

Green Spaces at Glenwood Reserve



Overview

Trees and plants making up Green Spaces have many benefits to a community, including; increasing property values, moderating temperatures, cleansing the air, reducing pollution, increasing oxygen levels and reducing carbon dioxide, reducing wind velocity, reducing noise, preventing erosion, supporting wildlife, and creating natural beauty with colors, shapes, flowers, and textures. Trees reduce heating costs by acting as a windbreak and reduce air conditioning costs through the shade they provide.

Research has shown that people in green spaces have better physical and mental health with lower stress, lower blood pressure, greater relaxation, quicker healing, and improved children's attention span and test scores.

The most famous urban green space in the United States is Central Park in New York City. It is seen as a great resource for citizens. Residents there must travel to be immersed in this green space. In Glenwood Reserve, we can just look out the window or step out of our door to benefit from the Green Space. We live inside an area that is like Central Park. It is one of the reasons many Glenwood Reserve residents chose to build their homes here.

Required by Law

The Green Space is not happenstance. It is required by State Law, County Codes, and St. Johns Water Management District. We can thank our developers for placing some of the required Green Space among the houses rather than just around the perimeter of the property. A Google Maps search of Volusia County will show many developments with a green area around a group tightly placed houses in a treeless environment.

The requirements of different agencies, in a variety of documents, sometimes overlapping, can be confusing and difficult to understand. The purpose of this guide is to provide Glenwood Reserve residents a clearly stated description of the Green Spaces as a helpful document to maintain and improve the beauty of our community.

There are three different types of Green Spaces: 1) Natural Vegetation Buffers, 2) Conservation Easements, and 3) Tree Protection Areas.

Natural Vegetation Buffers

Every lot in Glenwood Reserve has areas known as Natural Vegetation Buffers. The rules requiring these buffers are a part of the St. John Water Management District requirements with the enforcement being given to Volusia County. The owner of each lot is responsible for maintaining the Buffer

The Natural Vegetation Buffer is a strip 10 feet wide on either side lot line and 25 feet wide on the rear lot line. Perimeter lots, those with back lot line along the perimeter of the development, have a 40-foot wide Natural Vegetation Buffer on the back lot line.

In short, these areas are to remain natural, with no disturbance to the land or any of the vegetation. Specifically, the rules are:



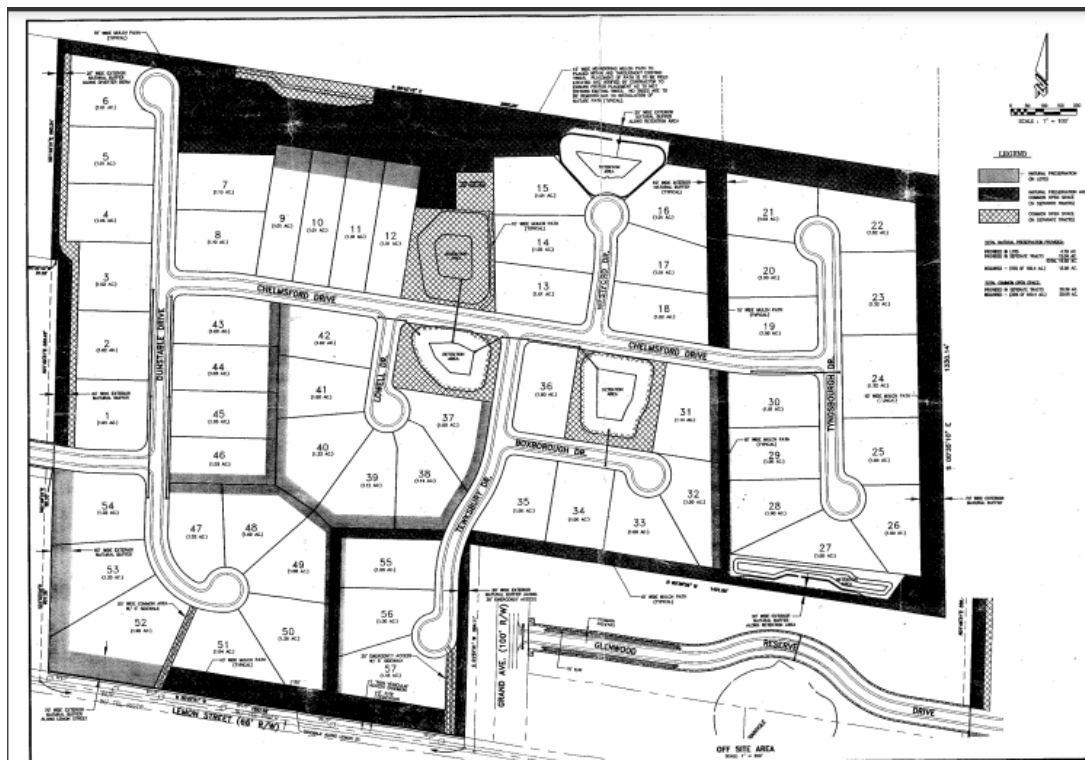
Restrictions and Guidelines

- Nothing in the Natural Vegetation Buffer should be disturbed.
- No removal or destruction of trees, shrubs, or vegetation.
- No mowing or bush hogging allowed.
- No placing of soil, fill, trash, waste, or unsightly materials allowed.
- No construction or placing of buildings, roads, signs, utilities, or other structures.
- No excavating or placing water lines, irrigation, or utilities.
- No grading or changes to the surface.
- No sodding or irrigation.

If the Buffer has been damaged, either by human activity (clearing or construction) or natural event (hurricane) the buffer is required to be reconstructed to its former condition. In some cases, the Buffer may have fewer plants and trees than the owner would prefer for the creation of a privacy screen or an attractive landscape. In both cases, repair of damage or improving buffer, the county allows the addition of plants. However, all plants (trees, shrubs, ground covers, flowers) must be Florida native species.

A listing of Florida native plants that grow well in our area is at the end of this guide.





Conservation Easements

One of the Volusia County requirements to develop a parcel of land into a subdivision for homes is to designate some of the land for preservation. Sometimes that requirement is for a certain percentage of the development, sometimes the requirement is for a perimeter to separate the development from neighboring developments. These restricted lands are designated **Conservation Easements**. When Glenwood Reserve was planned, the areas required by the County to be preserved were identified and drawn on various maps of Glenwood Reserve and noted as "Conservation Easement." (A full-page version of the above map is located in the attachments at the end of this guide.)

Areas Highlighted in Black: This is land owned by Glenwood Reserve HOA which is required to be preserved in a natural state.

Areas Highlighted in Gray: This is land owned by individual lot owners which is required to be preserved in a natural state.

Area Highlighted by Crosshatch: This is land owned by Glenwood Reserve HOA which is required to be preserved, but may be maintained in an open state, with trees removed. The county term is: Open Preservation.

To understand where these areas are, a couple of examples are below.

1. Look at the shaded areas behind lots 51 and 52. The area behind lot 51 is shaded black. This is HOA property that is a 70' wide conservation easement. The area at the back of lot 52 is shaded gray. This is part of lot 52, owned by the homeowner, which is a 70' wide conservation easement. The rules are the same for both areas, the difference is one is privately owned and one is HOA property.

2. Look at the square crosshatched area between the back of lot 12 and lot 15. This is HOA-owned property that is open preservation. It does not have the same restrictions for being maintained in a wooded and undisturbed state, although it still has many restrictions.

Conservation Easement Restrictions/Guidelines:

- Nothing in the Conservation Easement should be disturbed.
- No removal or destruction of trees, shrubs, or vegetation.
- No mowing or bush hogging allowed.
- No placing of soil, fill, trash, waste, or unsightly materials allowed.
- No construction or placing of buildings, roads, signs, utilities, or other structures.
- No excavating or placing water lines, irrigation, or utilities.
- No grading or changes to the surface.

One Exception for Natural Buffers and Conservation Easements

The county code recognizes that some trees are invasive species and are exempted from all tree removal ordinances. These “Nuisance Trees” may be removed without a permit. The one tree on this list that is common in some areas of Glenwood Reserve is **Camphor (*Cinnamomum camphora*)**. The Florida Exotic Pest Plant Council lists the camphor tree as a Class 1 invasive species and the UF/IFAS also lists it as invasive due to its ability to displace native plant species. A mature Camphor tree can produce 100,000 seeds each year. They recommend that camphor trees be removed.



Removal within conservation areas and natural buffers must be done without disturbing the soil. Invasive species must **not** be dug out of the soil, disturbing the roots of other plants and trees. The correct removal process is to cut the tree off close to ground level, then paint the stump with an undiluted herbicide, such as Brush Killer TM.



Tree Protection Easements

Some of the lots within Glenwood Reserve have “**Specimen Trees**,” which are trees over a certain diameter, or the largest trees within an area. These Specimen Trees are noted on the surveys of the individual lots and the protected area around the tree is noted as “**Tree Protection Easement**.” The size of the protected area is related to the diameter of the tree – larger trees have larger protected areas.

Tree Protection Easement Restrictions/Guidelines:

No disturbance to the ground within the tree protection zone is allowed. More specifically, the tree protection zone must be protected against:

- Mechanical injuries to the roots, trunk, and branches. **No** driving or parking, equipment, building materials, fill, trash.
- Injuries by Chemical Poisoning. **No** fuel, paint, oil, thinner, asphalt, cement, grout, or any other construction chemical shall be stored or allowed to enter the protection zone. No cleaning of equipment, or tools.
- Injuries due to grade changes. A change in grade shall not be made within the tree protection zone.
- Injuries due to excavations. Swales, water, sewer, irrigation, stormwater, and other utility lines should be routed around the tree protection zone.
- Injuries due to increasing impervious surface. No paving should be placed within the tree protection zone.

Additionally,

- Placement of sod and irrigation, mowing, mechanical edging, is prohibited.
- The use of landscape plants and mulch is acceptable.

Conclusion

One aspect of the desirability of living in Glenwood Reserve is the large amount of Green Space in our community. Knowing the requirements for the Green Spaces will help every resident preserve, maintain, and protect these areas.



Appendix 1

Florida Native Plant List

Natives that grow well in the DeLand area

Large Trees		Nurseries					
		A	D	G	L	P	T
Live Oak	Quercus virginiana		X		X	X	X
Red Maple	Acer rubrum		X	X	X	X	X
Florida Maple	Acer barbatum		X	X	X		X
River Birch	Betula nigra		X	X	X		
Red Cedar	Juniperus virginiana			X	X		
Southern Magnolia	Magnolia grandiflora			X	X	X	X
Sweet Bay Magnolia	Magnolia virginiana			X	X		
5 varieties of Pine	Pinus			X	X	X	
Cabbage Palm (Sabal)	Sabal palmetto	X		X			
Medium and Small Trees							
Eastern Red Bud	Cercis canadensis	X	X	X	X	X	
East Palatka Holly	Ilex x attenuata				X		X
Dahoon Holly	Ilex cassine		X	X	X		X
Yaupon Holly	Ilex vomitoria	X	X	X	X	X	X
Sweet Bay Magnolia	Magnolia virginiana			X	X		
Southern Red Cedar	Juniperus silicicola				X		
Walter's Viburnum Mrs. Shilling's Delight	Viburnum obovatum		X	X		X	X
Wax Myrtle	Myrica cerifera		X	X	X		X
Needle Palm	Rhapidophyllum hystrix			X	X		
Florida Red Bay	Pursea borbonia	X		X	X		
Simpson Stopper	Myrcianthes fragrans		X	X			

Nursery Legend

- A - The Arboretum, 3065 W SR 40, Ormond Beach
- D - DeBary Nursery, 61 S. Charles Richard Beall Blvd. (US17), DeBary
- G - Green Isle Gardens, 11303 Florida-33, Groveland
- L - Lukas Nursery, 1909 Slavia Blvd, Oviedo
- P - Pell's Citrus & Nursery, 400 Doyle Road, Osteen
- T - The Garden Shop at Select Growers, 4391 SR11, DeLeon Springs

Shrubs							
		A	D	G	L	P	T
Beautyberry	Callicarpa americana		X	X	X		
Firebush	Hamelia patens	X	X	X	X	X	
Oakleaf Hydrangea	Hydrangea quercifolia	X		X	X		X
Dwarf Palmetto	Sabal minor	X		X	X	X	
Walter's Viburnum Mrs. Schiller's Delight	Viburnum obovatum	X	X	X	X	X	X
Weeping Lantana (gold flower)	Lantana depressa			X	X		X
Lantana, Wild Sage (white flower)	Lantana involucrata			X	X		
Scrub Palmetto	Sabal etonia			X	X		
Saw Palmetto	Serenoa repens		X	X			
Coontie	Zamia floridana	X	X	X	X	X	X
Florida Anise	Illicium floridanum		X	X	X	X	X
Dwarf Yaupon Holly	Ilex vomitoria		X	X			X
Ferns							
Leather Fern	Acrostichum danaeifolium			X	X		
Boston Fern	Nepheolepsis exaltata		X	X	X		X
Grasses							
Wiregrass	Aristida stricta			X			
Elliott's Lovegrass	Eragrostis elliottii			X			
Purple Lovegrass	Eragrostis spectabilis			X	X		
Panic Grass	Panicum virgatum			X			
Muhlygrass	Muhlenbergia	X	X	X		X	X
Lovegrass	Eragrostis	X		X			
Perennials							
Blanket Flower	Gaillardia pulchella	X	X	X	X		
Narrowleaf Sunflower	Helianthus angustifolius		X	X			
Rudbeckia	Rudbeckia fulgida		X	X	X		X
Black-Eyed Susan	Rudbeckia hirta	X	X	X	X	X	
Milkweed	Asclepias	X	X	X	X		
Purple Coneflower	Echinacea purpurea	X	X	X	X		X
Tick Seed	Coreopsis	X	X	X	X		

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Appendix 3

Florida Friendly Landscaping™

The environment is different in Florida, and is different in various areas of Florida. Plants that thrived in South Carolina may not survive in Florida. Plants that flourish in Ft. Lauderdale may die off if planted in DeLand.

To have a successful and attractive landscape at your home, appropriate plants should be selected. Well, how should a landscape be designed and what plants are appropriate?

Fortunately for us, the researchers at the University of Florida have found those answers and provided them in easy-to-understand and accessible ways. They have a variety of resources to help Floridians understand how best to landscape their yards with Florida Friendly Landscaping™.

The University has produced a guide to being successful with landscaping in Florida. That guide is available in many forms. If you are a tactile person and enjoy holding a book in your hands, you can order the spiral-bound Florida Friendly guide from UF online at by clicking [here](#).

If you are one who enjoys reading a book on the screen of your computer or Kindle, UF provides a version that can be downloaded to your device. Click [here](#) to access the page, then scroll down and click on the red [Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design](#).

If you would like your computer or phone to do the searching for you, there is an app for that. To get the app, go to <https://ffl.ifas.ufl.edu/resources/apps/plant-guide/>

Whatever form you choose, this guide will be your best source of information for creating a beautiful, colorful, and pleasing landscape at your home.

Two other resources you should review are the Florida Association of Native Nurseries <https://www.fann.org/> and the Florida Wildflower Foundations <https://flawildflowers.org/> Both of these organizations have excellent resources online.

