



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

**CITY OF BONITA SPRINGS
TREE ADVISORY BOARD
OFFICIAL AGENDA
MONDAY, December 8, 2025, 4:00P.M.**

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Approval of Minutes Tree Advisory Board Meeting for August 18, 2025
- V. Approval of Site Visit Summary for DOS25-122363-BOS HERITAGE TREE SITE REVIEW on December 1, 2025.
- VI. New Business
 - 1) DOS25-125899-BOS
Leitner Creek Soccer Complex
11051 E Terry Street
 - 2) DOS25-122363-BOS
Blufin Townhomes
3670 Bonita Beach Rd SW
- VII. General – Staff Project/Updates
- VIII. General – Board Member Items/Updates
- IX. 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, FL 34135

**CITY OF BONITA SPRINGS
TREE ADVISORY BOARD
OFFICIAL MINUTES
MONDAY, AUGUST 18, 2025, 4:30P.M.**

- I. The meeting was called to order by Chair Jack Brown at approximately 4:35pm.
- II. Roll Call
Chair Jack Brown, Member Andrew McAuley, Member Phil Buck, Member Barbara Ogle, Member David Dore-Smith attending with staff members Laura Gibson, Nick Gambale and Jane Swanson present. City Council Liaison Jamie Bogacz was also in attendance as well as attendees for the project being presented to the Board.
- III. Public Comment
There were no public comments.
- IV. Approval of Minutes Tree Advisory Board Meeting for July 14, 2025.
A motion to approve the minutes as written was made by Member Phil Buck and unanimously approved.
- V. New Business
 - 1) Old 41 CPD - PD24-117097-BOS; 25211 OLD 41 RD
A presentation was made by RVI regarding the removal and replacement of several trees on the property. There was discussion among the board members regarding both the removal and replacement and the height and dbh of replacement trees using the allowed species listing. A motion was made by Member David Dore-Smith and seconded by Member Barbara Ogle to remove the three trees as shown on the plan and to replace them with 20 foot tall trees at a minimum 4 inch dbh, in a number equivalent to 69 inches in dbh, in order to fully replace the two heritage trees in better condition (trees 134 and 139), and to work with staff on their replacement locations and species recommendations using the approved replacement species listing (Recommended Native Trees and Palms For Use in Bonita Springs). The motion was unanimously approved.
 - 2) General – Staff Project/Updates
None to report.
 - 3) General – Board Member Items/Updates
None to report.

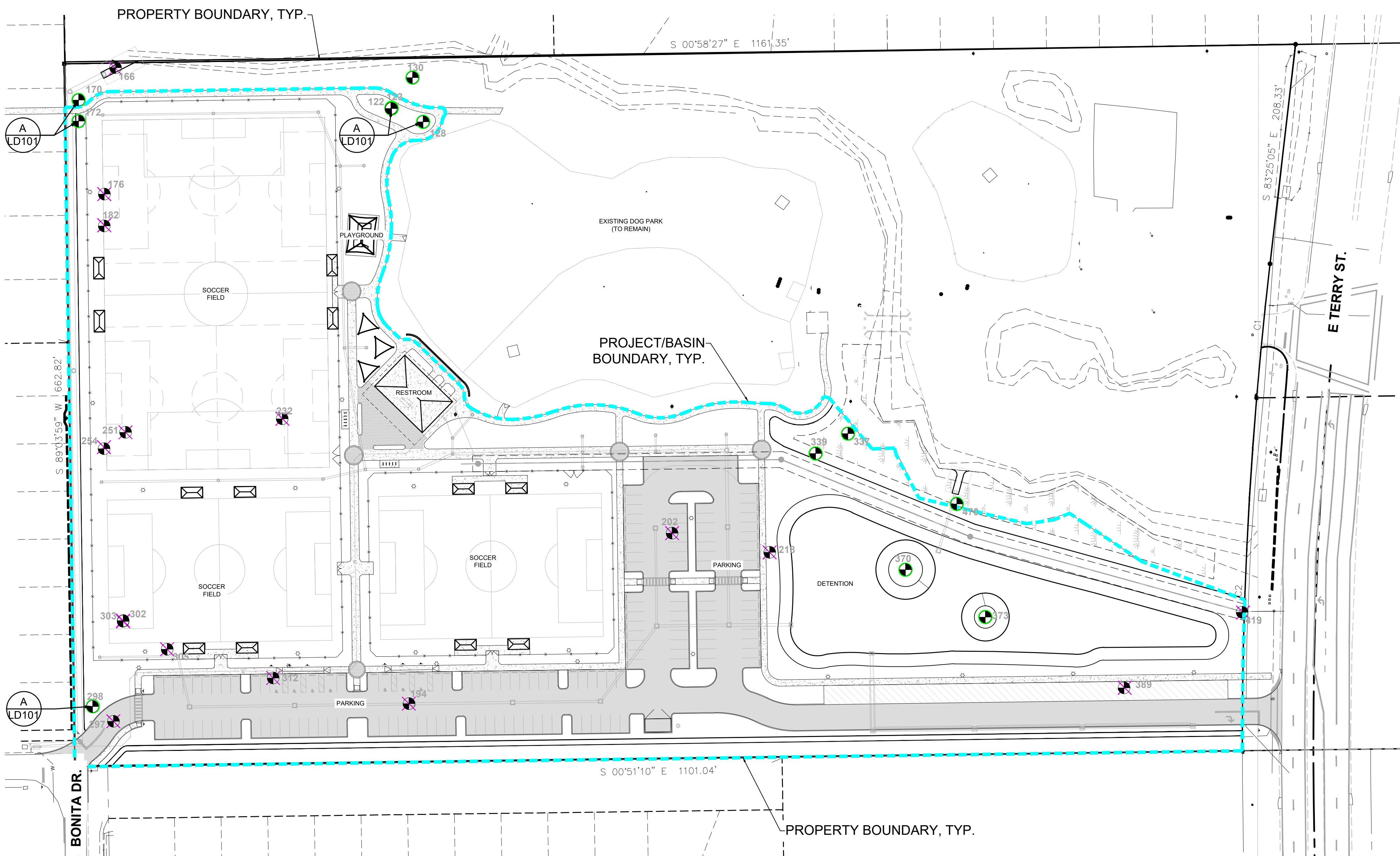
- 4) *The next Tree Advisory Board Meeting is scheduled for Monday September 8, 2025, at 4:00PM. The meeting was adjourned at approximately 5:15PM.*

APPROVED BY THE CITY OF BONITA SPRINGS TREE ADVISORY BOARD ON THE
____ DAY OF _____, 2025.

AUTHENTICATED:

Chairman Jack Brown

L:\2023\2006868 Leitner Creek Soccer Complex\06 LANDSCAPE ARCHITECTURE\03\23006868 CMA\02 CURRENT PLANS\23006868-LD100-REF_PLN.dwg 1/24/2025 ryan.sanchez



Tree No.	Species	DBH	CONDITION
122	Live Oak	22.0	Remain
123	Live Oak	22.0	Remain
128	Live Oak	26.0	Remain
130	Live Oak	20.0	Remain
166	Live Oak	37.5	Remove
170	Live Oak	28.0	Remain
172	Live Oak	42.0	Remain
176	Live Oak	35.0	Remove
182	Live Oak	28.0	Remove
194	Slash Pine	20.0	Remove
202	Live Oak	25.5	Remove
218	Slash Pine	21.0	Remove
232	Slash Pine	24.0	Remove
251	Slash Pine	20.0	Remove
254	Live Oak	58.0	Remove
297	Laurel Oak	32.0	Remove
298	Live Oak	51.0	Remain
302	Slash Pine	33.5	Remove
303	Slash Pine	31.5	Remove
305	Live Oak	22.0	Remove
312	Slash Pine	20.5	Remove
337	Live Oak	33.0	Remain
339	Slash Pine	22.0	Remain
370	Live Oak	32.0	Remain
373	Slash Pine	21.0	Remain
389	Slash Pine	20.0	Remove
419	Slash Pine	20.0	Remove

TREE / PALM LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED
- DENOTES HERITAGE TREE

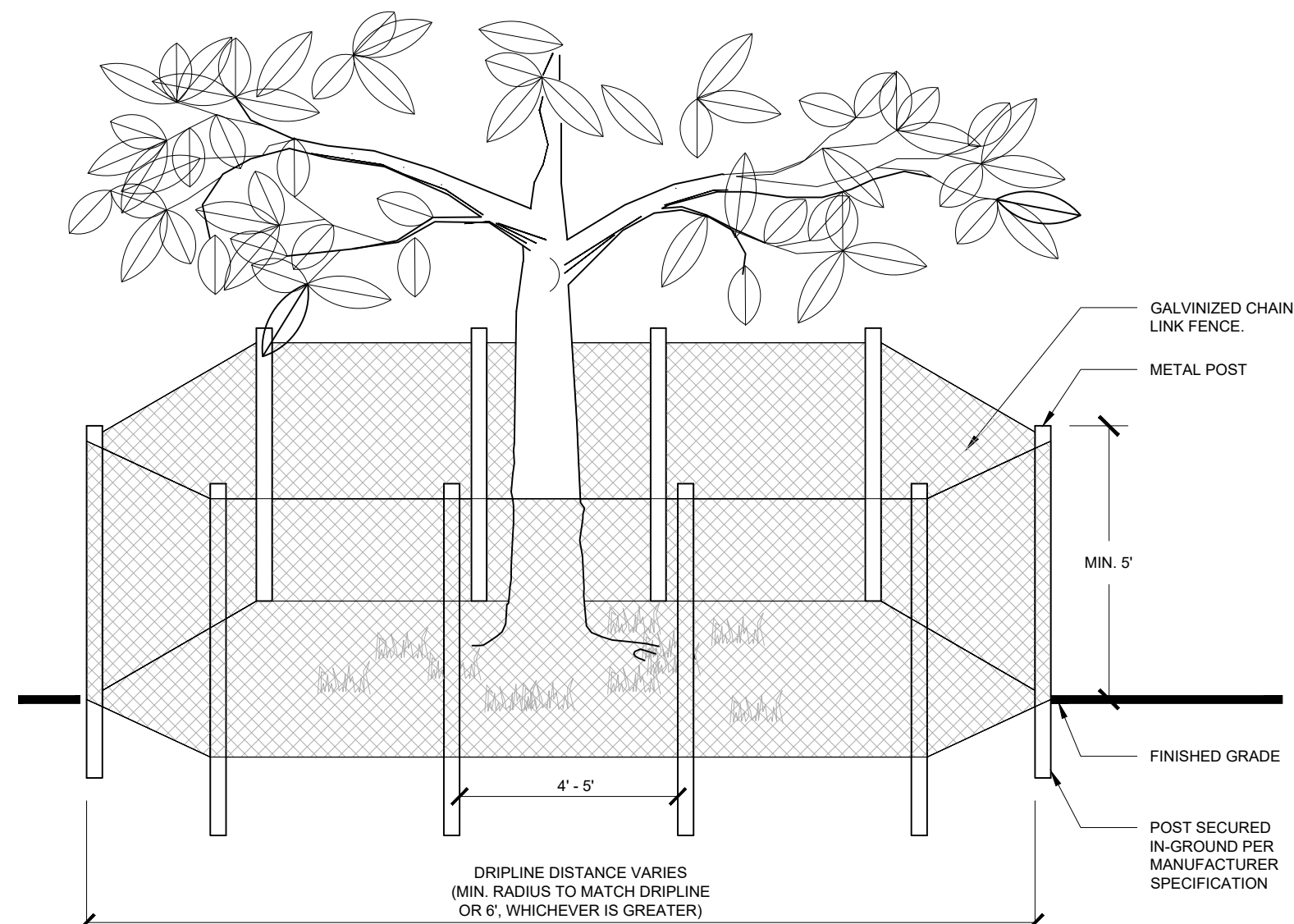
TREE / PALM TOTALS

HERITAGE TREES TO REMAIN: 13
HERITAGE TREES TO BE REMOVED: 15
(AND MITIGATED ON A 1:1 BASIS)

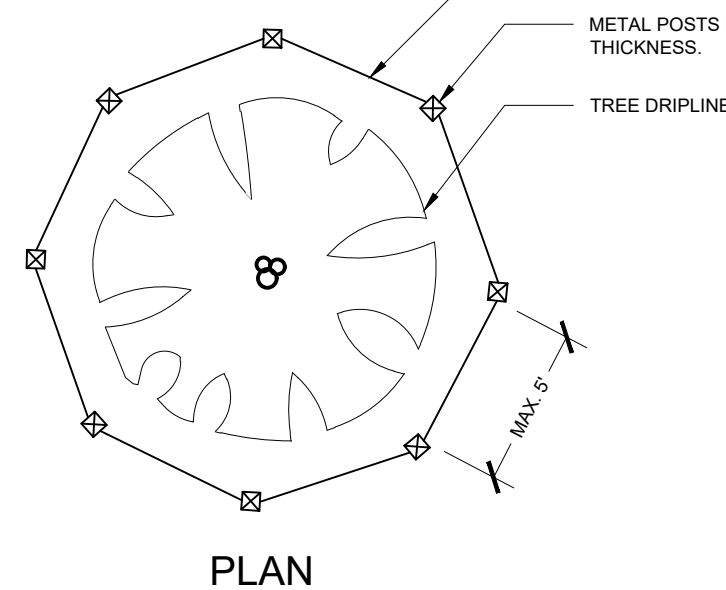
IMPORTANT:

ALL OTHER EXISTING TREES ON PROPERTY NOT IDENTIFIED ON THIS PLAN TO REMAIN AND BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.

LANDSCAPE ARCHITECT WILL CLEARLY MARK ALL PROJECT SITE TREES TO REMAIN AND BE PROTECTED PRIOR TO COMMENCEMENT OF DEMOLITION.



ELEVATION



PLAN

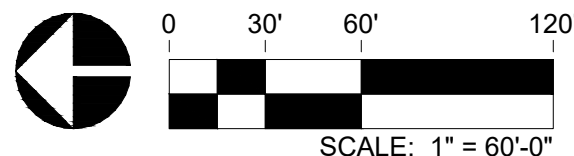
NOTE:
1) BARRIER SHALL BE CONSTRUCTED WHEN CALLED FOR ON PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR LICENSED ARBORIST. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
2) BARRIERS ARE TO BE ERECTED AROUND ALL TREES 4" DBH AND GREATER TO REMAIN. THIS MUST BE DONE BEFORE CONSTRUCTION, GRADING, OR BEFORE ANY TREES ARE REMOVED.
3) TREES 4" DBH AND GREATER THAT ARE LOCATED WITHIN 10' OF THE LOT UNDER CONSTRUCTION SHALL ALSO BE PROTECTED BY A BARRICADE.

A TREE BARRICADE DETAIL SCALE: N.T.S.

NOTE:
ALL HERITAGE TREES ON PROJECT SITE TO HAVE TREE BARRICADE INSTALLED PRIOR TO COMMENCEMENT OF SITE DEMOLITION.

NOTES:

- ARBORIST SHALL REMOVE AND/OR PRUNE ALL MATERIALS FLAGGED BY LANDSCAPE ARCHITECT AND OWNER WITHIN THE LIMITS OF WORK.
- ARBORIST SHALL REMOVE / REPAIR ALL INCIDENTALLY DAMAGED MATERIALS RESULTING FROM REMOVAL / PRUNING OF LARGER MATERIALS. UPON ACKNOWLEDGEMENT OF OWNER AND LANDSCAPE ARCHITECT, ARBORIST SHALL CUT TO GRADE AND REMOVE ALL WASTE FROM PROPERTY.
- ADDITIONAL TREES / PALMS PRESERVED WILL REQUIRE CANOPY SHAPING AND MISCELLANEOUS PRUNING BY THE ARBORIST WITHIN HIS / HER SCOPE OF WORK. LANDSCAPE ARCHITECT WILL FIELD COORDINATE THESE EFFORTS DURING CONSTRUCTION.
- TREE / PALM CANOPIES THAT CANNOT BE SAFELY AND / OR AESTHETICALLY PRUNED WILL REQUIRE REMOVAL IN LIEU OF PRESERVATION.
- SITE CONTRACTOR SHALL EXCAVATE MISCELLANEOUS STUMPS OF ANY ADDITIONAL TREES REMOVED BY ARBORIST. ALL WASTE SHALL BE REMOVED FROM PROPERTY.
- SITE CONTRACTOR SHALL RAKE AND GRUB ALL AREAS WHERE VEGETATION WAS REMOVED, OR WHERE ADDITIONAL EARTHWORK / GRADING IS PERFORMED. LANDSCAPE ARCHITECT MAY FIELD LOCATE ADDITIONAL AREAS DURING CONSTRUCTION TO ASSURE PROPER PLANTING CONDITIONS.
- INCIDENTAL DAMAGE TO EXISTING UTILITIES OR UNFORESEEN INFRASTRUCTURE SHALL BE IMMEDIATELY BROUGHT TO OWNERS ATTENTION AND ADDRESSED ACCORDINGLY.
- SITE CONTRACTOR, ARBORIST, AND LANDSCAPE/IRRIGATION CONTRACTOR ARE RESPONSIBLE FOR BEING FAMILIAR WITH SITE CONDITIONS, AND ARE EXPECTED TO HAVE VISITED THE SITE PRIOR TO SUBMITTING THE OFFICIAL BID.
- LANDSCAPE / SITE CONTRACTOR RESPONSIBLE FOR ALL RELATIVE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.



RVi
25100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rvplanning.com

WILLIAM HELLMAN, P.L.A.
FL LICENSE NO. LA867653

Sunshine

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

LEITNER CREEK SOCCER COMPLEX ALTERNATIVE LANDSCAPE BETTERMENT PLAN BONITA SPRINGS, FL

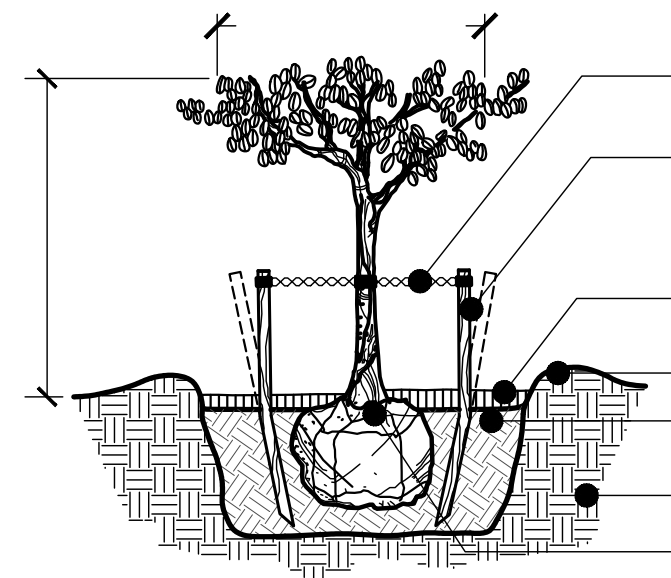
PROJECT NO: 23006868
DATE: 10/01/2025
DRAWN: RS
REVIEWED: WH

REVISIONS

1. BSU SUBMITTAL 10/01/2025
2. RVSD PER RAI 11/24/2025

HERITAGE TREE PLAN

LD102



7

ZAF-VUA	15
QV-VUA	1
IVN-VUA	60

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CALIPER</u>	<u>NATIVE</u>	<u>USDA ZONE</u>	<u>REMARKS</u>
<u>TREES</u>									
	QV-EX	2	Quercus virginiana	Southern Live Oak Tree	Existing to Remain		Yes	7B-10B	EXISTING HERITAGE TREE TO REMAIN
<u>BUFFER TREES</u>									
	BS-BT	2	Bursera simaruba	Gumbo Limbo Tree	10' HT x 4' SPR	2"	Yes	10B-11	CODE REQUIRED BUFFER TREE
	CE-BT	5	Conocarpus erectus	Green Buttonwood Tree	10' HT x 4' SPR		Yes	10B-11	CODE REQUIRED BUFFER TREE
<u>CODE MIN REQ. TREES</u>									
	PE-HT	1	Pinus elliotti 'Densa'	South Florida Slash Pine Tree	20' HT MIN	4"	Yes	7-11	CODE REQUIRED 20' MIN HERITAGE REPLACEMENT TREE
	QV-HT	3	Quercus virginiana	Southern Live Oak Tree	20' HT MIN	4"	Yes	7B-10B	CODE REQUIRED 20' MIN HERITAGE REPLACEMENT TREE
<u>GENERAL TREES</u>									
	BS-GT	1	Bursera simaruba	Gumbo Limbo Tree	16' HT x 6' SPR	4"	Yes	10B-11	CODE REQUIRED GENERAL TREE
<u>VEHICULAR USE AREA</u>									
	CO-VUA	3	Chrysophyllum oliviforme	Satinleaf Tree	10' HT x 4' SPR	2"	Yes	10B-11	CODE REQUIRED VUA TREE
	QV-VUA	4	Quercus virginiana	Southern Live Oak Tree	10' HT x 4' SPR	2"	Yes	7B-10B	CODE REQUIRED VUA TREE

BUILDING FOUNDATION SHRUBS

Impervious:		
Asphalt	.36 ac	
Sidewalk	.06 ac	
Buildings	.27 ac	
Pool/Pool House	.05 ac	
Pervious:		
Open Space	.36 ac	
Total Site:	1.10 ac	

SOUTH TYPE D BUFFER 3-418 (D)

134 LF / 3 * 2 = 90 SHRUBS REQUIRED

134 / 20 = 7 TREES REQUIRED

VUA PLANTING 3-418 (C)

15,562 SF X .10 = 1,556 SF REQUIRED

1,536 SF / 250 SF = 7 TREES REQUIRED

LARGER TREE REDUCTION 3-422(E)(2)
2 REMAINING TREES * 50% =
1 GENERAL TREE REQUIRED.

BUILDING 3
3,221 SF X .10 = 322 SF REQUIRED

4 NEW HERITAGE TREE REPLACEMENTS
REQUIRED.

SHEET NUMBER:
CM1

C:\Acarte CloudSync\Design\Projects\2024\001-050\033-24 Bluefin Condos Bonita\Construction Documents\CMLA\033-24_OPI-CMLA.dwg 9/23/2024 12:11PM by: eef5...

LEGAL DESCRIPTION:
(INSTRUMENT NUMBER 202400066832

PART OF THE WEST 1/2 OF LOT 94, OF ARROYAL, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 80. PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND BEING A PORTION OF THE WEST 1/2 OF LOT 94, ARROYAL SUBDIVISION, PLAT BOOK 3, PAGE 80, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND RUN NORTH 2°19'56" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 33.00 FEET; THENCE NORTH 88°08'20" EAST A DISTANCE OF 330.46 FEET TO A POINT OF THE EAST LINE OF THE WEST 1/2 OF LOT 94, ARROYAL SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 80 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 2°19'25" WEST ALONG SAID EAST LINE A DISTANCE OF 24.00 FEET TO A POINT ON THE NORTH LINE FOR THE RELOCATED RIGHT-OF-WAY FOR C.R. 865 - BONITA BEACH ROAD AS SHOWN ON THOSE PLANS BY WILSON, MILLER, BARTON, SOLL AND PEEK, INC. REFERENCE P-34D, FILE D-371-3, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 88°08'20" WEST ALONG SAID NORTH LINE A DISTANCE OF 165.47 FEET; THENCE NORTH 2°19'56" WEST A DISTANCE OF 140.36 FEET; THENCE SOUTH 88°05'53" WEST A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OR BOOK 1683, PAGE 297, THENCE NORTH 2°19'56" WEST ALONG SAID EAST LINE A DISTANCE OF 133.04 FEET TO A POINT ON THE NORTH LINE FOR LOT 94; THENCE NORTH 88°05'53" EAST ALONG SAID NORTH LINE A DISTANCE OF 185.59 FEET TO A POINT ON AFORESAID EAST LINE OF THE WEST 1/2 OF LOT 94; THENCE SOUTH 2°18'25" EAST ALONG SAID EAST LINE A DISTANCE OF 273.52 FEET TO THE POINT OF BEGINNING.

LEGEND

- FIRC ○ FOUND 5/8" IRON ROD
W/CAP (ID AS NOTED)
FMN&D △ FOUND MAGNETIC NAIL & DISC
(ID AS NOTED)
F.A.C. FLORIDA ADMINISTRATIVE CODE
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
L.B. LICENSED BUSINESS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
OHP OVERHEAD POWER
NAVD NORTH AMERICAN VERTICAL DATUM
F.I.R.M. FLOOD INSURANCE RATE MAP
(L) LEGAL
(SPC) STATE PLANE COORDINATE
F.A.C. FLORIDA ADMINISTRATIVE CODE
(M) MEASURED
TOS TOE OF SLOPE
TOB TOP OF BANK
INST INSTRUMENT
SEC SECTION
TWSW TOWNSHIP
RNG RANGE
C.R. COUNTY ROAD
TELEPHONE PEDESTAL
WATER VALVE
CONCRETE POWER POLE
FIBER OPTIC MARKER
EXISTING SPOT ELEVATION
GAS LINE MARKER
GUY ANCHOR
FIRE HYDRANT

- PAVEMENT
OAK TREE
PINE TREE
RCP REINFORCED CONCRETE PIPE
INV INVERT
EP EDGE OF PAVEMENT
ELEV ELEVATION

N 725855.17
E 715405.83
(MEASURED)
N 725854.41
E 715406.18
(PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CERTIFIED CORNER RECORD
DOCUMENT NUMBER 097458)

N 725875.32
E 716726.53
(MEASURED)

SOUTH LINE OF SECTION 33,
TOWNSHIP 43 SOUTH, RANGE 25 EAST

S LINE OF THE SW 1/4,
SEC. 33,
TWSW. 47 S.,
RNG. 25 E

BONITA BEACH ROAD S.W.
(C.R. 865)

BLUFIN TOWNHOMES
HERITAGE TREE SURVEY

PART OF THE WEST 1/2 OF LOT 94, OF ARROYAL,
A SUBDIVISION ACCORDING TO THE PLAT
RECORDED IN PLAT BOOK 3, PAGE 80,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

DATE:
FIELD BOOK:
DRAWN BY:
APPROVED:
JOB NUMBER:
SCALE: 1" = 30'

From: BearPaws Environmental Consulting <bearpaws.env.consulting@gmail.com>
Sent: Tuesday, December 2, 2025 5:57 PM
To: Laura Gibson <LGibson@cityofbonitaspringscd.org>
Cc: Dan Mumford <dmumford@jreeng.com>; John Vanni <jvanni@jreeng.com>
Subject: Re: DOS25-122363-BOS: Blufin Townhomes

Good Evening,

Please see the following discussion and revised survey map regarding the potential heritage trees located on the Bluefin Townhomes property.

A tree survey was conducted on the property by BBLS Surveying, which located all on-site trees regardless of species.

On November 19, 2025, a heritage tree survey was completed by Barrett and Christina Stejskal of Bearpaws Environmental on the 3670 Bonita Beach Road property.

During this survey, a total of four potential heritage trees were identified and are described below:

- The first tree, located along the central-southern property boundary, is a slash pine (*Pinus elliottii*) measuring 24" DBH. This tree is adjacent to Bonita Beach Road and was observed to have stunted growth, as its canopy height was atypically low for a tree of this size.
- The second tree is located in the northwestern portion of the property near the western boundary. It is a slash pine (*Pinus elliottii*) measuring 18" DBH, which does not meet the minimum 20" DBH requirement for a heritage tree.
- The third tree is also located in the northwestern portion of the property, adjacent to the northern boundary. This tree is a live oak (*Quercus virginiana*) measuring 36" DBH. However, based on the survey, it lies just north of the property boundary and is therefore off-site.
- The fourth tree is marked along the western property boundary. This live oak (*Quercus virginiana*) was measured at 24" DBH; however, it consists of multiple trunks contributing to the total DBH. As a result, this tree is not believed to qualify as a heritage tree.

I hope you are OK with a summary response via email.

Thank you for your time and review; please let me know if you have any questions.

Sincerely,

Christina Stejskal

Vice-President, Consultant, & Ecologist

BearPaws Environmental Consulting

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Fort Myers, FL 33919

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Website: www.bearpawsenvconsulting.com