Lee County Community Development

APPLICATION FOR SPECIAL EXCEPTION PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Castle Golf COP

Special Exception for:

- ☐ Use (LCLDC section number and description): _____
- ☐ Solar or Wind energy modifications [34-202(b)(5)(d)1.]
- ☒ On-premise consumption of alcoholic beverages [34-202(b)(5)(d)2.]
- ☐ Private aircraft landing facilities [34-202(b)(5)(d)3.]
- ☐ Wireless Communication Facilities [34-1441]
- ☐ Model Homes [34-1954]
- ☐ Permitted Uses for Model Home on arterial street in RS-1 zoning district in Lehigh Acres [33-1431]

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Castle Golf - Lawrence & Jennifer Thompson, Owners
Address: 7400 Gladiolus Dr.
City, State, Zip: Fort Myers, FL 33908
Phone Number: 239-209-2075 E-mail: Jennifermineer@gmail.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

- ☒ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**
- ☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**
- ☐ Application is County initiated. Attach BOCC authorization.

Fort Myers, FL 33908

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Morris-Depew Associates, Inc. & Pavese Law Firm
Contact Person: Ben Smith, AICP & Raychel A. Thomas, Esq.
Address: 2914 Cleveland Ave. & 1833 Hendry Street
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-337-3993 & 239-336-6244 Email: bsmith@m-da.com; Raychelthomas@paveselaw.com

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. **[34-202(a)(4)]**

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]
Name: Same as Applicant
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

B. Disclosure of Interest [34-202(a)(2)]

- ☒ Attach Disclosure of Interest Form.

C. Multiple parcels: N/A

☐ Property owners list. **[34-202(a)(8)]**
☐ Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 01/01/2002

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**
35-45-24-00-00015.001A

B. Street Address of Property: 7400 Gladiolus Drive, Fort Myers, FL 33908

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☒ One set of mailing labels. **[34-202(a)(9)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: AG-2

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Miniature Golf
2. Intended uses of property are: Miniature Golf

G. Future Land Use Classification (Lee Plan):

Central Urban		Acres	84	% of Total
Conservation Lands Uplands		Acres	16	% of Total
		Acres		% of Total

H. Property Dimensions:

1.	Width (average if irregular parcel):	427	Feet		
2.	Depth (average if irregular parcel):	275	Feet		
3.	Total area:	1.91	Acres or square feet		
4.	Frontage on road or street:	245	Feet on	Gladiolus Dr.	Street
	2nd Frontage on road or street:		Feet on		Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Estero Planning Community. **[33-54(a)&(b); Lee Plan Policy 19.5.3]**
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711; Lee Plan Policy 25.1.1]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☐ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.10.1]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☐ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-201(c)]**

PART 4
ACTION REQUESTED

A. Request Statement: Explain the nature of the request and how the property qualifies for the special exception based on the findings/review criteria set forth in 34-145(c)(3) and listed below. **[34-202(b)(5)(a)]**

1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.
2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.
3. The request will be compatible with existing and planned uses.
4. The request will not be injurious to the neighborhood or detrimental to the public welfare.
5. The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations..
6. In the case of new antenna supporting structure wireless communication facilities, meets the additional criteria of 34-145(c)(3)b.

B. Traffic Impact Statement (TIS): Attach a traffic impact analysis of projected trip generation for the use. A TIS is not required for special exceptions for consumption on premises or for solar or wind modifications. **[34-202(b)(5)(b)]** N/A

C. Site Plan: Attach a site plan showing: **[34-202(b)(5)(c)]**

1. The location and current use of all existing structures on the site.
2. All proposed structures and uses to be developed on the site.
3. Any existing public streets, easements or land reservations within the site, and the proposed means of vehicular access to and from the site.
4. Other information specific to the type of application or which may be required by the Director.

D. Additional Information: Any other reasonable information which may be required by the Director which is commensurate with the intent and purpose of the Land Development Code **[34-202(b)(5)(d)]**

PART 5
ADDITIONAL REQUIREMENTS

A. Potable Water: Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

B. Flood Hazard:

- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s. AE-EL10 (NAVD88)
- ☒ The minimum elevation required for the first habitable floor is 11.0 (NAVD88) NAVD (MSL)

C. Excavations/Blasting:

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

D. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application". **[34-202(a)(12)]**

E. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- ☒ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1004]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

F. Solar Or Wind Energy Modifications: [34-202(b)(5)(d)1.]

1. Evidence that the proposed modifications are the minimum necessary to provide for the solar or wind energy proposal.
2. Evidence that the proposed modifications will not adversely affect adjacent properties. (See LCLDC Section 34-2196.)
3. Evidence that the modifications do not decrease total lot area.
4. Evidence that the principal use, absent the solar or wind aspects, is a permitted use in the zoning district for which it is located.

G. On-Premises Consumption Of Alcoholic Beverages: [34-202(b)(5)(d)2.]

1. A written statement describing the type of state liquor license to be acquired, e.g., 2 COP, SRX, 11C, etc., and the anticipated hours of operation for the business.
2. The site plan must include a detailed parking plan.

H. Private Aircraft Landing Facilities: [34-202(b)(5)(d)3.]

1. Indicate the type of facility, as set forth in Florida Administrative Code chapter 14-60.
2. A certified list of all airports and municipalities within 15 miles of the proposed site and all property owners within 1,000 feet of the property or within the minimum required approach zone, whichever is greater.
3. The site plan must indicate the proposed location and length of the effective landing facility, as well as the area included in the approach zone.

I. Wireless Communication Facilities: [34-1441 et. seq.]

1. Documentation of authority/acceptance of responsibility for compliance with these regulations, executed by property owner, applicant, and provider who will be placing antennas on the proposed or existing wireless communications facility. [**34-1446 (a) (1)]**
2. Name, address, and telephone contact information for the owners(s) of all proposed or existing antenna-supporting structures and wireless communication facilities with an affidavit that such contact information will be updated annually or upon a change of ownership after the application is approved. **[34-1446(a)(2)]**
3. A copy of license issued by FCC. A broadcast structure must submit a construction permit. **[34-1446(a)(3)]**
4. New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **[34-1446(a)(4)]**
5. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grad and sea-level. **[34-1446(a)(5)]**
6. A letter demonstrating consent from the Executive Director of Lee County Port Authority if the wireless communications facility is to be located within the County airspace notification limits of LCLDC Section 34-1008. **[34-1446(a)(6)a.]**
7. For any wireless communications facility exceeding 35 feet, a letter confirming review and recommendation from the Lee County Mosquito Control District, Sheriff's Department, and Director of Public Safety. **[34-1446(a)(6)b.]**
8. A letter demonstrating evidence of compliance with applicable Federal Aviation Administration requirements under 14 C.F.R. s. 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **[34-1446(a)(6)c.]**
9. The Boundary Survey, completed by a registered land surveyor, must show all existing conditions. **[34-1446(a)(7)]**
10. Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communications facility will be visible according to the balloon test and sight lines. **[34-1446(a)(8)]**
11 Shared use plan or copy of an executed shared use plan must be provided for the existing facility (see Supplement A). **[34-1446(a)(9)]**
12. For all new antenna support structures, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **[34-1446(a)(10)]**
13. Floor plans, elevations, and cross sections on 24" X 36" size paper at a scale no smaller than ¼" = 1' (1:48) of any proposed accessory structures. **[34-1446(a)(11)]**
14. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by Professional Engineer). **[34-1446(a)(12)]**
15. If the property owner is not a provider, a copy of an executed lease agreement or memorandum of lease between the application or property owner and provider. If no lease agreement has been executed, an affidavit signed by provider attesting to provider's intent to make an application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **[34-1446(b)(1)]**
16. For antenna supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements of LCLDC Section 34-1446(d). **[34-1446(b)(2)]**

J. Model Homes: Narrative and plans that demonstrate compliance with provisions of LCLDC Chapter 34, Division 24. **[34-1954(a)(2)]**

PART 6 SUBMITTAL REQUIREMENT CHECKLIST	
Two copies required for submittal ***Clearly label your attachments as noted in bold below***	
☒	Completed application for Public Hearing [34-202(a)(1)]
☐	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☒	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
☒	**Additional Agents** [34-202(a)(4)]
☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]
☒	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]
☒	**Legal description (must submit one) [34-202(a)(1)]**
☒	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	**Boundary Survey** (not required if platted lot) [34-202(a)(2); [34-373(a)(4)a.]
☐	**Property Owners list** (if applicable) [34-202(a)(5)]
☐	**Property Owners map** (if applicable) [34-202(a)(5)]
☒	Confirmation of **Ownership/Title Certification** [34-202(a)(3)]
☒	**STRAP Numbers** (if additional sheet is required) [34-202(a)(1)]
☒	**List of Surrounding Property Owners** [34-202(a)(6)]
☒	**Map of Surrounding Property Owners** [34-202(a)(7)]
☒	**Mailing labels** [34-202(a)(9)]
☒	List of **Zoning Resolutions** and Approvals
☐	Summary of **Public Informational Session** (if applicable)
☐	**Waivers** from Application Submission Requirements [34-201(c)]
☒	**Request Statement** [34-202(b)(5)(a)]
☐	Traffic Impact Statement (**TIS**) [34-202(b)(5)(b)]
☒	**Site Plan** [34-202(b)(5)(c)]
☐	**Additional Information** (if applicable) [34-202(b)(5)(d)]
☒	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
☐	Existing Agricultural **Use Affidavit** (if applicable) [34-202(a)(12)]
☐	**Excavations/Blasting** (if applicable)
☐	**Tall Structures Permit** (if applicable) [34-1108]
☐	**Solar or Wind Energy** Modifications (if applicable) [34-202(b)(5)(d)1.]
☒	Consumption on Premises (**COP**) (if applicable) [34-202(b)(5)(d)2.]
☐	**Private Aircraft Landing** Facilities (if applicable) [34-202(b)(5)(d)3.]
☐	**Wireless Communication** Facilities (if applicable) [34-1441 et. seq.]
☐	**Model Homes** (if applicable) [34-1954(a)(2) & (b)]

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Lawrence Thompson (name), as Owner (owner/title) of Castle Golf - 7400 Gladiolus Dr., Fort Myers, FL 33908 (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Lawrence Thompson
Signature

7/1/26
Date

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2026, by Lawrence G. Thompson (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Driver License (type of identification) as identification.

STAMP/SEAL

NERINA BADLEY
Notary Public - State of Florida
Commission # HH 370528
My Comm. Expires Mar 7, 2027

eNerina Badley
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Lawrence Thompson, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Castle Golf, 7400 Gladiolus Dr., Fort Myers 33908 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	N/A

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Lawrence Thompson, Owner, Castle Golf
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on July 1, 2026 (date) by Lawrence Gene Thompson (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Driver License (type of identification) as identification.

STAMP/SEAL

NERINA BADLEY
Notary Public - State of Florida
Commission # HH 370528
My Comm. Expires Mar 7, 2027

Signature of Notary Public

ADDITIONAL AGENTS

Company Name:	Pavese Law Firm		
Contact Person:	Raychel Thomas, Esq.		
Address:	1833 Hendry Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-336-6244	Email:	Raychelthomas@paveselaw.com

Company Name:	Morris Depew Associates, Inc.		
Contact Person:	Ben Smith, AICP		
Address:	2914 Cleveland Ave		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-337-3993	Email:	bsmith@m-da.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

OWNER/APPLICANT AGENT AUTHORIZATION

Project Name: Castle Golf
Application: Special Execption COP
Property Address: 7400 Gladiolus Dr., Fort Myers, FL 33908
STRAP Number: 3545240000015001A

I, as owner of the property listed above, hereby designate and authorize the agent and firm listed below to act on my behalf, or on behalf of my corporation, as an agent in the processing of this application for the permit and/or authorization indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation to perform any requirement which may be necessary to procure the permit or authorization.

Typed/Printed Name of Authorized Agent: Raychel A. Thomas, Pavese Law Firm

Signature of Authorized Agent: Raychel A. Thomas

Date: 7/24/26

Typed/Printed Name of Owner/Applicant: Lawrence Thompson

Corporate Title if Applicable: President

Signature of Owner/Applicant: Lawrence Thompson

Date: 7/24/26

MORRIS DEPEW
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Castle Golf COP Special Exception
Request Narrative

I. REQUEST

Lawrence and Jennifer Thompson, ("Applicant"), are requesting approval of a Special Exception pursuant to LDC Sec. 34-1264(a)(2)a.2., to allow indoor and outdoor consumption on premise (2-COP beer and wine license) in conjunction with limited food and beverage and an outdoor recreation Facility, Commercial (miniature golf course) for a local business known as "Castle Golf" located at 7400 Gladiolus Drive ("Property").

The Property is located within the Central Urban and Conservation Lands Uplands Future Land Use Categories. The Property is not within a Community Planning Area and is not subject to specific community regulations as outlined in LDC Chapter 33, Community Plan Area Regulations.

The requested 2-COP license is ancillary and subordinate to the miniature golf course use, and there will be no expansion of the principal use. The request intends to add an accessory amenity to an existing recreational use. Alcohol sales will be strictly limited to patrons of the miniature golf course and will only be consumed in designated areas. This request does not generate any additional traffic as the COP is accessory to the principal use of miniature golf.

II. FINDINGS

The request is consistent with the Lee Plan and satisfies the required findings of LDC Section 34-145(c)(3), as follows:

1. Is consistent with the goals, objectives, policies, and intent of the Lee Plan;

The proposed Special Exception is consistent with the goals, objectives, policies, and intent of the Lee Plan. Approximately 84% of the Property, including the existing miniature golf facility and all areas associated with the requested 2-COP license, is designated Central Urban on the Future Land Use Map. The remaining approximately 16% of the Property is designated Conservation Lands – Uplands; however, no development or site modifications are proposed within this area.

Pursuant to **Lee Plan Policy 1.1.3**, the Central Urban Future Land Use Category represents the County's urban core where commercial, residential, public, quasi-public, and limited light industrial land uses are intended to predominate and are supported by the highest levels of urban services. The proposed Special Exception is entirely contained within the developed Central Urban portion of the Property and does not alter the established commercial recreational use of the site. Rather, it allows the accessory sale and on-premises consumption of beer and wine in conjunction with the existing miniature golf facility and limited food and beverage service.

The request does not expand the development footprint, intensify the principal use, or introduce a new land use. Instead, it enhances an existing commercial recreational facility with an accessory amenity that

has become common among similar entertainment venues and is consistent with contemporary customer expectations. The Conservation Lands – Uplands portion of the Property will remain entirely undisturbed and unaffected by the request.

The request supports the continued viability of an existing commercial recreational use within the Central Urban Future Land Use Category; therefore the request is consistent with the intent of Lee Plan Policy 1.1.3.

The proposed Special Exception is consistent with **Lee Plan Policy 5.1.5** because it will not encroach upon or adversely affect existing or future residential areas. The request is limited to the accessory sale and on-premises consumption of beer and wine in conjunction with an existing miniature golf facility and does not involve expansion of the existing use, additional development, or an increase in the intensity of the site.

The Property is located along Gladiolus Drive, a 6-lane arterial roadway within an established commercial corridor where additional recreational and commercial uses are anticipated. There are no nearby conventional residential neighborhoods that would be adversely affected by the request. Immediately west of the Property, the Amavida senior living community recently received approval to extend their existing COP to allow outdoor alcohol service and consumption on premises, demonstrating the County's determination that limited accessory alcohol service is compatible within this area when appropriately designed and operated.

Unlike a stand-alone bar or drinking establishment, the proposed 2-COP license is clearly incidental and subordinate to the existing miniature golf course use. Alcohol service will be limited to beer and wine. The extent of the COP area inside the course begins and ends at the “castle” structure where this is a single point of access. There are no other ingress or egress points to the course (COP area). A majority of the course is fenced off with a 6-foot aluminum fence that is used to control access. Parts of the course that are not fenced off are inaccessible due to thick areas of existing vegetation. Themed signs will be installed at the sole ingress and egress point that state “No Alcohol Beyond This Point”. These types of signs have been successfully implemented at other miniature golf locations in Lee County including Smuggler’s Cove Miniature Golf. The outdoor seating area and concession area in the castle will have a camera with a monitor for staff to control patrons from taking alcoholic beverages into the parking lot. Castle Golf has similar cameras and monitors in use already for staff to properly oversee operations and customers.

The request is consistent with the intent of Policy 5.1.5 by maintaining compatibility with surrounding development while ensuring that any potential impacts remain minimal through the operational characteristics of the proposed use.

2. Will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.

The proposed Special Exception will have no impact on environmentally critical or sensitive areas or natural resources. The request does not involve site expansion, land clearing, grading, excavation, or construction activities. All alcohol sales and associated food and beverage service will occur within the existing developed commercial site. There is a small portion of the site within the Conservation Lands Uplands FLU; however, as demonstrated on the proposed site plan, there will be no impacts to this area of the Property. Consumption of alcoholic beverages will be confined to existing improved areas of the Castle Golf facility.

SEZ2026-00016 Lee County DigEplan Original Application Dated 08-10-2026

3. Will be compatible with existing and planned uses.

The existing Castle Golf business has operated at this location since 1986, predating many of the surrounding developments, and has historically proven to be a source of attraction for tourists and residents, existing in harmony with the surrounding land uses. To the north of the Property is a vacant CPD approved pursuant to Z-04-011. The CPD allows for the development of an indoor and outdoor coin-operated amusement park consisting of go-cart tracks, bumper boats, batting cages, and limited food and beverage service as well as other uses such as a Group II Restaurant. To the east of the Property is Gladiolus Drive, a 6-lane arterial roadway. To the south of the Property is an undeveloped wooded property zoned AG-2. To the west is the Amavida at Lakes Park RPD (FKA Oasis Cove), approved pursuant to Z-20-003, which allows for a maximum of 324 units consisting of a mix of multi-family, assisted living facility units, continuing care facility units, independent living facility units, amenities, and other accessory uses including indoor and outdoor consumption on premises. The existing miniature golf course has been in its current location since 1986, predating the development of Amavida, and is separated from the nearest Amavida building by expansive preserve areas and a parking lot/drive aisle.

Service of beer and wine at miniature golf courses is common in Lee County and Southwest Florida, and is not anticipated to be a source of disruption to the surrounding properties. The proposed consumption on premises will operate in conjunction with the miniature golf course sales, meaning only patrons who purchase a ticket to play may have the option to purchase an alcoholic beverage.

In compliance with LDC Sec. 34-1264(a)(2)a.2. and 34-1264(b)(1)a.1., the Applicant is requesting a Special Exception due to the outdoor seating areas and the proximity of Lakes Regional Park, which is within 500-feet of the miniature golf course. Lakes Regional Park is a 249-acre public park with an entrance off Gladiolus Drive. The park includes over 100 acres of man-made freshwater lakes and approximately 2.5 miles of walking and biking trails. Other park features include playgrounds, a field for recreation activity, picnic pavilions, train village, and fragrance garden. The park is open from 7:00 am until dusk, 365 days a year.

As measured in accordance with LDC Sec. 34-1264(b)(1)a., the Castle Golf COP area entrance is separated from the nearest Lakes Regional Park property line by approximately 309-feet. Notably, Lee County recently approved SEZ2025-00009 to allow COP for Amavida, which directly abuts Lakes Regional Park to the south and is adjacent to the subject property. Lee County determined that the request was compatible with Lakes Park. This request is also compatible with Lakes Park as aach area proposed for COP (indoor and outdoor) is separated from the park by buildings, parking lots, and a 30-foot buffer. The Castle Golf COP entrance area is separated and buffered from the park by a 325-foot-wide vacant parcel. Given the substantial separation and buffering provided from the Castle Golf COP area to the nearest park property line, it is anticipated that the same determination of compatibility can be made for this request.

Due to the geographic size and scale of Lakes Regional Park, there are other instances where COP is less than 500-feet from the nearest park property line. For example, to the east of Lakes Park is the Skillets restaurant, separated by approximately 440-feet.

SEZ2026-00016 Lee County DigEplan Original Application Dated 08-10-2026

4. Will not be injurious to the neighborhood or detrimental to the public welfare.

The proposed Special Exception will not be injurious to the surrounding neighborhood or detrimental to the public welfare. The request is limited to the accessory sale and on-premises consumption of beer and wine and will not increase the intensity of the existing recreational use.

Alcohol service will be limited to beer and wine under a 2-COP license and will occur only during the facility's normal operating hours, which are Sunday through Thursday 10:00am-10:00pm and Friday through Saturday 10:00am-11:00pm. The miniature golf course facility will remain the principal attraction, with food and beverage service serving as an accessory convenience for patrons. The request does not establish a bar, nightclub, or entertainment venue centered around alcohol consumption.

The addition of limited beer and wine service is not anticipated to generate additional traffic or parking demand beyond that associated with the existing miniature golf course operation, as patrons already visiting the facility may simply choose to purchase an alcoholic beverage during their visit. Operational controls, including staff oversight and limiting alcohol consumption to designated areas of the site with proper signage, will ensure continued compatibility with neighboring properties and protection of the public welfare.

5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

The site will comply with the zoning and development regulations related to consumption on premises in accordance with LDC Sec. 34-653, Agricultural zoning district use regulations and LDC Sec. 34-1264, Sale or service for on-premises consumption.

Accordingly, the request complies with zoning regulations and other applicable County requirements.

III. CONCLUSION

The proposed Special Exception represents an enhancement to an existing, long-established commercial recreation facility through the addition of accessory on-premises beer and wine service in conjunction with limited food and beverage offerings. The request does not alter the principal miniature golf course use, expand the development footprint, or introduce a stand-alone alcohol establishment. As proposed, the request provides a modern amenity that has become common at similar family-oriented recreational venues while remaining clearly incidental and subordinate to the primary use of the Property.

As demonstrated herein, the request is consistent with the goals, objectives, and policies of the Lee Plan; will not adversely affect environmentally sensitive resources; is compatible with the surrounding land uses; will not be injurious to the neighborhood or detrimental to the public welfare; and complies with the applicable requirements of the Lee County Land Development Code.

For these reasons, the Applicant respectfully requests approval of the Special Exception to allow a 2-COP (beer and wine) license in conjunction with the existing miniature golf course facility and limited food and beverage service.

CASTLE GOLF

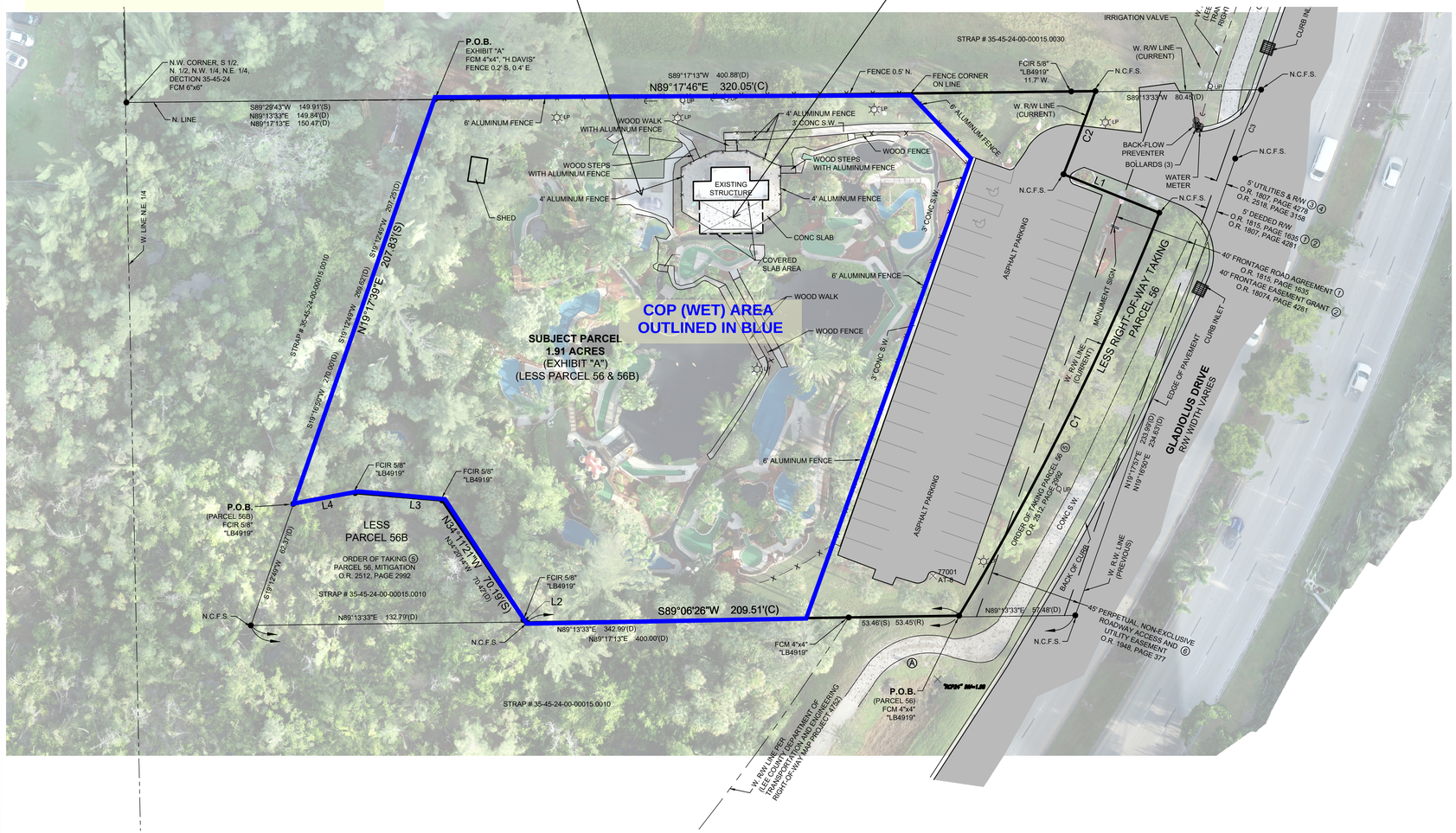
CONSUMPTION ON PREMISES

SPECIAL EXCEPTION

3 PICNIC TABLES
6-8 SEATS PER TABLE
(24 SEATS)

3 TABLES W/ 5 SEATS AT EACH TABLE
(15 SEATS)
ALL OUTDOORS WITHIN COVERED AREA.

EXTENT OF COP (WET) AREA OUTLINED IN BLUE



PROJECT:

CASTLE GOLF
STRAP # 35-45-24-00-00015.001A

LOCATION:

7400 GLADIOLUS DRIVE
FOR MYERS, FLORIDA, 33908
S-35, T-45-S, R-24-E
LEE COUNTY, FLORIDA

CLIENT:

CASTLE GOLF

CONSULTANT:

MORRIS DEPEW
ENGINEERS ● PLANNERS ● SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-106
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	02-03-2026

SHEET TITLE:

SITE PLAN

SHEET NUMBER: 1 OF 1

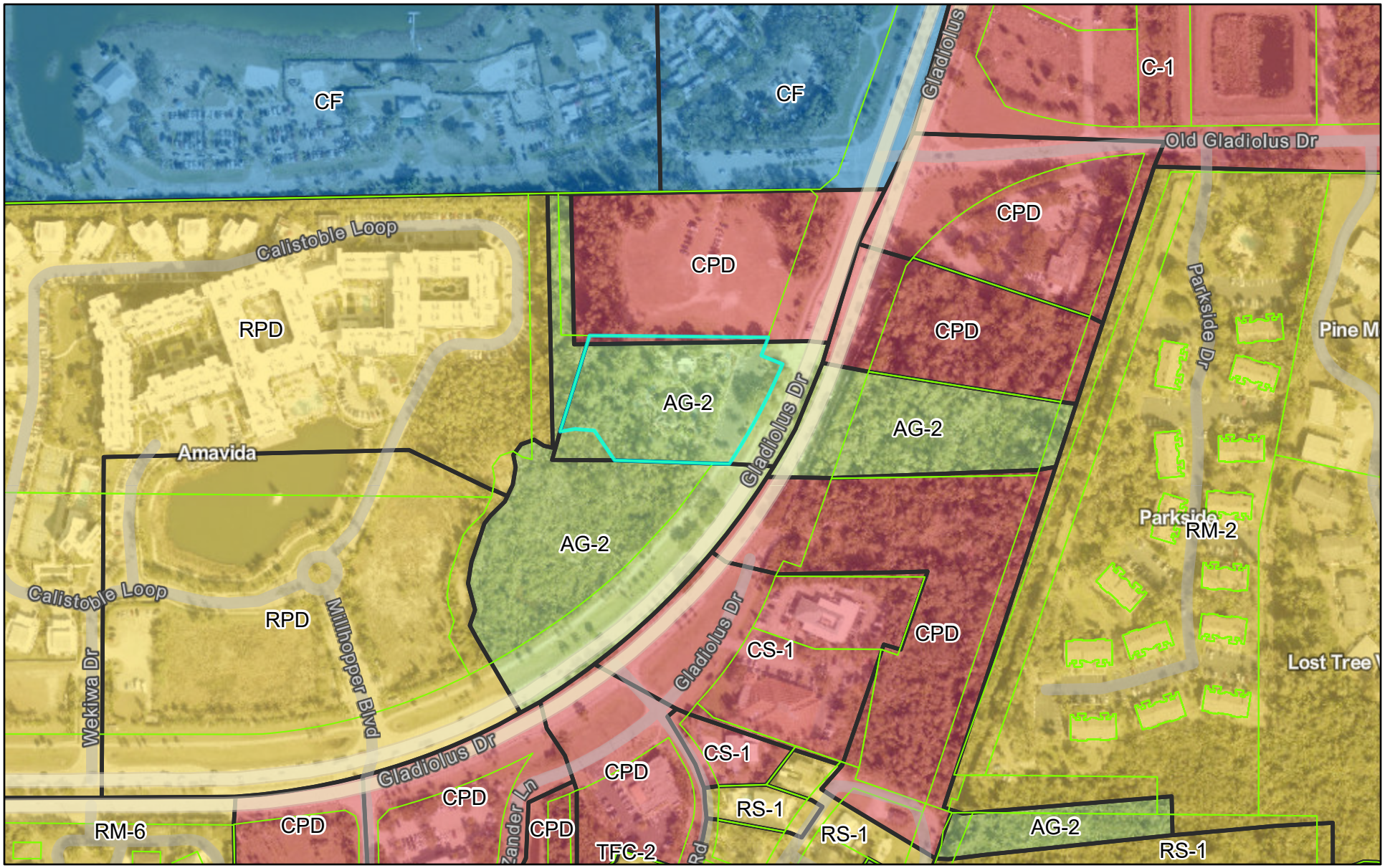
30 0 15 30
SCALE 1"=30'

JOB/FILE NUMBER: 25073

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BOUNDARY SURVEY dwg -<BOUNDARY>- Feb 03 2026 03:50:24 pm PLOTTED BY: tbailey
G:\25073 - Castle Golf Gladiolus Drive\Plans\25073-01 Boundary Survey\Current Plans\25073-BOUNDARY SURVEY.dwg

Zoning Map



6/29/2026, 1:17:08 PM

Parcels
Zoning Districts
Primary Zoning Divisions
Residential
Commercial
Industrial
Agricultural
Other Planned Development
Community Facilities
Environmentally Critical
Recreational Vehicle Park
Marine-Oriented

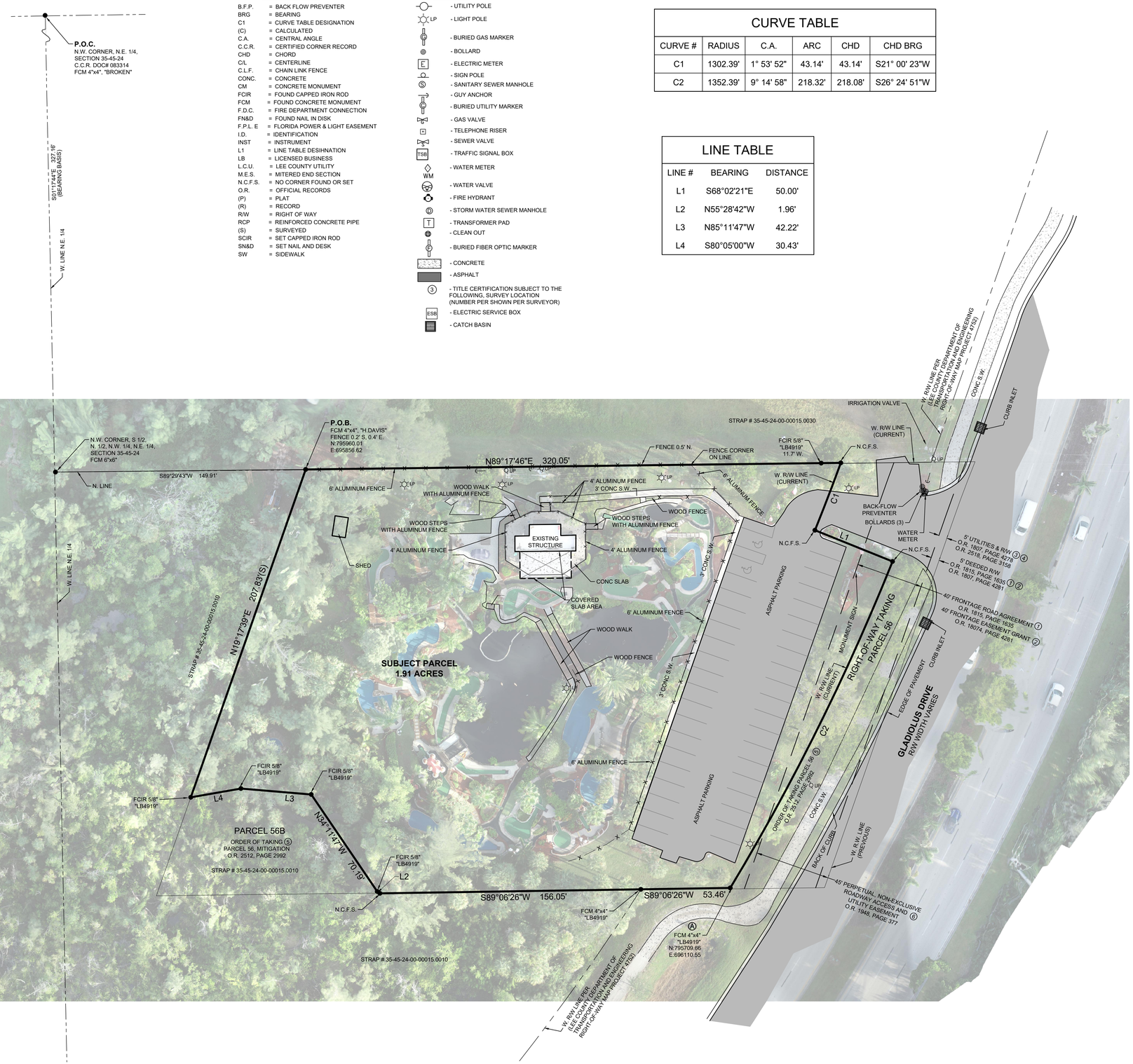
2026 Aerial Imagery
Red: Red
Green: Green
Blue: Blue

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Eagle View, Lee County Property Appraiser, Lee County GIS

Lee County GIS

This is not a survey. Lee County GIS Department has prepared this map for informational purposes only. Details shown may be unofficial determinations and may not be accompanied by warranty or guarantee.



ABBREVIATIONS

B.F.P.	=	BACK FLOW PREVENTER
BRG	=	BEARING
C1	=	CURVE TABLE DESIGNATION
(C)	=	CALCULATED
C.A.	=	CENTRAL ANGLE
C.C.R.	=	CERTIFIED CORNER RECORD
CHD	=	CHORD
C/L	=	CENTERLINE
C.L.F.	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
CM	=	CONCRETE MONUMENT
FCIR	=	FOUND CAPPED IRON ROD
FCM	=	FOUND CONCRETE MONUMENT
F.D.C.	=	FIRE DEPARTMENT CONNECTION
FN&D	=	FOUND NAIL IN DISK
F.P.L. E	=	FLORIDA POWER & LIGHT EASEMENT
I.D.	=	IDENTIFICATION
INST	=	INSTRUMENT
L1	=	LINE TABLE DESIHNATION
LB	=	LICENSED BUSINESS
L.C.U.	=	LEE COUNTY UTILITY
M.E.S.	=	MITERED END SECTION
N.C.F.S.	=	NO CORNER FOUND OR SET
O.R.	=	OFFICIAL RECORDS
(P)	=	PLAT
(R)	=	RECORD
R/W	=	RIGHT OF WAY
RCP	=	REINFORCED CONCRETE PIPE
(S)	=	SURVEYED
SCIR	=	SET CAPPED IRON ROD
SN&D	=	SET NAIL AND DESK
SW	=	SIDEWALK

SYMBOLS

- UTILITY POLE
- LP - LIGHT POLE
- BURIED GAS MARKER
- BOLLARD
- E - ELECTRIC METER
- SIGN POLE
- S - SANITARY SEWER MANHOLE
- GUY ANCHOR
- BURIED UTILITY MARKER
- GAS VALVE
- TELEPHONE RISER
- SEWER VALVE
- TSB - TRAFFIC SIGNAL BOX
- WM - WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM WATER SEWER MANHOLE
- T - TRANSFORMER PAD
- CLEAN OUT
- BURIED FIBER OPTIC MARKER
- CONCRETE
- ASPHALT
- ③ - TITLE CERTIFICATION SUBJECT TO THE FOLLOWING, SURVEY LOCATION (NUMBER PER SHOWN PER SURVEYOR)
- ESB - ELECTRIC SERVICE BOX
- CATCH BASIN

CURVE TABLE

CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	1302.39'	1° 53' 52"	43.14'	43.14'	S21° 00' 23"W
C2	1352.39'	9° 14' 58"	218.32'	218.08'	S26° 24' 51"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S68°02'21"E	50.00'
L2	N55°28'42"W	1.96'
L3	N85°11'47"W	42.22'
L4	S80°05'00"W	30.43'

DESCRIPTION:

(PER TITLE CERTIFICATION)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, OF THE NORTHEAST QUARTER, OF SAID SECTION 35; THENCE RUN S01°17'44"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 327.16 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SAID SECTION 35; THENCE RUN N89°29'43"E, ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.91 FEET, TO THE **POINT OF BEGINNING**; THENCE RUN N 89°17'46" E, 320.05 FEET TO THE NORTH LINE OF PARCEL 56 (RIGHT-OF-WAY TAKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2518, PAGE 3165, PUBLIC RECORDS OF LEE COUNTY, SAID POINT BEING ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1302.39 FEET, A CENTRAL ANGLE OF 01°53'52", AND A CHORD BEARING S21°00'23"W FOR 43.14 FEET; THENCE RUN 43.14 FEET ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID PARCEL 56; THENCE CONTINUE ALONG SAID WESTERLY LINE RUN S68°02'21"E, 50.00 FEET, TO A POINT ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1352.39 FEET, A CENTRAL ANGLE OF 09°14'58", AND A CHORD BEARING S26°24'51"W FOR 218.08 FEET; THENCE RUN 218.32 FEET ALONG THE ARC OF SAID CURVE; THENCE RUN S89°06'26"W, 53.46 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE, AS SHOWN ON LEE COUNTY DEPARTMENT OF TRANSPORTATION AND ENGINEERING RIGHT-OF-WAY MAP, PROJECT 4752; THENCE DEPARTING AFOREMENTIONED WESTERLY LINE OF PARCEL 56; THENCE CONTINUE N89°06'26"W, A DISTANCE OF 156.05 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL 56B AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2518; THENCE RUN N55°28'42"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1.96 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, RUN N34°11'47"W, 70.19 FEET; THENCE RUN N85°11'47"W, 42.22 FEET; THENCE RUN S80°05'00"W, 30.43 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN N19°17'39"E, 207.83 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 1.91 ACRES, MORE OR LESS.

SUBJECT TO THE FOLLOWING EASEMENTS AND RIGHTS-OF-WAY
(PER TITLE CERTIFICATION)

1. FRONTAGE ROAD AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1815, PAGE 1635. **AFFECTS SUBJECT PARCEL, SHOWN.**
2. FRONTAGE ROAD EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 1807, PAGE 4281. **AFFECTS SUBJECT PARCEL, SHOWN.**
3. EASTERLY 5.00 FEET FOR UTILITIES AND RIGHT-OF-WAY EASEMENT IN FAVOR OF LEE COUNTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1807, PAGE 4278. **DOES NOT AFFECT SUBJECT PARCEL, SHOWN, OFF-SITE.**
4. EASTERLY 5.00 FEET FOR UTILITIES AND RIGHT-OF-WAY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2518, PAGE 3158. **DOES NOT AFFECT SUBJECT PARCEL, SHOWN, OFF-SITE.**
5. ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2512, PAGE 2992, PARCEL NO. 56, ROAD RIGHT-OF-WAY TAKING AND PARCEL NO. 56, MITIGATION. **DOES NOT AFFECT SUBJECT PARCEL, SHOWN, OFF-SITE.**
6. EASEMENT RESERVED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 377. **AFFECTS SUBJECT PARCEL, PORTION IS BLANKET IN NATURE, PLOTTABLE PORTION SHOWN.**

SURVEY NOTES

1. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE CERTIFICATION, PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 26003992KJ, CERTIFIED UP TO DATE: JULY 23, 2026 AT 8:00 AM.
2. BEARINGS ARE BASED ON WEST LINE OF THE NORTHEAST QUARTER, SECTION 35-45-24, AS BEARING S 01°17'44" E, AS PER STATE PLANE FLORIDA WEST ZONE NAD83-"2011".
3. THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NON-VISIBLE UTILITIES HAVE NOT BEEN INVESTIGATED.
4. ACCORDING TO FEDERAL INSURANCE RATE MAP (FIRM) 12071C0419G, DATED 11-17-2022, THIS PARCEL LIES IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 10.0'.
5. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY, UNLESS OTHERWISE NOTED.
6. NO UNDERGROUND FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED.
7. CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.
8. LAST DATE OF FIELD WORK PERFORMED 10-14-2025, FIELD BOOK 200, PAGE 78.
9. THIS MAP IS NOT VALID UNLESS ALL SHEETS ARE INCLUDED AND IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

PREPARED BY:

Digitally signed by Thomas M. Rooks Jr.
Date: 2026.07.29 18:43:01 -04'00'

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

PROJECT:

CASTLE GOLF
STRAP # 35-45-24-00-00015.001A

LOCATION:

7400 GLADIOLUS DRIVE
FOR MYERS, FLORIDA, 33908
S-35, T-45-S, R-24-E
LEE COUNTY, FLORIDA

CLIENT:

CASTLE GOLF

CONSULTANT:

MORRIS DEPEW
ENGINEERS ● PLANNERS ● SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
655 Grand Boulevard
Unit #D-106
Miramar Beach, Florida 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
UPDATED TITLE CERTIFICATION	07-28-2026

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	02-03-2026

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 1 OF 1

30 0 15 30
SCALE 1"=30'

JOB/FILE NUMBER: 25073

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G:\25073 - Castle Golf Gladiolus Drive\Plans\25073-01 Boundary Survey\Current Plans\25073-BOUNDARY SURVEY.dwg <BOUNDARY> - Jul 29, 2026 08:48:03 pm PLOTTED BY: MRooks

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, OF THE NORTHEAST QUARTER, OF SAID SECTION 35; THENCE RUN S01°17'44"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 327.16 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SAID SECTION 35; THENCE RUN N89°29'43"E, ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.91 FEET, TO THE **POINT OF BEGINNING**; THENCE RUN N 89°17'46" E, 320.05 FEET TO THE NORTH LINE OF PARCEL 56 (RIGHT-OF-WAY TAKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2518, PAGE 3165, PUBLIC RECORDS OF LEE COUNTY, SAID POINT BEING ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1302.39 FEET, A CENTRAL ANGLE OF 01°53'52", AND A CHORD BEARING S21°00'23"W FOR 43.14 FEET; THENCE RUN 43.14 FEET ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID PARCEL 56; THENCE CONTINUE ALONG SAID WESTERLY LINE RUN S68°02'21"E, 50.00 FEET, TO A POINT ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1352.39 FEET, A CENTRAL ANGLE OF 09°14'58", AND A CHORD BEARING S26°24'51"W FOR 218.08 FEET; THENCE RUN 218.32 FEET ALONG THE ARC OF SAID CURVE; THENCE RUN S89°06'26"W, 53.46 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE, AS SHOWN ON LEE COUNTY DEPARTMENT OF TRANSPORTATION AND ENGINEERING RIGHT-OF-WAY MAP, PROJECT 4752; THENCE DEPARTING AFOREMENTIONED WESTERLY LINE OF PARCEL 56; THENCE CONTINUE N89°06'26"W, A DISTANCE OF 156.05 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL 56B AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2518; THENCE RUN N55°28'42"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1.96 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, RUN N34°11'47"W, 70.19 FEET; THENCE RUN N85°11'47"W, 42.22 FEET; THENCE RUN S80°05'00"W, 30.43 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN N19°17'39"E, 207.83 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 1.91 ACRES, MORE OR LESS.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TITLE CERTIFICATION

Showing information required by F.S. 177.041 prior to platting lands:

File No. 26003992KJ

Provided for: Security Title & Abstract
Sarah Arnold
9001 Daniels Pkwy, Suite 100
Fort Myers, FL 33912

Certified up to: July 23, 2026 at 8:00 AM

Description of Real Property situated in Lee County, Florida:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, OF THE NORTHEAST QUARTER, OF SAID SECTION 35; THENCE RUN S01°17'44"E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 327.16 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SAID SECTION 35; THENCE RUN N89°29'43"E, ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.91 FEET, TO THE **POINT OF BEGINNING**; THENCE RUN N 89°17'46" E, 320.05 FEET TO THE NORTH LINE OF PARCEL 56 (RIGHT-OF-WAY TAKING) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2518, PAGE 3165, PUBLIC RECORDS OF LEE COUNTY, SAID POINT BEING ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1302.39 FEET, A CENTRAL ANGLE OF 01°53'52", AND A CHORD BEARING S21°00'23"W FOR 43.14 FEET; THENCE RUN 43.14 FEET ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID PARCEL 56; THENCE CONTINUE ALONG SAID WESTERLY LINE RUN S68°02'21"E, 50.00 FEET, TO A POINT ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1352.39 FEET, A CENTRAL ANGLE OF 09°14'58", AND A CHORD BEARING S26°24'51"W FOR 218.08 FEET; THENCE RUN 218.32 FEET ALONG THE ARC OF SAID CURVE; THENCE RUN S89°06'26"W, 53.46 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE, AS SHOWN ON LEE COUNTY DEPARTMENT OF TRANSPORTATION AND ENGINEERING RIGHT-OF-WAY MAP, PROJECT 4752; THENCE DEPARTING AFOREMENTIONED WESTERLY LINE OF PARCEL 56; THENCE CONTINUE N89°06'26"W, A DISTANCE OF 156.05 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL 56B AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 2518; THENCE RUN N55°28'42"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1.96 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, RUN N34°11'47"W, 70.19 FEET; THENCE RUN N85°11'47"W, 42.22 FEET; THENCE RUN S80°05'00"W, 30.43 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN N19°17'39"E, 207.83 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 1.91 ACRES, MORE OR LESS.

We hereby certify Record Title to the above-described real property is vested in:

Leland Gene Thompson and Clara Ruth Thompson, as Trustees of the Leland Gene Thompson and Clara Ruth Thompson Living Trust dated February 28,1990, and Lawrence G. Thompson, as their interests may appear by deeds recorded in Official Records Book 2849, page 718 and Official Records Book 3740, page 2928, Public Records of Lee County, Florida.

The following mortgages are all the mortgages of record that have not been satisfied or released of record or otherwise terminated by law:

none

The property is subject to the following easements and rights-of-way of record:

1. Frontage Road Agreement recorded in Official Records Book 1815, page 1635.
2. Frontage Road Easement Grant recorded in Official Records Book 1807, page 4281
3. Easterly 5.00 feet for utilities and right-of-way easement in favor of Lee County as described in Official Records Book 1807, page 4278
4. Easterly 5.00 feet for utilities and right-of-way easement as described in Official Records Book 2518, page 3158
5. Order of Taking recorded in Official Records Book 2512, page 2992, Parcel No. 56, Road Right-of-way Taking and Parcel No. 56, Mitigation.
6. Easement reserved in deed recorded in Official Records Book 1948, page 377.

All recording references are to the public records of Lee County, Florida.

NOTE: We do not certify to ownership of any oil, gas and mineral rights or interests.

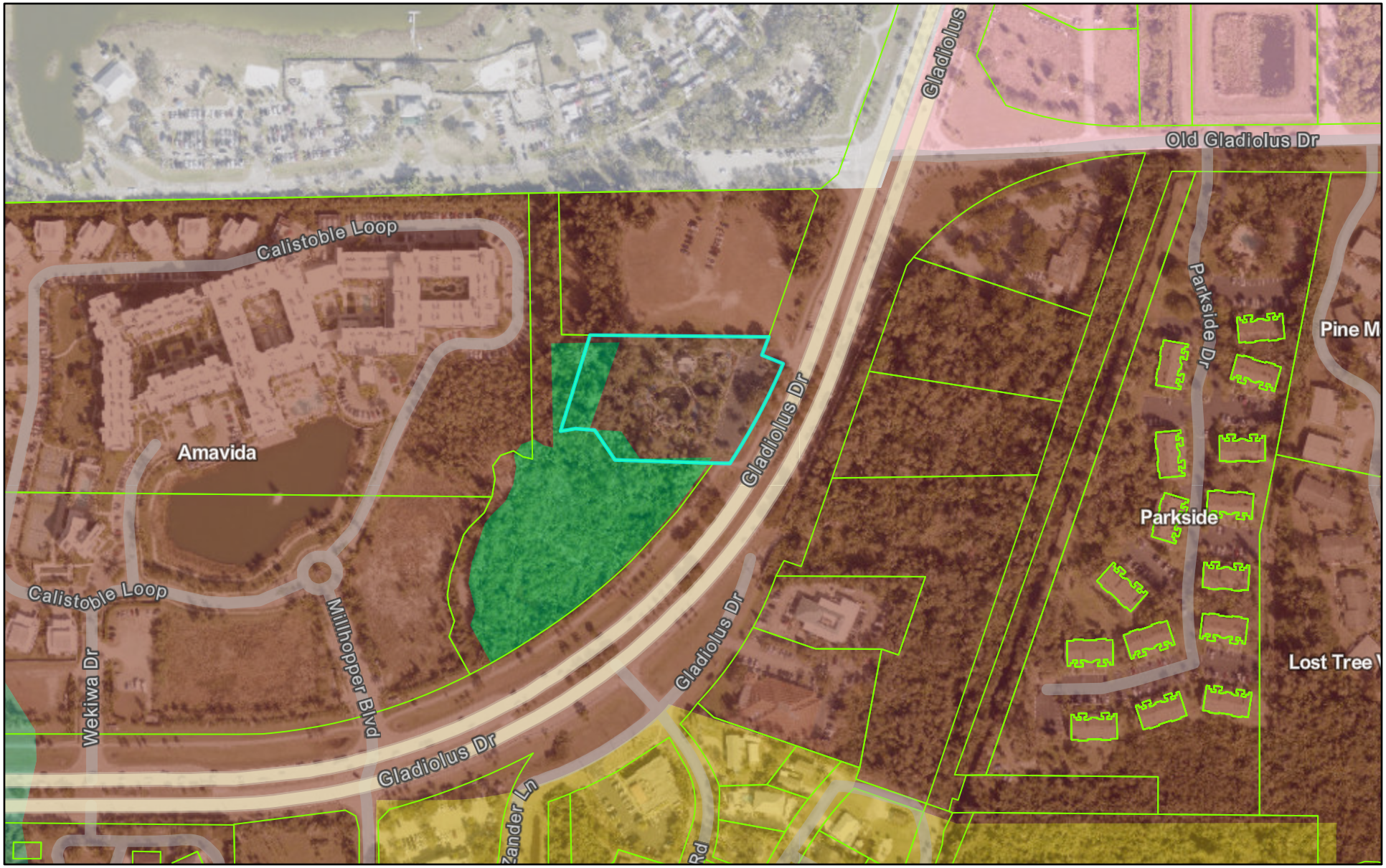
This certification is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. The Company's liability hereunder shall not exceed the maximum of $1,000.00 pursuant to Florida Statute 627.7843.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Cynthia L. Johnston
_____ 7/24/2026


NO
ALCOHOL
BEYOND THIS POINT

Future Land Use Map



6/29/2026, 1:22:41 PM

1:3,600

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Eagle View, Lee County Property Appraiser, Lee County GIS

Parcels

Future Land Use

- Airport
- Tradeport
- Wetlands
- Conservation Lands Wetland
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial Development
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent
- General Interchange
- University Village Interchange
- Industrial Commercial Interchange
- Industrial Interchange
- General Commercial Interchange
- New Community
- Conservation Lands Upland
- Density Reduction/Groundwater Resource
- Open Lands
- Outer Islands
- Coastal Rural
- Rural Community Preserve
- Rural

2026 Aerial Imagery

- Red: Red
- Green: Green
- Blue: Blue

Lee County GIS

This is not a survey. Lee County GIS Department has prepared this map for informational purposes only. Details shown may be unofficial determinations and may not be accompanied by warranty or guarantee.

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 6, 2026 Via E-Mail

Brendan Pettis
Morris-Depew Associates, Inc.
2914 Cleveland Ave.
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
Castle Golf COP
7400 Gladiolus Dr, Fort Myers, FL 33908
STRAP # 35-45-24-00-00015.001A

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, to provide service to the subject parcels, developer funded system enhancements may be required.

Your firm has indicated that this project will consist of an additional use with no additional structures, with no additional estimated flow demand to the already provided gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Sanitary sewer service will be provided by our Fiesta Village Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for special exception purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer
239-533-8531

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS
2914 Cleveland Avenue | Fort Myers, Florida 33901
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I (WE) AM (ARE) THE FEE SIMPLE PROPERTY OWNER OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL IN ALL MATTERS PERTAINING TO ANY ZONING OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE ZONING APPLICATIONS, PLANNING OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER: 3545240000015001A
PARCEL ADDRESS: 7400 Gladiolus Drive, Fort Myers, FL 33908

SIGNATURE

Lawrence G. Thompson, Property Owner
PRINTED NAME & TITLE

STATE OF _FLORIDA_
COUNTY OF __LEE_____

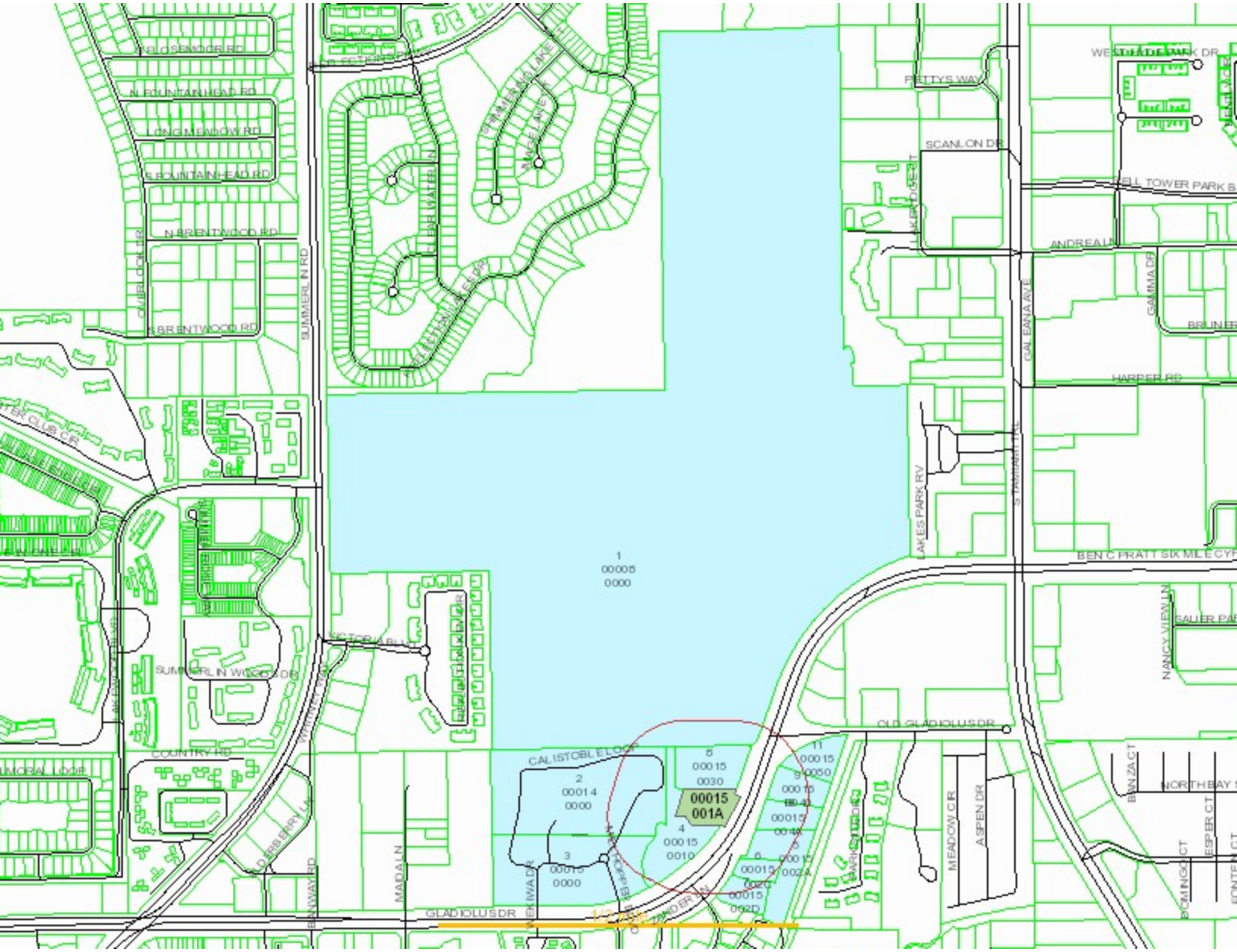
The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 1st day of 7/4, 2026, by Lawrence Thompson who is personally known to me or has produced Florida Driver License as identification.

My Commission Expires:
03/7/2027

Nerina Badley
Notary Public
Nerina Badley
Notary Printed Name

(seal)

NERINA BADLEY
Notary Public - State of Florida
Commission # HH 370528
My Comm. Expires Mar 7, 2027


N FOUNTAINHEAD RD
LONGMEADOW RD
S FOUNTAINHEAD RD
N BRENTWOOD RD
S BRENTWOOD RD
SUMMERLIN RD
CLEARWATER LN
PETTYS WAY
SCANLON DR
ANDREA LN
GAMMA DR
CALEANA AVE
HARPER RD
LAKES PARK RV
BEN C PRATT SIX MILE CYP
SUMMERLIN WOODS DR
COUNTRY RD
CALISTOBLE LOOP
OLD GLADIOLUS DR
MEADOW CIR
ASPEN DR
NANCY VIEW LN
GLADIOLUS DR
MADALN
BENWAY RD
1
00005
0000
00015
001A

Subjects: 1 Affected: 1 Buffer: 500 Date: 7/7/. List Size: 12

Index	Subject	FolioId	STRAP	OwnerNam	OwnerNam	MailAddres	MailAddres	MailCity	MailState	MailZip	MailCountr	SiteNumbe	SiteStreet	SiteUnit	SiteCity	SiteZip	Legal
0	TRUE	10219011	35-45-24-0	THOMPSON	LAWRENC	7400	GLADIOLUS DR	FORT MYEF	FL	33908		7400	GLADIOLUS DR		FORT MYEF	33908	PAR IN NW1/4 OF NE1/4 W OF<CR>GLADIOLUS DR OR1948/380<CR>LES R/W OR 2518/3165
1	FALSE	10212224	26-45-24-0	LEE COUNTY		PO BOX 398		FORT MYEF	FL	33902		7330	GLADIOLUS DR		FORT MYEF	33908	W1/2 OF NE1/4 + PT DESC OR<CR>1761 PG 4481 + SW1/4 LESS<CR>SW1/4 +R/W+ OR 1307 PG 680
2	FALSE	10219008	35-45-24-0	AMAVIDA P	PACKARD (	3438	PEACHTREE RD N	ATLANTA	GA	30326		7661-7794	CALISTOBLE	LOOP	FORT MYEF	33907	N 1/2 OF NE 1/4 OF NW 1/4.<CR>LESS OR 2488/862
3	FALSE	10219009	35-45-24-0	AMAVIDA P	PACKARD (	3438	PEACHTREE RD N	ATLANTA	GA	30326		7778	GLADIOLUS DR		FORT MYEF	33908	S 1/2 OF THE NE 1/4 OF THE<CR>NW 1/4 LESS ROAD R/W'S<CR>LESS OR 2488/862
4	FALSE	10219010	35-45-24-0	LEE COUNTY		PO BOX 398		FORT MYEF	FL	33902		7410	GLADIOLUS DR		FORT MYEF	33908	PARL IN NW 1/4 OF NE 1/4 + <CR>PAR DESC ORS 2518/3165 +<CR>2488/862 LESS OR 1807/4278<CR>OR 1948/380 + OR 2143/3047
5	FALSE	10219014	35-45-24-0	RIVERSIDE	STEVEN PA	4875	PELICAN COLON	BONITA SPI	FL	34134		7401	GLADIOLUS DR		FORT MYEF	33908	PARL IN W 1/2 OF N E 1/4<CR>SEC 35 TWP 45 R 24 DESC IN<CR>OR 886 PG 0658
6	FALSE	10219016	35-45-24-0	GLADIOLUS	ASC REAL1	228	HOLMES AVE NE #	HUNTSVILL	AL	35801		7431	GLADIOLUS DR		FORT MYEF	33908	PARL IN NW 1/4 OF NE 1/4<CR>AS DESC IN OR 3469 PG 720
7	FALSE	10462195	35-45-24-0	GLADIOLUS	MEDICAL I	8450	RIVIERA AVE	FORT MYEF	FL	33919		7451	GLADIOLUS DR		FORT MYEF	33908	PARL IN NW 1/4 OF NE 1/4 <CR>AS DESC IN OR 3401 PG 3544
8	FALSE	10219017	35-45-24-0	LJK GROUP	LLC	6981	LAKE DEVONWO(	FORT MYEF	FL	33908		7350	GLADIOLUS DR		FORT MYEF	33908	PAR IN N1/2 OF NW1/4 OF NE<CR>1/4 OR 3169 PG 1 LES R/W<CR>OR 2481/3120
9	FALSE	10219018	35-45-24-0	GLADIOLUS	ENTERPRI!	6321	DANIELS PKWY #:	FORT MYEF	FL	33912		7361	GLADIOLUS DR		FORT MYEF	33908	PARL IN NW 1/4 OF NE 1/4<CR>DESC IN OR 1896 PG 438<CR>LESS OR 1911 PG 2504
10	FALSE	10219019	35-45-24-0	SHERIDAN	HOWARD M	13221	PONDEROSA W,	FORT MYEF	FL	33907		7381	GLADIOLUS DR		FORT MYEF	33908	PARL IN NW1/4 OF NE1/4<CR>DESC OR 1911 PG 2504
11	FALSE	10219020	35-45-24-0	NATIONWIDE	HEALTH I	500	N HURSTBOURNE	LOUISVILLE	KY	40222		7341	GLADIOLUS DR		FORT MYEF	33908	BEG 75 FT W OF NE COR OF<CR>NW 1/4 OF NE 1/4 TH S 327<CR>FT M/L ALG W LI OF DRG.

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

AMAVIDA PROPERTY LLC
PACKARD CAPITAL LLC
3438 PEACHTREE RD NE #800
ATLANTA GA 30326

AMAVIDA PROPERTY LLC
PACKARD CAPITAL LLC
3438 PEACHTREE RD NE #800
ATLANTA GA 30326

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

RIVERSIDE INVESTORS LLLP
STEVEN PALETSKY
4875 PELICAN COLONY BLVD #2001
BONITA SPRINGS FL 34134

GLADIOLUS ASC REALTY LLC
228 HOLMES AVE NE #700A
HUNTSVILLE AL 35801

GLADIOLUS MEDICAL LLC
8450 RIVIERA AVE
FORT MYERS FL 33919

LJK GROUP LLC
6981 LAKE DEVONWOOD DR
FORT MYERS FL 33908

GLADIOLUS ENTERPRISES LLC
6321 DANIELS PKWY #200
FORT MYERS FL 33912

SHERIDAN HOWARD M TR
13221 PONDEROSA WAY
FORT MYERS FL 33907

NATIONWIDE HEALTH PROPERTIES I
500 N HURSTBOURNE PKWY #200
LOUISVILLE KY 40222