



COMMUNITY DEVELOPMENT

OFFICE MEMORANDUM

To: Planning and Zoning Board

From: Laura Gibson, Environmental Specialist, CEP, TRAQ Certified Arborist

Date: May 12, 2026

SUBJECT: Race Track Commercial PD – Phase 2, PD25-122564-BOS, Heritage Tree Removal

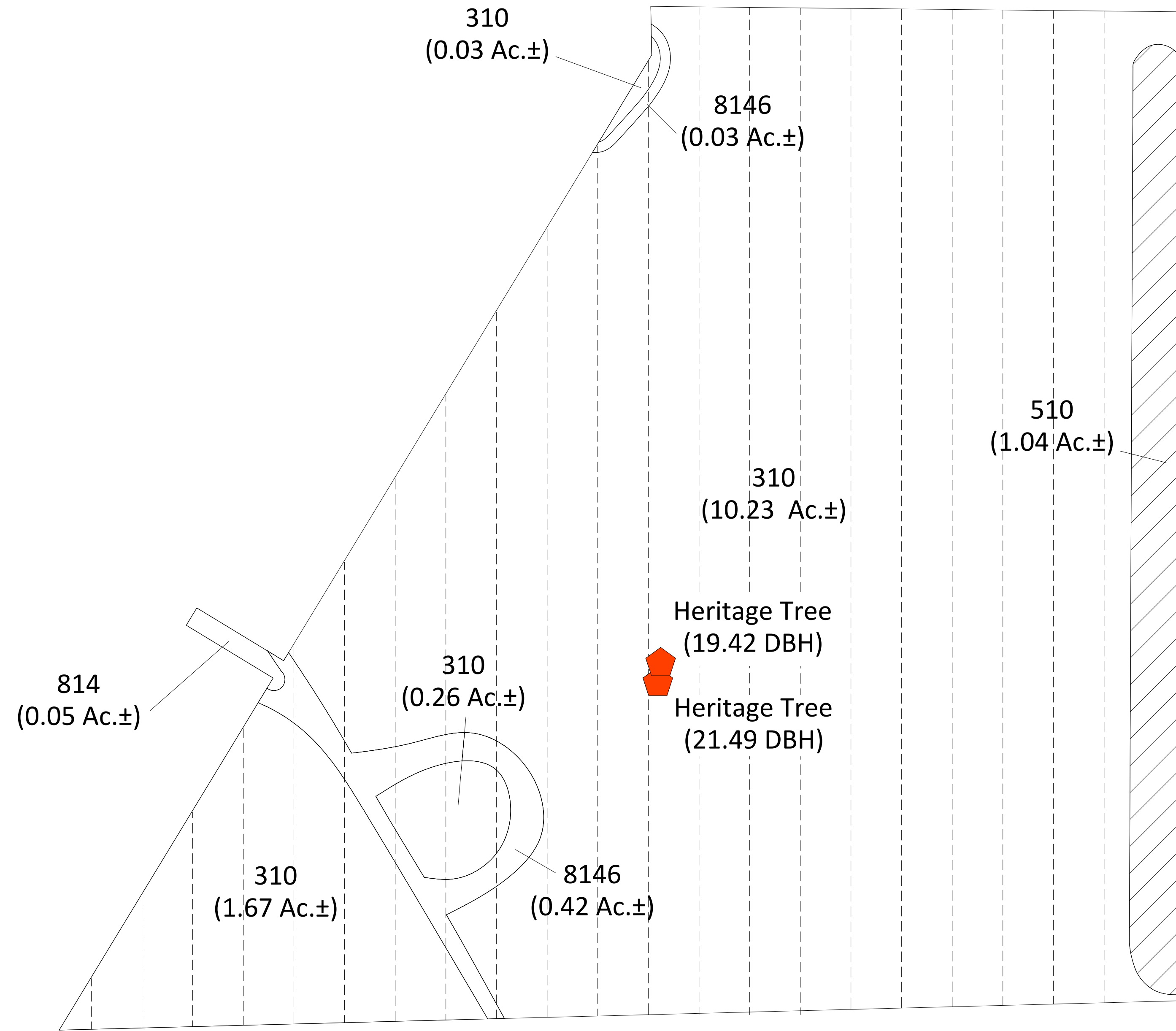
This agenda item is a request for the removal of heritage trees associated with the Race Track Phase 2 Commercial Development, a City of Bonita Springs Planned Development (PD) case #PD25-122564-BOS. The Planning and Zoning Board reviews development projects involving heritage tree impacts in accordance with Land Development Code (LDC) Section 3-417(b)(2).

Attached are the Master Concept plan and Protected Species Survey Map identifying the heritage trees proposed for removal along with the Heritage Tree Removal & Replacement Narrative which includes the proposed mitigation for the tree to be removed. The applicant will provide a presentation of the request, and Community Development staff will be present to address any questions.



Scale: 1" = 80'

FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
310	Herbaceous	16.81
510	Ditch	1.04
814	Road Right of Way	0.05
8146	Primitive Gravel Road/Trail	0.45
Total		18.35



NOTES:
 FLUCFCS lines estimated from 1"-2007 aerial photographs and locations approximated.
 FLUCFCS per Florida Land Use, Cover and Form Classification System (FLUCFCS) (FS01 1999).

Legend

	Surface Waters (1.04± Ac)
	Heritage Tree (2)
	Protected Species Survey Transects

DATE	REVISION DESCRIPTION



Date : 08-02-25
 Scale : 1" = 80'
 Drawn : BWS
 Category: PSS
 County : Lee
 S/T/R : 2/486/25E

PSS MAP
 Race Track CPD - Phase 2
 BONITA SPRINGS, FLORIDA
 BONITA-FT MYERS CORP.
 401 NW 38TH COURT, MIAMI, FLORIDA 33126

SHEET #
 JOB # 24-64
 FOR REVIEW ONLY



Race Track CPD - Phase 2

Heritage Tree Removal & Replacement Narrative

ZONING BOARD MAY 2026

The subject property, identified as Race Track CPD – Phase 2, is located south of Bonita Beach Road SE, west of Race Track Road, and east of Old 41 Road in the City of Bonita Springs, Florida. Surrounding land uses include commercial shopping centers, residential developments, and industrial/commercial uses. The property is currently designated with a Commercial Planned Development (CPD) zoning classification and a General Commercial Future Land Use designation.

An updated Environmental Assessment and Species Survey Report was prepared for the property in November 2024 and updated in November 2025. The assessment identified the site as primarily disturbed upland herbaceous habitat associated with previous agricultural use and existing developed conditions. Existing vegetation throughout the site includes widely scattered slash pine (*Pinus elliottii*) and live oak (*Quercus virginiana*), along with common upland grasses and opportunistic vegetation. The report concluded that no wetlands or protected species were identified on-site during the field assessment.

The proposed development will require the removal of two trees associated with the planned development improvements and necessary site access, grading, drainage, utility infrastructure, stormwater management, and internal circulation requirements. The proposed site layout was designed to preserve existing vegetation where feasible while accommodating the functional needs of the development and maintaining compatibility with the surrounding commercial corridor.

As identified on the submitted Protected Species Survey (PSS) Map, one Florida slash pine on-site was determined to meet the City's heritage tree requirement of 20 inches or greater DBH. The heritage tree proposed for removal is located within an area necessary for infrastructure and site improvements associated with the proposed development. A plan exhibit has been provided identifying the location of the heritage trees in relation to the planned development for Board review.

To mitigate the requested removal of the heritage Florida slash pines identified on-site, replacement trees are proposed in accordance with City requirements and staff recommendations. As proposed by staff, the applicant will provide either two (2) replacement Florida slash pine trees ranging from 14'–16' in height with a minimum 4-inch caliper, or one (1) 20-foot red maple or bald cypress with a minimum 4-inch caliper. The replacement tree locations will be incorporated into the final Landscape Plan submitted with the Development Order.



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Date: May 12, 2026

SUBJECT: Fawcett Memorial Free-Standing Emergency Room (ER), DOS25-127458-BOS, Heritage Tree Removal

This agenda item is a request for the removal of heritage trees associated with the Fawcett Memorial Free-Standing Emergency Room, a City of Bonita Springs Local Development Order (DO) case #DOS25-127458-BOS. The Planning and Zoning Board reviews development projects involving heritage tree impacts in accordance with Land Development Code (LDC) Section 3-417(b)(2).

Attached are the site landscape plan identifying heritage trees proposed for removal or retention, along with the proposed mitigation for those to be removed. The arborist report describes the current condition of the heritage trees to be removed. The applicant will provide a presentation of the request, and Community Development staff will be present to address any questions.



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Established 60 Years

April 21, 2026

TO: Mr. Boris Wong
Catalyst Design Group
1085 W. Morse Boulevard
Winter Park, Florida 32789

RE: Bonita Springs FSER
9726 Bonita Beach Road Southeast, Bonita Springs, Florida
Lee County Property Appraiser STRAP: 34-47-25-B3-00254.0040

Dear Mr. Wong:

Purpose and Scope

This report documents the inspection and evaluation of six (6) trees identified as Heritage trees, including verification of species, diameter at breast height (DBH), condition, and preservation suitability.

Methodology

- Visual Tree Assessment (VTA)
- DBH verification at 4.5 feet
- Species identification
- Site map comparison
- Photographic documentation
- Evaluation of structural defects and site conditions

Tree Assessments

Tree ID: 30897 – Slash Pine (*Pinus elliottii*)

DBH: 25"

Height: ~60 ft

Condition Rating: 55%

Observations: Heavy vine infestation, minor deadwood, Brazilian pepper encroachment, and nearby utilities.

Opinion: Moderate to poor candidate; close proximity to powerlines and impacts to roots from the removal of Brazilian Pepper trees.

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Tree ID: 31032 – Slash Pine (*Pinus elliotti*)

DBH: 11" & 9" (codominant)

Height: ~50 ft

Condition Rating: 50%

Observations: Codominant stems with structural weakness, minor deadwood.

Opinion: Poor candidate due to high failure potential associated with structural defect.

Tree ID's: 30916, 30918, 31035, 31055 – Listed as "Oak"

Status: Not located

Findings: No qualifying live oaks observed. Site dominated by Earleaf Acacia. Trees are likely misidentified.

Opinion: Do not meet Heritage criteria based on observed species and field conditions.

General Site Conditions

Dense invasive vegetation, resource competition, limited native Heritage species.

Summary of Findings

1. Two trees verified; both have limitations
2. One tree has critical structural defect
3. Four trees not located
4. Preservation potential limited

Conclusion

Most evaluated trees are not suitable for long-term preservation due to structural defects, environmental stressors, and species being invasive.

Disclaimer

This report was prepared for the exclusive use of Catalyst Design Group and was not intended for any other purpose. Our report was based on the information available to us at the time of the field inspection. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted.

Trees are dynamic living organisms and, as such, change over time. The condition of the trees is based on observations taken on the date(s) of the inspection(s); these condition ratings may change over time.

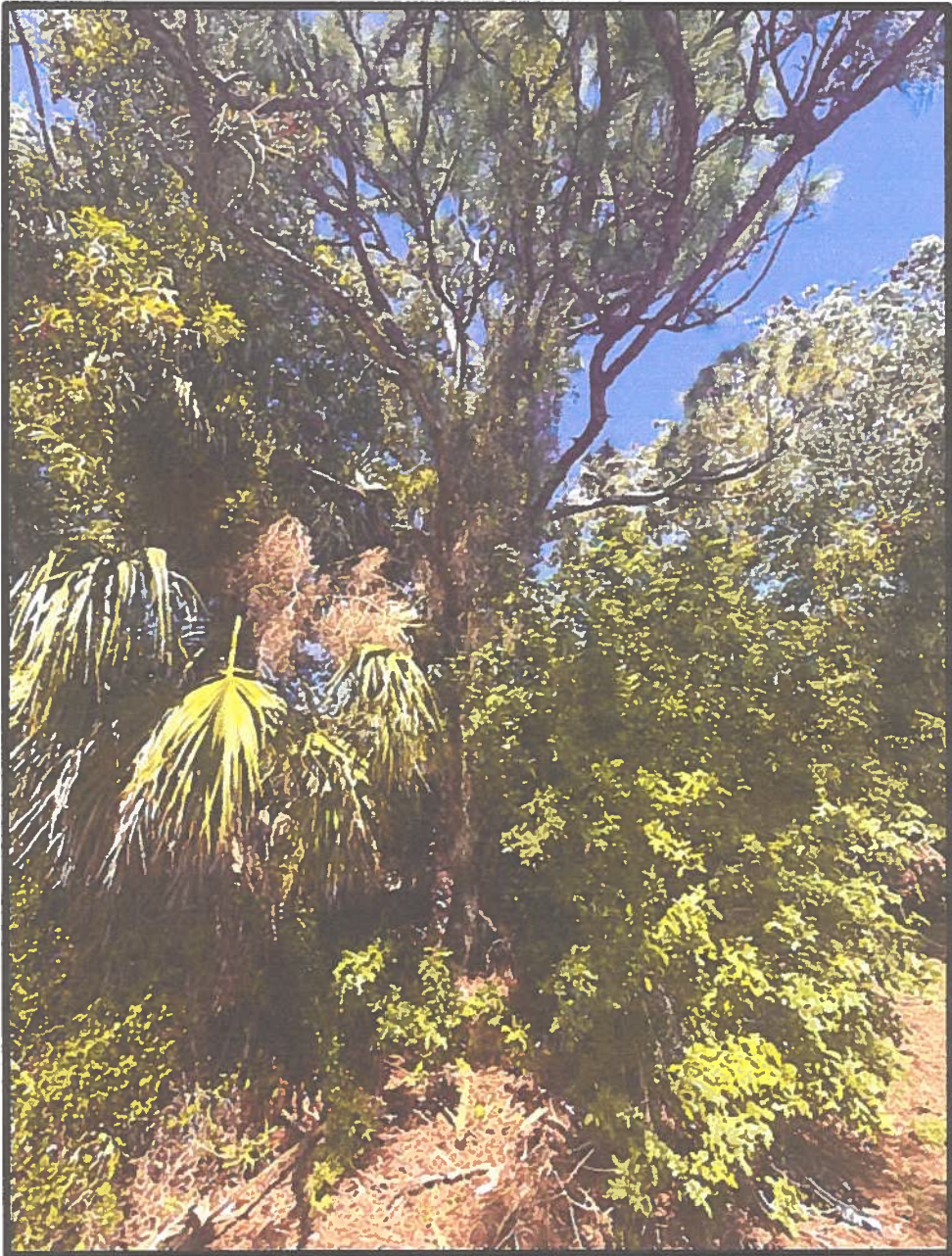
This report, research, and analysis were created and published with the contributions of professional(s) assisting me with this final work product.

This assignment did not consider tree risk, nor was this assignment a tree risk assessment. Should a tree risk assessment be required, please advise.

_____

Joseph R. Samnik
Expert Tree Consultant, LLC
Certified Arborist, #SO-0408, TRAQ, PPQ
Licensed – Bureau of Entomology, #7774

Attachment: Photographs



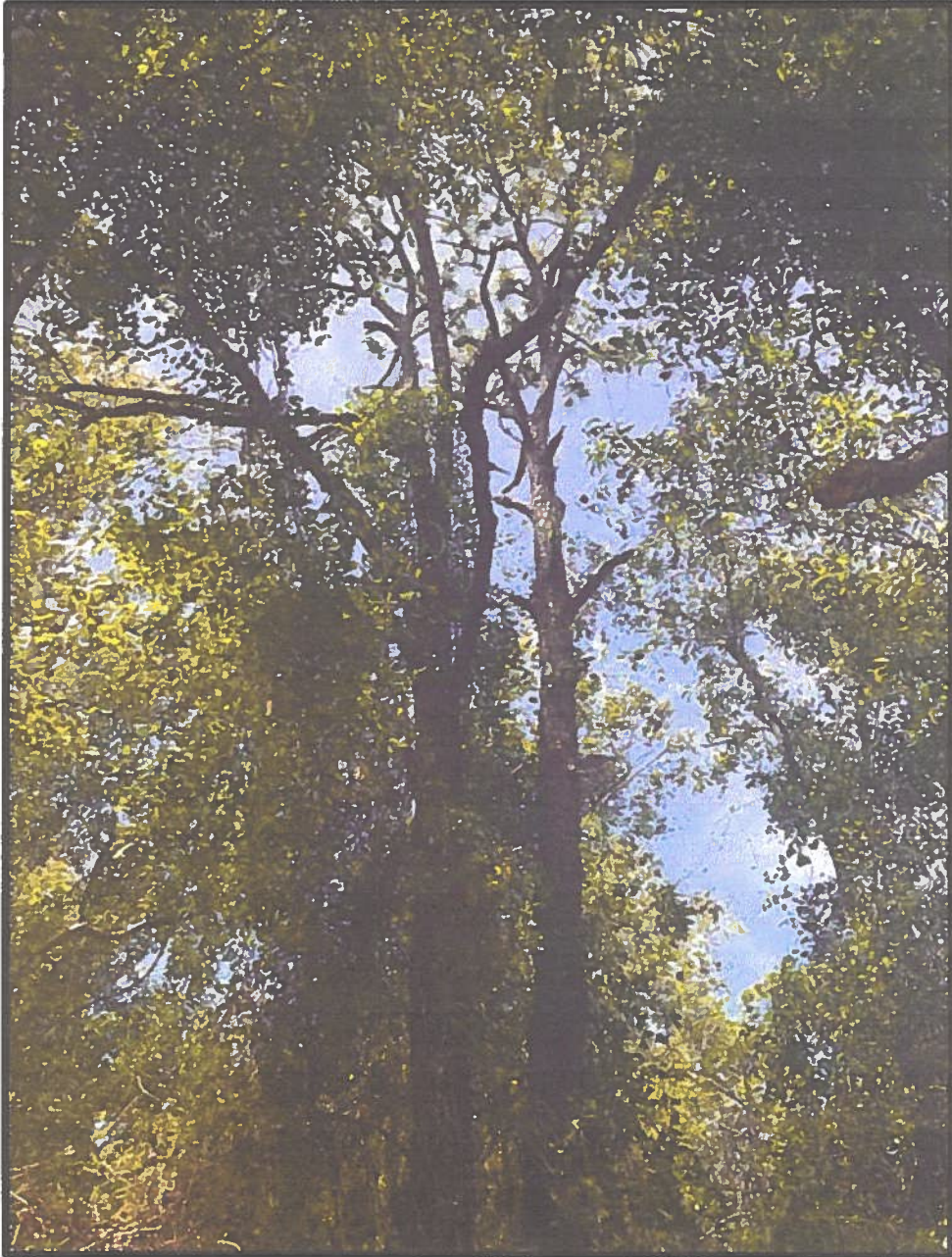
Photograph 1: Tree ID 30897

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Photograph 2: Tree ID 30897

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Photograph 3: Tree ID 31032

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