and HOAs

Q. Is Turf Florida-Friendly?
What Type?

A. Yes. Five types:
Bermudagrass, Bahiagrass,
St. Augustine
(semi dwarf & standard height),
Centipede grass, zoysiagrass
Q. Since there are 5 types of turf listed in FFL list can the homeowner plant whichever one he/she wants?

A. The homeowner needs to go to the review board for landscape approval
Q. Can the HOA require the homeowner to keep his/her turf green year-round?

A. NO! Allowing turf to enter natural dormant period is appropriate and is part of FFL practices.
SB2080 and HOAs

Q. Is it correct that everyone has the right to stay with traditional landscape?

A. No one is required to convert their traditional yard to FFL.
SB2080 and HOAs

Q. Is artificial turf Florida-Friendly?

A. FFL Program does not recommend artificial turf
Q. Is there a percentage of coverage for landscape beds versus turf?

A. Law does not specify the ratio but legislation requires the WMDs to develop model ordinance that counties to adopt.
Q. What kind of groundcover can residents use?

A. Check with your HOA guidelines.
Q. Is the Florida-Friendly Landscaping™ Program designed for home owners or commercial use?

A. FFL Program addresses homeowners, builder & developers, and Green Industries.
SB2080 and HOAs

Q. FFL Plant List is very long. Is it possible to reduce the list?

A. There is a searchable version available on the web at www.FloridaYards.org
Q. To Whom or where does HOA go with questions relating FFL?

A. Contact your local extension office and your local FYN agent.
SUMMARY SB2080

HOA may not prohibit homeowner from implementing FFL practices

Does NOT invalidate HOA architectural control and landscape committees
SUMMARY SB2080

HOA MAY NOT PROHIBIT
Right Plant, Right Place
Reasonable use of mulch
Plants attractive to wildlife
Rain gardens, rain barrels, water front buffers
SUMMARY SB2080

HOA MAY NOT REQUIRE
Water wasting practices
Wrong plant wrong place
Excessive use of fertilizer/pesticides
Violation of WMD water use restrictions
SUMMARY SB2080

Does prohibit mandates that require water-wasting practices such as over watering, fertilizing, etc.

Does prohibit any watering mandates that are in violation of Water Management District water use restrictions.
SUMMARY SB2080

Each district shall promote the use of FFL and may develop supplemental materials to address natural characteristic of the district but they shall coordinate with the FDEP and UF/IFAS if revisions to the educational materials are needed.
Thank you!

Gulf Fritillary

Photo Credits: Kathy Malone

Great Purple Hairstreak