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: 03/16/2026
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 Development Services has reviewed the plans provided and offers the following comments. These comments are intended to make the applicant aware of issues with the design that may cause delays or possible changes at time of the development order submittal. 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. INFORMATIONAL COMMENT: Pursuant to LDC Section 10-296(k)(4), all streets ending in cul-de-sacs that are over 250 feet long must have a standard "No Outlet" traffic sign installed at the street entrance and paid for by the developer. At time of development order the applicant must demonstrate compliance with this requirement.	Allyson Hall	Open	16
DOT Review				

Corrections	Review Comments	Reviewer	Status	Comment ID
Yes	DOT Stipulations for approval: 1. No schedule of deviations was included in submittal 2. Deviations from Submittal 1 were reviewed during Submittal 2. If no changes are proposed to the deviations as originally proposed, then it is stipulated that there is no objection to the proposed schedule of deviations. 2. The project is subject to proportionate share contribution toward signalized access at the full median opening opposite Southampton Drive, should warrants be met.	John Podczerwinsky	Open	17
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. - A commitment for title insurance is also not an accepted form of title certification. The boundary survey will need to be revised to reflect the accepted title certification. Please submit one of the accepted forms of title certification and a revised boundary survey indicating the new title certification as the basis of the boundary survey. 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.	Larissa Narkiewicz	Open	1
Natural Resources Review				
Yes	Please revise the Surface Water Quality Monitoring Plan to substitute Total Nitrogen and Total Phosphorus for Orth-phosphate and Total Kjeldahl Nitrogen. Please locate surface water monitoring locations at final outfall(s).	Nicholas DeFilippo	Open	18
Yes	Additional comments pending CPA application outcome.	Nicholas DeFilippo	Open	19
Planning Review				
Yes	Planning review will not find DCI2025-00028 sufficient until the companion CPA is sufficient.	Lindsey Karczewski	Open	9

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.

REVIEWER CONTACT INFORMATION:

Reviewer Name	*Reviewer Email*	*Reviewer Phone*
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