

EXHIBITS



CASE # _____ DCI2004-00087

AL QUATTRONE in ref. to
GATOR RECREATION
COMPLEX

CASE NAME: _____

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ☐ **YES** ☐ **NO**

LOCATION OF BOARDS _____

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

PROPOSED COMMERCIAL
ABUTTING COMMERCIAL
5" WIDE TYPE A BUFFER ROD

**APPROX. LOCATION
OF FUTURE
DRIVEWAY LOCATION
(ZONING BY OTHERS
UNDER REVIEW)**

EXHIBIT 6-3

1" = 50'

NORTH

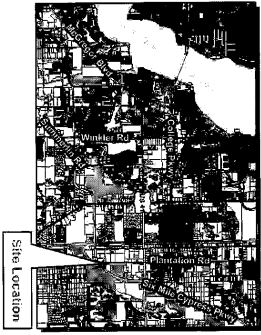
1)	PROJECT SUMMARY:	
1)	REQUEST: A REZONING FROM AG-2 TO COMMERCIAL, PLANNED DEVELOPMENT (CPD)	
2)	PROJECT NUMBER:	30-45-25-00-0002.0000
3)	OVERALL PROJECT ACREAGE:	
	GATOR LAKES PARCEL (MAIN PARCEL)	5.54 AC. (241.452 SF)
	OUT PARCEL ACREAGE	1.56 AC. (68,000 SF)
	TOTAL SITE ACREAGE	7.10 AC. (309,452 SF)
4)	A) GATOR LAKES	
	INFERVIOUS SURFACE ACREAGE:	
	BUILDING AREA, TOTAL FLOOR AREA	1.34 AC. (58,400 SF) (25.0%)
	CONCRETE SIDEWALK / PATIO AREAS:	0.11 AC. (4,890 SF)
	PAVED SURFACE AREAS:	2.30 AC. (99,881 SF)
	TOTAL INFERVIOUS SURFACE AREAS:	3.75 AC. (163,171 SF) (66.8%)
	REMAINING PAVEMENT AREAS:	
	DRIVEWAY (DETENTION AREAS)	1.48 AC. (72,458 SF) (20.9%)
	MISC PAVEMENT AREA:	0.09 AC. (3,732 SF) (1.4%)
5)	B) OUTPARCEL	
	INFERVIOUS SURFACE ACREAGE:	
	BUILDING AREA, TOTAL FLOOR AREA, MAX)	0.48 AC. (21,000 SF) (25.0%)
	CONCRETE SIDEWALK / PATIO AREAS:	0.04 AC. (1,740 SF)
	PAVED SURFACE AREAS:	0.64 AC. (27,940 SF)
	TOTAL INFERVIOUS SURFACE AREAS:	1.09 AC. (46,240 SF) (66.0%)
	REMAINING PAVEMENT AREAS:	
	OPEN SPACE (ISLANDS / DETENTION AREAS)	0.47 AC. (20,400 SF) (25.0%)
	MISC PAVEMENT AREA:	0.03 AC. (1,360 SF) (3.0%)
4)	OPEN SPACE:	
	REQUIRED (PER L.D.C.):	
	MAIN PARCEL X 0.30	= 5.54 AC. X 30% = 1.66 AC. (73,458 SF)
	OUTPARCEL X 0.30	= 1.56 AC. X 30% = 0.47 AC. (20,400 SF)
	TOTAL OPEN SPACE REQUIRED:	= 2.13 AC. (92,858 SF)
5)	INDIGENOUS OPEN SPACE:	
	RECENTLY USED AS AGRICULTURAL, GRAZE, LAND	
	THERE IS CURRENTLY A SCATTERING OF EXISTING TREES, PREDOMINANTLY SLASH	
	PINES, LOCATED ON THE SITE. MOST OF THESE OCCUR ALONG THE NORTHERN	
	BOUNDARY OF THE SITE. THE PROPOSED CONSTRUCTION WILL NECESSITATE THE	
	THE SITE WILL UTILIZE INDIGENOUS, NATIVE PLANTAINS WHEREVER POSSIBLE.	
6)	TYPE OF BUFFER REQUIREMENTS: (6X MILE CROWN HWY A PLANTATION ROAD)	
	(PER L.D.C. SEC. 10-411 (D) (4):	
	DOUBLE STAGED BUFFERING IS REQUIRED: MIN. 20' BUFFER AT TIME OF PLANNING,	
	DOUBLE STAGED BUFFERING IS REQUIRED: MIN. 20' BUFFER AT TIME OF PLANNING,	
	MAINTAINED @ 35' MIN. 12 MOS. AFTER TIME OF PLANNING.	
	TYPE A: BUFFER REQUIREMENTS: (NORTH PROPERTY LINE)	
	(PER L.D.C. SEC. 10-411 (D) (4):	
	5' WIDE, WITH 4 TREES PER 100 LF.	
7)	DEVIATIONS:	
	LDC SECTION 10-28(d) - CONNECTION SEPARATION FOR COLLECTOR ROADS	
	DEVELOPMENT 330 FEET TO 335'	

PREPARED BY:  **Quatrone & Associates, Inc.**
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-936-5222

DCI 2004-00087

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JUN 16 2025
PERMIT COUNTER

Gator Recreation Complex DCI2004-00087



Legend

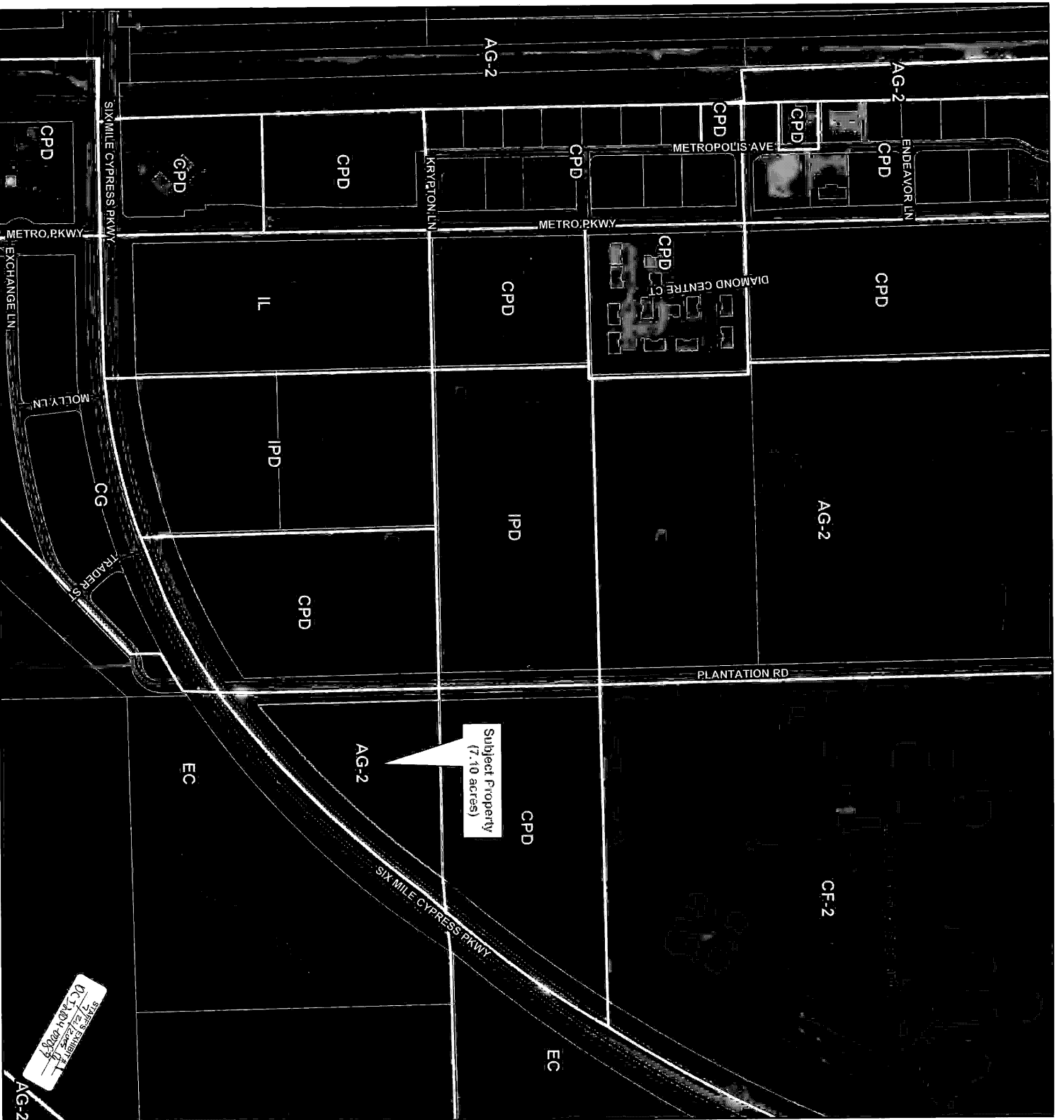
- Subject Property
- Zoning
- Parks
- Parcels
- Roads



0 220 440 880 Feet

2002 Aerial - Photograph

Prepared by:
Lee County DCD
Division of Zoning
May 2005



Subject Property
(7.10 acres)

Site Location
DCI2004-00087
AG-2

MASTER CONCEPT PLAN FOR: GATOR RECREATION COMPLEX - REZONING TO CPD LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

EXIST DRIVEWAY
UNDER CONSTRUCTION

PROPOSED COMMERCIAL
APPROVED CONCEPT
5' WIDE TYPE A BUFFER ROAD

N 88°54'0"E 749.06'

MIN. SETBACK
25' FROM RD.

MIN. SETBACK
15.0'

PHASE 1
MAX 60,000 SF BUILDING
40 LANE BOWLING ALLEY w/
RESTAURANT AND BAR, AND
CONVENTION CENTER
289 PARKING SPACES

PATIO
1,403 SF

PHASE 1
241,452 SF (5.54 AC)
MAIN PARCEL

S 38° 15'54" W 308.49'
BEN C. PRATT SIX MILE CYPRESS PARKWAY
A 300' PUBLIC RIGHT OF WAY

PROPOSED
COMMERCIAL
ABUTTING
RIGHT-OF-WAY
15' WIDE TYPE D
BUFFER ROAD

238.0'

PLANATION ROAD

S 01°10'06"E 748.82'

WEST LINE OF THE ADJACENT ONE-QUARTER SECTION

MIN. SETBACK 15'

MIN. SETBACK 25' FROM RD.

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APPROX. LOCATION
DRIVEWAY LOCATION
(ZONING BY OTHERS -
UNDER REVIEW)

R-2739.79
A=30.25'
D=15.4636"
C=25.3525'
CB-S=46°10'21"W

PROPOSED
COMMERCIAL
ABUTTING
RIGHT-OF-WAY
15' WIDE TYPE D
BUFFER ROAD

NORTH

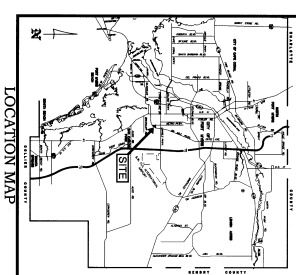
EXHIBIT 6-J
1" = 50'

NOTE: SETBACKS SHOWN ARE APPLICABLE TO BOTH BUILDINGS

OUTPARCEL USE: USE FOR OUTPARCEL, ON MOTOR VEHICLE TRAVEL, AND/OR OTHER USES. ANY ADMINISTRATIVE DEVIATION MAY BE REQUIRED TO RECONFIGURE THE SITE FOR ONE OF THE OTHER APPROVED USES (IE, RESTAURANT, CONVENTION CENTER, ETC.). THE SITE SHALL BE USED TO EXHIBIT ONLY ON A COMPLETE LOT OF USES.

IF APPROVED AS A RESTAURANT, THE BUILDING SIZE SHALL BE LIMITED TO 500 SF WITH A MINIMUM PARKING REQUIREMENT OF 81 SPACES.

- PROJECT SUMMARY:
1) REQUEST: A REZONING FROM AG-2 TO COMMERCIAL PLANNED DEVELOPMENT (CPD)
2) STRAP NUMBER: 39-45-25-00002.0000
3) OVERALL PROJECT ACREAGE: 5.54 AC (241,452 SF)
OUTPARCEL ACREAGE (MAIN PARCEL): 1.56 AC (68,000 SF)
TOTAL SITE ACREAGE: 7.10 AC (309,452 SF)
A) GATOR LANES
IMPERVIOUS SURFACE ACREAGE: 1.34 AC (58,400 SF) (25.0%)
CONCRETE SIDEWALK / PATIO AREAS: 0.21 AC (9,400 SF)
PAVED SURFACE AREAS: 2.30 AC (99,881 SF)
TOTAL IMPERVIOUS SURFACE AREAS: 3.79 AC (165,271 SF) (68.4%)
REMAINING PAVEMENT AREAS:
OPEN SPACE (ISLANDS / DETENTION AREAS) 1.56 AC (72,458 SF) (20.0%)
MISC PAVEMENT AREA: 0.09 AC (3,782 SF) (1.5%)
B) OUTPARCEL
IMPERVIOUS SURFACE ACREAGE: 0.48 AC (21,000 SF) (25.0%)
CONCRETE SIDEWALK / PATIO AREAS: 0.03 AC (1,300 SF)
PAVED SURFACE AREAS: 0.64 AC (27,940 SF)
TOTAL IMPERVIOUS SURFACE AREAS: 1.06 AC (46,240 SF) (68.0%)
REMAINING PAVEMENT AREAS:
OPEN SPACE (ISLANDS / DETENTION AREAS) 0.47 AC (20,400 SF) (20.0%)
MISC PAVEMENT AREA: 0.03 AC (1,300 SF) (2.0%)
4) REQUIRED (PER L.C.D.C.):
MAIN PARCEL: X 0.30 = 5.54 AC X 30% = 1.66 AC (72,458 SF)
OUTPARCEL: X 0.30 = 1.56 AC X 30% = 0.47 AC (20,400 SF)
TOTAL OPEN SPACE REQUIRED: 2.13 AC (92,858 SF)
5) INDIGENOUS OPEN SPACE:
THE EXISTING SITES ARE CURRENTLY USED AS AGRICULTURAL / GRAZE LAND. THE SITES ARE SURROUNDED BY PINE TREES, PINE FLATS, AND PINE FLATS. PINES, LOCATED ON THE SITE, MOST OF THESE OCCUR ALONG THE NORTHERN BOUNDARY OF THE SITE. THE PROPOSED CONSTRUCTION WILL NECESSITATE THE REMOVAL OF THE MAJORITY OF THESE TREES, HOWEVER, THE LANDSCAPING OF THE SITE WILL INCLUDE INDIGENOUS, NATIVE PLANTINGS WHEREVER POSSIBLE.
6) TYPE 'D' BUFFER REQUIREMENTS: (SIX MILE CYPRESS PKWY & PLANATION ROAD)
PER L.C.D.C. SEC. 10-416 (D) (1) MAY BE CLUSTERED
PER L.C.D.C. SEC. 10-416 (D) (1) 2
PER L.C.D.C. SEC. 10-416 (D) (1) 2
DOUBLE STAGGERED SHRUB HEDGE, MIN. 24" HIGH HT. @ TIME OF PLANTING, TO BE MAINTAINED @ 35' HT. 12 MOS. AFTER TIME OF PLANTING.
TYPE 'X' BUFFER REQUIREMENTS: (NORTH PROPERTY LINE)
PER L.C.D.C. SEC. 10-416 (D) (4)
5' WIDE, WITH 4 TREES PER 100 LF.
7) DEVIATIONS:
LRC SECTION 10-319A - CONNECTION SEPARATION FOR COLLECTOR ROADS FROM REQUIRED 30 FEET TO 25F.



PREPARED BY: **Quatrone & Associates, Inc.**
Engineers, Planners & Development Consultants
11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-506-2022
DCI 2004-00087

ATTACHMENT G



JANUARY 31, 2005

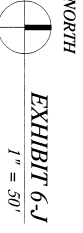
MASTER CONCEPT PLAN FOR: GATOR RECREATION COMPLEX - REZONING TO CPD LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROPOSED COMMERCIAL
ABUTTING COMMERCIAL
5' WIDE TYPE A BUFFER ROD

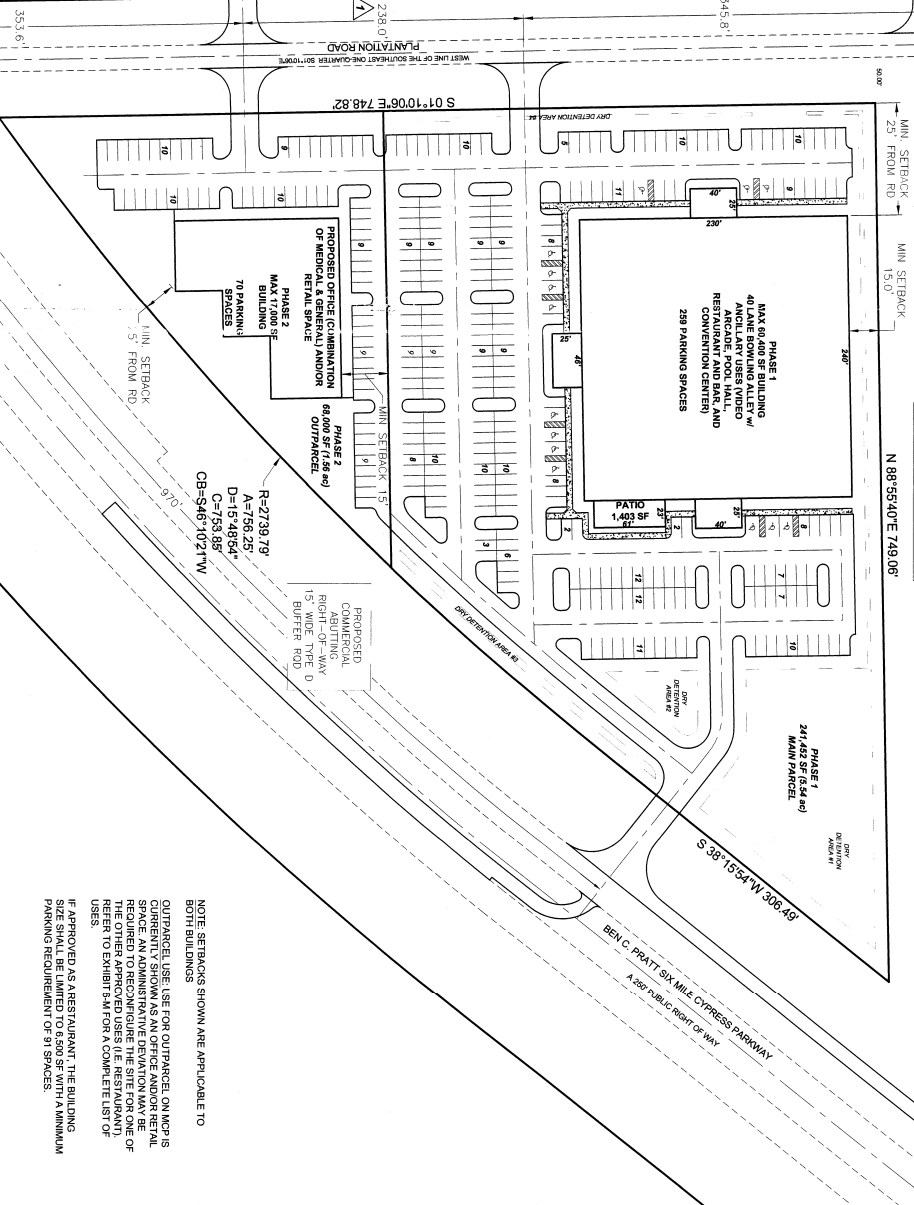
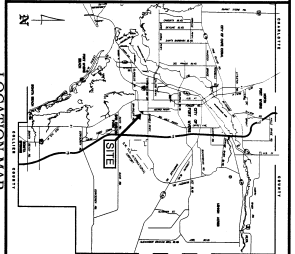
EAST DRAINWAY
UNDER CONSTRUCTION

PROPOSED
COMMERCIAL
ABUTTING
RESIDENTIAL
15' WIDE TYPE D
BUFFER ROD

APPROX. LOCATION
OF FUTURE
DRAINWAY LOCATION
(UNDER REVIEW)



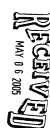
JANUARY 31, 2005



NOTE: SETBACKS SHOWN ARE APPLICABLE TO BOTH BUILDINGS.
OUTPARCEL USE: USE FOR OUTPARCEL ON MCP IS CURRENTLY SHOWN AS AN OFFICE AND/OR RETAIL SPACE. AN ADMINISTRATIVE DEVIATION MAY BE OF THE OTHER APPROVED USES (IE RESTAURANT) REFER TO EXHIBIT 5.A FOR A COMPLETE LIST OF USES.
IF APPROVED AS A RESTAURANT, THE BUILDING SIZE SHALL BE LIMITED TO 6,500 SF WITH A MINIMUM PARKING REQUIREMENT OF 91 SPACES.

PREPARED BY:

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 238-306-2222



- 1) PROJECT SUMMARY: REQUEST: A REZONING FROM AG-2 TO COMMERCIAL PLANNED DEVELOPMENT (CPD)
- 2) STRAP NUMBER: 30-45-25-00-00002.0000
- 3) OVERALL PROJECT ACREAGE: 5.54 AC. (241,452 SF)
GATOR LANES PARCEL (MAIN PARCEL) 1.68 AC. (68,000 SF)
TOTAL SITE ACREAGE 7.10 AC. (309,452 SF)
- 4) GATOR LANES
IMPERVIOUS SURFACE ACREAGE:
BUILDING AREA (TOTAL FLOOR AREA MAX) 1.34 AC. (60,400 SF) (25.0%)
CONCRETE SIDEWALK (PATIO AREAS) 0.11 AC. (4,800 SF)
PAVED SURFACE AREAS: 2.30 AC. (99,180 SF)
TOTAL IMPERVIOUS SURFACE AREAS: 3.75 AC. (165,270 SF) (66.4%)
REMAINING PAVEMENT AREAS:
OPEN SPACE (BALAUS DRIVE) (DETENTION AREAS) 1.68 AC. (72,420 SF) (20.0%)
MISC PAVEMENT AREAS: 0.03 AC. (1,360 SF) (2.0%)
TOTAL PAVEMENT AREAS: 5.46 AC. (239,050 SF) (76.4%)
- 5) B) OUTPARCEL
IMPERVIOUS SURFACE ACREAGE:
BUILDING AREA (TOTAL FLOOR AREA MAX) 0.39 AC. (17,000 SF) (25.0%)
CONCRETE SIDEWALK (PATIO AREAS) 0.03 AC. (1,300 SF)
PAVED SURFACE AREAS: 0.47 AC. (20,400 SF)
TOTAL IMPERVIOUS SURFACE AREAS: 1.09 AC. (48,240 SF) (68.0%)
REMAINING PAVEMENT AREAS:
MISC PAVEMENT AREAS: 0.47 AC. (20,400 SF) (20.0%)
TOTAL PAVEMENT AREAS: 0.03 AC. (1,360 SF) (2.0%)
- 6) OPEN SPACE:
REQUIRED (PER L.C.D.C.):
MAIN PARCEL X 1.30 = 5.54 AC. X 30% = 1.66 AC. (72,420 SF)
OUTPARCEL X 0.30 = 1.59 AC. X 30% = 0.47 AC. (20,400 SF)
TOTAL OPEN SPACE REQUIRED: 2.15 AC. (92,820 SF)
- 7) INDIGENOUS OPEN SPACE:
THE EXISTING SITES ARE CURRENTLY USED AS AGRICULTURAL / GRAZE LAND. THERE IS CURRENTLY A SCATTERING OF EXISTING TREES, PREDOMINANTLY SLASH PINES, LOCATED ON THE SITE. MOST OF THESE OCCUR ALONG THE NORTHERN PERIMETER OF THE SITE. THE REMOVAL OF THESE TREES, HOWEVER, WILL BE THE REMOVAL OF THE MAJORITY OF THESE TREES. PLANTINGS WHEREVER POSSIBLE, THE SITE WILL UTILIZE INDIGENOUS, NATIVE PLANTINGS WHEREVER POSSIBLE.
- 8) TYPE "D" BUFFER REQUIREMENTS: (SIX MILE CYPRESS PARKWAY & PLANTATION ROAD) (PER L.C.D.C. SEC. 10-416 (D) (4))
PER L.C.D.C. SEC. 10-416 (D) (4) 2
TYPE "D" BUFFER REQUIREMENTS: (NORTH PROPERTY LINE)
MAINTAINED @ 8' WIDE, AFTER TIME OF PLANTING, TO BE MAINTAINED @ 8' WIDE, WITH 4 TREES PER 100 LF.
- 9) TYPE "X" BUFFER REQUIREMENTS: (NORTH PROPERTY LINE)
PER L.C.D.C. SEC. 10-416 (X) (4) 2
TYPE "X" BUFFER REQUIREMENTS: (NORTH PROPERTY LINE)
MAINTAINED @ 8' WIDE, AFTER TIME OF PLANTING, TO BE MAINTAINED @ 8' WIDE, WITH 4 TREES PER 100 LF.
- 10) DEVIATIONS:
LDC SECTION 10-28(a) - CONNECTION SEPARATION FOR COLLECTOR ROADS FROM REQUIRED 330 FEET TO 238'.

DC120-04-00087