



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

**City of Bonita Springs
Planning and Zoning Board
Training Workshop
Minutes
March 5, 2026
9:00 a.m.**

1. Call to Order - *Chairman Hershenson called the workshop to order at 9:00 a.m.*

2. Roll Call - *The City Clerk called the roll:*

Members Present: 6 Hershenson, Brown, Dhooghe, Lohan, Lombardo, Townsend.

Members Absent: 1 Waterhouse (excused)

Others Present: David Theriaque (Via Zoom), Margaret Banyan (Via Zoom), Derek Rooney (Via Zoom), John Dulmer, Jacqueline Genson, Mike Fiigon, Laura Gibson, Mike Sheffield, and Nathan Cochran of Gray Robinson.

3. Roles and Responsibilities of the Planning and Zoning Board

Attorney David Theriaque presented an overview of Planning and Zoning Board duties, including the distinction between legislative and quasi-judicial cases, the standards of review applicable to each, and guidelines regarding ex parte communication.

Senior Planner Mike Fiigon followed with a presentation on Planned Developments, outlining the criteria used in their evaluation. He also reviewed the Board's responsibilities related to historic preservation. Next, Environmental Specialist Laura Gibson presented information on Heritage Tree Project reviews and recommendations.

Each presenter concluded with a question-and-answer period.

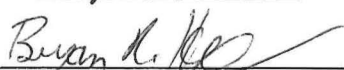
4. Review of Legal Requirements for Board Members

City Clerk Mike Sheffield presented an overview of the Sunshine Law, Public Records Law, the Code of Ethics, and rules governing conflicts of interest. He distributed the City's ex parte communication disclosure form and Form 8B Memorandum of Voting Conflict. Mr. Sheffield, along with Mr. Theriaque and Mr. Rooney, responded to questions from Board members.

5. Adjourn - *The workshop adjourned at 12:04 p.m. The City Clerk reminded members that the first regular meeting is scheduled for 9:00 a.m., March 17.*

Approved by the Planning and Zoning Board

Date: 3/17/26



Dr. Ben Hershenson, Chairman

Prepared and attested by:



Michael J. Sheffield, City Clerk