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Castle Golf COP Special Exception
Request Narrative
Revised September 2026

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)(a), 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.

The request is consistent with Policy 6.1.4 as no new commercial development is proposed, public services and facilities are unaffected, and the proposed COP use is compatible with the surrounding land uses as described in detail in the response provided to finding 3 below.

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.

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.

SEZ2026-00016 Lee County DigEplan Additional Info Dated 09-25-2026

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.

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.

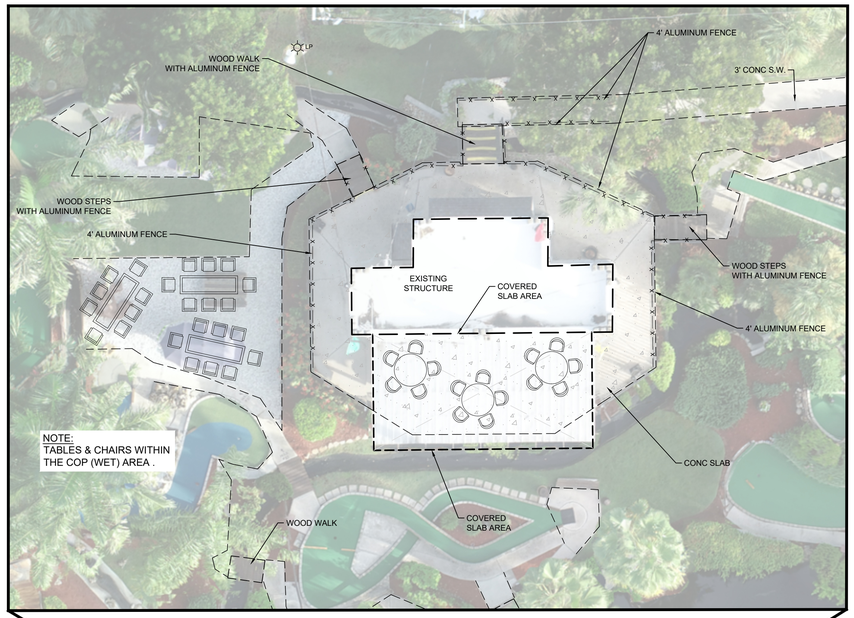
Accordingly, the request complies with zoning regulations and other applicable County requirements.

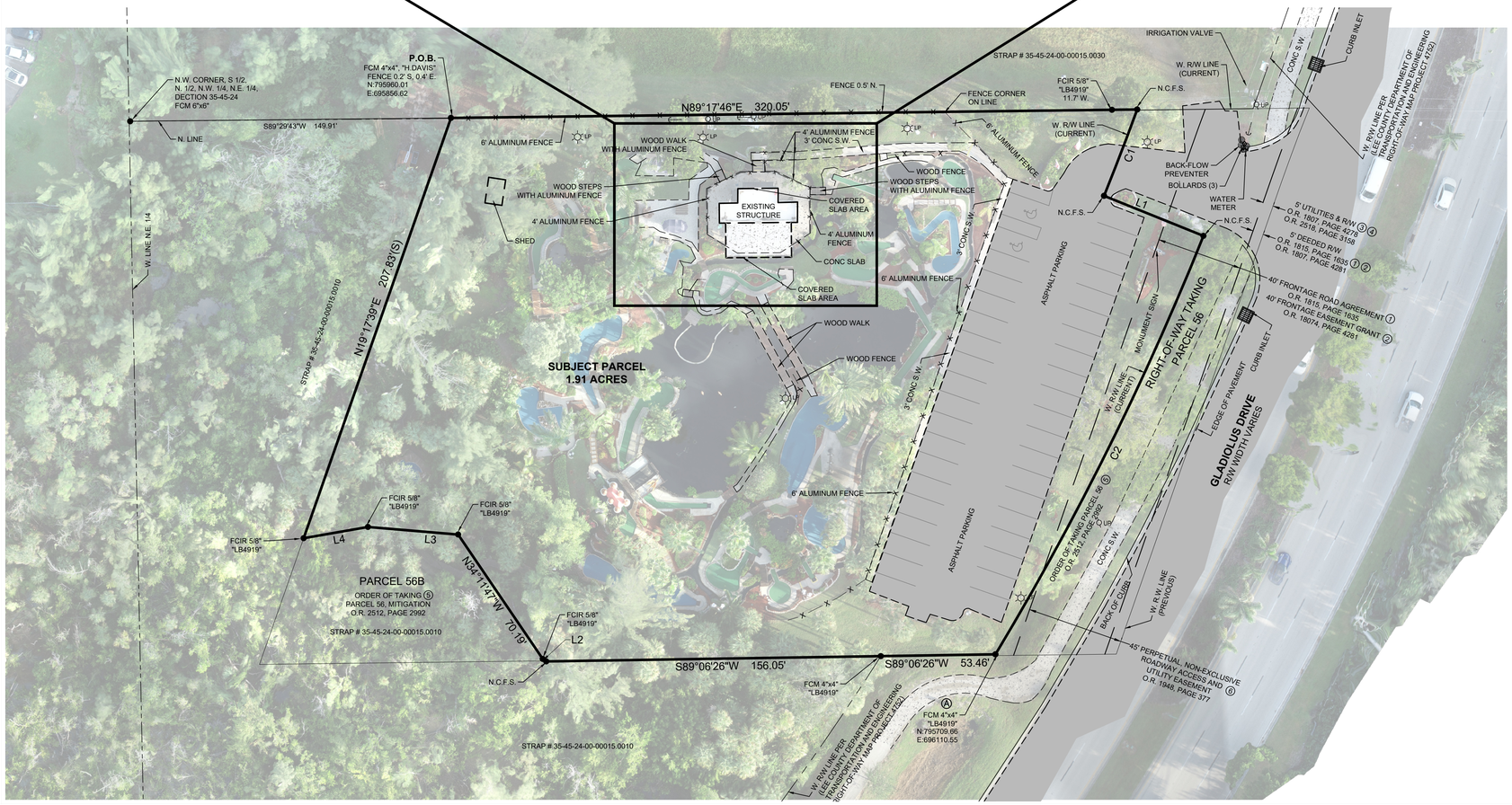
III. CONCLUSION

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.





PROJECT:

CASTLE GOLF

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

LOCATION:

7400 GLADIOLUS DRIVE
FORT MYERS, FL. 33908

CLIENT:

CASTLE GOLF

CONSULTANT:

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

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Toll free: 866-337-7341

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

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	BS
DRAWING BY:	ESS
JURISDICTION:	LEE COUNTY
DATE:	9/15/2026

SHEET TITLE:

TABLE EXHIBIT

SHEET NUMBER: 1 OF 1

30 0 15 30
SCALE 1"=30'

JOB/FILE NUMBER: 25073-03

© COPYRIGHT MORRIS - DEPEW ASSOCIATES, INC. 2026 ALL RIGHTS RESERVED. G:\25073 - Castle Golf Gladiolus Drive\Plans\25073-03 Table Exhibit\25073-03 Table Exhibit.dwg <TABLE EXHIBIT> - Sep 15 2026 02:03:03 pm PLOTTED BY: esingh

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.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS NEW.

BEARINGS BASED ON THE WEST LINE OF THE NORTHEAST QUARTER, SECTION 35-45-24, AS BEARING S 01°17'44" E, PER FLORIDA GRID, WEST ZONE.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

ABBREVIATIONS

BRG = BEARING
C1 = CURVE DESIGNATION
C.A. = CENTRAL ANGLE
CHD = CHORD
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY

PREPARED BY:

THOMAS M. ROOKS JR. P.S.M. Licensed Surveyor and Mapper STATE OF FLORIDA PSM 6347

Digitally signed by Thomas M. Rooks Jr.
Date: 2025.12.15 17:00:08 -05'00'

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

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PROJECT:
CASTLE GOLF BOUNDARY

LOCATION:
N.E. QUARTER
S-35, T-45-S, R-24-E
LEE COUNTY
FLORIDA

CONSULTANT:
MORRIS DEPEW
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113 South Monroe Street
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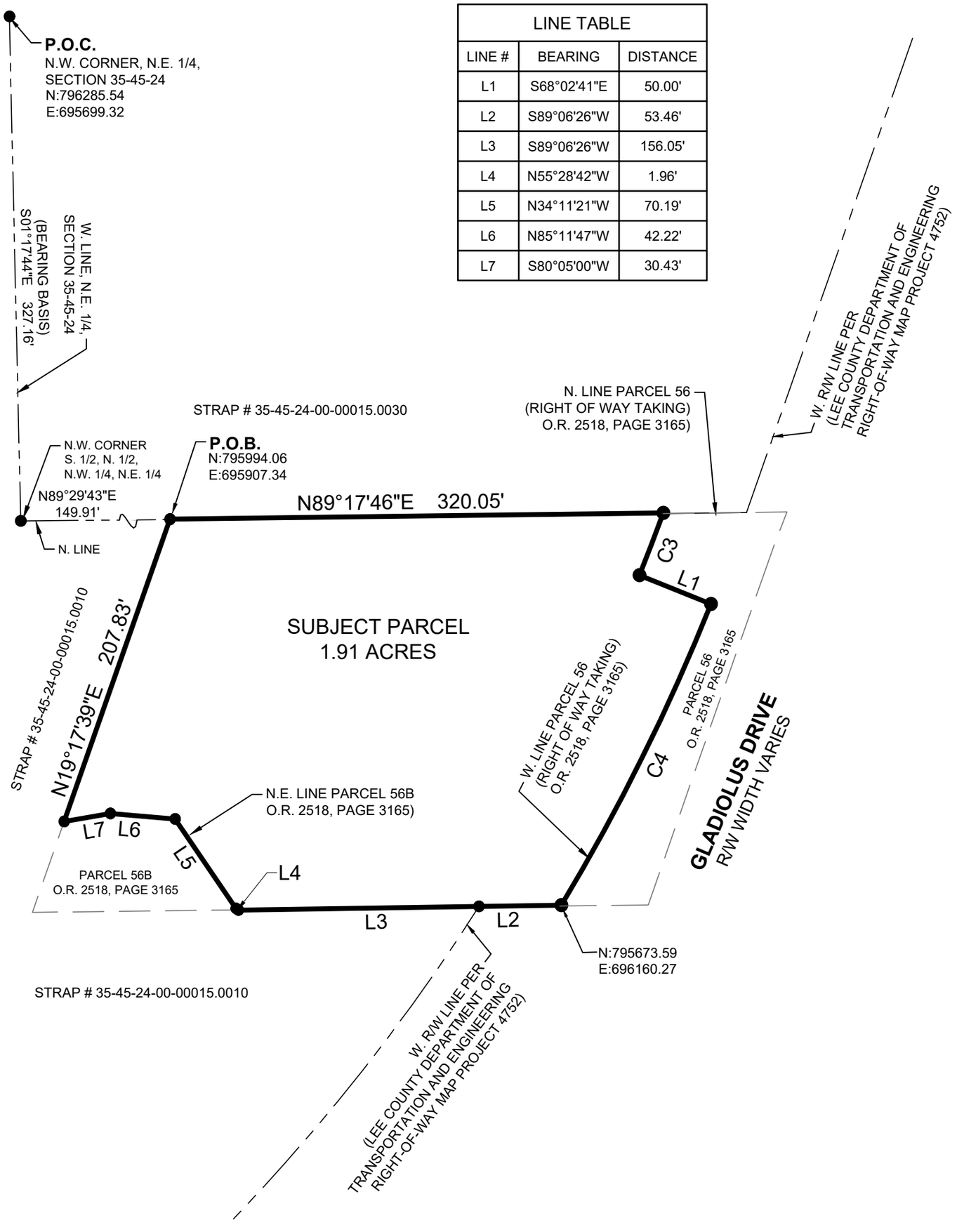
Destin
655 Grand Boulevard
Unit #D-105
Miramar Beach, Florida 32550
Toll free: 866-337-7341

CLIENT:
CASTLE GOLF

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	12-09-2025
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 2
JOB/FILE NUMBER:	25073-02

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C3	1302.39'	1° 53' 52"	43.14'	43.14'	S21° 00' 23"W
C4	1352.39'	9° 14' 58"	218.32'	218.08'	S26° 24' 51"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S68°02'41"E	50.00'
L2	S89°06'26"W	53.46'
L3	S89°06'26"W	156.05'
L4	N55°28'42"W	1.96'
L5	N34°11'21"W	70.19'
L6	N85°11'47"W	42.22'
L7	S80°05'00"W	30.43'



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PROJECT:
CASTLE GOLF
BOUNDARY

LOCATION:
N.E. QUARTER
S-35, T-45-S, R-24-E
LEE COUNTY
FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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Toll free: 866-337-7341

CLIENT:
CASTLE GOLF

0 40 80
SCALE 1"=80'

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	12-09-2025
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	2 OF 2
JOB/FILE NUMBER:	25073-02

Lee County
Southwest Florida

Consolidated Review Comments

Record Number: SEZ2026-00016

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: 09/03/2026
Record Type: Special Exception
Address: 7400 GLADIOLUS DR, FORT MYERS, FL 33908
Project Name: Castle Golf COP SEZ
Record Description: Special exception request for on-premises indoor and outdoor consumption of alcohol at an existing recreation facility.

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 Please provide an update on the status of case number LDO2025-00611 for the subject parcel. Are any site improvements proposed as part of this request?	Allyson Hall	Open	1
Legal Review				
Yes	Legal Review The legal description and sketch to accompany legal description is missing the sketch of the subject property.	Richard Burris	Open	4
Zoning Review				
Yes	Although the applicant has provided a site plan that generally satisfies LDC 34-202(b)5(c), there needs to be a close up depiction of the area containing area of consumption. It needs to depict individual tables.	Peter Blackwell	Open	6

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: Submittal 1 - Request Narrative.pdf

Corrections	*Page Ref*	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Planning Review					
Yes	2	Given the nature of the request being commercial, include analysis of Goal 6, Policy 6.1.4 and any other subsequent Policies of Goal 6 that are applicable to the request.	Lindsey Karczewski	Open	3

REVIEWER CONTACT INFORMATION:

Reviewer Name	*Reviewer Email*	*Reviewer Phone*
Lindsey Karczewski	lkarczewski@leegov.com	239-533-8174
Richard Burris	rburris@leegov.com	239-533-8526
Allyson Hall	ahall@leegov.com	239-533-8553
Peter Blackwell	pblackwell@leegov.com	239-533-8312