



Gateway Residential Community

WCI Communities - Fort Myers, Florida

Gateway is a 5,600-acre WCI community located in Lee County just north of the Southwest Florida International Airport and east of I-75. Hole Montes, Inc. was a key member of the development team that worked on this golf and recreational community. Hole Montes remains the leader in the planning, design, engineering and permitting of the water management systems, the roadway systems, the utilities and community amenities. Infrastructure and recreational amenities have been planned and designed to take advantage of areas having unique vegetation and habitat. Native wetland areas have been enhanced with creative stormwater management facilities and expanded via planting of wetland plant species.

Completed projects include an 18-hole golf course, a main entry road, clubhouse, several hundred single and multi-family residential units as well as commercial and industrial parcels. The large size of the project, and flexibility incorporated within the zoning and development conditions, allowed a shift of the projects in response to market changes.

Financing for the project's infrastructure has been provided by tax-exempt bonds issued through the Gateway Services District, which was created under the State's Uniform Community Development Act of 1980, as amended. Facilities are owned, operated and



maintained by the Gateway services District in order to retain high standards and appearance throughout the community.

In addition to providing the development infrastructure design, Hole Montes has designed individual sites and tracts within Gateway.