



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

City of Bonita Springs
Planning and Zoning Board
Draft Meeting Minutes
August 18, 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, Brown

Members Absent: Lohan (excused)

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

4. **Public Comment**

Tina Boole - In support of Item 6A, McSwain House Relocation

Jim Weeks - In support of Item 6A, McSwain House Relocation

Linda Lyles - In support of Item 6A, McSwain House Relocation

5. **New Business**

- A. HERITAGE TREE REMOVAL:
PD26-133307-BOS
Revana Lakes MPD (All Phases)
14260 – 14820 Bonita Beach Road SE

Sabrina McCabe, Project Director with RVi Planning & Landscape Architecture, presented for the applicant, Seagate Development. Ms. McCabe reviewed the site visit she conducted with the City's Environmental Specialist, Laura Gibson, to identify heritage trees on the property. She reported that eight trees were determined to require removal and replacement due to their location and condition. Ms. McCabe responded to questions from the Board regarding the condition of the trees and the types of replacement trees proposed.

*Vice-Chairman Townsend made a motion to approve the plan as presented; Seconded by Member Dhooghe. The Clerk conducted a roll-call vote; **the motion carried 6-0***

6. Review and provide a recommendation on the following Certificate of Appropriateness

A. COA26-135221 McSwain House Relocation

Senior Planner Mike Fiigon reviewed the application submitted by the Bonita Springs Historical Society to relocate the historic McSwain House from its current location at 27451 Old 41 Road to 26961 Pine Avenue. He noted that the criteria for the Board's determination of appropriateness are outlined in the staff synopsis included in the agenda packet.

Chris Griffith, Vice-President of the Bonita Springs Historical Society, provided a historical overview of the McSwain House and outlined the reasons for the proposed relocation. These included inadequate parking at the current site and the Society's plans to improve and expand events, meetings, educational programs, and garden space. Mr. Griffith also responded to questions from the Board.

*Member Lombardo made a motion to approve the Certificate of Appropriateness; Seconded by Vice-Chairman Townsend. The Clerk conducted a roll-call vote; **the motion carried 6-0***

7. Review and approve invoice for Oral Tradition Projects (FY25-26)

- A. Bonita Springs Cemetery (Parts 1 & 2)**
- B. Bob Veilhauer (Wonder Gardens)**

Senior Planner Mike Fiigon explained that this item is a procedural formality to approve payment of the invoice for Oral Tradition Project videos commissioned by the former Historic Preservation Board. He stated that the videos have been produced by BonitaVideo, LLC and that funds were budgeted. He also noted that the invoice is included in the agenda packet and that links to the completed videos are embedded in the agenda.

*Vice-Chairman Townsend made a motion to approve payment of the invoice; Seconded by Member Waterhouse. The Clerk conducted a roll-call vote; **the motion carried 6-0***

8. Approval of Minutes from the Meeting held on May 19, 2026

*Chairman Hershenson motioned to approve the May 19, 2026 meeting minutes; Seconded by Vice-Chairman Townsend. **The motion carried 6-0.***

9. Adjournment: *With no further business, Chairman Hershenson adjourned the meeting at 9:43 a.m., and announced that the next meeting is tentatively scheduled for 9:00 a.m., September 15, 2026.*

Prepared by:

Teresa C. Grimes,
Senior Records & Compliance Clerk

Approved by the Planning and Zoning Board

Date: _____

Dr. Ben Hershenson, Chairman