



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

City of Bonita Springs Planning and Zoning Board Meeting Agenda

May 5, 2026
9:00 a.m.

To address the board during this proceeding, please complete a “Public Comment Slip” and submit it to the City Clerk, seated at the left-hand side of the dais. Blank slips are available on the table outside of Council Chambers. To submit a public comment in advance of the meeting, email your name, address, and comment to citymeetings@cityofbonitasprings.org by **2:00 p.m., May 4, 2026**.

The City of Bonita Springs is committed to equal opportunity and does not discriminate on the basis of race, color, national origin, gender, age, disability, religion, income, or marital status. Under the Americans with Disabilities Act, anyone who requires an ADA-qualified accommodation to participate in this proceeding should contact City Clerk Mike Sheffield at (239) 949-6248 at least 48 hours in advance of the meeting. Such reasonable accommodation will be provided at no cost to the requester.

Any person who may seek to appeal a decision made by the board on any matter at the meeting is responsible for ensuring that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call by City Clerk
4. Public Comment
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.
 - B. COA26-131828-BOS (27300 Old 41 Road)
A request to demolish the Goodbread Grocery building.
6. Approval of meeting minutes from March 17, 2026
7. Adjournment: *The next meeting is tentatively scheduled for 9:00 a.m., May 19, 2026.*

**SPECIAL CERTIFICATE OF APPROPRIATENESS
CASE SYNOPSIS**

APPLICATION/CASE NUMBER: COA26-131827-BOS

ADDRESS: 27100-180 OLD 41 ROAD

REQUESTOR: CITY OF BONITA SPRINGS

REQUEST: TO DEMOLISH THE FORMER RESTAURANT/CAFÉ BUILDING

SYNOPSIS:

The property owner (the City of Bonita Springs) filed a special certificate of appropriateness (COA) application on April 8, 2026, requesting approval for the demolition of the café/restaurant building at the site of the Wonder Gardens.

The COA was submitted at the request of City Council. During their meeting on December 17, 2025, an action item was presented for consideration in which City Council voted unanimously to pursue the demolition of the structure. A copy of the action item (green sheet) and a copy of the meeting minutes from December 17 are included in the packet for review.

With regards to granting a COA for the demolition of a historic structure, the following criteria are to be utilized pursuant to LDC 5-85(d):

- (1) Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?
- (2) Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
- (3) Is the building or structure one of the last remaining examples of its kind in the neighborhood, the city or the region?
- (4) Does the building or structure contribute significantly to the historic character of a designated historic district?
- (5) Would retention of the building or structure promote the general welfare of the city by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?
- (6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?
- (7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

Additionally, LDC 5-85(a), states the following: *Demolition of a designated historic resource or a contributing property within a designated historic district may only occur pursuant to an order of a governmental body or board or an order of a court of competent*

jurisdiction and pursuant to approval of an application by the owner for a special certificate of appropriateness for demolition.

As stated above, the City of Bonita Springs is the owner of the property and the demolition is being pursued after a unanimous vote occurred with City Council, for the reasons stated in the attached green sheet.



CERTIFICATE OF APPROPRIATENESS

SPECIAL

Community Development Department | 9220 Bonita Beach Rd, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | Fax: 239 444 6140

COA No.		Designation No.		Date Filed:	
Contributing Yes or No	Non-Contributing Yes or No	Individual Designation Yes or No	Not Historical Yes or No		

Name of Project: _____

Location: _____

STRAP No.: _____

Name of Applicant or Agent: _____

("All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: _____

City/State: _____ **Zip:** _____ **Phone:** _____

Fax Number: _____ **E-mail address:** _____

Name of Historic District (if applicable): _____

Check all that apply:

Building _____ **Archaeological Site** _____ **Object** _____ **Landscape Feature** _____

Project Description: (describe all work proposed)

Type of Work:

Alteration ____ **Demolition** ____ **New Construction** ____ **Reconstruction** ____ **Rehabilitation** ____ **Relocation** ____

Narrative: _____

Change in Use: **YES** ____ **NO** ____

If yes, explain: _____

Does this use require a variance, special permit, or special exception under the Zoning Ordinance?

YES ____ **NO** ____

If yes, explain: _____

Has a development order or exemption been applied for prior to or concurrent with this application?

YES ____ **NO** ____

If yes, explain: _____

SUBMITTAL REQUIREMENTS

- A. Full plans and specifications (10 sets of plans, 1 set of specification).
- B. Site plan (11).
- C. Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
- D. Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district.
- E. Demolition applications only: Provide reason for the proposed move, and description of the new location and settings.
- F. Archaeological sites: Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
- G. Proposed mitigation measures.
- H. Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.
- I. Please provide one CD with all application document information.

***** FOR STAFF USE ONLY *****		
Date Issued:	APPROVED	DENIED*
Certified by:		
<i>*Explanation attached</i>		

ITEM TITLE: Discussion regarding historic preservation of the Good Bread building façade and the restaurant at the Wonder Gardens, and direction to staff.

REQUESTOR: Council Member Chris Corrie and Deputy Mayor Purdon

AGENDA SECTION: Mayor and Council Member Items

STRATEGIC PRIORITY:

BACKGROUND:

This agenda item was requested separately by both Council Member Chris Corrie and Deputy Mayor Purdon. City Council has previously discussed both structures on multiple occasions.

Council Member Purdon requested the agenda item to discuss the future disposition of the buildings and whether they merit their continued status as historical resources.

Additionally, Council Member Corrie prepared the below analysis regarding the benefits of historic preservation and how it relates to these two structures. The analysis is provided below:

Historic Preservation and Public Benefit: A Balanced Policy Framework for Bonita Springs

Historic preservation is an important civic value in Bonita Springs, but it must be balanced against fiscal responsibility, structural safety, and broader public benefit. This green sheet provides a rational framework for evaluating preservation decisions.

Why Public Benefit Must Outweigh Preservation Costs:

- Preservation must serve a purpose. Not every old structure is historically or architecturally significant.
- Municipal budgets require cost–benefit analysis. Every dollar spent on stabilizing failing structures reduces funding for parks, stormwater, safety, and amenities.
- Severely deteriorated or unsafe buildings often require more investment than their historical value justifies.
- Preserving memories does not require preserving unsafe structures; heritage can be honored through markers, archival displays, interpretive art, and design elements.
- The city's responsibility is to the entire community. Preservation cannot override essential services or long-term resilience investments.

Rebuttals to Common Preservationist Arguments:

Once it's gone, it's gone forever: True, but so is the money spent restoring a structure with little public value. Preservation must prioritize meaningful assets, not deteriorated shells.

Cost shouldn't matter for cultural heritage: Cost must matter in public budgeting. Preservation is important, but not more important than safety, infrastructure, or fiscal stewardship.

The City allowed deterioration; now it must fix it: Most deteriorated structures are private property. The City cannot reverse decades of private neglect using public funds.

Adaptive reuse is always cheaper long-term: Only when structures are sound. For failing, mold-damaged, or code-deficient buildings, adaptive reuse is more costly than replacement.

Preservation is sustainable; demolition is wasteful: Unsafe structures require massive new material inputs. New, efficient, code-compliant buildings often have a smaller long-term environmental footprint.

Demolition favors developers and erases history: Decisions are based on public benefit, not developers. Unsafe buildings block public uses and revitalization opportunities.

Historic districts raise property values: Only when buildings are functional, intact, and significant. Decayed structures can depress surrounding values.

One demolition sets a precedent: Each case is parcel-specific and evidence-based. A single unsafe building does not dictate outcomes for others.

Removing the structure erases community memory: Memory can be preserved through markers, archives, and integrated design without preserving unsafe buildings.

Private fundraising can save it: Fundraising rarely covers structural stabilization, fire suppression, ADA compliance, or long-term maintenance.

Engineering reports exaggerate damage: State-certified engineers follow strict standards and assume liability. Reports reflect physical reality, not political preference.

The façade alone should be saved: Façade bracing can cost more than building new. Authenticity comes from good design, not unsafe walls.

The community wants preservation: Broader community priorities include safety, parks, stormwater, walkability, and resilience. Preservation is one value among many.

RECOMMENDATION: Discussion and direction to staff as appropriate.

ATTACHMENTS:

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	John Dulmer



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

**City of Bonita Springs
City Council
Draft Meeting Minutes**

**December 17, 2025
9:00 AM**

1. **Call to Order:** *Mayor Gibson called the meeting to order at 9:03 am.*
2. **Invocation:** *Provided by Pastor Ann Grandell of Gulf Shore Church.*
3. **Pledge of Allegiance:** *Led by Mayor Gibson.*

4. Roll Call

*Present: 7 Council Member Bogacz; Council Member Carr; Mayor Gibson; Council Member Corrie;
Council Member Fullick; Council Member Fitzpatrick; Deputy Mayor Purdon (arrived 9:14 am).
Absent: 0*

5. Public Comment on Agenda Items

Dwight Esmon - Commented on Item 13B, "Presentation of Accessory Dwelling Units," expressing support for Auxiliary Dwelling Units and requesting that the ordinance incorporate uniform regulations city-wide.

6. Ceremonial Presentations and Proclamations:

A. Recognition of Chris Campbell for 20 years of service to the City of Bonita Springs.

Certificate of Recognition presented to Chris Campbell.

7. Public Hearings - Zoning and Land Use:

- A. (FIRST READING AND PUBLIC HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 189.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-304)**

The City Clerk read the ordinance number and title block into the record. John Dulmer, Director of Community Development, introduced Items 7A and 7B, explaining that today staff will provide an overview of the procedures and timeline for both items, with full presentations to follow at the Second Readings scheduled for January 21. He also noted that the applicant's representatives were in attendance. At the direction of City Attorney Rooney, the City Clerk then read the zoning ordinance title block for Agenda Item

7B into the record. Senior Planner Mike Fiigon proceeded to outline the timeline and procedures for Items 7A and 7B (presentation slides on file in the City Clerk's office).

Council Member Fitzpatrick stated that there appears to be inconsistencies in the information provided by the applicant in the back-up material and in the presentation to the Zoning Board, which he requested be addressed and clarified prior to the Second Readings. These include the location of the proposed cell tower, Kehle Canal clean-up and long-term maintenance, references to a purported extension of Route 951, and references to schedules and timelines for the I-75 widening and interchange improvement projects that do not align with information he has received from FDOT.

Mayor Gibson called for public comment for both items 7A and 7B. With no speakers and no further questions from Council members, he announced that both ordinances will move to Second Readings.

- B. (FIRST READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 204 (+/-) ACRES FROM THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND AGRICULTURAL (AG-2) ZONING DESIGNATION TO A MIXED-USE PLANNED DEVELOPMENT (MPD) ZONING DESIGNATION, TO DEVELOP UP TO 299 RESIDENTIAL DWELLING UNITS AND 100,000 SQUARE FEET (+/-) OF COMMERCIAL USES, AND TO REQUEST EIGHT (8) DEVIATIONS; LOCATED AT 14240, 14450, 14650, 14700, 14820 BONITA BEACH ROAD SOUTHEAST, AND OTHER ADJACENT PROPERTIES LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-305)**

Held under Item 7A.

8. Consent Agenda Items:

*Council Member Carr motioned to approve the consent agenda; Seconded by Deputy Mayor Purdon. **The motion carried unanimously.***

- A.** Approve minutes from the City Council Regular meeting held on November 19, 2025.
- B.** Approve a Resolution re-appointing members to the following Advisory Boards: Art in Public Places Board; Historic Preservation Board; Technology Advisory Board; and Tree Advisory Board. (Green Sheet 25-12-297)
- C.** Approve purchase agreements to acquire three (3) properties for the FEMA Hazard Mitigation Grant Project-COVID (HMGP-COVID) Neighborhood Acquisition/Demolition Project in the Quinn/Downs/Dean Neighborhood. (Green Sheet 25-12-301)
- D.** Approve contract amendment #2 for the Mobility Plan with Lee County Recovery and Resiliency Planning Program utilizing U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery funds for a time extension. (Green Sheet 25-12-307)
- E.** Approve design build contract with Owen Ames Kimball Co., for the purpose of building a metal structure to house emergency response equipment. (Green Sheet 25-12-310)
- F.** Approve a Resolution awarding the US 41 Landscape & Irrigation Maintenance Project RFB 25-28 to Superior Landscaping & Lawn Service, Inc. (Green Sheet 25-12-311)
- G.** Approve a Resolution awarding Professional Auditing Services RFP 25-21 to Ashley, Brown & Smith, CPA's P.A. (Green Sheet 25-12-314)
- H.** Approve a Resolution awarding the East Terry Street/West Terry Street Landscape Maintenance Project RFB 25-29 to P & T Lawn and Tractor Service. (Green Sheet 25-12-317)

- I. Approve agreement with Kimley-Horn and Associates, Inc. for engineering services for the Pennsylvania Avenue Corridor Improvement Project utilizing U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery (CDBG-DR) funds. (Green Sheet 25-12-318)
- J. Approve Extra-Duty Detail Services Agreement with Lee County Sheriff's Office for continued marine patrols on the Imperial River and Estero Bay in compliance with the WCIND funding agreement. (Green Sheet 25-12-319)
- K. Approve proposal from Haskins Inc., for the replacement of a failed 30-inch storm pipe at Luke Street. (Green Sheet 25-12-320)
- L. Authorize staff to execute contracts for the fireworks, lasers, and drones for the Star-Spangled Bonita event on July 4, 2026. (Green Sheet 25-12-321)

City Council Comments on Consent Agenda

Referring to Consent Item 8B, Council Member Fitzpatrick requested an update on the timeline for transferring the duties of the Historic Preservation Board and the Tree Advisory Board to the new board. City Attorney Rooney responded that the transfer of duties must be enacted by ordinance, which he expects to bring forward by the end of February.

9. Public Hearings:

- A. **(SECOND READING) AN ORDINANCE OF THE CITY COUNCIL OF BONITA SPRINGS, FLORIDA, ADOPTING THE 2025-2026 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ANNUAL UPDATE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.** (Green Sheet 25-12-298)

*The City Clerk read the ordinance title block into the record. City Manager Hunter introduced the item, stating that annual adoption is required by State statute. Council Member Corrie motioned to approve; Seconded by Council Member Carr. **The motion carried unanimously. ORDINANCE 25-16 ADOPTED.***

10. Presentations:

- A. **Presentation and update of the Bonita Springs Wonder Gardens Master Plan and associated Capital Improvement Projects.** (Green Sheet 25-12-303)

City Manager Hunter introduced the item, stating that the presentation is being provided in accordance with the Public/Private Partnership agreement. Neil Anderson, Executive Director of the Wonder Gardens, delivered the presentation, which included an update on the master plan and capital improvement projects (presentation on file in the City Clerk's office). Council Members expressed consensus approval with the projects presented.

11. Mayor and Council Member Items:

- A. **Approve a Resolution naming the Chickee structure at the Bonita Wonder Gardens, "The Rotary Club of Bonita Springs Chickee."** (Corrie, Green Sheet 25-12-309)

*Council Member Corrie led the discussion. Council Member Carr motioned to approve; Seconded by Council Member Fullick. **The motion carried unanimously.***

B. Discussion regarding historic preservation of the Good Bread Building Façade and the Restaurant at the Wonder Gardens, and direction to staff. (Corrie and Purdon, Green Sheet 25-12-300)

*Council Member Corrie led the discussion, noting that both the Good Bread Building Façade and the former restaurant at the Wonder Gardens are in poor and deteriorating condition. He reviewed the rationale for demolition over preservation which he outlined in the green sheet, with Council Members expressing agreement. The City Attorney then summarized the options for pursuing demolition permits, given the role of the Historic Preservation Board in such actions, which is not currently convening. Council Member Carr motioned to refer the matter to the new Planning and Zoning Board in pursuit of demolition permits for both structures; Seconded by Council Member Corrie. **The motion carried unanimously.***

C. Approve the purchase of two (2) art sculptures, “Love of Bonita” and “Blue Water” by artist Clayton Swartz, for the City’s permanent art collection. (Fullick, Green Sheet 25-12-302)

*Council Member Fullick led the discussion for both items 11C and 11D. Council Member Corrie motioned for approval of the purchase of two art sculptures Item (11C) and the public art lease agreement (11D); Seconded by Council Member Fullick. **The motion carried unanimously.***

D. Approve the public art lease agreement between the City of Bonita Springs and Lynx Zuckerman @ Bonita Grande, LLC for the display of two (2) art sculptures, “Love of Bonita” and “Blue Water” by artist Clayton Swartz, which will remain part of the City’s permanent art collection within the Midtown Development project. (Fullick, Green Sheet 25-12-308)

Approved under Item 11C.

E. Approve a Resolution confirming appointments made by the Mayor, with advice and consent of City Council, of seven members to the Bonita Springs Planning and Zoning Board for staggered terms (two members for 1-year, two for 2-years, and three for 3-years); confirming the Mayor’s appointment of a chairperson; and formally releasing members of the former Local Planning Agency and the former Zoning Board with gratitude for their service. (Gibson, Green Sheet 25-12-299)

Mayor Gibson led the discussion, thanking the members of the Local Planning Agency and the Zoning Board for their service. He then announced the following appointments, and asked for input from Council:

Two Members for a 1-year term: Daniel Dhooghe and Raymond Townsend

Two Members for a 2-year term: Robert Lombardo and Lynda Waterhouse

Three Members for a 3-year term: Steve Lohan, Jack Brown, and Ben Hershenson

Ben Hershenson - Chairman

*Council Member Carr motioned to approve the appointments made by the Mayor; Seconded by Council Member Corrie. **The motion carried unanimously.***

12. City Attorney Items:

A. A Resolution relating to historic preservation, approving a Special Certificate of Appropriateness for construction of a Chickee Hut on the former pole barn site at the Wonder Gardens. (Green Sheet 25-12-316)

*(Heard immediately following Item 11A at Mayor Gibson’s request) City Attorney Rooney introduced the item, explaining that it is on the agenda because Council is temporarily fulfilling responsibilities of the Historic Preservation Board. Council Member Carr motioned to approve; Seconded by Council Member Corrie. **The motion carried unanimously.***

13. City Manager Items:

A. Presentation on the status of Comprehensive Plan and Land Development Code Amendments. (Green Sheet 25-12-315)

*Presentation provided by Dr. Margaret Banyan which included an update on the comprehensive plan amendment process, land development code amendment scoping, and public participation outreach efforts (presentation on file in the City Clerk's office). Council Member Carr motioned to approve the priorities presented by Dr. Banyan; Seconded by Council Member Corrie. **The motion carried unanimously.***

10:28 am - Mayor Gibson recessed the meeting for break.

10:36 am - Mayor Gibson re-convened the meeting.

B. Presentation of Accessory Dwelling Units. (Green Sheet 25-12-312)

Jacqueline Genson, Planning and Zoning Manager, presented, which included an overview of ADUs, current City regulations, and filed Senate Bill 48. She noted that, if enacted, Senate Bill 48 would take effect on July 1, 2026, and would require local governments to adopt an ordinance by December 1, 2026 (presentation on file in the Clerk's office).

A discussion followed regarding potential challenges and appropriate next steps. The City Attorney and Community Development staff will continue to monitor legislative action related to Senate Bill 48 and its companion, House Bill 313, and seek Council direction accordingly.

C. Presentation of the Community Development Activity Report for November. (Green Sheet 25-12-306)

Presentation provided by John Dulmer, Director, Community Development.

Additional City Manager Reminders/Updates

- *The January 21, 2026 regular City Council meeting will begin at 5:30 p.m. (rather than 9:00 am) to meet the requirement for an evening-hour Second Reading/Public Hearing.*

14. Mayor and Council Member Reports

Council Members conveyed best wishes for a happy and safe holiday season to residents and staff.

Council Member Fitzpatrick thanked all who organized and attended the recent Daughters of the American Revolution, Wreaths Across America Ceremony. More than 150 wreaths were placed on the graves of veterans at the Bonita Springs Cemetery.

Council Member Corrie provided an update on the BERT Project easement negotiations with the Fay Family. After reviewing the term sheets, the three partner government representatives jointly determined that the proposed easement agreements would not meet their needs.

Council Member Carr commented on the strong sense of community togetherness that is evident throughout the City. She also reminded motorists to drive carefully, remain attentive, and stop for school buses displaying flashing red lights.

Mayor Gibson reported the results of the "10,000 for the Troops" Christmas card challenge, announcing that Bonita Springs collected a total of 12,746 cards - more than any other municipality participating in the friendly competition. He expressed appreciation to everyone who contributed, including residents, students, school faculty and staff, businesses, community organizations, family members, City staff, and his fellow Council Members.

15. Public Comment

Barbara Ryan - Offered feedback on the Auxiliary Dwelling Units presentation and expressed her endorsement of consistent regulations throughout all districts.

Ben Hershenson - Conveyed his appreciation to the Mayor and Council Members for the unexpected opportunity to serve as chairman of the Planning and Zoning Board. He also provided comments on Auxiliary Dwelling Units.

16. Adjournment *There being no further business, the meeting adjourned at 11:40 a.m.*

PREPARED AND ATTESTED BY:

Michael J. Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: _____

Mike Gibson, Mayor

DRAFT



9101 Bonita Beach Road
Bonita Springs, FL 34135
Tel: (239) 949-6262
Fax: (239) 949-6239
www.cityofbonitasprings.org

Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arleen Hunter
City Manager
(239) 949-6267

Derek P. Rooney
City Attorney
(239) 949-6254

City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

Certified Mail/Return Receipt Requested and First Class Mail

April 20, 2026

City of Bonita Springs
c/o Lora Taylor
9101 Bonita Beach Road
Bonita Springs, FL 34135

Re: Certificate of Appropriateness (Special), Wonder Gardens Restaurant Demolition: COA26-131827-BOS

Dear Applicant:

Please be advised that the hearing for your application for a special certification of appropriateness has been scheduled for a public hearing before the City of Bonita Springs Planning & Zoning Board on **Tuesday, May 5, 2026 to commence at 9:00 a.m.** at City Hall, located at 9101 Bonita Beach Road, Bonita Springs, Florida 34135.

A copy of the Notice of Public Hearing, which shall be posted at City Hall, and upon the City's website or other electronic media at least five (5) days proper to the scheduled hearing, is attached. A notice shall also be posted at the property. ***It is your responsibility to post the notice at the property.*** Failure to do so may result in the delay of the hearing. The hearing notice sign is available for pickup at Community Development, located at 9220 Bonita Beach Road, Suite 111, Bonita Springs, Florida 34135. Please confirm via email when the sign has been posted. The City reserves the right to inspect the property to make sure the posting was done properly.

You may appear and testify at such public hearing either in person, or through an authorized representative.

Please feel free to contact me at (239) 444-6151 if you should have any questions.

Sincerely,

Mike Fiiigon II
Senior Planner
Community Development

**SPECIAL CERTIFICATE OF APPROPRIATENESS
CASE SYNOPSIS**

APPLICATION/CASE NUMBER: COA26-131828-BOS

ADDRESS: 27300 OLD 41 ROAD

REQUESTOR: CITY OF BONITA SPRINGS

REQUEST: TO DEMOLISH THE GOODBREAD GROCERY BUILDING

SYNOPSIS:

The property owner (the City of Bonita Springs) filed a special certificate of appropriateness (COA) application on April 8, 2026, requesting approval for the demolition of the Goodbread Grocery building.

The COA was submitted at the request of City Council. During their meeting on December 17, 2025, an action item was presented for consideration in which City Council voted unanimously to pursue the demolition of the structure. A copy of the action item (green sheet) and a copy of the meeting minutes from December 17 are included in the packet for review.

With regards to granting a COA for the demolition of a historic structure, the following criteria are to be utilized pursuant to LDC 5-85(d):

- (1) Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?
- (2) Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
- (3) Is the building or structure one of the last remaining examples of its kind in the neighborhood, the city or the region?
- (4) Does the building or structure contribute significantly to the historic character of a designated historic district?
- (5) Would retention of the building or structure promote the general welfare of the city by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?
- (6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?
- (7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

Additionally, LDC 5-85(a), states the following: *Demolition of a designated historic resource or a contributing property within a designated historic district may only occur pursuant to an order of a governmental body or board or an order of a court of competent*

jurisdiction and pursuant to approval of an application by the owner for a special certificate of appropriateness for demolition.

As stated above, the City of Bonita Springs is the owner of the property and the demolition is being pursued after a unanimous vote occurred with City Council, for the reasons stated in the attached green sheet.



CERTIFICATE OF APPROPRIATENESS

SPECIAL

Community Development Department | 9220 Bonita Beach Rd, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | Fax: 239 444 6140

COA No. 26-131828	Designation No.	Date Filed: 4/8/2026
Contributing <input type="checkbox"/>	Non-Contributing <input type="checkbox"/>	Individual Designation <input type="checkbox"/>
		Not Historical <input type="checkbox"/>

Name of Project: **Goodbread Grocery Building Demolition**

Location: **27300 Old 41 Road, Bonita Springs, FL, 34135**

STRAP No.: **35-47-25-B1-0020A.0010**

Name of Applicant or Agent: **City of Bonita Springs**

(*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: **9101 Bonita Beach Road**

City/State: **Bonita Springs, FL** Zip: **34135** Phone: **239-949-6262**

Fax Number: E-mail address: **Lora.Taylor@cityofbonitasprings.org**

Name of Historic District (if applicable):

Check all that apply:

Building Archaeological Site Object Landscape Feature

Project Description: (describe all work proposed)

Type of Work:

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: **This structure is located on city owned property. Per the City Council's support during the December 17, 2025 meeting, demolition of the structure is being pursued.**

Change in Use: YES NO

If yes, explain: **Lot will be stabilized with a clean finish.**

Does this use require a variance, special permit, or special exception under the Zoning Ordinance?

YES NO

If yes, explain:

Has a development order or exemption been applied for prior to or concurrent with this application?

YES NO

If yes, explain:

SUBMITTAL REQUIREMENTS

- A. Full plans and specifications (10 sets of plans, 1 set of specification).
- B. Site plan (11).
- C. Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
- D. Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district.
- E. Demolition applications only: Provide reason for the proposed move, and description of the new location and settings.
- F. Archaeological sites: Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
- G. Proposed mitigation measures.
- H. Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.
- I. Please provide one CD with all application document information.

***** FOR STAFF USE ONLY *****		
Date Issued:	APPROVED	DENIED*
Certified by:		
<i>*Explanation attached</i>		

ITEM TITLE: Discussion regarding historic preservation of the Good Bread building façade and the restaurant at the Wonder Gardens, and direction to staff.

REQUESTOR: Council Member Chris Corrie and Deputy Mayor Purdon

AGENDA SECTION: Mayor and Council Member Items

STRATEGIC PRIORITY:

BACKGROUND:

This agenda item was requested separately by both Council Member Chris Corrie and Deputy Mayor Purdon. City Council has previously discussed both structures on multiple occasions.

Council Member Purdon requested the agenda item to discuss the future disposition of the buildings and whether they merit their continued status as historical resources.

Additionally, Council Member Corrie prepared the below analysis regarding the benefits of historic preservation and how it relates to these two structures. The analysis is provided below:

Historic Preservation and Public Benefit: A Balanced Policy Framework for Bonita Springs

Historic preservation is an important civic value in Bonita Springs, but it must be balanced against fiscal responsibility, structural safety, and broader public benefit. This green sheet provides a rational framework for evaluating preservation decisions.

Why Public Benefit Must Outweigh Preservation Costs:

- Preservation must serve a purpose. Not every old structure is historically or architecturally significant.
- Municipal budgets require cost–benefit analysis. Every dollar spent on stabilizing failing structures reduces funding for parks, stormwater, safety, and amenities.
- Severely deteriorated or unsafe buildings often require more investment than their historical value justifies.
- Preserving memories does not require preserving unsafe structures; heritage can be honored through markers, archival displays, interpretive art, and design elements.
- The city's responsibility is to the entire community. Preservation cannot override essential services or long-term resilience investments.

Rebuttals to Common Preservationist Arguments:

Once it's gone, it's gone forever: True, but so is the money spent restoring a structure with little public value. Preservation must prioritize meaningful assets, not deteriorated shells.

Cost shouldn't matter for cultural heritage: Cost must matter in public budgeting. Preservation is important, but not more important than safety, infrastructure, or fiscal stewardship.

The City allowed deterioration; now it must fix it: Most deteriorated structures are private property. The City cannot reverse decades of private neglect using public funds.

Adaptive reuse is always cheaper long-term: Only when structures are sound. For failing, mold-damaged, or code-deficient buildings, adaptive reuse is more costly than replacement.

Preservation is sustainable; demolition is wasteful: Unsafe structures require massive new material inputs. New, efficient, code-compliant buildings often have a smaller long-term environmental footprint.

Demolition favors developers and erases history: Decisions are based on public benefit, not developers. Unsafe buildings block public uses and revitalization opportunities.

Historic districts raise property values: Only when buildings are functional, intact, and significant. Decayed structures can depress surrounding values.

One demolition sets a precedent: Each case is parcel-specific and evidence-based. A single unsafe building does not dictate outcomes for others.

Removing the structure erases community memory: Memory can be preserved through markers, archives, and integrated design without preserving unsafe buildings.

Private fundraising can save it: Fundraising rarely covers structural stabilization, fire suppression, ADA compliance, or long-term maintenance.

Engineering reports exaggerate damage: State-certified engineers follow strict standards and assume liability. Reports reflect physical reality, not political preference.

The façade alone should be saved: Façade bracing can cost more than building new. Authenticity comes from good design, not unsafe walls.

The community wants preservation: Broader community priorities include safety, parks, stormwater, walkability, and resilience. Preservation is one value among many.

RECOMMENDATION: Discussion and direction to staff as appropriate.

ATTACHMENTS:

REVIEWERS:

City Manager:	Arleen Hunter
City Attorney:	Derek Rooney
City Clerk:	Mike Sheffield
Department Director:	John Dulmer



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

**City of Bonita Springs
City Council
Draft Meeting Minutes**

**December 17, 2025
9:00 AM**

1. **Call to Order:** *Mayor Gibson called the meeting to order at 9:03 am.*
2. **Invocation:** *Provided by Pastor Ann Grandell of Gulf Shore Church.*
3. **Pledge of Allegiance:** *Led by Mayor Gibson.*

4. Roll Call

*Present: 7 Council Member Bogacz; Council Member Carr; Mayor Gibson; Council Member Corrie;
Council Member Fullick; Council Member Fitzpatrick; Deputy Mayor Purdon (arrived 9:14 am).*

Absent: 0

5. Public Comment on Agenda Items

Dwight Esmon - Commented on Item 13B, "Presentation of Accessory Dwelling Units," expressing support for Auxiliary Dwelling Units and requesting that the ordinance incorporate uniform regulations city-wide.

6. Ceremonial Presentations and Proclamations:

A. Recognition of Chris Campbell for 20 years of service to the City of Bonita Springs.

Certificate of Recognition presented to Chris Campbell.

7. Public Hearings - Zoning and Land Use:

- A. (FIRST READING AND PUBLIC HEARING) AN ORDINANCE OF THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF BONITA SPRINGS, FLORIDA, BY THE ANNEXATION OF UNINCORPORATED TRACTS OF LAND OWNED BY SEAGATE REVANA, LLC; GOOD ENOUGH FARMS, LLC; AND WENDY L THIEL; LYING CONTIGUOUS TO AND BEING IN THE SAME COUNTY AS THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA; LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST TOTALING APPROXIMATELY +/- 189.5 ACRES; PROVIDING FOR ASSIGNMENT TO CITY COUNCIL DISTRICT 6; PROVIDING FOR EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS REMAIN UNCHANGED UNTIL CHANGED BY CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-304)**

The City Clerk read the ordinance number and title block into the record. John Dulmer, Director of Community Development, introduced Items 7A and 7B, explaining that today staff will provide an overview of the procedures and timeline for both items, with full presentations to follow at the Second Readings scheduled for January 21. He also noted that the applicant's representatives were in attendance. At the direction of City Attorney Rooney, the City Clerk then read the zoning ordinance title block for Agenda Item

7B into the record. Senior Planner Mike Fiigon proceeded to outline the timeline and procedures for Items 7A and 7B (presentation slides on file in the City Clerk's office).

Council Member Fitzpatrick stated that there appears to be inconsistencies in the information provided by the applicant in the back-up material and in the presentation to the Zoning Board, which he requested be addressed and clarified prior to the Second Readings. These include the location of the proposed cell tower, Kehle Canal clean-up and long-term maintenance, references to a purported extension of Route 951, and references to schedules and timelines for the I-75 widening and interchange improvement projects that do not align with information he has received from FDOT.

Mayor Gibson called for public comment for both items 7A and 7B. With no speakers and no further questions from Council members, he announced that both ordinances will move to Second Readings.

- B. (FIRST READING AND PUBLIC HEARING) A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; REZONING APPROXIMATELY 204 (+/-) ACRES FROM THE INDUSTRIAL PLANNED DEVELOPMENT (IPD) AND AGRICULTURAL (AG-2) ZONING DESIGNATION TO A MIXED-USE PLANNED DEVELOPMENT (MPD) ZONING DESIGNATION, TO DEVELOP UP TO 299 RESIDENTIAL DWELLING UNITS AND 100,000 SQUARE FEET (+/-) OF COMMERCIAL USES, AND TO REQUEST EIGHT (8) DEVIATIONS; LOCATED AT 14240, 14450, 14650, 14700, 14820 BONITA BEACH ROAD SOUTHEAST, AND OTHER ADJACENT PROPERTIES LOCATED IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 26 EAST, BONITA SPRINGS, FLORIDA 34135; PROVIDING FOR AN EFFECTIVE DATE. (Green Sheet 25-12-305)**

Held under Item 7A.

8. Consent Agenda Items:

*Council Member Carr motioned to approve the consent agenda; Seconded by Deputy Mayor Purdon. **The motion carried unanimously.***

- A.** Approve minutes from the City Council Regular meeting held on November 19, 2025.
- B.** Approve a Resolution re-appointing members to the following Advisory Boards: Art in Public Places Board; Historic Preservation Board; Technology Advisory Board; and Tree Advisory Board. (Green Sheet 25-12-297)
- C.** Approve purchase agreements to acquire three (3) properties for the FEMA Hazard Mitigation Grant Project-COVID (HMGP-COVID) Neighborhood Acquisition/Demolition Project in the Quinn/Downs/Dean Neighborhood. (Green Sheet 25-12-301)
- D.** Approve contract amendment #2 for the Mobility Plan with Lee County Recovery and Resiliency Planning Program utilizing U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery funds for a time extension. (Green Sheet 25-12-307)
- E.** Approve design build contract with Owen Ames Kimball Co., for the purpose of building a metal structure to house emergency response equipment. (Green Sheet 25-12-310)
- F.** Approve a Resolution awarding the US 41 Landscape & Irrigation Maintenance Project RFB 25-28 to Superior Landscaping & Lawn Service, Inc. (Green Sheet 25-12-311)
- G.** Approve a Resolution awarding Professional Auditing Services RFP 25-21 to Ashley, Brown & Smith, CPA's P.A. (Green Sheet 25-12-314)
- H.** Approve a Resolution awarding the East Terry Street/West Terry Street Landscape Maintenance Project RFB 25-29 to P & T Lawn and Tractor Service. (Green Sheet 25-12-317)

- I. Approve agreement with Kimley-Horn and Associates, Inc. for engineering services for the Pennsylvania Avenue Corridor Improvement Project utilizing U.S. Housing and Urban Development Community Development Block Grant – Disaster Recovery (CDBG-DR) funds. (Green Sheet 25-12-318)
- J. Approve Extra-Duty Detail Services Agreement with Lee County Sheriff’s Office for continued marine patrols on the Imperial River and Estero Bay in compliance with the WCIND funding agreement. (Green Sheet 25-12-319)
- K. Approve proposal from Haskins Inc., for the replacement of a failed 30-inch storm pipe at Luke Street. (Green Sheet 25-12-320)
- L. Authorize staff to execute contracts for the fireworks, lasers, and drones for the Star-Spangled Bonita event on July 4, 2026. (Green Sheet 25-12-321)

City Council Comments on Consent Agenda

Referring to Consent Item 8B, Council Member Fitzpatrick requested an update on the timeline for transferring the duties of the Historic Preservation Board and the Tree Advisory Board to the new board. City Attorney Rooney responded that the transfer of duties must be enacted by ordinance, which he expects to bring forward by the end of February.

9. Public Hearings:

- A. **(SECOND READING) AN ORDINANCE OF THE CITY COUNCIL OF BONITA SPRINGS, FLORIDA, ADOPTING THE 2025-2026 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ANNUAL UPDATE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.** (Green Sheet 25-12-298)

*The City Clerk read the ordinance title block into the record. City Manager Hunter introduced the item, stating that annual adoption is required by State statute. Council Member Corrie motioned to approve; Seconded by Council Member Carr. **The motion carried unanimously. ORDINANCE 25-16 ADOPTED.***

10. Presentations:

- A. **Presentation and update of the Bonita Springs Wonder Gardens Master Plan and associated Capital Improvement Projects.** (Green Sheet 25-12-303)

City Manager Hunter introduced the item, stating that the presentation is being provided in accordance with the Public/Private Partnership agreement. Neil Anderson, Executive Director of the Wonder Gardens, delivered the presentation, which included an update on the master plan and capital improvement projects (presentation on file in the City Clerk’s office). Council Members expressed consensus approval with the projects presented.

11. Mayor and Council Member Items:

- A. **Approve a Resolution naming the Chickee structure at the Bonita Wonder Gardens, “The Rotary Club of Bonita Springs Chickee.”** (Corrie, Green Sheet 25-12-309)

*Council Member Corrie led the discussion. Council Member Carr motioned to approve; Seconded by Council Member Fullick. **The motion carried unanimously.***

B. Discussion regarding historic preservation of the Good Bread Building Façade and the Restaurant at the Wonder Gardens, and direction to staff. (Corrie and Purdon, Green Sheet 25-12-300)

*Council Member Corrie led the discussion, noting that both the Good Bread Building Façade and the former restaurant at the Wonder Gardens are in poor and deteriorating condition. He reviewed the rationale for demolition over preservation which he outlined in the green sheet, with Council Members expressing agreement. The City Attorney then summarized the options for pursuing demolition permits, given the role of the Historic Preservation Board in such actions, which is not currently convening. Council Member Carr motioned to refer the matter to the new Planning and Zoning Board in pursuit of demolition permits for both structures; Seconded by Council Member Corrie. **The motion carried unanimously.***

C. Approve the purchase of two (2) art sculptures, “Love of Bonita” and “Blue Water” by artist Clayton Swartz, for the City’s permanent art collection. (Fullick, Green Sheet 25-12-302)

*Council Member Fullick led the discussion for both items 11C and 11D. Council Member Corrie motioned for approval of the purchase of two art sculptures Item (11C) and the public art lease agreement (11D); Seconded by Council Member Fullick. **The motion carried unanimously.***

D. Approve the public art lease agreement between the City of Bonita Springs and Lynx Zuckerman @ Bonita Grande, LLC for the display of two (2) art sculptures, “Love of Bonita” and “Blue Water” by artist Clayton Swartz, which will remain part of the City’s permanent art collection within the Midtown Development project. (Fullick, Green Sheet 25-12-308)

Approved under Item 11C.

E. Approve a Resolution confirming appointments made by the Mayor, with advice and consent of City Council, of seven members to the Bonita Springs Planning and Zoning Board for staggered terms (two members for 1-year, two for 2-years, and three for 3-years); confirming the Mayor’s appointment of a chairperson; and formally releasing members of the former Local Planning Agency and the former Zoning Board with gratitude for their service. (Gibson, Green Sheet 25-12-299)

Mayor Gibson led the discussion, thanking the members of the Local Planning Agency and the Zoning Board for their service. He then announced the following appointments, and asked for input from Council:

Two Members for a 1-year term: Daniel Dhooghe and Raymond Townsend

Two Members for a 2-year term: Robert Lombardo and Lynda Waterhouse

Three Members for a 3-year term: Steve Lohan, Jack Brown, and Ben Hershenson

Ben Hershenson - Chairman

*Council Member Carr motioned to approve the appointments made by the Mayor; Seconded by Council Member Corrie. **The motion carried unanimously.***

12. City Attorney Items:

A. A Resolution relating to historic preservation, approving a Special Certificate of Appropriateness for construction of a Chickee Hut on the former pole barn site at the Wonder Gardens. (Green Sheet 25-12-316)

*(Heard immediately following Item 11A at Mayor Gibson’s request) City Attorney Rooney introduced the item, explaining that it is on the agenda because Council is temporarily fulfilling responsibilities of the Historic Preservation Board. Council Member Carr motioned to approve; Seconded by Council Member Corrie. **The motion carried unanimously.***

13. City Manager Items:

A. Presentation on the status of Comprehensive Plan and Land Development Code Amendments. (Green Sheet 25-12-315)

*Presentation provided by Dr. Margaret Banyan which included an update on the comprehensive plan amendment process, land development code amendment scoping, and public participation outreach efforts (presentation on file in the City Clerk's office). Council Member Carr motioned to approve the priorities presented by Dr. Banyan; Seconded by Council Member Corrie. **The motion carried unanimously.***

10:28 am - Mayor Gibson recessed the meeting for break.

10:36 am - Mayor Gibson re-convened the meeting.

B. Presentation of Accessory Dwelling Units. (Green Sheet 25-12-312)

Jacqueline Genson, Planning and Zoning Manager, presented, which included an overview of ADUs, current City regulations, and filed Senate Bill 48. She noted that, if enacted, Senate Bill 48 would take effect on July 1, 2026, and would require local governments to adopt an ordinance by December 1, 2026 (presentation on file in the Clerk's office).

A discussion followed regarding potential challenges and appropriate next steps. The City Attorney and Community Development staff will continue to monitor legislative action related to Senate Bill 48 and its companion, House Bill 313, and seek Council direction accordingly.

C. Presentation of the Community Development Activity Report for November. (Green Sheet 25-12-306)

Presentation provided by John Dulmer, Director, Community Development.

Additional City Manager Reminders/Updates

- *The January 21, 2026 regular City Council meeting will begin at 5:30 p.m. (rather than 9:00 am) to meet the requirement for an evening-hour Second Reading/Public Hearing.*

14. Mayor and Council Member Reports

Council Members conveyed best wishes for a happy and safe holiday season to residents and staff.

Council Member Fitzpatrick thanked all who organized and attended the recent Daughters of the American Revolution, Wreaths Across America Ceremony. More than 150 wreaths were placed on the graves of veterans at the Bonita Springs Cemetery.

Council Member Corrie provided an update on the BERT Project easement negotiations with the Fay Family. After reviewing the term sheets, the three partner government representatives jointly determined that the proposed easement agreements would not meet their needs.

Council Member Carr commented on the strong sense of community togetherness that is evident throughout the City. She also reminded motorists to drive carefully, remain attentive, and stop for school buses displaying flashing red lights.

Mayor Gibson reported the results of the "10,000 for the Troops" Christmas card challenge, announcing that Bonita Springs collected a total of 12,746 cards - more than any other municipality participating in the friendly competition. He expressed appreciation to everyone who contributed, including residents, students, school faculty and staff, businesses, community organizations, family members, City staff, and his fellow Council Members.

15. Public Comment

Barbara Ryan - Offered feedback on the Auxiliary Dwelling Units presentation and expressed her endorsement of consistent regulations throughout all districts.

Ben Hershenson - Conveyed his appreciation to the Mayor and Council Members for the unexpected opportunity to serve as chairman of the Planning and Zoning Board. He also provided comments on Auxiliary Dwelling Units.

16. Adjournment *There being no further business, the meeting adjourned at 11:40 a.m.*

PREPARED AND ATTESTED BY:

Michael J. Sheffield, City Clerk

APPROVED BY CITY COUNCIL

Date: _____

Mike Gibson, Mayor

DRAFT



9101 Bonita Beach Road
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Mike Gibson
Mayor

Jamie A. Bogacz
Council Member
District One

Jesse Purdon
Council Member
District Two

Laura Carr
Council Member
District Three

Chris Corrie
Council Member
District Four

Nigel P. Fullick
Council Member
District Five

Jim Fitzpatrick
Council Member
District Six

Arleen Hunter
City Manager
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City Clerk
(239) 949-6247

Public Works
(239) 949-6246

Code Enforcement
(239) 949-6257

Parks & Recreation
(239) 992-2556

**Community
Development**
(239) 444-6150

Certified Mail/Return Receipt Requested and First Class Mail

April 20, 2026

City of Bonita Springs
c/o Lora Taylor
9101 Bonita Beach Road
Bonita Springs, FL 34135

Re: Certificate of Appropriateness (Special), Goodbread Grocery Demolition: COA26-131828-BOS

Dear Applicant:

Please be advised that the hearing for your application for a special certification of appropriateness has been scheduled for a public hearing before the City of Bonita Springs Planning & Zoning Board on **Tuesday, May 5, 2026 to commence at 9:00a.m.** at City Hall, located at 9101 Bonita Beach Road, Bonita Springs, Florida 34135.

A copy of the Notice of Public Hearing, which shall be posted at City Hall, and upon the City's website or other electronic media at least five (5) days proper to the scheduled hearing, is attached. A notice shall also be posted at the property. ***It is your responsibility to post the notice at the property.*** Failure to do so may result in the delay of the hearing. The hearing notice sign is available for pickup at Community Development, located at 9220 Bonita Beach Road, Suite 111, Bonita Springs, Florida 34135. Please confirm via email when the sign has been posted. The City reserves the right to inspect the property to make sure the posting was done properly.

You may appear and testify at such public hearing either in person, or through an authorized representative.

Please feel free to contact me at (239) 444-6151 if you should have any questions.

Sincerely,

Mike Fiiigon II
Senior Planner
Community Development



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

City of Bonita Springs
Planning and Zoning Board

draft Meeting Minutes

March 17, 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, Lohan, Lombardo, Townsend

Members Absent: Waterhouse (excused)

*Staff Present: Mike Sheffield, John Dulmer, Jacqueline Genson, Mike Fiigon,
Nathan Cochran (for Mr. Rooney)*

4. **Public Comment:**

Chairman Hershenson announced that public comment for each case will be heard following the presentations.

5. **Public Hearings (Not Quasi-Judicial)**

A. Case Name: PLANNING PERIOD COMPREHENSIVE PLAN AMENDMENTS (CPA26-130023 BOS)

AMENDMENTS TO THE COMPREHENSIVE PLAN TO ADDRESS THE 2023 FLORIDA DEPARTMENT OF COMMERCE TECHNICAL ASSISTANCE COMMENTS RELATIVE TO CHANGES IN THE REQUIRED PLANNING PERIODS (CPA26-130023-BOS)

Jacqueline Genson, Planning and Zoning Manager, introduced the item and then introduced Dr. Margaret Banyan who appeared and presented via Zoom. Dr. Banyan opened with an overview of the purpose and scope of the Comprehensive Plan, and explained how it aligns with other City plans and regulations. She then outlined the Evaluation and Appraisal Review (EAR) process and timeline, followed by an analysis of the proposed amendments and their scope. (Presentation on file in the City Clerk's office).

*Chairman Hershenson called for public comment. With no speakers coming forward, and no comments or questions from the Board, he motioned to find the proposed amendments consistent with the Bonita Springs Comprehensive Plan and to recommend approval to City Council; Seconded by Member Lombardo. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

6. Public Hearings (Quasi-Judicial)

A. Case Name: HUNTER'S RIDGE PLANNED DEVELOPMENT AMENDMENT (PD25-124697-BOS)

AN AMENDMENT TO A RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO AMEND THE SCHEDULE OF USES TO ALLOW A 149 FT MONOPOLE WIRELESS FACILITY AND RELATED INFRASTRUCTURE.

The City Clerk read the case title into the record and administered the oath to those individuals intending to provide testimony. Mike Fiigon, Senior Planner with Community Development, opened the item with an overview of the request, and then introduced Mattaniah Jahn, representing the applicant, Diamond Communications, LLC. Ms. Jahn's presentation included maps showing the proposed tower location, along with images of similar pine-camouflage style monopoles which she referred to as "monopine." Her presentation also reviewed the proposed tower elevation, the distance to the nearest residence (233 feet), the wireless carriers planning to co-locate on the facility, and the demonstrated need for the tower. (Applicant presentation on file in the Clerk's office).

Board members posed questions to Ms. Jahn regarding 9-1-1 emergency call routing, the appearance of the artificial branches, tower height (150 ft), and the need for a long-term maintenance and branch replacement schedule.

Mr. Fiigon then presented the staff analysis. Staff is recommending approval of the PD amendment. Mr. Fiigon noted the applicant met the standards of review requirements for both a special exception request (wireless facility over 35ft) and for the PD amendment (addition to the schedule of uses). His presentation included current coverage maps, the demonstrated need for the tower, and a review of the conditions of approval. He emphasized that, if approved, the amended schedule of uses is limited to this single wireless facility. (Staff presentation on file in the Clerk's office).

Chairman Hershenson called for public comment. The City Clerk announced six registered speakers, and called them in order, as follows:

Francie Morad - Spoke in opposition, citing the proximity of the tower to her home and neighborhood, and potential health and environmental impacts.

Don Huprich - General Manager at Hunter's Ridge, spoke in support, citing the need for the tower.

Adriana Bonifer - Spoke in opposition, citing the location of the tower and concerns over negative impacts to nearby homes.

Brad Wehman - Spoke in opposition, citing the location and concerns about potential impacts on health and property values.

Kevin Keane - Spoke in opposition, describing the proposed tower as an eyesore and citing concerns about potential health effects and impacts on property values.

Jack Wieland - Spoke in opposition, citing the location and proximity to homes.

The City Clerk called for any additional public comments. With no additional speakers coming forward, he invited the applicant to respond to comments made by the public speakers. Ms. Jahn provided rebuttal and introduced Cameron Lee, Project Manager with Diamond Communications, who addressed the site selection process and lease negotiations with the Hunter’s Ridge Homeowners Association.

*With no further questions from the Board, Member Townsend motioned to recommend approval of the PD amendment to City Council with the addition of a condition requiring a continual maintenance schedule; Seconded by Member Dhooghe. The Clerk conducted a roll-call vote; **the motion carried 6-0.***

7. Election of a Vice-Chair

*Chairman Hershenson motioned to select Ray Townsend as Vice Chair; Seconded by Member Lombardo. Seeing no additional nominations, the Clerk conducted a roll-call vote. **The motion carried 6-0.***

8. Approval of Minutes from the Training Workshop held on March 5, 2026

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

9. Adjournment: *With no further business, Chairman Hershenson adjourned the meeting at 10:33 a.m., and announced that the next meeting is tentatively scheduled for 9:00 a.m., April 14, 2026.*

Prepared and attested by:

Michael J. Sheffield, City Clerk

Approved by the Planning and Zoning Board

Date: _____

Dr. Ben Hershenson, Chairman