

Lindsey Karczewski  
Lee County Community Development  
1500 Monroe St.  
Fort Myers, FL 33902

April 27, 2026

**Re: White Willow CPA  
CPA2025-00013  
Sufficiency 2 Re-Submittal**

**RECEIVED**  
APR 27 2026

**COMMUNITY DEVELOPMENT**

Ms. Karczewski,

In response to the review comments dated April 23, 2026, enclosed are the following items for your review:

1. Public Information Meeting Summary

In addition to the above items, written responses to the comments are provided below:

Planning Review

REPEAT COMMENT:

*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.*

**In accordance with Policy 17.3.2 a public information meeting was advertised and held on April 21, 2026. Please see the attached summary report.**

*Please note on April 21, 2026, the BOCC gave staff direction to pursue amendments to the Southeast Lee Community Plan Area. These amendments may impact the requested comprehensive plan amendments.*

**Acknowledged.**

*Staff acknowledges comment regarding correspondence for letters of availability to the required agencies. For future applications, note that page 3 of a CPA application, under*

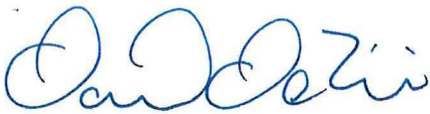
*item #3, states that an application must include the applicant's correspondence/request to the responding agency to ensure the request is consistent with the application.*

**Understood.**

If there are any further questions, please do not hesitate to call me.

Sincerely,

**DeLisi, Inc.**



Daniel DeLisi, AICP  
*President*

**WHITE WILLOW CPA  
PUBLIC INFORMATIONAL MEETING**

**RECEIVED**  
APR 27 2026

COMMUNITY DEVELOPMENT

**Meeting Date:** April 21, 2026

**Time:** 5:30pm, meeting start

**Location:** 16999 Dormie Drive, Estero, FL 33928

**Attendees:**

Pulte/Applicant:

Daniel DeLisi, Stephen Coleman, Zachary Karto, Neale Montgomery, Pat Butler,  
Steven Gust, Shane Johnson

Community/General Public: None.

**Meeting Summary:**

Dan DeLisi set up Boards showing the property location, surrounding uses and the proposed future land use map amendment. Mr. DeLisi waited until 6:00 pm, 30 minutes after the meeting start time. No individuals outside of the applicant's team attended. The meeting was adjourned.

# PUBLIC INFORMATION MEETING

## White Willow

**Tuesday, April 21, 2025, at 5:30 p.m.**

Town Hall Amenity Center

16999 Dormie Drive Estero, FL. 33928

### Attendance Sign-In Sheet

Name (please print)	Resident or Organization	Email Address	Phone #
STEPHAN COLSMAN	BARBARO & ASSOC.	STEVE@BARBARO.NET	239-461-3170
Zachary Karto	Pulte	Zachary.Karto@pultegrp.com	937-701-3424
Neale Montgomery	Pulte	Neale.montgomery@pulte.com	336-623
PAT BUTLER	PULTE	PATRICK.BUTLER@PULTE.COM	239-777-3512
STEVEN GUST	PULTE	steven.gust@pultegrp.com	239 495 4809
Shane Johnson	Passarella & Assoc.	shanej@passarella.net	239-274-0067

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## AFFIDAVIT OF PUBLICATION

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FNP Fort Myers News-Press 04/08/2026  
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Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/08/2026

Legal Clerk

Notary, State of WI, County of Brown

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NICOLE JACOBS  
Notary Public  
State of Wisconsin

Notice of Public Information Meeting

Date: April 21st, 2026  
Time: 5:30pm  
Location: 16999 Dormie Drive, Estero, FL 33928

In compliance with the Lee County Comprehensive Plan, Pulte Homes is holding a public information meeting to review a proposed change to the Lee County Comprehensive Plan for approximately 47 +/- acres on properties including 13750, 13850 13910 and 13970 Bonita Beach Road SE in Bonita Springs, FL. The plan amendment will seek approval to change the future land use category from Density Reduction/ Groundwater Resources to Outlying Suburban to permit the development of single family homes.

The purpose of the meeting is to educate community members and nearby landowners about the proposed Plan Amendment and to address any questions.

For questions, please contact: Daniel DeLisi, 239-913-7159, dan@delisi-inc.com  
April 8 2026  
LSAR0493874



Pine Lake Preserve

Corkscrew Regional Ecosystem Watershed (CREW)

Bonita Grande Dr.

Construction Equipment

I-75

RV Park

Vacant

Residential/  
Junk-yard/  
Warehouse

Bonita Beach Road

Worthington Country Club Residential

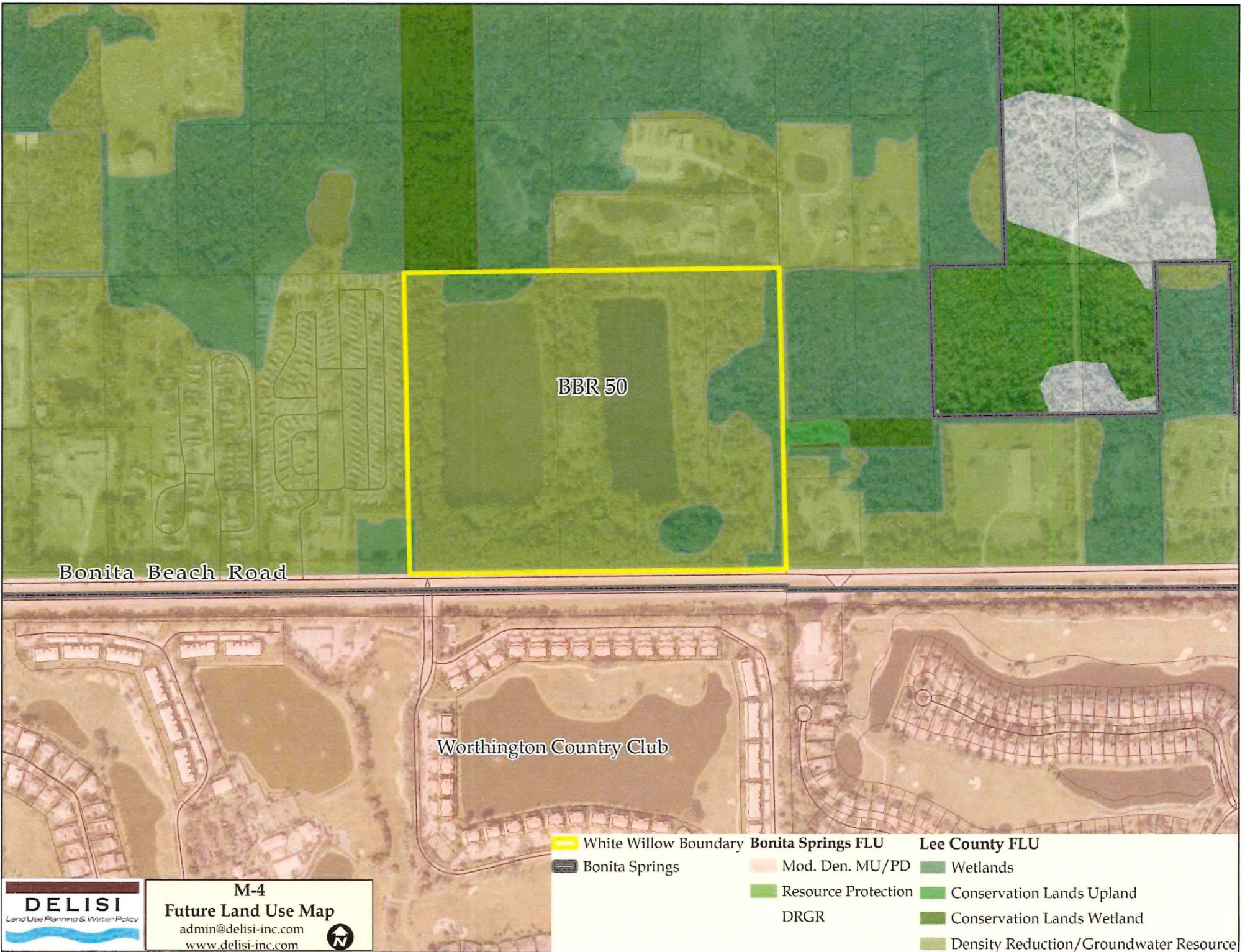
Palmira Residential

Quail West

BBR 50 Property  
 Bonita Springs  
**DELISI**  
 Land Use Planning & Water Policy

**M5 & M9**  
**Existing and Surrounding**  
**Uses/Properties**  
 admin@delisi-inc.com  
 www.delisi-inc.com














Bonita Beach Road

BBR 50

Worthington Country Club

- |   |   |  |
|---|---|--|
|  White Willow Boundary | <b>Bonita Springs FLU</b>   | <b>Lee County FLU</b>  |
|  Bonita Springs        |  Mod. Den. MU/PD     |  Wetlands                               |
|   |  Resource Protection |  Conservation Lands Upland              |
|   |  DRGR                |  Conservation Lands Wetland             |
|   |   |  Density Reduction/Groundwater Resource |



