



VILLA PARADISO LONG-RANGE LANDSCAPE PROJECT
Adopted by Villa Paradiso Board of Directors 1-1-2022

Implementation date:
2022 through 2025 and Beyond

ARCHIVED DOCUMENT
Board of Directors

Revised – May 1, 2023

Committee Mission - Original Statement

VP's landscape, much of its original plantings, is now in its 18th year of life. The VP Landscape Project has been formed to establish a short/long term plan to determine VP's current priorities for landscaping that we must phase into but as importantly, set in motion a plan to address long-term landscape needs for 2022, 2023 and beyond in order to establish the necessary funds to secure the future of VP.

All landscape facets will be considered: trees, shrubs, grass, irrigation, as well as any current or future items that will impact the carrying out of this plan such as configuration of villa gutters, currently planned or future tree removal, and soil composition.

Villa Paradiso's Board of Directors is charged with ensuring that intelligent plans are in place to ensure that Villa Paradiso is maintained as a community of choice. As such, at conclusion, this plan will include short and long-term budget expectations which will be presented to the Board of Directors of Villa Paradiso.

The Board of Directors will be responsible for approving and determining budget implications including future dollars for purposes of reserve funds.

Project Team

Dick Mole - Chair, VP Landscape Review Committee (LRC), Vice President, VCA Board of Directors

Members:

Cindy Beckley – Member, LRC and President, VCA Board of Directors

Linda Braun – Member, LRC

Margaret Eskey – Member, LRC

Patricia Mathews – Member, LRC (eff 2023)

Gail Stewart – Member, LRC and ARC

Board Advisor:

Patty Lombardo – Vice President, Villa Paradiso Board of Directors

Villa Paradiso's Planting Zones to be used as future reference

Zone 1 – Driveway Median

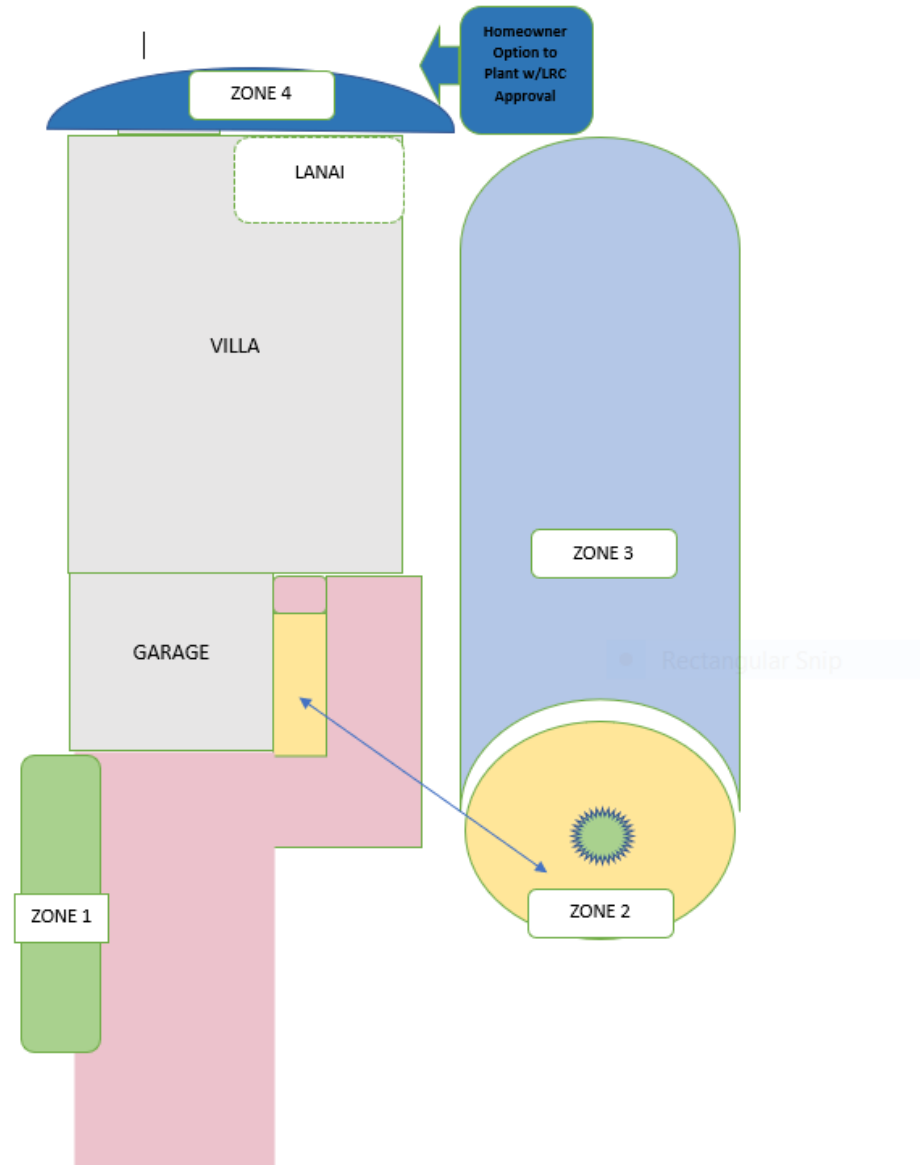
Zone 2 (two sections) – Around Pigmy Palm and Shrubs along side of Garage

Zone 3 – Shared Gardens between villas or Individual Gardens next to villa

Zone 4 – Homeowner Garden behind villa



VILLA PARADISO LANDSCAPE PROJECT 2021
IDENTIFICATION OF PLANTING ZONES





Zone Plantings

Zone 1 – Driveway Median:
“NO RESIDENT PLANTING” ZONE

Dwarf Ixoras – mixed shades of red

Zone 2 – Two Sections:
“NO RESIDENT PLANTING” ZONES

1. Around Pigmy Palm and 2. alongside garage:

Pigmy Palm area: Carissa Emerald Blanket surrounding palm with Gold Dust Croton

Garage to HVAC Unit or Alcove: Dwarf Clusia (aka Pitchapple)

Zone 3 – Shared Gardens between villas or Individual Gardens next to villas:

We have selected plants that homeowners may plant. For villas that have a Shared Garden, both homeowners must both agree on these plantings. If agreement cannot be reached, the Landscape Review Committee will make the decision. Seasonal annual plants may be planted in this area but must be maintained in good condition and removed at end of season.

VP Landscaper will maintain all plantings.

Note that Zone 3 will be done as plants age and likely overall refurbishing will officially begin in 2025 and go through 2026 at which time a specific dollar amount will be determined that Villa Paradiso can spend per villa. If homeowners' desire to go above that dollar amount, that cost will be the responsibility of the homeowner.

As of January 1, 2022, if the homeowner has plantings that are not part of the following list but are in good shape and within the community guidelines and not on the Invasive/Unaccepted list, these plants may remain.

Zone 3 Perennial Planting Options:*

Dwarf Bottlebrush
Dwarf Allamanda
Panama Rose
Dwarf Bougainvillea
Viburnum
Foxtail Ferns
Jatropha (Tree)
Dracaena

Snow Queen Hibiscus
Heliconia – Lobster Claw
Perennial Peanut
Eugenia
Spirea
Bird of Paradise
Gardenia

*The above plants have been selected based on their ability to thrive in our environment; only perennial plants on this list can be planted. The Landscape Committee may delete or add additional plants to this listing based on a predetermined maximum. Seasonal Annual plants may be planted in Zone 3 and must be maintained in good condition and removed at end of season.

Definition: Shared vs Individual Garden

A Shared Garden is defined as a planting area in which 2 homeowners both have the right to plant. Typically, the property line runs through the center of a Shared Garden area.

Several villas have an Individual Garden meaning that their neighbor does not plant in that area and that area is 100% within their property line. An Individual Garden is usually at a corner or end of a street OR has a large expanse of grass between the villas.

Note: Most of the “common grounds” area surrounding Villa Paradiso is the property of Venetia Community Association (VCA) and residents must not plant in this area. This area is cared for by VCA’s landscaping contractor.

VILLA PARADISO INVASIVE PLANTS LISTING *

Brazilian Pepper	Brazilian Jasmine
African Tulip Tree	Golden Bamboo
Japanese Honeysuckle	Mexican Petunia
Lantana (all species)	Elephant Ear
Camphor Tree	

VILLA PARADISO UNACCEPTABLE PLANT LISTING *

Oyster Plant	Reclinata Palm
Fruit Trees	Plumeria
Magnolia	Holly Oleander

****Listings may change based on Florida State invasive plant listing or community guidelines***



NEW PLANTINGS LIST

Zone 1 - Between Driveways

Ixoras – Various shades of red/pink



Zone 2 - Under Pygmy Palms (Removing Junipers)

Croton Gold Dust



Carissa Emerald



Zone 2 Alongside Garage to Alcove

Dwarf Clusia (Pitch Apple)



Zone 3 Shared or Individual Gardens

Dwarf Bottle Brush Shrub



Dwarf Snow Queen Hibiscus



Zone 3 Continued

Panama Rose Butterfly Bush



Dracaena



Perennial Peanut Bush



Zone 3 Continued

Yellow Allamanda Bush (Golden Trumpet bush)



Haliconia



Dwarf Bougainvillea



Zone 3 Continued

Viburnum



Gardenia



Zone 3 Continued

Foxtail Fern



Japanese Spirea



Eugenia (Brush Cherry)



Zone 3 Continued

Bird of Paradise



Jatropha Tree



Zone 4 - Behind Villa

Basic Package is Junipers. Homeowners can also elect to do their own planting, with Landscape Committee approval and all costs for this planting will be the responsibility of the homeowner including any damage to irrigation or utility lines. Seasonal Annual plants may be planted in Zone 4 and must be maintained in good condition and removed at end of season.

Villa Paradiso's landscape contractor will maintain this area to VCA standards.

Transplanting of Existing Zone Plants

If any plants removed from a Zone are viable for transplanting, a homeowner is free to take a plant(s) and transplant in their Zone 4.

The cost and labor for transplanting is the homeowner's responsibility. In addition, if you damage the irrigation or utility lines while transplanting, you will be liable for all repair costs.

Please do not interrupt the landscaper from the planting project to take care of your transplanting needs.

PROJECTED COST ESTIMATE

effective 10-1-21, the date of this initial report*

Estimates include removing and disposal of existing plants
and reset of irrigation

Zone 1 – estimated at \$11,484

Zone 2 –

Pigmy Palm – estimated at \$17,316

Garage – estimated at \$27,460

Zone 3 – yet to be determined - estimating \$30,000 for reserve purposes

**Zone 4 – if homeowner does not plant, basic landscaping will continue to
be planted by Villa Paradiso**

*The above costs are estimates only; these costs can change over years based on economics and availability. Prior to beginning a Zone project, the Project Team together with Villa Paradiso's landscape contractor will assess the proposed zone plan to ensure that current plants are not usable and that proposed plantings are still viable. A recommendation will then be presented to the Board for approval and the Board's determination of assessment. All assessment will be specific to only the Zone project.



ANTICIPATED LONG-RANGE PLAN PLANTING SCHEDULE

Revised 2023

Dates may change depending on weather or financial restrictions*

Zone 1 – Mid-summer 2022 within rainy season – completed

*Note: Delayed Zone 2 planting scheduled for 2023 due to 2022 hurricane expense considerations

Zone 2 – Garage – Spring 2024 prior to rainy season

Zone 2 – Pigmy Palm - Spring 2025 prior to rainy season

Zone 3 – Spring 2026 or phased in as needed