



City Hall Council Chambers
9101 Bonita Beach Road SE
Bonita Springs, Florida 34135

**City of Bonita Springs
Planning and Zoning Board
Draft Meeting Minutes**

May 19, 2026
9:00 am

1. **Call to Order:** *Chairman Hershenson called the meeting to order at 9:00 a.m.*
2. **Pledge of Allegiance**
3. **Roll Call by City Clerk**

Members Present: Hershenson, Lohan, Dhooghe, Lombardo, Townsend, Waterhouse
Members Absent: Brown (excused)

Staff Present: Nathan Cochran for Derek Rooney, Mike Sheffield, Mike Fiigon, Laura Gibson

4. Public Hearings (Quasi-Judicial)

A. CASE NAME: RACE TRACK COMMERCIAL PLANNED DEVELOPMENT – PHASE 2 (PD25-122564-BOS)

AN AMENDMENT TO PHASE 2 OF A COMMERCIAL PLANNED DEVELOPMENT (CPD)
SCHEDULE OF USES TO ALLOW FOR AN INDOOR/OUTDOOR ENTERTAINMENT VENUE
AND TO ESTABLISH DEVELOPMENT REGULATIONS, AND TO REQUEST ONE (1)
DEVIATION.

*Mike Fiigon, Senior Planner, stated the applicant would like to continue both items #4A
& #5A, in order to meet with surrounding neighbors to discuss their concerns.*

B. New Business

A. HERITAGE TREE REMOVAL:

PD25-122564-BOS

RACE TRACK COMMERCIAL PLANNED DEVELOPMENT – PHASE 2
28010/020 RACETRACK RD AND 28191 OLD 41 RD

B. HERITAGE TREE REMOVAL:

DOS25-127458-BOS

FAWCETT MEMORIAL FREE-STANDING ER
9726 BONITA BEACH ROAD SE

*Laura Gibson, Environmental Specialist with Community Development stated the applicant would like to
remove two heritage trees.*

Boris Wong, Landscape Architect with Catalyst Design Group discussed the site plan and location of both trees. Both trees are in poor condition and located in areas that will be hard to preserve. They will be replaced with two bald cypress trees to match the pine trees existing on site.

Board Member Lombardo asked what the plans were on the property where the trees were located.

Mr. Wong stated one tree on the east side of property will be removed for a sidewalk and the second tree located on the northern part is in the section designated for a retention/dry pond.

Laura Gibson stated staff feels bald cypress trees are a suitable replacement.

*Chairman Hershenson made a motion to approve the tree removal; Seconded by Member Dhooghe. The Clerk conducted a roll-call vote; **the motion carried 6-0***

5. Approval of Minutes from the Meeting held on May 5, 2026

*Vice-Chairman Townsend motioned to approve the May 5, 2026 minutes; Seconded by Member Lombardo. **The motion carried 6-0.***

6. Adjournment: *With no further business, Chairman Hershenson adjourned the meeting at 9:13 a.m., and announced that the next meeting is tentatively scheduled for 9:00 a.m., June 16, 2026.*

Prepared by:

Teresa C. Grimes,
Senior Records & Compliance Clerk

Approved by the Planning and Zoning Board

Date: _____

Dr. Ben Hershenson, Chairman