



## Consolidated Review Comments

Record Number: [CPA2025-00013](#)

Department of Community Development  
 Planning  
 P.O. Box 398  
 Fort Myers, FL 33902

*Click the record number to open it in the eConnect/ACA portal.*

**Report Date:** 01/27/2026  
**Record Type:** Comprehensive Plan Amendment  
**Address:** 13750 BONITA BEACH RD SE, BONITA SPRINGS, FL 34135  
**Project Name:** White Willow CPA  
**Record Description:** Amend the Future Land Use Map for the 47 +/- acre property from Density Reduction/Groundwater Resources to Outlying Suburban

Staff has reviewed the application submittal for the Lee Plan Amendment, CPA2025-00013, originally received 2025-12-19 00:00:00. Planning Staff finds that the application materials are insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn. Please feel free to contact Planning at (239) 533-8585 if you have any questions.

**GENERAL COMMENTS:**

*The information below is an advisory summary of any significant issues identified for the project.*

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>DOT Review</u>				
Yes	TIS: 1. Table 2A: Show capacity and V/C for each link. 2. Table 4A: Double check the annual growth rate calculations; there are errors in the Annual Rate resulting in higher 2030 traffic volumes than the rates shown would create.	John Podczerwinsky	Open	7
<u>Environmental Review</u>				
Yes	Provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).	William Lange	Open	1
Yes	Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map	William Lange	Open	2
Yes	Demonstrate compliance with Lee Plan Policy 1.5: Wetlands. The applicant did not provide a 62-340F.A.C. jurisdictional determination of Wetlands.	William Lange	Open	3
<u>Legal Review</u>				
Yes	The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.	Richard Burriss	Open	4

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	The description provided does not include a written metes and bounds description of the subject property. The current future land use map shows wetlands on the subject property. Changes to the wetlands future land use boundaries must be supported with a formal wetland determination using the methodology in Fla. Admin. Code R. 17-340 as ratified and amended in § 373.4211, Fla. Stat. A Jurisdictional Determination approved by SFWMD or Florida DEP must be submitted.			
<u>Natural Resources Review</u>				
Yes	Please provide analysis of Lee Plan policies 33.1.7, 60.1.1, 123.2.10, 125.1.2, 126.1.1, 126.1.4. Please provide analysis of Lee Plan Objective 33.1 and subsequent applicable policies.	Nicholas DeFilippo	Open	14
<u>Planning Review</u>				
Yes	There appears to be no letter of availability from LeeTran. Please provide a letter of availability from LeeTran in next submittal.	Lindsey Karczewski	Open	8
Yes	Provide copies of the request letters to the various county departments for letters of availability.	Lindsey Karczewski	Open	9
Yes	Policy 17.3.2 requires one public information meeting to be held for map amendments that fall within a community plan area. The community meeting must be completed, and all information included in Policy 17.3.4 must be provided before the application is found sufficient.	Lindsey Karczewski	Open	12
Yes	Provide a list of all the consultants working on this application.	Lindsey Karczewski	Open	16
Yes	Some comments and edits may only appear in DigEPlan. Verify that all comments, highlights, or other markups are addressed in the resubmittal, as each will be reviewed until the status for the comment is updated to "closed".	Lindsey Karczewski	Open	17
Yes	Updates to Table 1(b) require a comprehensive plan amendment. Contact Rick Burris at RBurris@leegov.com to determine if Table 1(b) amendments are necessary and add the Table 1(b) amendment to this application request.	Lindsey Karczewski	Open	18
<u>Zoning Review</u>				
Yes	Companion DCI2025-00028 White Willow RPD currently in for review.	MarySue Groth	Open	15

**CORRECTIONS NEEDED:**

Items marked Yes must be resolved before the plan review can be approved. Items marks "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

Document: M20 - Request Justification.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Planning Review</u>					
Yes	1	Provide a justification for this amendment in Exhibit M-20 with data and analysis that demonstrates that the residential development cannot occur in other areas of the county.	Lindsey Karczewski	Open	19

Document: M3 - Surrounding Property Owners.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Planning Review</u>					
Yes	9	The surrounding property owners map in Exhibit M-3 is somewhat illegible. Provide a slightly zoomed in map with easy to depict labels. Note that physical mailing labels of the list included in Exhibit M-3 will need to be provided with a later submittal.	Lindsey Karczewski	Open	13

Document: M12 - Lee Plan Consistency.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Planning Review</u>					
Yes	3	Provide an analysis of Objective 2.2 and it's following policies as applicable.	Lindsey Karczewski	Open	20
Yes	4	Please address Lee Plan Standards 4.1.1 and 4.1.2 in the Lee Plan analysis for water and sewer.	Lindsey Karczewski	Open	6
Yes	5	The subject property is within the Southeast Lee Community Plan Area. Refer to Goal 33 in the Lee Plan and address all applicable policies within the goal.	Lindsey Karczewski	Open	21

**REVIEWER CONTACT INFORMATION:**

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
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