



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 5, 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, Brown, Dhooghe, Lombardo, Townsend  
*Members Absent:* Waterhouse and Lohan (excused)

*Staff Present:* Derek Rooney, Mike Sheffield, John Dulmer, Mike Fiigon

**4. Public Comment:**

*Linda Liles spoke against the demolition of both Items #5A & #5B, citing the need to preserve the City's history.*

**5. Review and provide a recommendation on the following Special Certificates of Appropriateness**

**A. COA26-131827-BOS (27100-180 Old 41 Road):  
A Request to Demolish the Former Restaurant Building**

*Mike Fiigon, Senior Planner, stated there would not be presentations for both items, the decision would be made on the findings for the wonder Gardens Restaurant. He discussed the approval criteria and answered questions from the Board regarding private funding to preserve the building, questions regarding the Wonder Gardens Master Plan, the Engineers Report.*

*Derek Rooney stated the City Council deemed the building unsafe, and it would cost too much to restore.*

*Board Member Lombardo is familiar with the building and stated it is in very poor condition and feels demolishing it is a good idea to enhance the experience of the Wonder Gardens.*

*Board Member Lombardo made a motion to approve the appropriateness; Seconded by Member Dhooghe. The Clerk conducted a roll-call vote; **the motion carried 5-0.***

**B. COA26-131828-BOS (27300 Old 41 Road)  
A Request to demolish the Goodbread Grocery Building.**

*Mike Fiigon gave a brief history of the Goodbread/Dixie Moon Building. It was moved from Dean Street to Old 41 and placed within the Liles Plaza with the hope of restoring but lost grant funding. Engineers found the structure dilapidated and only the façade could be saved.*

*Mike Fiigon and Derek Rooney answered questions from the Board regarding plans for the space, safety issues, cost to rehab, grant funding, and private interest.*

*Board Member Lombardo made a motion to deny the appropriateness; Seconded by Vice-Chairman Townsend. The Clerk conducted a roll-call vote; **the motion carried 3-2 (Dhooghe and Brown opposed).***

**6. Approval of Minutes from the Meeting held on March 17, 2026**

*Vice-Chairman Townsend motioned to approve the March 17, 2026 minutes; Seconded by Member Dhooghe. **The motion carried 5-0.***

**7. Adjournment:** *With no further business, Chairman Hershenson adjourned the meeting at 9:37 a.m., and announced that the next meeting is tentatively scheduled for 9:00 a.m., May 19, 2026.*

Prepared by:

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Teresa C. Grimes,  
Senior Records & Compliance Clerk

Approved by the Planning and Zoning Board

Date: \_\_\_\_\_

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Dr. Ben Hershenson, Chairman