Consolidated Review Comments

Record Number: DCI2025-00028

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

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

Report Date: 01/22/2026
Record Type: Planned Development
Address: 13750 BONITA BEACH RD SE, BONITA SPRINGS, FL 34135
Project Name: White Willow RPD
Record Description: Request to rezone 47+/- acres from Agricultural (AG-2) to Residential Planned Development (RPD).

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The application cannot be deemed sufficient for public hearing until the deficiencies provided in the attached comments are addressed.

If you are unable to resubmit within thirty (30) days of this letter, you may request an extension and waive the statutory review deadlines set forth in F.S. 125.022 by completing and returning the Request for Waiver Form.

If you have any questions prior to resubmitting, please contact the lead reviewer for a meeting to discuss the attached comments.

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

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Development Services Review				
Yes	Development Services 1. Please provide a letter of no objection from the local fire department (Bonita Springs Fire District) and emergency services in reference to Deviation #1 from LDC Section 10-291(3). 2. Pursuant to LDC Section [10-256(b)(2)c.(1-2)], a pedestrian way is required along one side of all streets internal to a residential development and must extend from intersection to intersection; and a pedestrian way is required along one side of all cul-de-sac streets that serve two dwelling units or more. The pedestrian way must extend from the intersection to the end of the cul-de-sac. •NOTE: At time of development order the applicant must demonstrate compliance with this requirement. 3. 34-1748(1) - (5)] Entrance Gates & Gatehouses. The provisions of LCLDC Section 34-1748 apply to entrance gates or gatehouses that control access to three or more dwelling units or recreational vehicles, or any commercial, industrial or recreational facility.	Allyson Hall	Open	13

Corrections	Review Comments	Reviewer	Status	Comment ID
	•The proposed full access gated entry must comply with these requirements. 4. Are any amenities proposed? If so, please indicate the general location on the proposed MCP. 5. Pursuant to LDC Section [34-373(a)(6)c.] the MCP must indicate the approximate dimensions of the lots or parcels (including subdivided parcels and outparcels). 6. INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time.			
DOT Review				
Yes	TIS: 1. The driveway distribution in the TIS does not match the access provisions stated in the project MCP. It seems to reflect turning movements located at either Faygin Lane or the site's secondary "emergency" access, which may not be proposed for general site access. The discrepancy should be reconciled and driveway turning movements assigned consistently with the planned access points. 2. Turning movements at the full median opening need to be considered. Southampton Drive is not shown in the TIS, and the complete turning movements are not reflected at the full intersection.The project will require commitment to contribute proportionate share toward a signal at the full median opening opposite Southampton Drive, should warrants be met. 3. Table 5A: Reflect which volume is the LOS Standard. 4. Table 6A: Double check the annual growth rate calculations; there are errors in the Annual Rate resulting in higher traffic volumes than the rates shown would create.	John Podczerwinsky	Open	4
Yes	DOT: 1. LDC Sec. 10-285: Dimensions for access spacing from edge of paving. For the primary access aligned to the median opening at Bonita Beach Road, the current measurement is approximately 475', not 550' as shown. 2. LDC Sec. 34-1748.(4) applies to both proposed entrances. For both entrances: A minimum of 100 feet from the intersecting street right-of-way is required, a turnaround is required prior to the gate(s), queuing distance is required for 5 vehicles, and adequate accommodation for a right turn lane may be required. 3. The emergency access should be relocated to connect at Faygin Lane, which will require improvement to County standard cross section for this roadway classification. As shown, the access lacks clarity in the narrative as to the purpose and frequency of use. Is the intent for the entrance be restricted to emergency vehicles only? 4. Deviations: Review of the requested deviations is reserved until revisions to the access(es) are accommodated; the deviations may require revision to accommodate changes. 5. The project will require commitment to contribute proportionate share toward a signal at the full median opening opposite Southampton Drive, should warrants be met.	John Podczerwinsky	Open	5
Environmental Review				
Yes	Environmental comments: 1. Please demonstrate compliance with LDC Section 10-418 for lake bank slope and littoral plantings. 2. Please revise MCP to show lake management easement on both lakes per LDC Section 34-373(6)(a).	Paige Carroll	Open	14
Legal Review				
Yes	LDC §34-202(a)(7) Title Certification.	Larissa Narkiewicz	Open	1

Corrections	Review Comments	Reviewer	Status	Comment ID
	- The submitted Title Search Report is not an accepted form. The certification of title must be in one of the following forms: i. Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company. ii. Title insurance policy with appropriate schedules, no greater than five years old at the time of the initial development order submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, or title opinion must be submitted in the alternative.			
Yes	LDC §34-202(a)(5) Legal description and sketch to accompany legal description. - A metes and bounds legal description along with a sketch of the legal description, prepared by a Florida Licensed Surveyor and Mapper, must be submitted. - No metes and bounds description of the overall perimeter was submitted.	Larissa Narkiewicz	Open	2
Yes	LDC §34-202(a)(6) Boundary Survey. - A metes and bounds legal description must be included on the boundary survey.	Larissa Narkiewicz	Open	3
Natural Resources Review				
Yes	Please provide the Characterization of Groundwater and Surface water resources referenced in the Request Narrative. It was not provided by the applicant.	Nicholas DeFilippo	Open	6
Yes	Please provide analysis of Lee Plan policies 60.1.1, 123.2.10, 124.1.2, 125.1.2, 125.14. 126.1.1, 126.1.4. Please provide analysis of Lee Plan Objective 33.1 and subsequent applicable policies. Additional comments pending CPA application outcome.	Nicholas DeFilippo	Open	7
Yes	Please provide an Integrated Surface and Groundwater Model to demonstrate compliance with Lee Plan policy 33.1.7.	Nicholas DeFilippo	Open	8
Planning Review				
Yes	Planning review will not find DCI2025-00028 sufficient until the companion CPA is sufficient.	Lindsey Karczewski	Open	9
Zoning Review				
Yes	In addition to Development Services comment pertaining to an amenities center, if an amenities center is being proposed, consider adding the Consumption on Premise use to the Schedule of Uses. Additional Zoning review may be required based on approval of companion CPA2025-00013.	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: Request Statement.pdf

Corrections	*Page Ref*	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Planning Review					
Yes	5	Please address Lee Plan Standards 4.1.1 and 4.1.2 related to water and sewer in your Lee Plan analysis.	Lindsey Karczewski	Open	12
Yes	6	The subject properties are in the Southeast Lee County Community Plan Area. Please refer to Lee Plan Goal 33 and address applicable policies.	Lindsey Karczewski	Open	11

REVIEWER CONTACT INFORMATION:

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