



CITY HALL, ROOM 118
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

**CITY OF BONITA SPRINGS
BONITA SPRINGS TREE ADVISORY BOARD
OFFICIAL AGENDA
MONDAY, APRIL 10, 2023
4:00 P.M.**

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Approval of Minutes Tree Advisory Board Meeting for March 13, 2023
- V. New Business
 - a) Bonita Springs Residential Development and Regional Stormwater Facility
DOS23-100511-BOS & DOS23-100557-BOS (Official Site Visit Summary for
Above April 5, 2023 at 8:00A.M.)
 - b) Infinity at The Colony Residential Development – DOS22-93263-BOS
 - c) Bayview on Estero Bay RPD/CPD Amendment – PD22-94263-BOS
 - d) Judging of Arbor Day School Poster Contest
- VI. General – Staff Project/Updates
- VII. General – Board Member Items/Updates
- VIII. Adjournment

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS AT ANY OF THE MEETINGS BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT LISA ROBERSON, DIRECTOR OF FINANCE AT 239-949-6262, AT LEAST 48 HOURS PRIOR TO THE MEETING.

TWO OR MORE MEMBERS OF THE BONITA SPRINGS CITY COUNCIL MAY BE PRESENT AND MAY PARTICIPATE AT THE MEETING. THE SUBJECT MATTER OF THIS MEETING MAY BE AN ITEM FOR DISCUSSION AND ACTION AT A FUTURE BONITA SPRINGS CITY COUNCIL MEETING.



CITY HALL, ROOM 118
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

**CITY OF BONITA SPRINGS
BONITA SPRINGS TREE ADVISORY BOARD
OFFICIAL AGENDA
MONDAY, MARCH 13, 2023
4:00 P.M.**

I. Call to Order

II. Roll Call

Chairman Brown and Board Members Dore-Smith, Buck, and Ogle were present.

III. Public Comment

IV. Approval of Minutes Tree Advisory Board Meeting for January 9, 2023

Board Member Buck motioned to approve as written. Board Member Ogle seconded. The motion carried unanimously.

V. New Business

a) Wendy's 28090 Quail's Nest Lane – DOS23-97966-BOS – Bonita Exchange Outparcel 2

David Landers, with CPH, LLC on behalf of the Applicant, provided an overview of the project. Discussion ensued.

Chairman Brown motioned to approve the plan to mitigate two of the heritage trees and request that Tree 1012 be preserved, if possible with a parking variance, and to ask the applicant to work with staff to mitigate as appropriate.... Board Member Dore-Smith seconded, and the motion carried unanimously.

b) Highland Woods Pool Café and Pro Shop – DOS22-96856-BOS

Richard Chalupa, Landscape Architect on behalf of the Applicant, furnished an overview. Discussion ensued.

Board Member Ogle motioned for the mitigation plan as stated. Board Member Buck seconded. The motion carried unanimously.

c) Official Site Visit Summary for Above

There was no objection to the Site Visit Summary. It was noted that the site visits are appreciated by the Board Members.

- d) Bonita 75 Multi-family Project – DOS22-96885-BOS – 27801 – 27977 Boondock Road

Laura Gibson, Community Development, furnished an overview. Mr. Chalupa said the project is addressing twelve heritage trees and evaluating the ability to save two more.

Chairman Brown motioned to approve the mitigation of the heritage trees as presented and to allow for additional space for the large heritage trees to be preserved. Board Member Dore-Smith seconded, and the motion passed unanimously.

VI. General – Staff Project/Updates

Ms. Swanson advised that the 2022 Tree City USA Application that was submitted has been approved and the City of Bonita Springs is recognized for another year as a Tree City.

VII. General – Board Member Items/Updates

Chairman Brown reported that the Charter School has agreed to participate in this year's student poster board contest and should be submitted for judging/selection at next meeting.

VIII. Adjournment

APPROVED BY CITY OF BONITA SPRINGS TREE ADVISORY BOARD ON THE ____ DAY OF _____, 2023.

AUTHENTICATED:

Chairman Jack Brown

**CITY OF BONITA SPRINGS
TREE ADVISORY BOARD
OFFICIAL SITE VISIT SUMMARY**

**Bonita Springs Golf Course Residential
Development and Regional Stormwater
Facility
DOS23-100511-BOS & DOS23-100557-BOS
STRAP: 144725B11400A0000 &
234725B10050A0000
APRIL 5, 2023 8:00 AM**

Present:

Board Members Barbara Ogle and David Dore-Smith

Laura Gibson, Community Development

Summary:

Staff and Board Members met at the northern site for the purpose of evaluating the location and health of the heritage trees to be removed in relation to the proposed project. Potential options for mitigating the heritage trees to be removed were discussed. Staff discussed the project with board member Phil Buck by phone as he was unable to attend the site visit.

LEGAL DESCRIPTION



LEGAL DESCRIPTION:

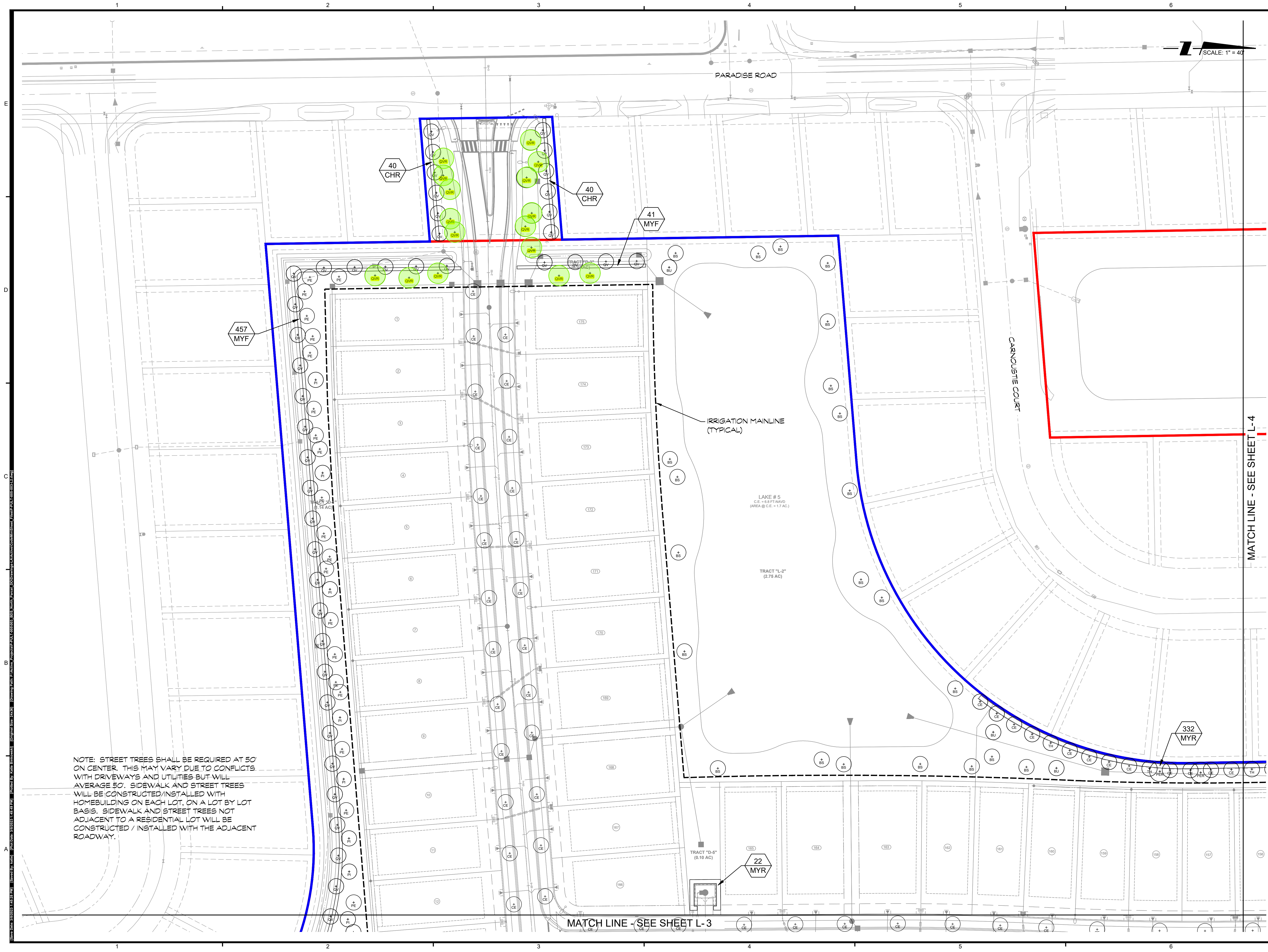
BUILDING SUMMARY

NOTES

Sunshine811.com

239.403.6700
Pen-Eng.com

DESIGN TEAM:		PROFESSIONAL SEALS:	
DRAWN BY:	STEVE SAMMONS	LANDSCAPE ARCHITECT:	STEVE SAMMONS, LA
		FLORIDA LICENSE NUMBER:	LA0001394
PROJECT FILE INFORMATION:			
FILE DATE:	MARCH 2023		
FILE NUMBER:	P-PULT-005-003-L1		
PROJECT NUMBER:		SET NUMBER:	SHEET ID:
P-PULT-005-003		L-1	L-1





PENINSULA
ENGINEERING

CIVIL ENGINEERING
PLANNING AND ZONING
ENVIRONMENTAL SERVICES

LANDSCAPE ARCHITECTURE
SURVEYING
LAND DEVELOPMENT

239.403.6700
Pen-Eng.com

PROJECT:

BONITA DEL SOL - NORTH PARCEL

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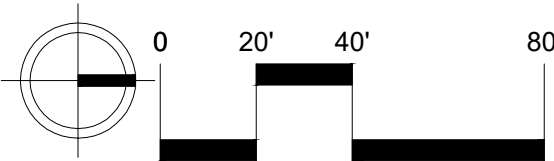
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PREPARED FOR:

PULTE HOME COMPANY, LLC

REVISIONS:

No.	Revision:	Date:

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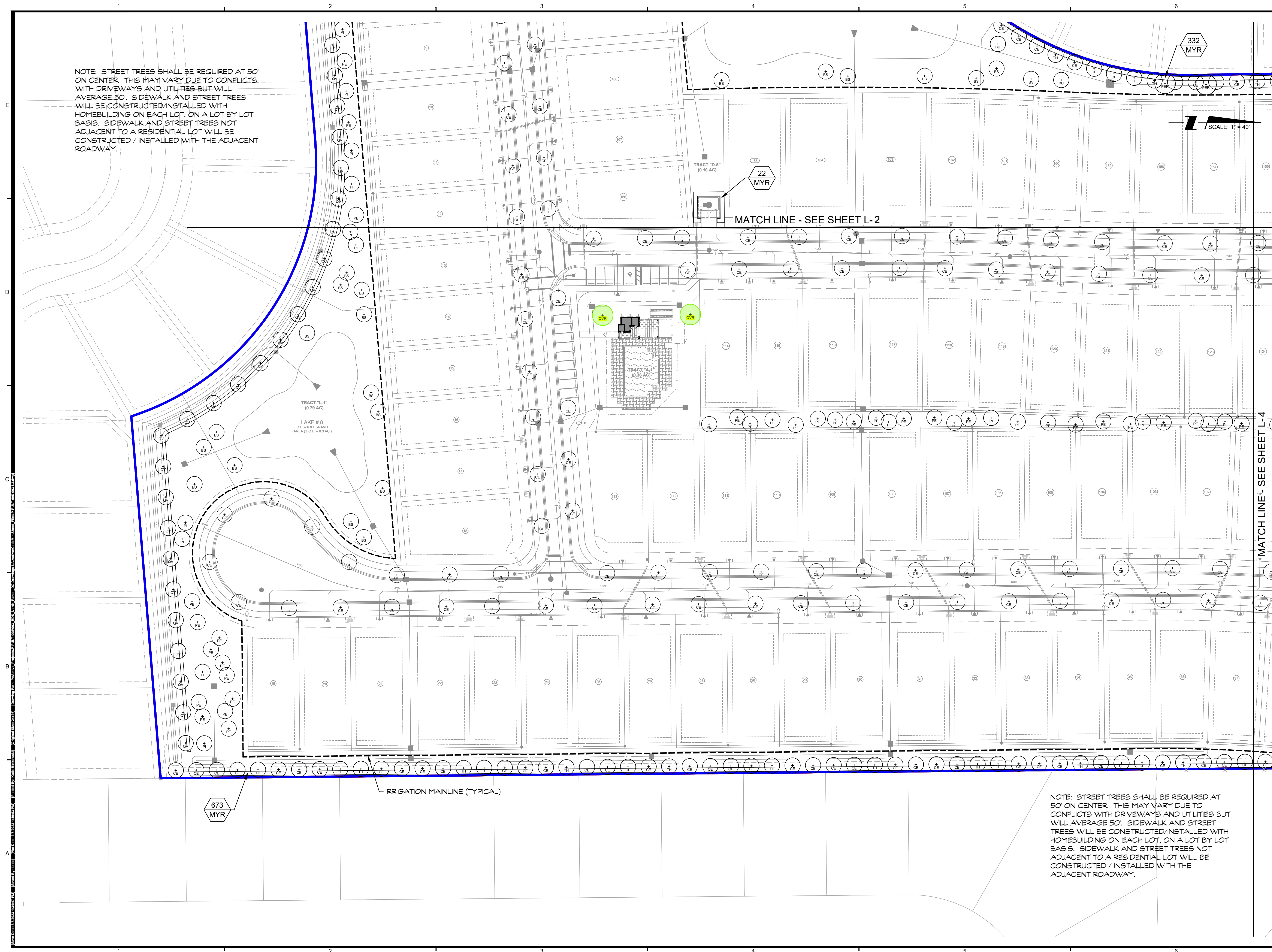
NORTH

VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:
LANDSCAPE ARCHITECT: STEVE SAMMONS, LA
FLORIDA LICENSE NUMBER: LA0001394

Florida Engineering Certificate of Authorization #026775
Florida Landscape Certificate of Authorization #LC20000632

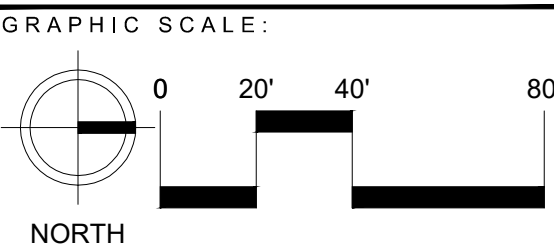
Designed by: STEVE SAMMONS
Drawn by: STEVE SAMMONS
Date: MARCH 2023
Horizontal Scale: 1" = 40'
Project Number: P-PULT-005-003
File Name: P-PULT-005-003-L2.dwg
L-2
Sheet Number: 02 of 07



BONITA DEL
SOL - NORTH
PARCEL

CODE MINIMUM
LANDSCAPE
PLAN (B)

PULTE HOME
COMPANY, LLC

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VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

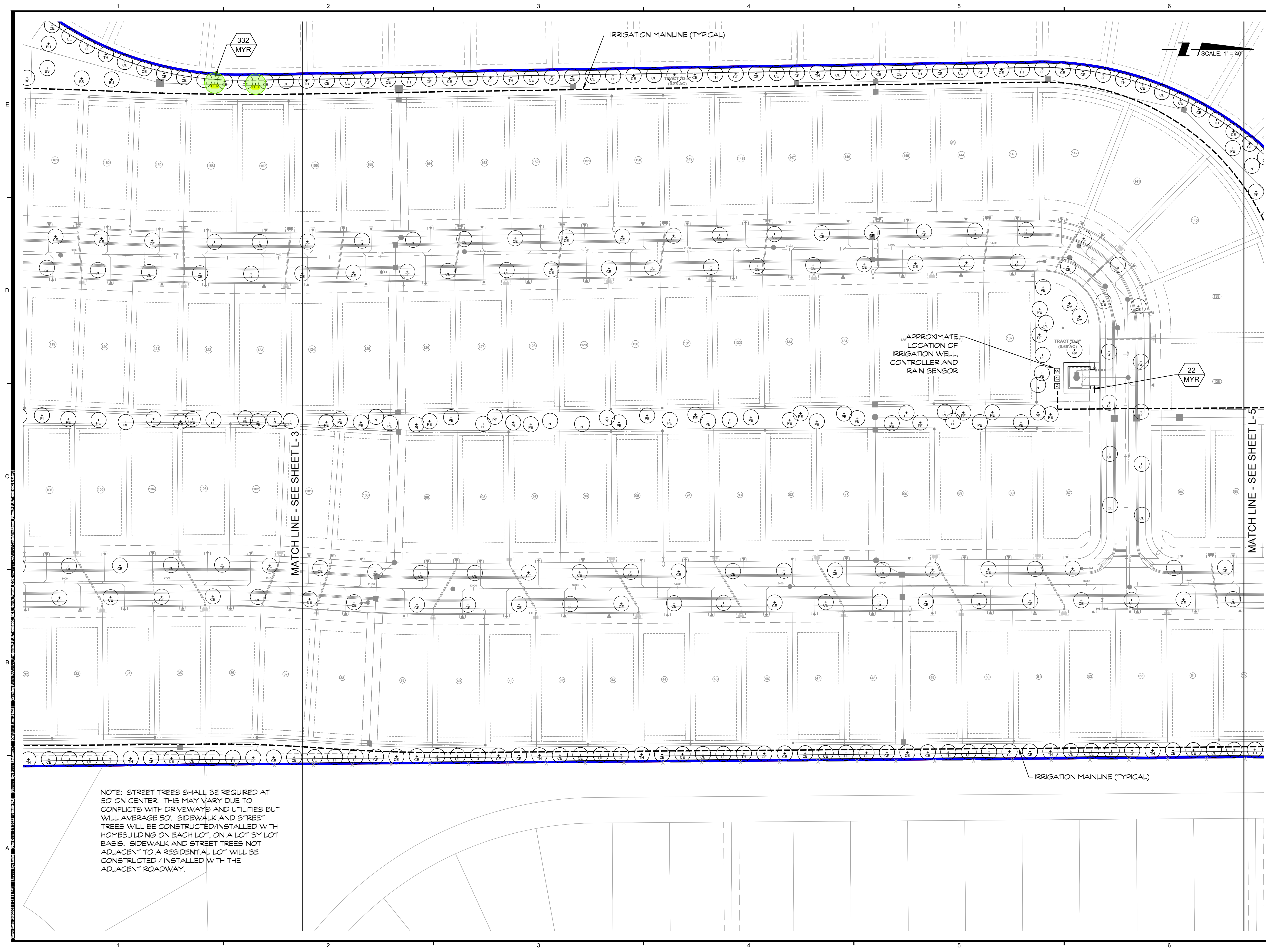
PROFESSIONAL SEALS:
LANDSCAPE ARCHITECT: STEVE SAMMONS, LA
FLORIDA LICENSE NUMBER: LA0001394

Florida Engineering Certificate of Authorization #28275
 Florida Landscape Certificate of Authorization #LC20000632

Designed by: STEVE SAMMONS
 Drawn by: STEVE SAMMONS
 Date: MARCH 2023
 Horizontal Scale: 1" = 40'
 Project Number: P-PULT-005-003
 File Name: P-PULT-005-003-L3.dwg

L-3

Sheet Number: 03 of 07



PENINSULA
ENGINEERING

CIVIL ENGINEERING
PLANNING AND ZONING
ENVIRONMENTAL SERVICES

LANDSCAPE ARCHITECTURE
SURVEYING
LAND DEVELOPMENT

239.403.6700
Pen-Eng.com

PROJECT:

BONITA DEL SOL - NORTH PARCEL

SHEET TITLE:

CODE MINIMUM LANDSCAPE PLAN (C)

PREPARED FOR:

PULTE HOME COMPANY, LLC

REVISIONS:

No.	Revision:	Date:

GRAPHIC SCALE:

NORTH

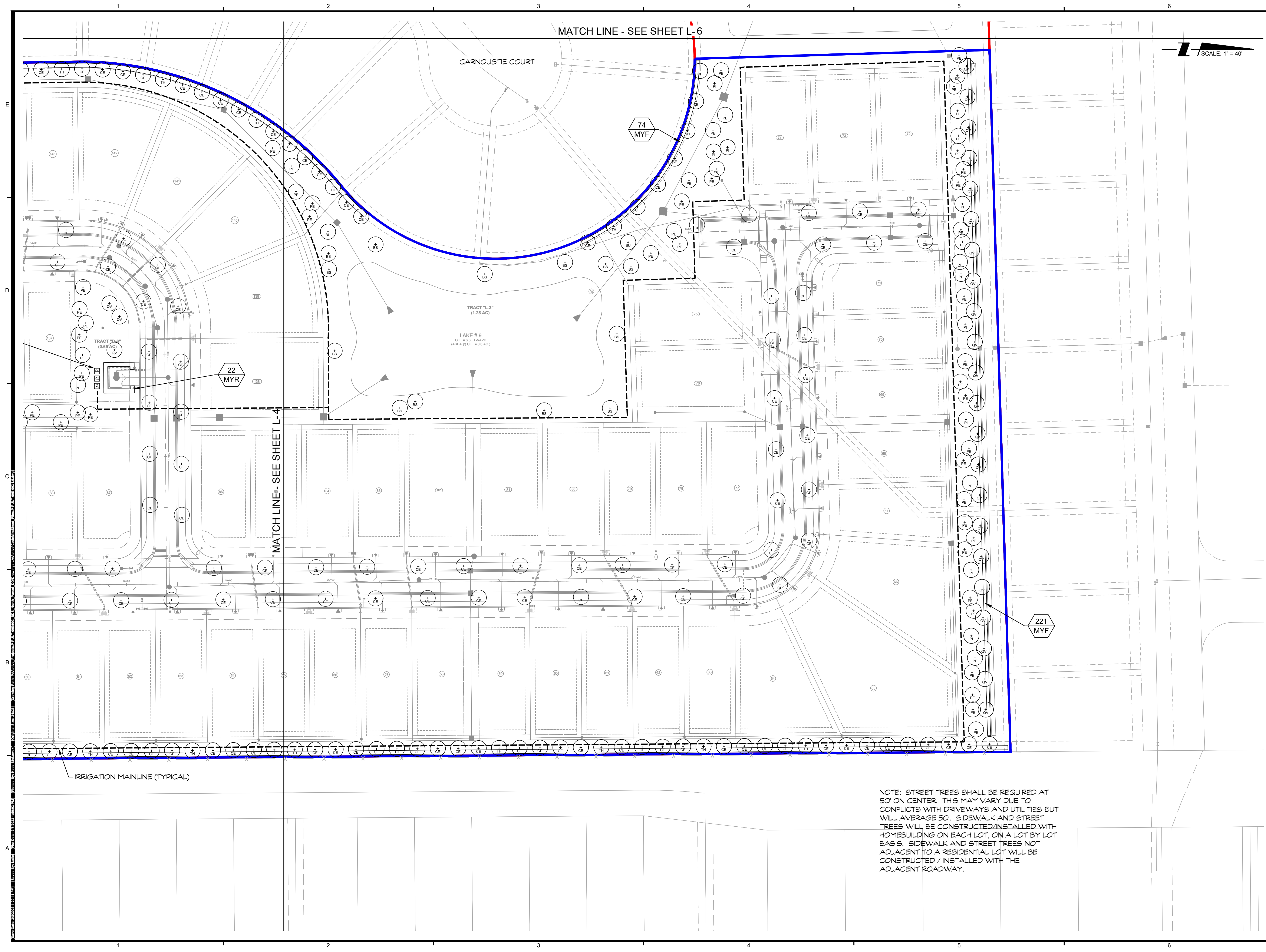
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PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS, LA
FLORIDA LICENSE NUMBER: LA0001394

Florida Engineering Certificate of Authorization #26275
Florida Landscape Certificate of Authorization #LC20000632

Designed by: STEVE SAMMONS
Drawn by: STEVE SAMMONS
Date: MARCH 2023
Horizontal Scale: 1" = 40'
Project Number: P-PULT-005-003
File Name: P-PULT-005-003-L4.dwg
Sheet Number: 04 of 07



SCALE: 1" = 40'



CIVIL ENGINEERING
PLANNING AND ZONING
ENVIRONMENTAL SERVICES

LANDSCAPE ARCHITECTURE
SURVEYING
LAND DEVELOPMENT

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PROJECT:

BONITA DEL SOL - NORTH PARCEL

SHEET TITLE:

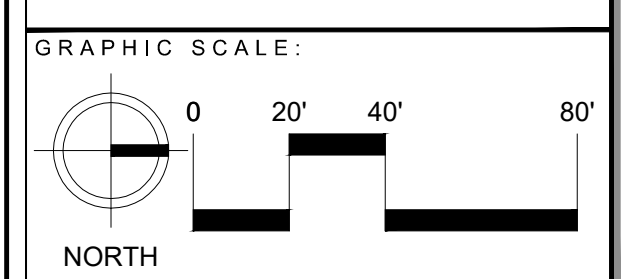
CODE MINIMUM LANDSCAPE PLAN (D)

PREPARED FOR:

PULTE HOME COMPANY, LLC

REVISIONS:

No.	Revision:	Date:



NORTH

VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:

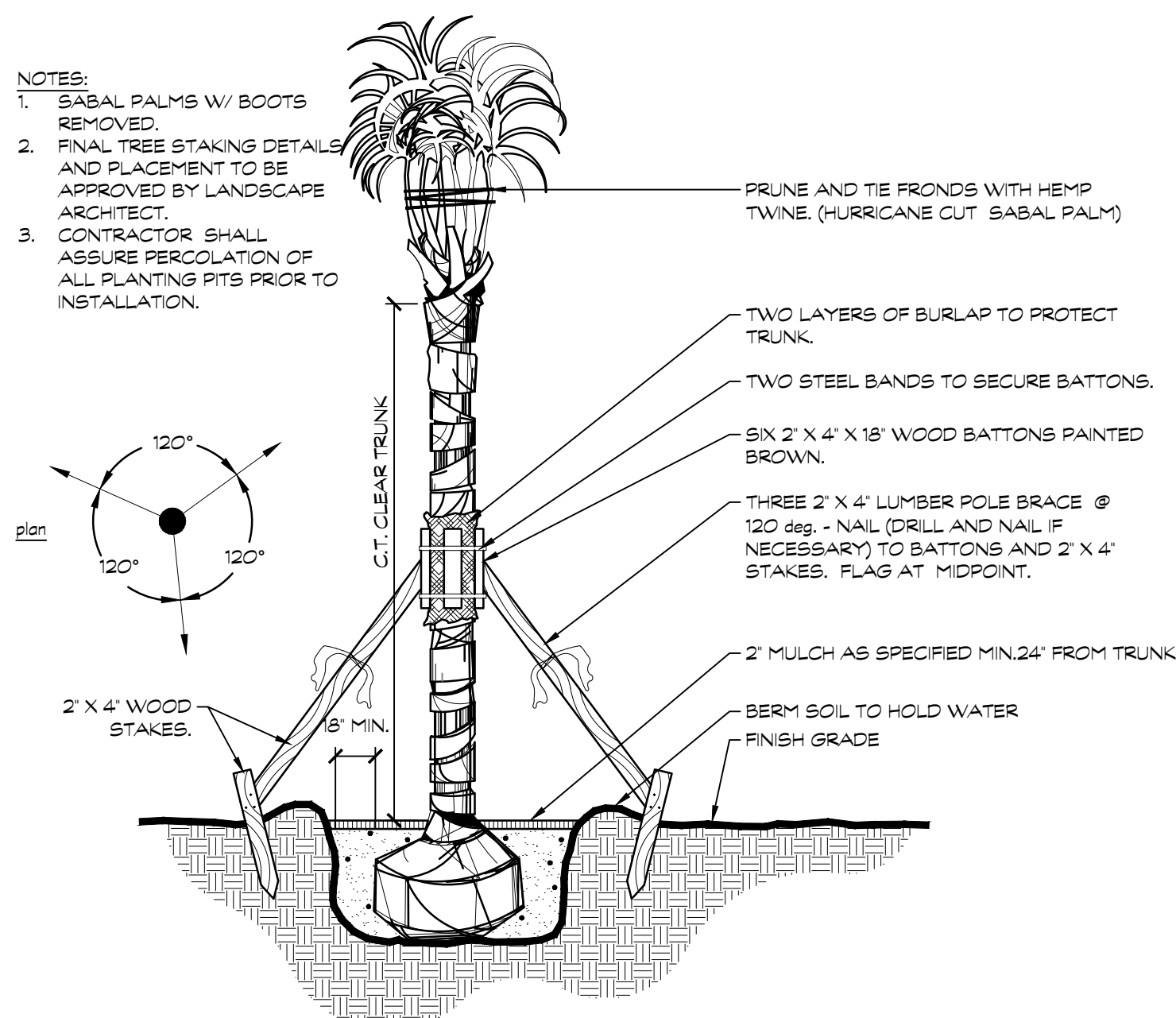
LANDSCAPE ARCHITECT: STEVE SAMMONS, LA
FLORIDA LICENSE NUMBER: LA0001394

Florida Engineering Certificate of Authorization #26275
Florida Landscape Certificate of Authorization #LC20000632

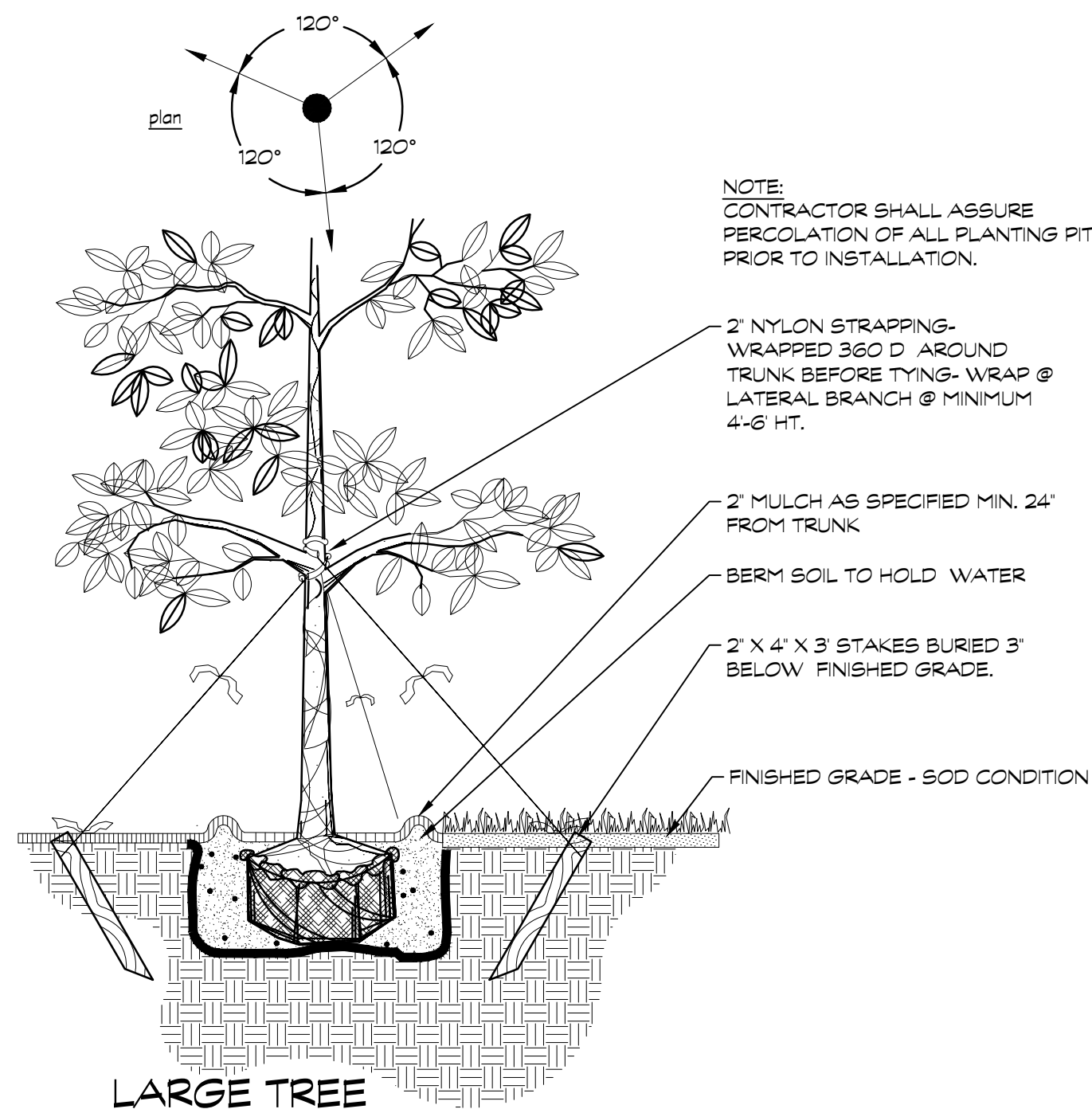
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Drawn by: STEVE SAMMONS
Date: MARCH 2023
Horizontal Scale: 1" = 40'
Project Number: P-PULT-005-003
File Name: P-PULT-005-003-L5.dwg
L-5
Sheet Number: 05 of 07

NOTE: STREET TREES SHALL BE REQUIRED AT 50' ON CENTER. THIS MAY VARY DUE TO CONFLICTS WITH DRIVEWAYS AND UTILITIES BUT WILL AVERAGE 50'. SIDEWALK AND STREET TREES WILL BE CONSTRUCTED/INSTALLED WITH HOMEBUILDING ON EACH LOT. ON A LOT BY LOT BASIS. SIDEWALK AND STREET TREES NOT ADJACENT TO A RESIDENTIAL LOT WILL BE CONSTRUCTED / INSTALLED WITH THE ADJACENT ROADWAY.

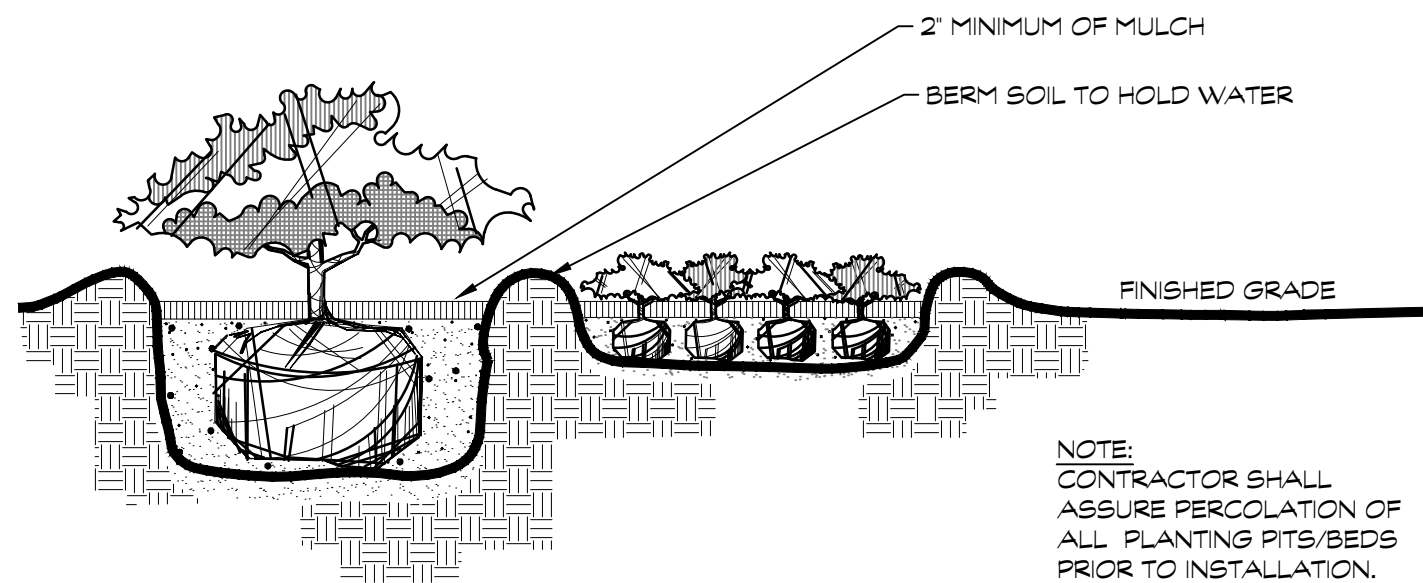
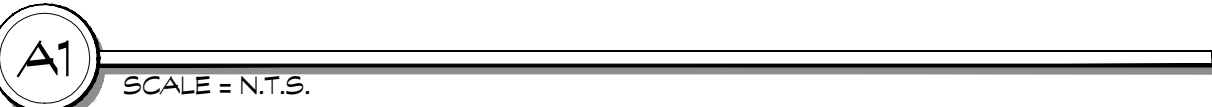
E
D
C
B
A



PALM TREE



LARGE TREE



SHRUB AND GROUNDCOVER



Code Minimum Plant List

Trees and Palms

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
48	BS	Bursera simaruba	Gumbo Limbo	10' ht / 2" cal (12" above grade) / 4' spr min.	Y
6	BU	Bursera simaruba	Gumbo Limbo	16' ht / 4" cal	Y
388	CE	Conocarpus erectus	Green Buttonwood	10' ht / 2" cal (12" above grade) / 4' spr min.	Y
140	PE	Pinus elliotii	Slash Pine	10' ht / 2" cal (12" above grade) / 4' spr min.	Y
2	PER	Pinus elliotii	Slash Pine	20' ht / 4" dbh (heritage tree replacement) - see note this sheet	Y
28	PI	Pinus elliotii	Slash Pine	16' ht / 4" cal	Y
87	QV	Quercus virginiana	Live Oak	10' ht / 2" cal (12" above grade) / 4' spr min.	Y
18	QVR	Quercus virginiana	Live Oak	20' ht / 4" dbh (heritage tree replacement) - see note this sheet	Y
41	TH	Tabebuia heterophylla	Pink Tabebuia	10' ht / 2" cal (12" above grade) / 4' spr min.	N

Shrubs and Groundcover

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
80	CHR	Chrysobalanus icaco	Cocoplum	36" ht. / 36" OC	Y
1049	MYR	Myrcianthes fragrans	Simpson Stopper	10 gal. / 4' ht. / 4' OC	Y
793	MYF	Myrcianthes fragrans	Simpson Stopper	36" ht. / 36" OC	Y

Miscellaneous

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
SOD1			St. Augustine Floratam		
SOD2			Bahia Sod	Retention Area	
			Mulch (all proposed plant beds)	Pine Straw	

Note: Provide a minimum of 2 canopy trees (10' ht / 2" cal. / 4' spr.) per residential lot

LANDSCAPE NOTES

- QUALITY: PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS PLAN SHALL MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND PART II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED MATERIAL SHALL ALSO MEET STATE STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO ESTABLISHED HORTICULTURAL METHODS AND STANDARDS.
- OF CODE REQUIRED VEGETATION, MAINTAIN 75% FLORIDA NATIVE TREES AND 75% NATIVE SHRUBS.
- THIS PLANTING PLAN IS FOR THE PURPOSES OF REVIEW BY THE CITY OF BONITA SPRINGS, AND IS SCHEMATIC IN NATURE INTENDED TO SET MINIMUM CITY REQUIREMENTS FOR THE PROJECT. COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS MAY BE PREPARED BY OTHERS BUT MUST INCORPORATE THESE STANDARDS AT A MINIMUM.
- EXOTIC VEGETATION AS DEFINED BY THE CITY OF BONITA SPRINGS LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADING (SEE CIVIL PLANS) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
- ALL PLANTS TO BE ARRANGED IN STAGGERED ROWS UNLESS OTHERWISE NOTED ON THE PLANS.
- PLANT SPECIFICATIONS (HEIGHT, SPREAD ETC.) SHALL MEET MINIMUM CITY REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
- ALL EXPOSED EARTH SHALL BE COVERED WITH SOD, HYDROSEED AND/OR MULCH.
- ROOT BARRIERS ARE REQUIRED WHEN LARGE CANOPY TREES/PALMS (FOR EXAMPLE, LIVE OAKS, ROYAL PALMS) ARE WITHIN 15' OF A BUILDING, 10' OF A SIDEWALK OR PAVED AREA, OR 7.5' OF A WATER MAIN/FORCE MAIN, AND SHALL RUN PARALLEL WITH PAVED AREA, BUILDING, OR UTILITY LINE, TO A DISTANCE 20' OUT EITHER DIRECTION FROM THE TRUNK. ROOT BARRIERS SHALL BE A MINIMUM OF 18" DEEP AND SHALL EXTEND UP TO FINISHED GRADE. ROOT BARRIER PRODUCTS SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT AND INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- ALL CODE REQUIRED PLANTINGS SHALL HAVE 100% IRRIGATION COVERAGE THROUGH AN AUTOMATIC CONTROLLER WITH RAIN SENSOR.

CITY OF BONITA SPRINGS CODE REQUIREMENTS

BUFFER REQUIREMENTS

Per Exhibit 'D' of Zoning Ordinance No. 22-01, buffering as shown with trees 20' OC and 4' ht hedge (maintained at 5' ht. min.) and buffering as shown with trees 30' OC and 3' ht hedge (maintained at 5' ht. min.)

Main Entry (3-418.d.6)

- 5 trees and 18 shrubs per 100 LF
- 120 LF (north) + 120 LF (south) = 240 LF
- 240 / 100 = 2.4 x 5 = 12 trees (6 per side)
- 240 / 100 = 2.4 x 18 = 44 shrubs (22 per side)

GENERAL TREES

1 tree per 2000 SF of development area
47.3 acres = 2,060,388 SF / 2000 = 1031 trees required

- Minimum 2 trees per residential lot = 175 lots = 350 trees
- 11,000 LF of street trees @ 50' OC = 220 trees
- 20 heritage tree replacements x 5 credits = 100 trees
- 1031 - 350 - 220 - 100 = 361 remaining trees provided on site through general trees (10' ht, 2' cal) and larger general trees (16' ht, 4' cal)

NATIVE REQUIREMENTS

- 75% trees x 75% = 569 native trees required, 717 provided
- 75% of shrubs required to be native

HERITAGE TREES

20 heritage trees to be replaced with another canopy tree 20' ht / 4" dbh (per Zoning Ordinance No. 22-01 trees shall be no less than 14' ht. if trees at 20' ht are not commercially available)

PROJECT:

BONITA DEL
SOL - NORTH
PARCEL

SHEET TITLE:

CODE MINIMUM
NOTES AND
DETAILS

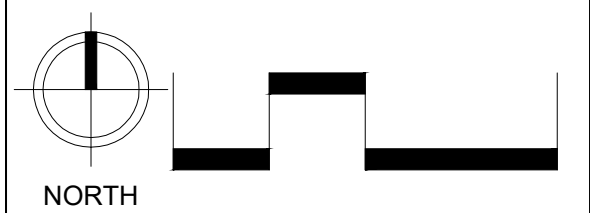
PREPARED FOR:

PULTE HOME
COMPANY, LLC

REVISIONS:

No.	Revision:	Date:

GRAPHIC SCALE:



VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS, LA
FLORIDA LICENSE NUMBER: LA0001394

Florida Engineering Certificate of Authorization #26275
Florida Landscape Certificate of Authorization #C26000632

Designed by: STEVE SAMMONS

Drawn by: STEVE SAMMONS

Date: MARCH 2023

Horizontal Scale: 1" = 1'

Project Number: P-PULT-005-003

File Name: P-PULT-005-003-L7.dwg

L-7

Sheet Number: 07 of 07

LEGAL DESCRIPTION



BUILDING SUMMARY

NOTES

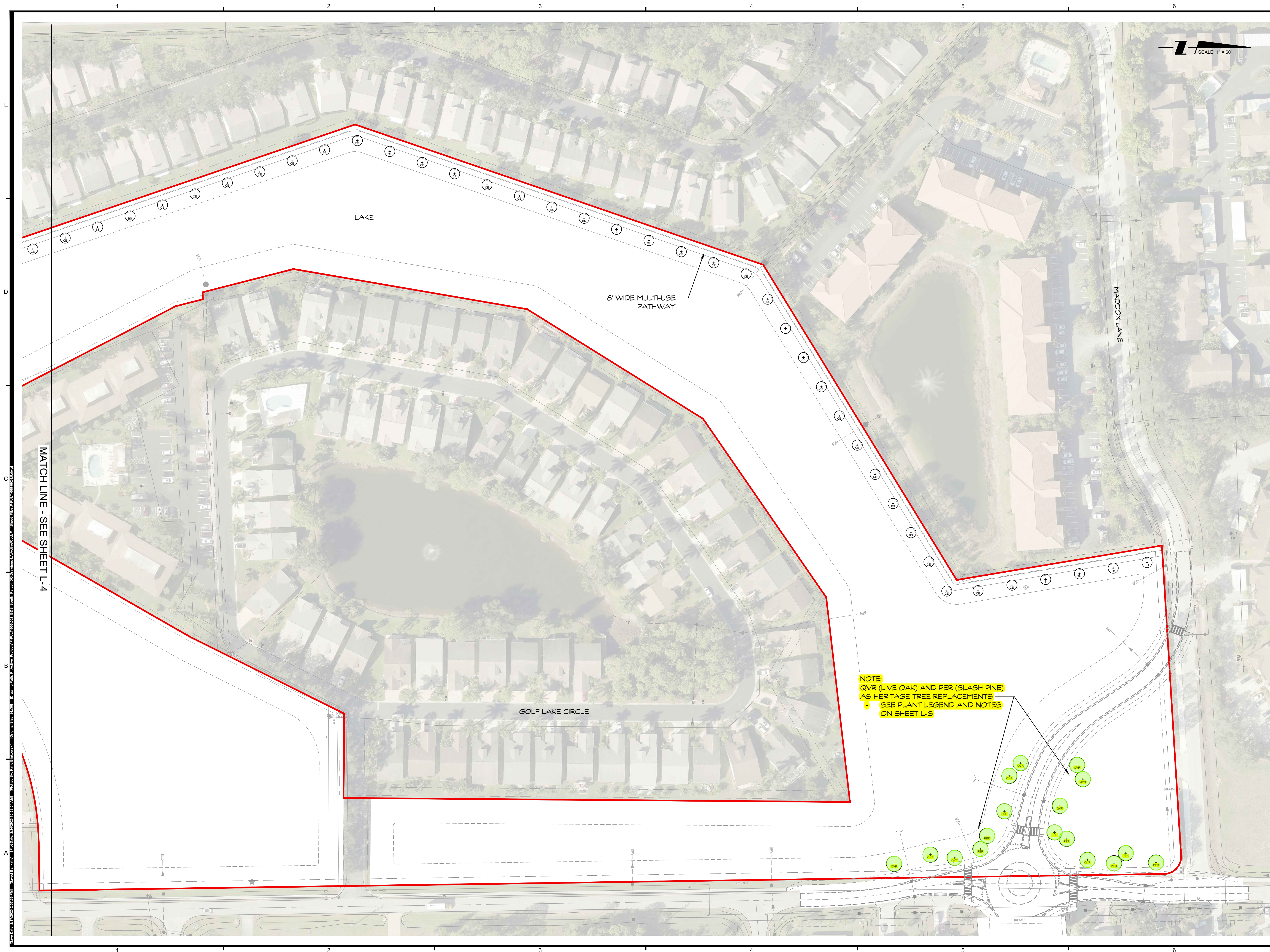
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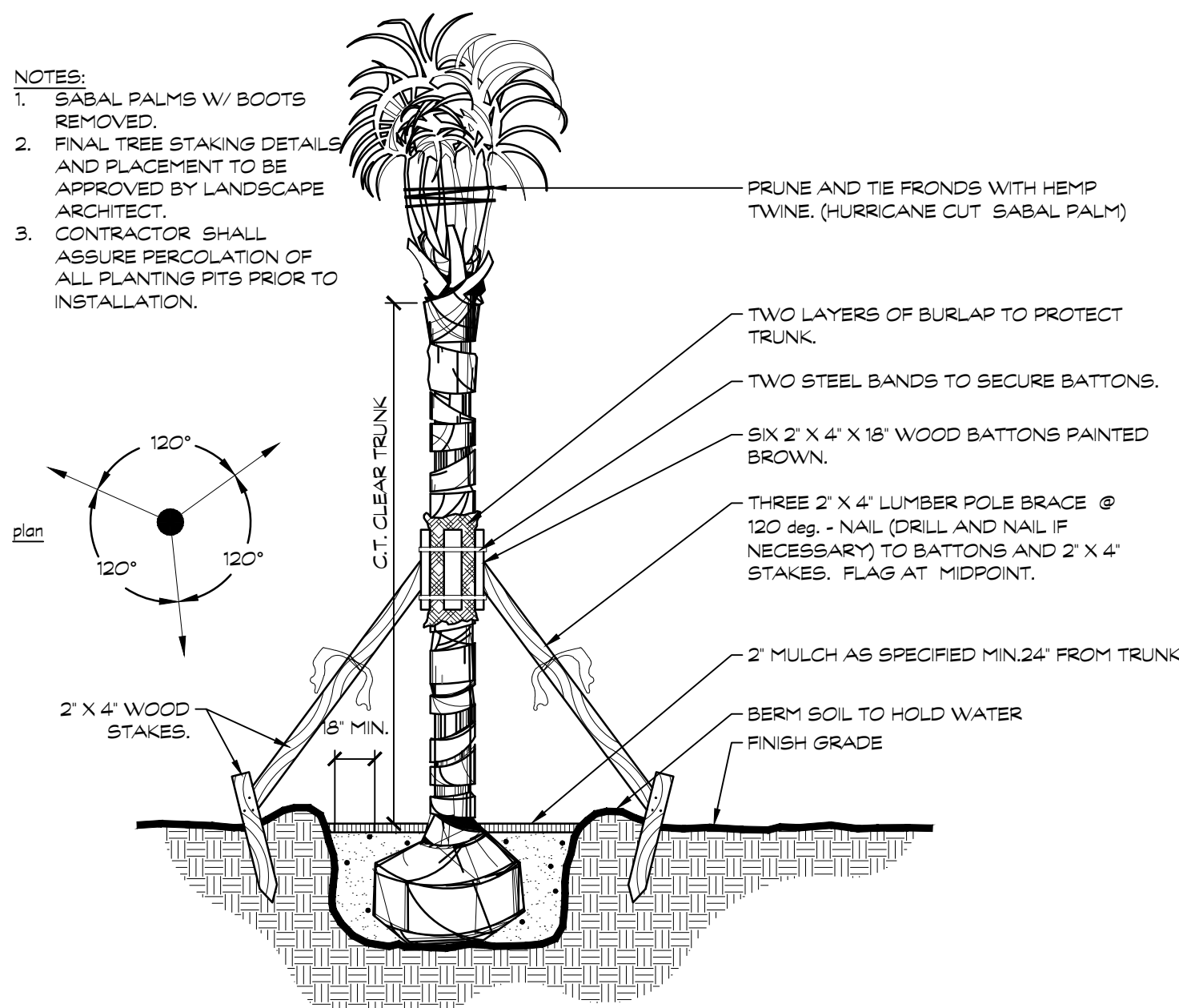
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03	L-3	CODE MINIMUM LANDSCAPE PLAN (B)	0
04	L-4	CODE MINIMUM LANDSCAPE PLAN (C)	0
05	L-5	CODE MINIMUM LANDSCAPE PLAN (D)	0
06	L-6	CODE MINIMUM NOTES AND DETAILS	0

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5-002 || -1 ||

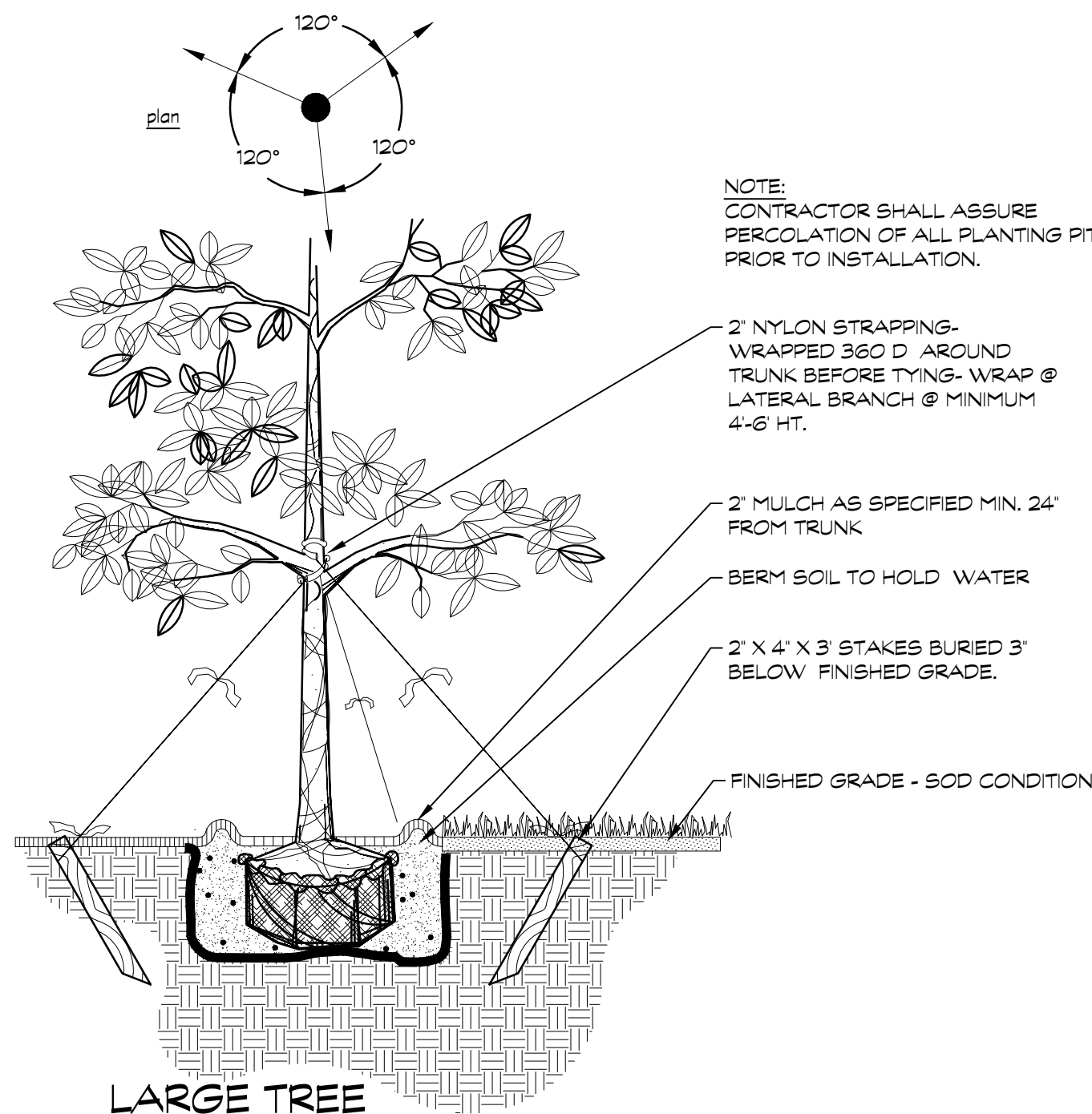


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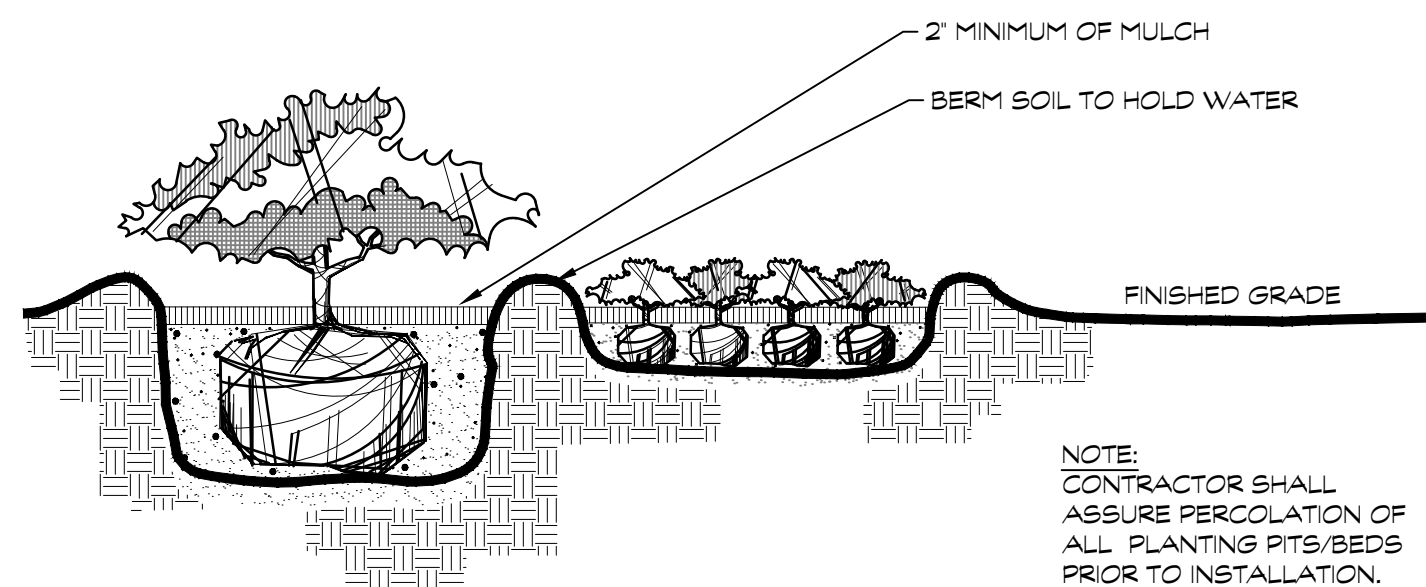
PALM TREE

A1 SCALE = N.T.S.



LARGE TREE

A1 SCALE = N.T.S.



SHRUB AND GROUNDCOVER

A1 SCALE = N.T.S.

Code Minimum Plant List

Trees and Palms

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
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153	CE	Conocarpus erectus	Green Buttonwood	10' ht / 2" cal (12" above grade) / 4' spr min.	Y
5	IC	Ilex cassine	Dahoon Holly	10' ht / 2" cal (12" above grade) / 4' spr min.	Y
35	PE	Pinus elliotii	Slash Pine	10' ht / 2" cal (12" above grade) / 4' spr min.	Y
18	PER	Pinus elliotii	Slash Pine	20' ht / 4" dbh (heritage tree replacement) - see note this sheet	Y
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Shrubs and Groundcover

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
372	CHR	Chrysobalanus icaco	Cocoplum	3 gal. / 36" ht. / 36" OC	Y
21	COE	Conocarpus erectus	Green Buttonwood	10 gal. / 4' ht. / 4' OC	Y

Littorals

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
104	ELE	Eleocharis interstincta	Spikerush	12" ht. / 36" O.C.	Y
281	SCI	Scirpus spp.	Bullrush	12" ht. / 36" O.C.	Y
114	SPB	Spartina bakeri	Sand Cordgrass	12" ht. / 36" O.C.	Y

Miscellaneous

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
	SOD1		St. Augustine Floratam		
	SOD2		Bahia Sod	Retention Area	
			Mulch (all proposed plant beds)	Pine Straw	

Note: Provide a minimum of 2 canopy trees (10' ht / 2" cal. / 4' spr.) per residential lot

LANDSCAPE NOTES

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CITY OF BONITA SPRINGS CODE REQUIREMENTS

BUFFER REQUIREMENTS

North buffer
Trees @ 30' OC and 36" high hedge when adjacent to existing residential
- See Sheet L-3

East buffer
Trees @ 30' OC and 36" high hedge when adjacent to existing residential
- See Sheet L-2

South buffer
Trees @ 30' OC and 36" high hedge when adjacent to existing residential
- See Sheet L-2

West buffer
No buffer required

GENERAL TREES

1 tree per 2000 SF of development area
19.51 acres = 849,875 SF / 2000 = 425 trees required
- Minimum 2 trees per residential lot = 56 lots = 112 trees
- 3700 LF of street trees @ 50' OC = 74 trees
- 35 heritage tree replacements x 5 credits = 175 trees
- 425 - 112 - 74 - 175 = 64 remaining trees provided on site (see Sheets L-2, L-3)

NATIVE REQUIREMENTS

- 298 trees x 75% = 224 native trees required, 285 provided
- 75% of shrubs required to be native

HERITAGE TREES

35 heritage trees to be replaced with another canopy tree 20' ht / 4" dbh (per Zoning Ordinance No. 22-01 trees shall be no less than 14' ht. if trees at 20' ht are not commercially available)

PROJECT:

BONITA DEL
SOL - SOUTH
PARCEL

SHEET TITLE:

CODE MINIMUM
NOTES AND
DETAILS

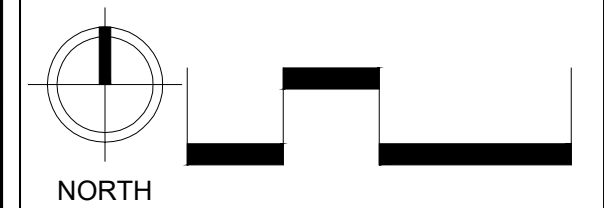
PREPARED FOR:

PULTE HOME
COMPANY, LLC

REVISIONS:

No.	Revision:	Date:

GRAPHIC SCALE:



VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

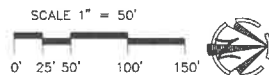
PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS, LA
FLORIDA LICENSE NUMBER: LA0001394

Florida Engineering Certificate of Authorization #26275
Florida Landscape Certificate of Authorization #LC20000632

Designed by: STEVE SAMMONS
Drawn by: STEVE SAMMONS
Date: FEBRUARY 2023
Horizontal Scale: N.T.S.
Project Number: P-PULT-005-002
File Name: P-PULT-005-002-L6.dwg
L-6
Sheet Number: 06 of 06

SITE LANDSCAPE CALCULATIONS



EXISTING VEGETATION NOTES

- SYMBOL** **DESCRIPTION**
1. EXISTING VEGETATION: REMOVE ALL EXOTICS WITHIN EXISTING VEGETATION AREA WHILE PRESERVING EXISTING NATIVE VEGETATION NOT IN CONFLICT WITH UTILITY CONNECTIONS. EXISTING NATIVE SPECIES INCLUDE BUT NOT LIMITED TO SLASH PINE, OAKS, SADDLE PALMS, SLASH PINE, GREEN BUTTWOOD, PALMETTO, WAX MYRTLE.
2. APPROXIMATE LOCATION OF EXISTING INSTALLED TREES TO BE REMOVED

APPROX LOCATION HERITAGE PINES TO BE REMOVED

Safe sight distance triangles at intersections and vehicle connections. Where an access way intersects a right-of-way or when a property abuts the intersection of two or more rights-of-way, a minimum safe sight distance triangular area must be established. Within this area, vegetation must be planted and maintained in a way that provides unobstructed visibility at a level between 30 inches and eight feet above the crown of the adjacent roadway. Landscaping must be located in accordance with the roadside recovery area provisions of the state department of transportation's Manual of Uniform Minimum Standards for Design, Construction, and Maintenance of Streets and Highways (FDOT Green Book) where appropriate.

ABOVE GROUND UTILITIES INCLUDING TRANSFORMERS SHALL BE SCREENED FROM EXTERIOR VIEWS

LIGHT POLES WILL NOT BE INSTALLED WITHIN PARKING AREA ISLANDS.

MONUMENT SIGNS TO BE REVIEWED AT TIME OF BUILDING PERMIT AND SHALL PROVIDE 100 SF OF PLANTING PER SIGN.

HERITAGE TREE EXH. 6.1

Landscape Calculations

PROJECT AREA: 556,450 SF (12.77 +/- AC)

Open Space Requirements

40% Open Space
556,450 SF Development x 40% = 222,580 SF required
Open Space provided = 227,360 SF min. (41%) provided

55,648 sf of existing lake
147,520 per hatching
24,200 sf outdoor plaza, recreation (up to 20% of Open Space permitted)

Internal Parking Landscape Requirement

(excludes parking building parking structure)
10% of the parking area is required to be landscaped.
Vehicle Use Area = 23,870 SF x 10% = 2,387 SF required.
Landscape Area Provided (per Hatching) = 3,853 SF
Landscaped areas require 1 Tree per 250 SF.
2,387 SF of required landscaped area / 250 SF = 10 Trees required and 10 provided, labeled as (P) Parking Trees.

Building Perimeter Plantings

A required 10% of the proposed gross footprint must be provided for the building perimeter planting area. Abutting all side excluding loading area, with 5' width and maximum of 10% of total area as turf.
49,400 SF x 10% = 4,940 SF required 13,600 SF provided, per hatching.
50% of planting areas required to be planted with groundcover. 4,940 SF x 50% = 2470 SF

NORTH BUFFER
RESIDENTIAL TO RECREATION
GOLF COURSE
No Buffer Required

EAST BUFFER
RESIDENTIAL TO RAW
A 15' WIDE TYPE 'D' BUFFER IS REQUIRED (excluding drives)
5 Trees 66 (double staggered) shrubs / 100 LF
824 lf / 100 x 5 = 41 trees required and 43 provided through 12 existing and 31 proposed, labeled as (E.B.).
824 lf / 3 x 2 = 549 shrubs required and provided through 85 existing and 464 proposed, labeled as (E.B.).

SOUTH BUFFER
RESIDENTIAL TO RAW
A 15' WIDE TYPE 'D' BUFFER IS REQUIRED
5 Trees 66 (double staggered) shrubs / 100 LF
470 lf / 100 x 5 = 24 trees required 24 provided through 12 existing and 12 proposed, labeled as (S.B.).
470 lf / 3 x 2 = 313 shrubs required provided through proposed, labeled as (S.B.).

WEST BUFFER
RESIDENTIAL TO PRESERVE
No buffer Required

GENERAL BUFFER NOTES:

- Following exotic removal, should native existing vegetation not full fill the buffer requirements, additional plantings shall be provided through a minor change to the site permit.
- The existing native trees, previously planted along right of ways are shown as approximate locations only and shall not be considered as surveyed locations. Additional native trees within the area to remain are not shown for graphic clarity.

LITTORAL PLANTINGS

80% OF LAKE EDGE TO BE PLANTED WITH NATIVE VEGETATION.
1,317 LF OF LAKE EDGE X 80% = 1,113 LF OF PLANTING REQUIRED.
PLANTINGS AT 1' OC = 1,113 PLANTS REQUIRE AND 1,300 PROVIDED. INSTALL IN AREAS VOID OF NATIVE VEGETATION.



DMJA

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AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

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FAX: (889) 387-4994
Building 8, Unit 501
701 Charlotte, Florida 33902
PHONE: (813) 855-8117
FAX: (889) 387-4994
L.A. LICENSE: LC 00000465

PROJECT INFORMATION

INFINITY
AT THE COLONY GOLF
AND BAY CLUB

BONITA SPRINGS, FL

PREPARED FOR

Barra and Associates,
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Tel: 239-461-3170
Fax: 239-461-3169

CONSULTANT

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AND ASSOCIATES, INC.

DESIGN PROFESSIONAL

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AND ASSOCIATES, INC.

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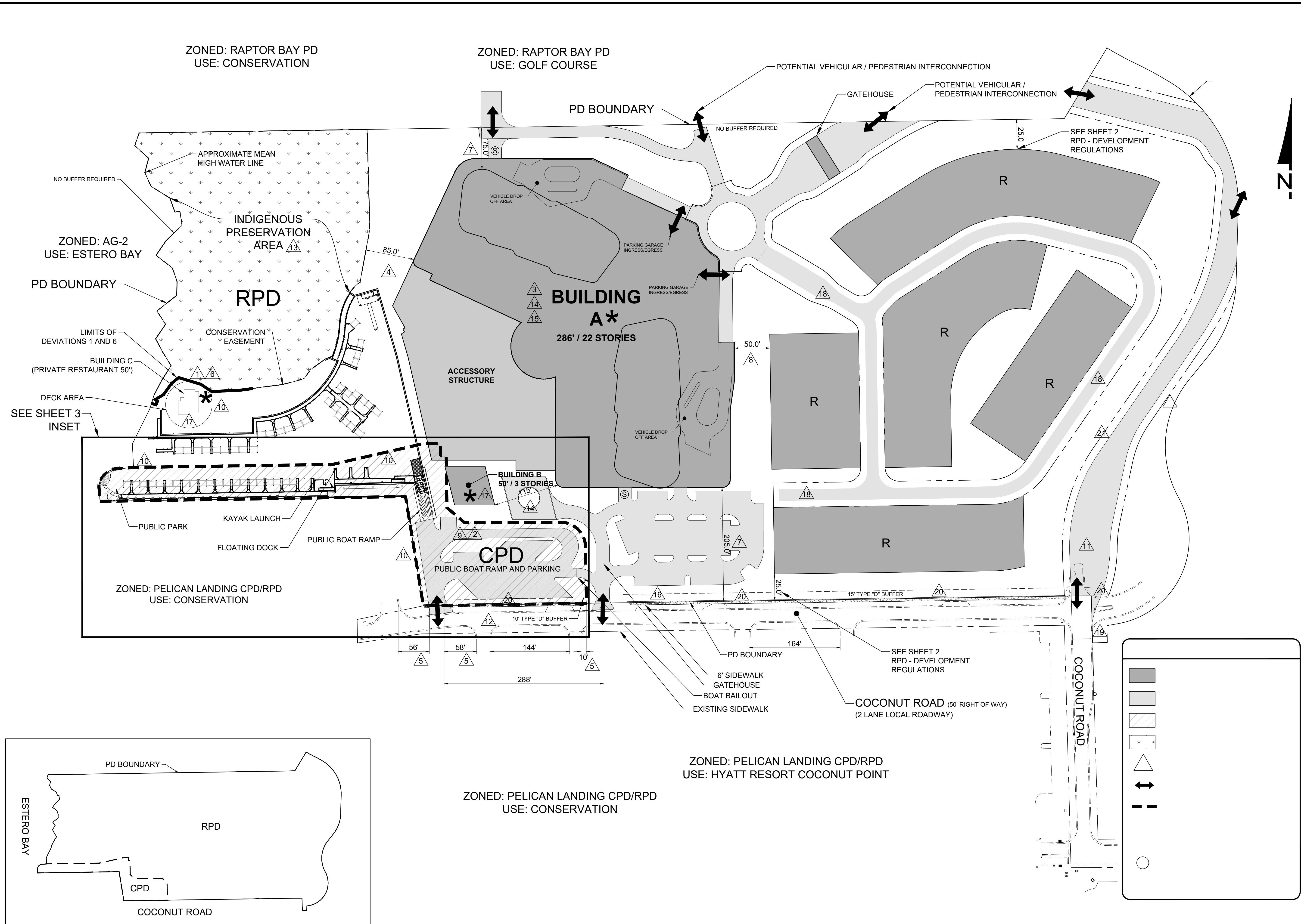
DAVID M. JONES, JR.
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AND ASSOCIATES, INC.

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

B:\Projects\704-001 (Bayview) City of Bonita Springs Zoning\Drawings-Exhibit\704-001-LED1 Bayview MCP\Current Plans\704001 E01 19.dwg
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SITE SUMMARY:
EXISTING PLAN DESIGNATION: COCONUT VILLAGE, OUTLYING SUBURBAN & RESOURCE PROTECTION

EXISTING LAND USE: VACANT

EXISTING ZONING DESIGNATION:
RESIDENTIAL PLANNED DEVELOPMENT (RPD) AND
COMMERCIAL PLANNED DEVELOPMENT (CPD)

GROSS AREA: 35.84± ACRES
MAXIMUM DEVELOPMENT POTENTIAL:
300 MULTI-FAMILY, TOWNHOMES, TWO-FAMILY DWELLING UNITS AND/OR HOTEL/MOTEL UNITS SUBJECT TO CONVERSION
MATRIX
72 WET BOAT SLIPS & 25 DRY BOAT SLIPS (15 ON-SITE AND 10 OFF-SITE DRY SLIPS)
1 PUBLIC BOAT RAMP
7,500 SF RESTAURANT, GROUPS I-III

SITE DATA TABLE:
RPD AREA: 33.78 ACRES
CPD AREA: 2.06 ACRES
OPEN SPACE:
RPD AREA: 13.51± ACRES (33.78 ACRES X 0.40)
CPD AREA: 0.41± ACRES (2.06 ACRES X 0.20)
TOTAL REQUIRED: 13.92 ACRES
TOTAL PROVIDED: 13.92 ACRES
INDIGENOUS PRESERVE:
TOTAL REQUIRED: 6.96± ACRES (13.92± ACRES X 0.50)
TOTAL PROVIDED: 3.51± ACRES

INDIGENOUS PRESERVE 13.51	
INDIGENOUS PRESERVE	TOTAL
3.51 AC (WETLANDS)	3.51 AC
TOTAL REQUIRED	3.51 AC
TOTAL PROVIDED	3.51 AC

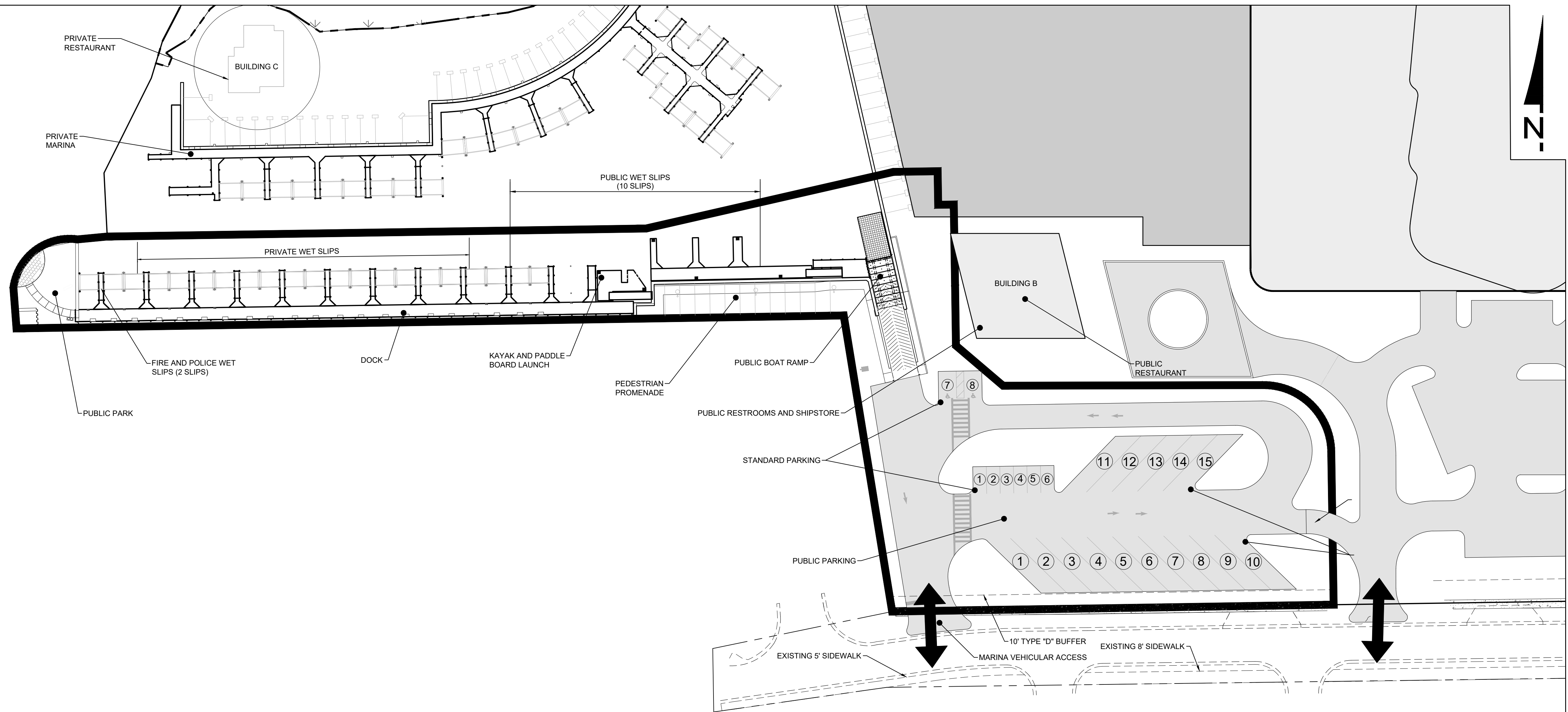
- DEVIATIONS
- FROM LDC SECTION 3-417(6), SETBACKS
 - FROM LDC SECTION 3-418(D)(7), BUFFERING ADJACENT PROPERTY
 - FROM LDC SECTION 4-1732(4)(N)1. AND 2., REQUIRED PARKING
 - FROM LDC SECTION 4-303(A)(2), DURATION OF RIGHTS CONFERRED BY ADOPTED MASTER CONCEPT PLAN
 - FROM LDC SECTION 3-291(A)(1), CONNECTION SEPARATION
 - FROM LDC SECTION 3-417(B)(1)A., WETLAND HABITABLE STRUCTURE SETBACK
 - FROM LDC SECTION 4-741(B), DEVELOPMENT PERIMETER SETBACK
 - FROM LDC SECTION 4-741(D)(4), MINIMUM SEPARATION OF BUILDINGS
 - FROM LDC SECTION 4-1723, OFF-SITE PARKING
 - FROM LDC SECTION 7-381(4), MULTI-SLIP DOCKING SETBACKS FROM SIDE LOT LINES
 - FROM LDC SECTION 4-741(B)(2), PARKING AND INTERNAL ROADS SETBACK FROM DEVELOPMENT PERIMETER
 - FROM LDC SECTION 3-418(D)(3), LANDSCAPE BUFFERS
 - FROM LDC SECTION 3-417(B)(1)A, INDIGENOUS VEGETATION
 - FROM LDC SECTION 4-743, COMMERCIAL USES IN RPD ZONING DISTRICT
 - FROM LDC SECTION 4-739, TO ALLOW HOTEL/MOTEL IN RPD PORTION OF CPD/RPD
 - FROM LDC SECTION 4-743(5) TO ALLOW FOR SIGNAGE ASSOCIATED WITH THE PROPOSED RESTAURANT TO BE VISIBLE FROM COCONUT ROAD
 - FROM LDC SECTION 4-1732(2)(M)2, REQUIRED PARKING
 - FROM LDC SECTION 3-303(B)(III)(D), COMPLETE STREETS
 - FROM LDC SECTION 6-112 (4), ON-SITE DIRECTIONAL SIGNS
 - FROM LDC SECTION 6-111(B)(1), ANNOUNCEMENT SIGNS
 - FROM LDC SECTION 6-112(4), ON-SITE DIRECTIONAL SIGNS
 - FROM LDC SECTION 6-111 (B)(6)(A)(1)(III), REAL ESTATE SIGNS

- NOTES:
- THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O. OR PLAT APPROVAL. HOWEVER, ANY SUCH MODIFICATION SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES EXCEPT WHERE A DEVIATION HAS BEEN APPROVED.
 - ALL ACREAGES AND CPD/RPD TRACT LINES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, D.O., OR PLAT APPROVAL IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE (LDC). THE MINIMUM REQUIRED OPEN SPACE WILL BE MET WITHIN BOTH TRACTS PER THE LDC BASED UPON THE FINAL ACREAGE OF THE RPD AND CPD AREAS.
 - PEDESTRIAN FACILITIES ON-SITE ARE SUBJECT TO FINAL PLACEMENT OF BUILDINGS.
 - FINAL JURISDICTIONAL DETERMINATION (JD) FOR INDIGENOUS PRESERVE AREA IN THE NORTHEAST CORNER SHALL BE DETERMINED AT THE TIME OF D.O. PERMITTING.
 - SERVICE AND LOADING AREAS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF D.O. PERMITTING.

RPD - DEVELOPMENT REGULATIONS						
Land Uses	Building A High Rise Residential (Greater than 75 feet in height)	Building B	Low Rise Residential (Height of 75 feet or less)			Accessory Structures ²
			Multifamily	Two-Family Attached	Townhomes	
Minimum Lot Area	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Minimum Lot Width	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Minimum Lot Depth	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Maximum Lot Coverage ¹	60%					
Minimum PD Perimeter Setbacks [△]	75 Feet	Per LDC	Greater of 25 feet or Per LDC	Greater of 25 feet or Per LDC	Greater of 25 feet or Per LDC	15 Feet
Minimum Internal CPD/RPD Setbacks	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet
Minimum Building Separation Principal Structures /8. \	45 Feet	115 Feet	1/2 Building Height ⁸	10 Feet ³	10 Feet ³	0 Feet
Minimum Building Separation Principal to Accessory Structures	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet ^{4,5}
Minimum Front (Street) Setbacks ^{7,8,9}	N.A.	N.A.	N.A.	20 Feet	20 Feet	20 Feet
Minimum Rear Lot Setback	N.A.	N.A.	N.A.	10 Feet	10 Feet	5 Feet
Minimum Side Yard Setback	N.A.	N.A.	N.A.	5 Feet	10 Feet	0 Feet
Minimum Water Body Setback	10 Feet	10 Feet	N.A.	N.A.	N.A.	0 Feet
Maximum Building Height	286 Feet (22 Stories)	50 Feet (3 Stories)	75 Feet (7 Stories)	35 Feet (3-Stories)	35 Feet (3-Stories)	SPS/50 Feet ⁶
Indigenous Vegetation Setback ^{6. \}	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet ^{1. \}

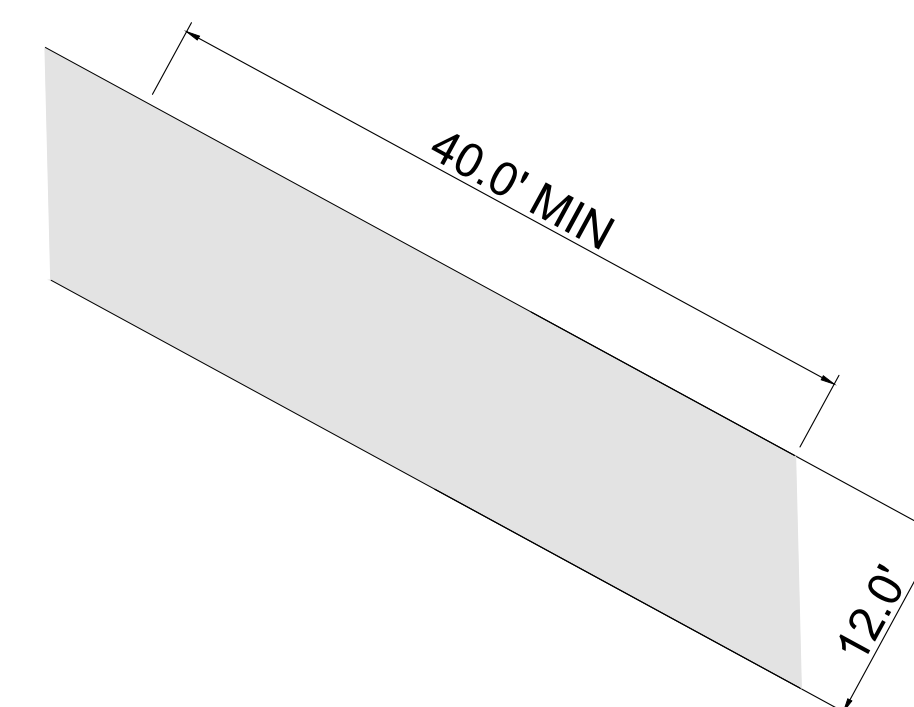
- Notes:
- The Maximum Lot Coverage of 60% is calculated for the entire RPD Boundary.
 - Includes Covered Parking and Parking Deck Levels extending from Principal Structures.
 - Multifamily shall have a minimum separation of 45 feet from the Principal Structures of Building A. Townhomes and Two-Family Attached shall have a minimum separation from the Principal Structures of Building A of 50 feet.
 - Minimum Building Separation between Covered Parking to Covered Parking including Parking Deck Levels extending from Principal Structures shall be 20 Feet.
 - Minimum Building Separation between Covered Parking Attached to Principal Building including Parking Deck Levels extending from Principal Structures shall be 0 Feet.
 - Maximum Building Height for accessory structures in the marina portion of the RPD shall be 50 Feet.
 - Front setback for side-loaded garages is reduced to 10 feet.
 - On corner lots the secondary setback is 10 feet.
 - Setback is measured from the edge of pavement.
 - Front access setback shall be 15 feet.

CPD - DEVELOPMENT REGULATIONS	
Minimum Lot Area	10,000 Square Feet
Minimum Lot Width	N.A.
Minimum Lot Depth	N.A.
Maximum Lot Coverage	50%
Minimum PD Perimeter Setbacks	Principal: 15 Feet Accessory: 0 Feet
Minimum Internal CPD/RPD Setbacks	Principal: 15 Feet Accessory: 0 Feet
Minimum Internal RPD/RPD Setbacks	Principal: 0 Feet Accessory: 0 Feet
Minimum Building Separation	Principal: 20 Feet Principal to Accessory: 0 Feet
Minimum Water Body Setback	Principal: 10 Feet Accessory: 0 Feet
Maximum Building Height	45 Feet
Indigenous Vegetation Setback	30 Feet

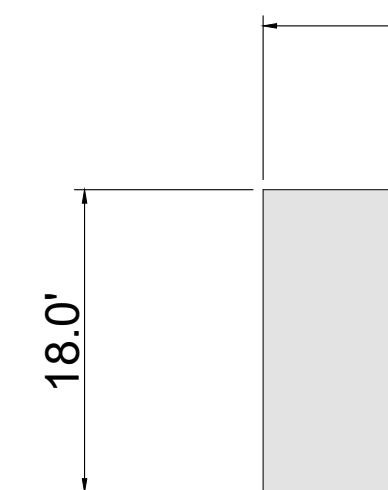


CPD INSET

PARKING SPACES	
TYPE	NO. OF SPACES
BOAT TRAILER	15
STANDARD	7
HANDICAPPED	1
TOTAL SPACES	23



BOAT TRAILER SLIP SPACE (TYP)



STANDARD PARKING (TYP)

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Heritage Tree ID	Species	Diameter at Breast Height (DBH) (inches)	Tree Condition	Latitude	Longitude
HT-1	Live oak (Quercus virginiana)	22	Tree is alive and healthy	26.401834	-81.836012
HT-2	Live oak (Quercus virginiana)	24	Tree is alive and healthy	26.401846	-81.835953
HT-3	Live oak (Quercus virginiana)	21	Tree is alive and healthy	26.401711	-81.835738
HT-4	Live oak (Quercus virginiana)	24	Tree is alive and healthy	26.40161	-81.835466
HT-5	Live oak (Quercus virginiana)	21.5	Tree is alive, slight hurricane damage	26.401353	-81.835497
HT-6	Live oak (Quercus virginiana)	24	Tree is alive and healthy	26.401086	-81.835346
HT-7	Live oak (Quercus virginiana)	22.25	Tree is alive and healthy	26.400989	-81.835478
HT-8	Live oak (Quercus virginiana)	24	Tree is alive and healthy	26.400903	-81.835357
HT-9	Live oak (Quercus virginiana)	23	Tree is alive and healthy	26.400713	-81.83564
HT-10	Live oak (Quercus virginiana)	21.75	Tree is alive and healthy	26.400364	-81.835765
HT-11	Live oak (Quercus virginiana)***	41.25	Tree is alive, hurricane damage	26.40032	-81.835809
HT-12	Slash pine (Pinus elliotii)	21.25	Tree is alive, many dead branches	26.400364	-81.836041
HT-13	Live oak (Quercus virginiana)***	28.5	Tree is alive, hurricane damage	26.400333	-81.836107
HT-14	Slash pine (Pinus elliotii)	23.5	Tree appears dead	26.400172	-81.836142
HT-15	Live oak (Quercus virginiana)***	23	Tree is alive, hurricane damage	26.400097	-81.836049
HT-16	Live oak (Quercus virginiana)	22	Tree is alive, slight hurricane damage	26.400076	-81.836121
T85	Live oak (Quercus virginiana)	25.7	Tree is alive and healthy	26.399117	-81.83602
T91	Live oak (Quercus virginiana)	20.5	Tree is alive and healthy	26.399435	-81.835628
T133	Live oak (Quercus virginiana)	20.8	Tree is alive and healthy	26.400476	-81.835469
T138	Slash pine (Pinus elliotii)	26	Tree is alive and healthy	26.400509	-81.835433

***Multi-trunk specimen. DBH calculated as the sum of diameters of each trunk

DRAWN BY	DATE
R.F., P.F.	11/17/22
REVIEWED BY	DATE
S.J.	11/17/22
REVISED	DATE
H.H.	04/04/23

13620 Metropolis Avenue
Suite 200
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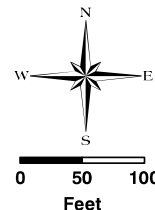


PASSARELLA
& ASSOCIATES

BAYVIEW RPD/CPD ADDITION
AERIAL WITH HERITAGE TREE LOCATIONS

DRAWING No.	21LBE3631
SHEET No.	

LEGEND	
	BAYVIEW RPD/CPD ADDITION
	RETAINED HERITAGE TREES
	HERITAGE TREES TO BE RELOCATED



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2022.

TREE SURVEY BOUNDARY PER ED&A, INC. DRAWING NO. X-1080 MASTER PLAN-MAIN ENTRANCE.DWG DATED JULY 14, 2022.



HT-1, March 23, 2023



HT-2, March 23, 2023



HT-3, March 23, 2023



HT-4, March 23, 2023



HT-5, March 23, 2023



HT-6, March 23, 2023



HT-7, March 23, 2023



HT-8, March 23, 2023



HT-9, March 23, 2023



HT-10, March 23, 2023



HT-11, March 23, 2023



HT-12, (Branches) March 23, 2023



HT-12, (Trunk) March 23, 2023



HT-13, March 23, 2023



HT-14, (Branches) March 23, 2023



HT-14, (Trunk) March 23, 2023



HT-15, March 23, 2023



HT-16, March 23, 2023



T-85, March 23, 2023



T-91, March 23, 2023



T-133, March 23, 2023



T-138, (Branches) March 23, 2023



T-138, (Trunk) March 23, 2023