Summary of Hearing Examiner Recommendation

WINKLER JUNCTION MINOR CPD

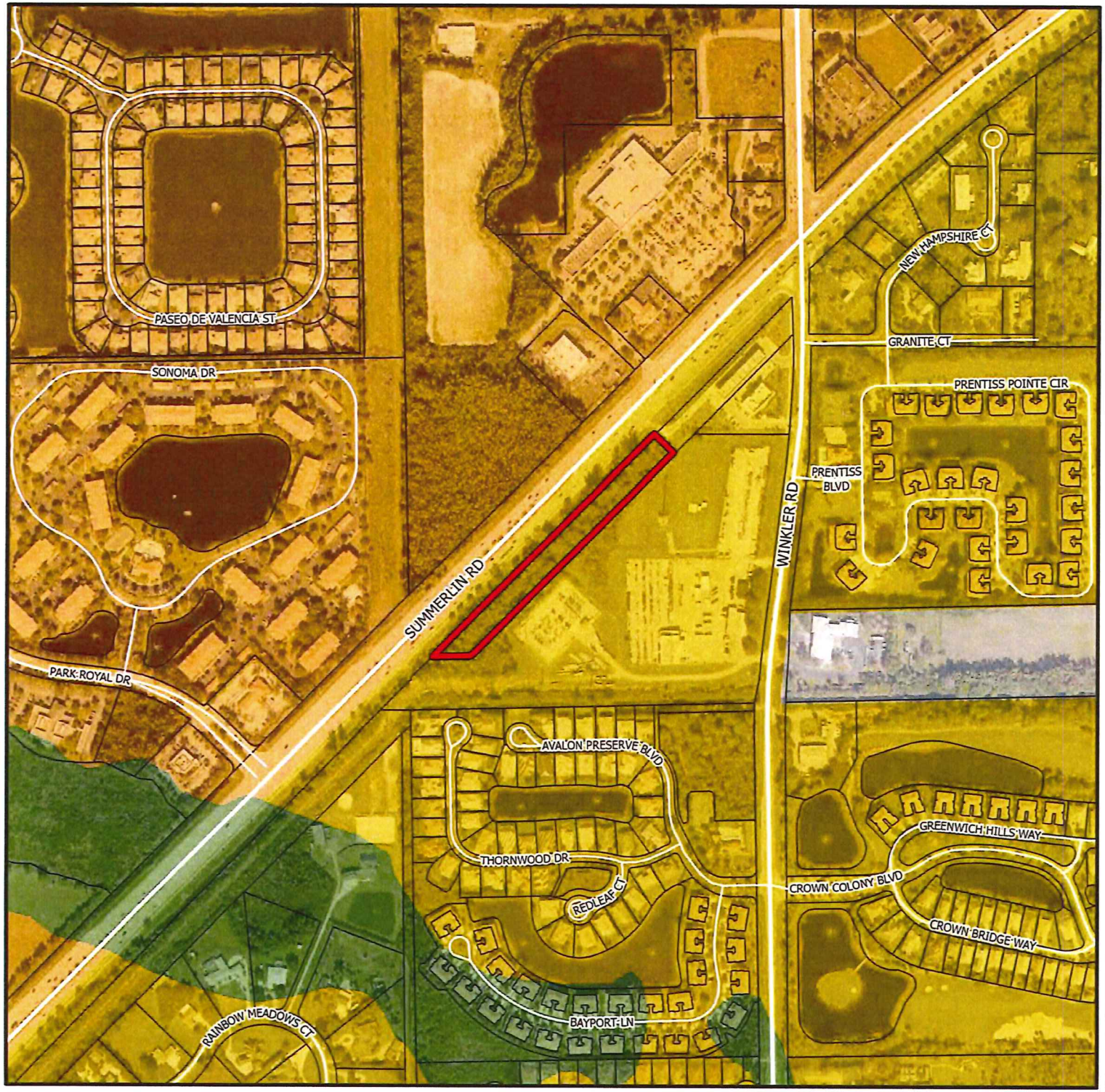
The request redevelops an abandoned railroad grade with a self-storage facility including caretaker residence and office space. The facility will also house a U-Haul rental establishment. U-Haul vehicles/trailers will be stored inside the building.

The site is bordered by Summerlin Road, an FPL power station, and RaceTrac convenience store with fuel pumps.

The Summerlin Road access shared with RaceTrac is limited to right in turning movements. Traffic must exit onto Winkler Road.

Residents along the Winkler Road corridor raised concerns regarding U-turns executed by RaceTrac patrons. Although the proposed self-storage facility is a low traffic generator, public testimony centered on roadway conditions on Winkler Road creating safety concerns for area residents.

Detailed recommendation follows



DCI2023-00004

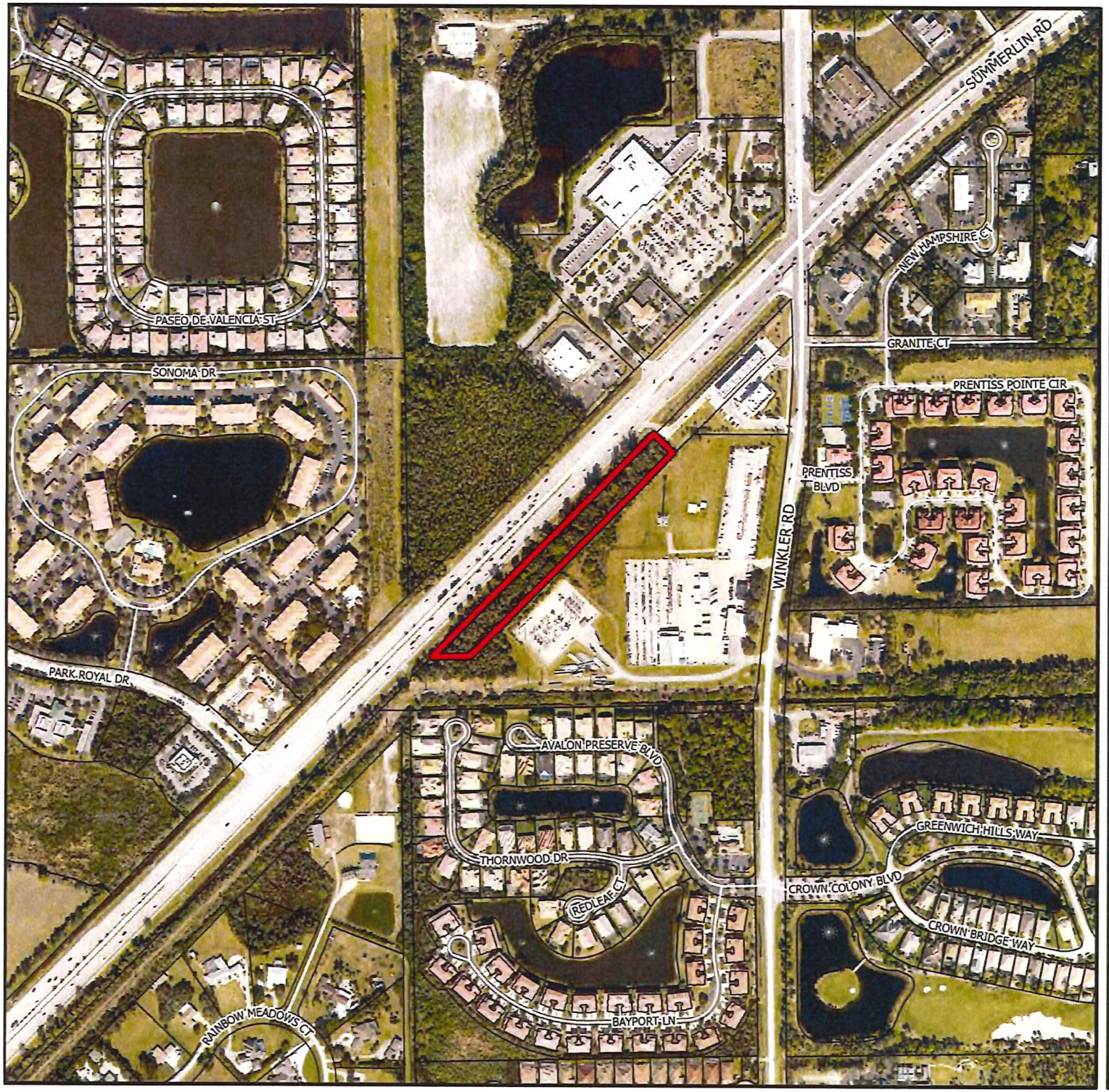
Future Land Use

- Subject Property
- Urban Community
- Suburban
- Public Facilities
- Wetlands

N
W E
S

0 500 1,000
Feet

Lee County
Southwest Florida



DCI2023-00004

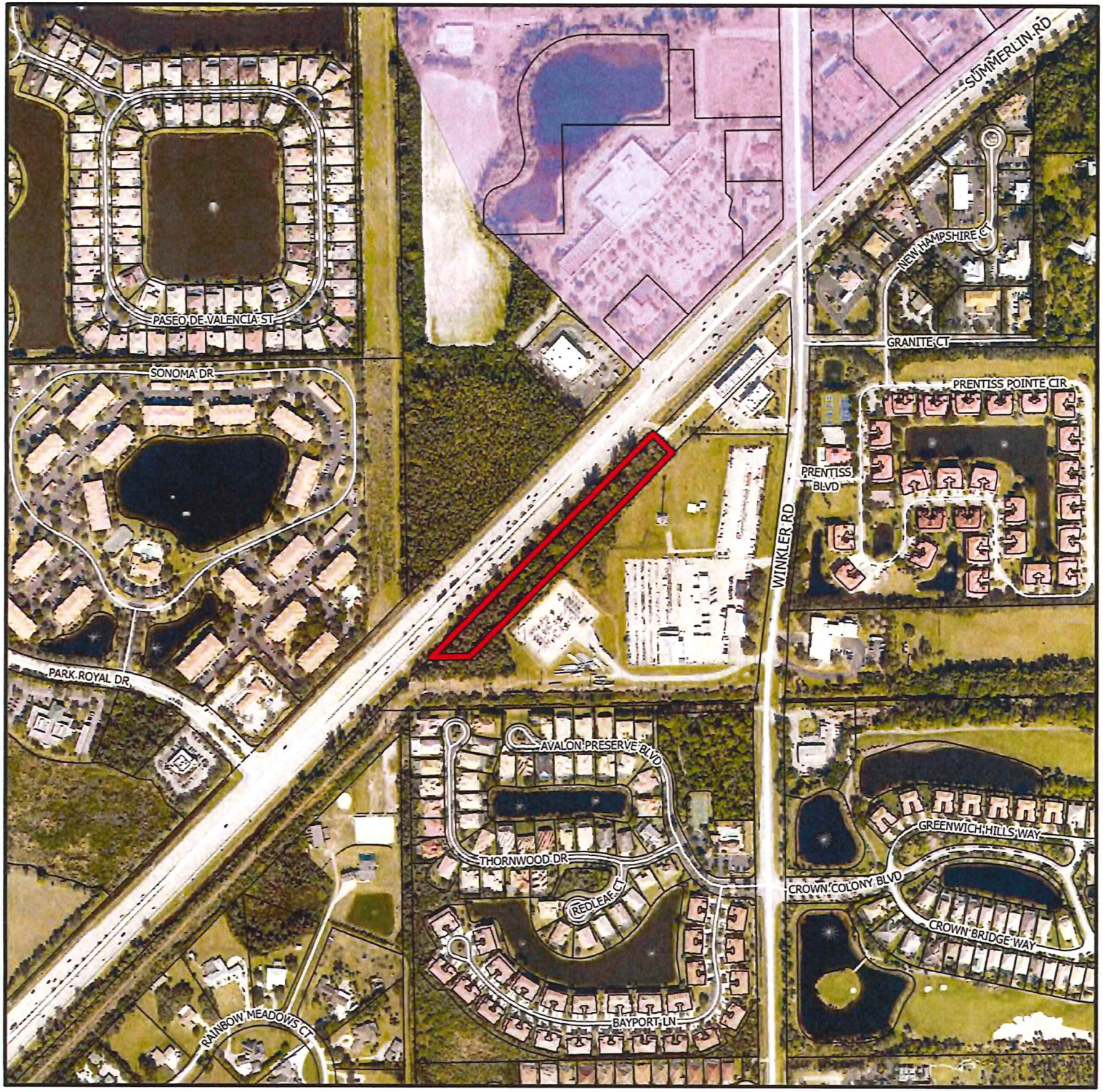
Aerial

Subject Property

N
W E
S

0 500 1,000
Feet

Lee County
Southwest Florida



DCI2023-00004

Mixed Use Overlay

Subject Property

Mixed Use Overlay

N

W E

S

0 500 1,000

Feet

Lee County

Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2023-00004

Regarding: **WINKLER JUNCTION MINOR CPD**

Location: 15881 Summerlin Road
Iona/McGregor Planning Community
(District 3)

Hearing Date: July 12, 2023

I. Request

Rezone 2.57± acres from Agricultural (AG-2) to minor Commercial Planned Development (CPD) to allow a maximum of 90,000 square feet/675 units of self-storage and associated uses with a maximum height of 45 feet.

The property legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approve, subject to conditions and deviation in Exhibit B.

III. Discussion

The Hearing Examiner serves as an advisor to the Board of County Commissioners (Board) on applications to rezone property to a planned development zoning district.[1] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on an application to rezone 2.57 acres to the Commercial Planned Development district in the Iona McGregor Planning District.

In preparing a recommendation to the Board, the Hearing Examiner must apply the Comprehensive Plan (Lee Plan), Land Development Code (LDC), and other County regulations to facts adduced at hearing. The record must contain substantial competent evidence to support the recommendation.

---

[1] LDC §34-145(d)(4) a.

Synopsis of Request

The request seeks to rezone 2.57 acres from Agriculture (AG-2) to CPD. The plan of development permits a 90,000 square foot self-storage facility, caretaker's residence, and rental/leasing establishment.[2]

The Master Concept Plan (MCP) depicts a single three story building, parking, and water detention areas.[3]

The site shares a "right in only" access from Summerlin Road. Egress to Winkler Road will be achieved through the adjacent RaceTrac parcel. Building heights are limited to three stories/45 feet.[4]

Applicant seeks a single deviation from the LDC.[5]

Staff recommended approval.

Zoning History

The property is part of an abandoned railroad grade. The parcel was created via lot split from the property to the north, now developed as a RaceTrac.[6] The lot split established cross access easements providing shared access to Summerlin and Winkler Roads.

The property is vacant and covered with vegetation. The plan of development seeks to redevelop the former railroad grade with a low intensity commercial use.

Lee Plan

The property lies in the Suburban future land use category and the Iona McGregor Planning District.[7] Suburban lands consist primarily of residential development on the fringe of more intense urban areas. Self-storage facilities and U-Haul rental establishments provide necessary services to nearby residential land uses.

---

[2] Testimony at hearing stated U-Haul would operate and storage rental vehicles within the building.
[3] The LDC has specific parking requirements for warehouse and mini warehouse uses. The code requires one space per 25 storage units in addition to spaces required to support square footage of office use. LDC §34-2020(b)
[4] Consistent with limitations placed on development in the Suburban future land use category. LDC §34-2175(b)(5)
[5] Applicant seeks a deviation from LDC §10-261 Refuse and solid waste disposal facilities to reduce size of area devoted to garbage/recyclable collection containers.
[6] The Board of County Commissioners rezoned the parcel split from the subject parcel from Agriculture to Community Commercial (CC) in 2015. (Z-15-023). The CC tract now hosts a RaceTrac Convenience Food and Beverage Store with fuel pumps.
[7] Lee Plan Maps 1-A, 1- B.

The MCP orients a single building along the Summerlin Road frontage.[8] Parking is behind the building adjacent to the FP&L facility. The MCP devotes 20% of the site to open space.[9]

Compatibility

Summerlin Road is developed with commercial and multi-family residential land uses. The site is bordered by Summerlin Road, a RaceTrac, and a large FP&L facility. The self-storage facility supplies a transition in intensity from the Summerlin Road corridor.

The proposed three-story/45 foot building height is consistent with heights permitted in the Suburban land use category.[10] Applicant testified the building may attenuate road noise, benefiting area residents.[11]

Lighting on the property is regulated by LDC outdoor lighting standards.[12] Developer must comply with illumination restrictions, shielding, and orientation of lighting fixtures. In addition, as a commercial structure, the self-storage facility will be subject to LDC design standards for commercial buildings.[13]

Self-storage is a low traffic generator, not anticipated to create objectionable noise, odors, or glare.[14] The MCP reflects code required buffers along site boundaries.[15] The Hearing Examiner finds the requested schedule of uses are compatible with land uses in the area.

LDC

Applications to rezone property must meet the LDC and other County regulations or qualify for deviations. A "deviation" is a departure from a land development regulation.[16] Applicants must demonstrate requested deviations enhance the planned development and will not cause a detriment to the public.[17]

---

[8] Building placement meets code required setbacks.
[9] The project meets the LDC definition of small commercial development, which allows the MCP to devote only 20% of the site to open space. LDC §§10-1, 10-415(a).
[10] LDC §34-2175(b)(5). Buildings may be as tall as 45 feet above minimum flood elevation with no more than three habitable stories.
[11] Testimony of Stacy Ellis Hewitt, AICP.
[12] LDC §34-625.
[13] The purpose of the commercial building design standards is to maintain and complement the street scape by requiring buildings to be designed with architectural features and patterns that provide visual interest consistent with the community's identity and local character. LDC §10-620 *et seq*.
[14] LDC §34-624.
[15] Perimeter buffers are minimal five foot Type A buffers based on surrounding land uses. The exception is the 15 foot Type D buffer along Summerlin Road.
[16] LDC §34-2.
[17] LDC §34-373(a)(9).

The request seeks one deviation from LDC standards. The deviation pertains to the dimensions of the refuse/solid waste disposal area on the MCP.[18] Applicant testified self-storage generates minimal garbage beyond what is necessary to support the office and caretaker use.

Staff recommended approval of the deviation, finding it advances the objectives of the planned development and protects public health, safety, and welfare.[19] The Hearing Examiner finds the deviation meets LDC approval criteria.

Development will be subject to roads, fire, and emergency medical services impact fees.

Transportation

The property is located southwest of the intersection of Winkler Road and Summerlin Boulevard. A right-in, right-out access serves the site from Summerlin and Winkler Roads through the adjacent RaceTrac property.

Summerlin Road is a County maintained arterial roadway.[20] Winkler Road is a County maintained major collector.[21] Self-storage use is a low traffic generator not anticipated to create negative offsite impacts.[22] Projected trip generation demonstrate area roadways will continue to operate within acceptable levels of service.[23]

Site related improvements such as turn lanes will be addressed during development order permitting.

Environmental

The site is covered with vegetation.[24] The protected species survey noted no evidence of protected species.[25]

The property lies within the Coastal High Hazard area. The Lee Plan restricts development in Coastal High Hazard Areas to uplands except where necessary to

[18] LDC §10-261. The deviation seeks to reduce square footage devoted to the garbage and recyclable collection areas. Developers of mini/self-storage uses commonly request deviations from this code.
[19] Staff Report. LDC §§34-373(a)(9), 34-377(a)(4).
[20] Lee County Administrative Code 11-1.
[21] *Id.*
[22] Testimony of Stacy Ellis Hewitt.
[23] Staff Report Attachment J: Traffic Impact Statement for Winkler Junction LLC Mini-Storage dated November 2022 and revised July 2023 prepared by David Douglas, P.E. Staff Report Attachment K Memorandum from Md Rakibul Alam, Senior Transportation Planner, Department of Community Development dated June 8, 2023.
[24] Most onsite vegetation not native. Testimony of Barrett Stejskal and Stacy Ellis Hewitt. *See* Staff Report Attachment H: Winkler Junction Environmental Assessment prepared by Bearpaws Environmental Consultants dated December 2022 and Environmental Staff Report.
[25] Staff Report Attachment H.

provide public facilities. No formal wetlands determination was available at hearing. If wetlands are present, developer may require state permits prior to commencing development.

The MCP reflects 20% open space comprised of wet/dry detention areas and landscape buffers.[26]

Public Services

The Lee Plan requires an evaluation of public services and infrastructure during the rezoning process.[27]

The following services and infrastructure are available to serve the project: paved roads, sidewalks, transit, public water, sanitary sewer, surface water management, police, fire protection, and emergency medical services.[28]

The project will be subject to road, fire, and emergency services impact fees.

Public

Seven members of the public spoke at hearing citing concerns relating to lighting, traffic, and environmental impacts. Considerable testimony focused on existing traffic conditions on Winkler Road from U-Turns exiting RaceTrac.

A few speakers questioned whether additional self-storage facilities are necessary given similar facilities in the area.

Conditions

The County must administer the zoning process to minimize adverse impacts on adjacent property and protect natural resources.[29] Conditions must plausibly relate to anticipated impacts, and be pertinent to mitigating impacts to public health, safety, and welfare.[30]

The Winkler Junction CPD is subject to six conditions of approval. The conditions reasonably relate to the impacts anticipated from the development.[31]

---

[26] LDC §10-415(a). Small commercial projects are not required to provide 50% of the open space through onsite preservation of existing native vegetation. LDC §10-415(b).
[27] Lee Plan Policy 2.2.1.
[28] Lee Plan Objectives 53.1, 56.1, Policies 1.1.5, 6.1.4; Iona McGregor Fire Control and Rescue District, has stations on Winkler and Pine Ridge Roads. Lee County Sheriff has stations on Pine Ridge Road and Six Mile Cypress Parkway. Lee County Utilities provided letters of availability for potable water and sanitary sewer; Lee Tran runs along Summerlin Road with two stops within walking distance from the property.
[29] Lee Plan Policy 135.9.6; LDC §§34-145(d)(4) a.2.(b), 34-377(a)(3), and 34-932(b and c).
[30] LDC §34-932(c).
[31] LDC §34-83(b)(4) a.3.

Conclusion

The Hearing Examiner recommends approval of the request, subject to conditions.

The Hearing Examiner revised wording of conditions and deviation for clarity.

IV. Findings and Conclusions

The Hearing Examiner makes the following findings and conclusions based on the testimony and evidence in the record:

A. The Winkler Junction Commercial Planned Development complies with the Lee Plan. Lee Plan Goals 2, 4, 6, 77, Objectives 2.1, 2.2, 4.1, 6.1, Policies 1.1.5, 2.2.1, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7.

B. *As conditioned*, the proposed CPD:

1. Meets the Land Development Code and other county regulations or qualifies for deviations; LDC Chapters 2, 10, and 34.

2. Is compatible with existing and planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, Policies 1.1.5, 2.1.1, 2.2.1, 6.1.4, 6.1.7.

3. Provides access sufficient to support the proposed development intensity. Expected impacts on transportation facilities will be addressed by county regulations and conditions of approval. Lee Plan Policies 2.2.1, 6.1.5, 39.1.1.

4. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goal 77, Objective 77.2, and Policies 6.1.6, 126.2.1.

5. Will be served by public services including paved roads, potable water, sanitary sewer, urban surface water management, police, fire, and emergency services. Lee Plan Goals 2, 4, 6, Objectives 2.1, 2.2, 4.1, 6.1, 53.1, 56.1, Policies 2.2.1, 6.1.5, 39.2.1, Standards 4.1.1 and 4.1.2; and

6. The proposed uses are appropriate at the location. Lee Plan Goals 6, Objectives 2.1, 2.2, Policies 2.1.1, 2.1.2, 6.1.4, 6.1.7, 6.1.8.

C. Recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. In addition, recommended conditions reasonably relate to impacts expected from development.

D. As conditioned, the deviation:

1. Enhances the planned development; and

2. Protects public health, safety, and welfare.

Date of Recommendation: July 14, 2023.

Donna Marie Collins
Chief Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviation
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

DCI2023-00004 Lee County ePlan

EXHIBIT A

GULF SHORE SURVEYING, INC.

TIM J. PUFAHL, P.L.S.
30930 OIL WELL RD.
PUNTA GORDA, FL. 33955
(941) 639-7800

Parcel 1B

OCTOBER 20, 2016
JOB NO. 1324
FILE: 1324L08.DOC

DESCRIPTION

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, FORT MYERS, LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND FURTHER DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N.01°12'38"W. ALONG THE WEST LINE OF SAID SECTION 34 FOR 115.78 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY (115.00 FEET FROM CENTERLINE) OF SUMMERLIN ROAD (C.R. 869 SOUTH); THENCE N.44°17'24"E. ALONG SAID RIGHT-OF-WAY FOR 120.54 FEET THE POINT OF BEGINNING; THENCE CONTINUE N.44°17'24"E. FOR 1173.09 FEET ALONG SAID RIGHT OF WAY; THENCE S.45°42'36"E. FOR 100.00 FEET; THENCE S.44°17'24"W. FOR 1070.80 FEET ALONG THE NORTHWESTERLY LINE OF THAT PARCEL DEEDED TO FLORIDA POWER AND LIGHT COMPANY AS SHOWN IN OFFICIAL RECORDS BOOK 867 AT PAGES 538 AND 539; THENCE S.88°38'37"W. FOR 143.04 FEET ALONG THE NORTHERLY LINE OF THAT PARCEL DEEDED TO FLORIDA POWER AND LIGHT COMPANY AS SHOWN IN OFFICIAL RECORDS BOOK 867 AT PAGES 536 AND 537 TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE CENTERLINE OF SUMMERLIN ROAD BEING N.44°17'24"E.

CONTAINING 112,194 SQUARE FEET OR 2.5756 ACRES, MORE OR LESS.

REFER TO 8/12"X11" SKETCH

Tim J. Pufahl 10/20/16

TIM J. PUFAHL
PROFESSIONAL SURVEYOR AND MAPPER
FL. CERTIFICATE NO. 4666

REVIEWED
DCI2023-00004
Hunter Searson, GIS
Planner
Lee County Government
5/2/2023

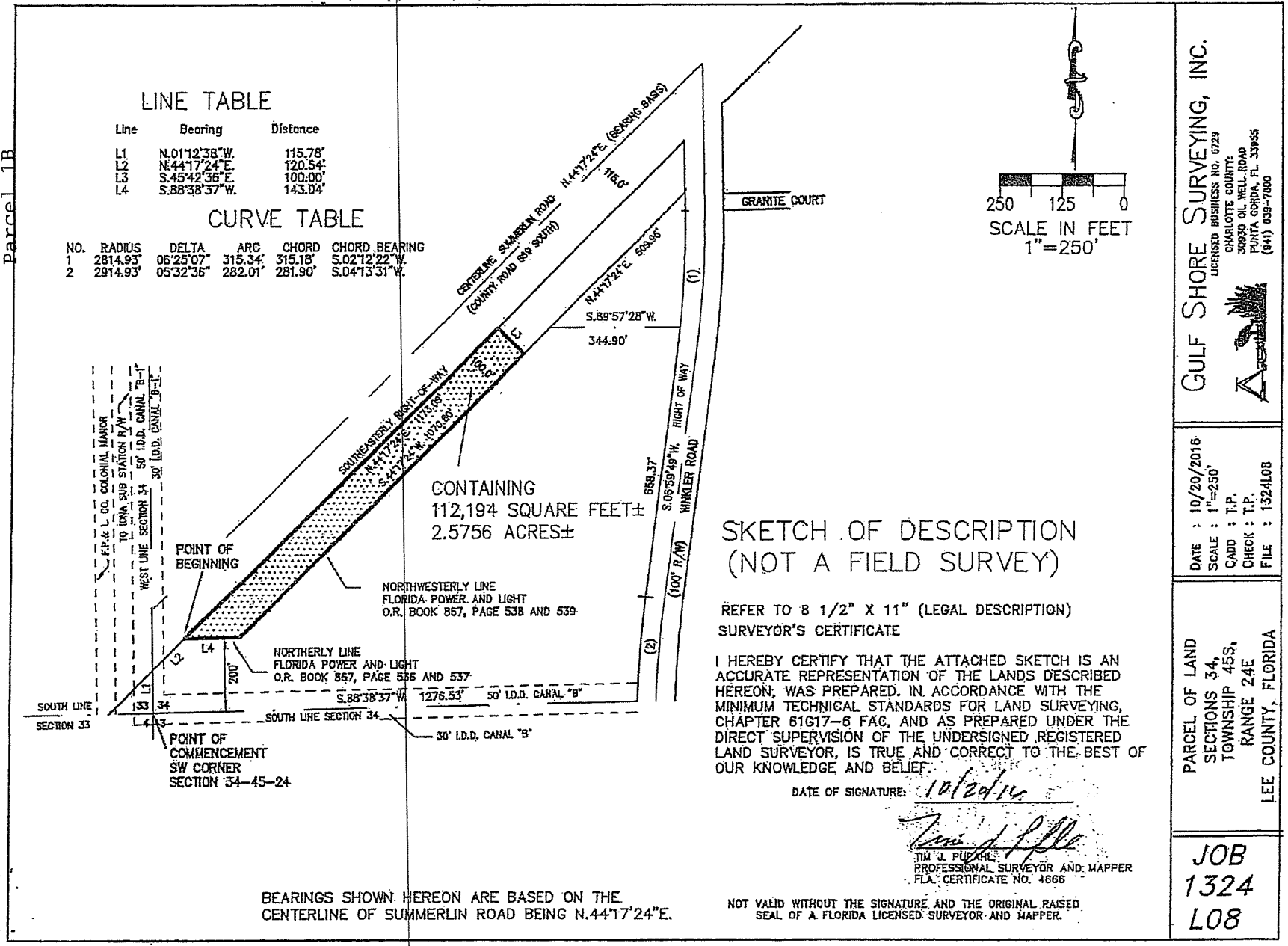
Exhibit A
Page 2 of 2
Parcel 1B

LINE TABLE

Line	Bearing	Distance
L1	N.01°12'38"W.	115.78'
L2	N.44°17'24"E.	120.54'
L3	S.45°42'36"E.	100.00'
L4	S.88°38'37"W.	143.04'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	2814.93'	05°25'07"	315.34'	315.18'	S.02°12'22"W.
2	2914.93'	05°32'35"	282.01'	281.90'	S.04°13'31"W.



CONTAINING
112,194 SQUARE FEET±
2.5756 ACRES±

250 125 0
SCALE IN FEET
1"=250'

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)

REFER TO 8 1/2" X 11" (LEGAL DESCRIPTION)
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH IS AN ACCURATE REPRESENTATION OF THE LANDS DESCRIBED HEREON, WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 61G17-6 FAC, AND AS PREPARED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR, IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

DATE OF SIGNATURE: 10/20/16

TIM J. PUZAHL
PROFESSIONAL SURVEYOR AND MAPPER
FLA. CERTIFICATE NO. 4666

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SUMMERLIN ROAD BEING N.44°17'24"E.

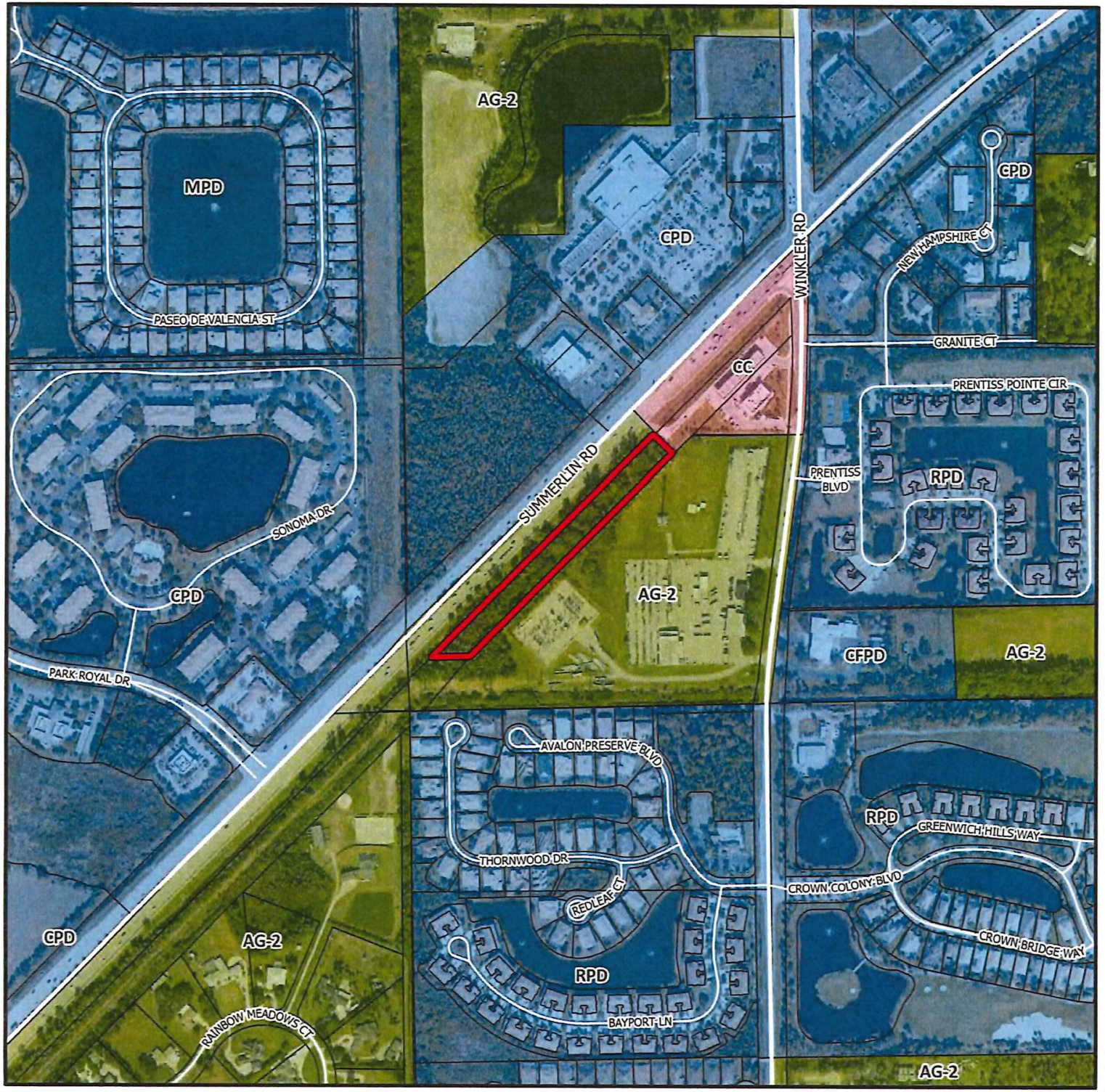
GULF SHORE SURVEYING, INC.
LICENSED BUSINESS NO. 6729
CHARLOTTE COUNTY:
30930 OIL WELL ROAD
PUNTA GORDA, FL 33955
(941) 639-7800

DATE : 10/20/2016
SCALE : 1"=250'
CADD : T.P.
CHECK : T.P.
FILE : 1324L0B

PARCEL OF LAND
SECTIONS 34,
TOWNSHIP 45S,
RANGE 24E
LEE COUNTY, FLORIDA

JOB
1324
L08

DCI2023-00004 Lee County ePlan



DCI2023-00004

Zoning

Subject Property

N
W E
S

0 500 1,000
Feet

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATION

CONDITIONS

1. Master Concept Plan (MCP). Development must be consistent with one-page MCP entitled "Winkler Junction LLC" last revised April 3, 2023, except as modified by the conditions below.

   Lee Plan and Land Development Code (LDC) Compliance. Development must comply with the Lee Plan and LDC except where deviations have been approved herein. Amendments to the MCP, conditions or deviations may require further development approvals.

   Approved Development Parameters. This project may develop up to 90,000 square feet/675 units of self-storage, a caretaker residence, and associated uses. Maximum height is 45 feet.

2. Permitted Uses and Property Development Regulations.

   a. Schedule of Uses

   Accessory uses, buildings, and structures
   Administrative Offices
   Caretaker Residence
   Essential Services
   Essential Services, Group I
   Excavation, Water Retention
   Fences and Walls
   Parking Lot, accessory, temporary
   Rental or Leasing Establishment, Group III, limited to small vans and trucks, and utility trailers
   (No outdoor display, sale, rental, or storage) rental vehicles must be stored under the building with carport openings shown on MCP
   Retail and Wholesale Sales –
   when clearly incidental and subordinate to a permitted principal use on the same premises
   Signs
   Storage, indoor only
   Temporary Uses
   Warehouse, Mini or Public

b. Site Development Regulations

Minimum lot size:	43,560 square feet
Minimum lot width:	440 feet
Minimum lot depth:	100 feet
Minimum Setbacks:	
Street:	25 feet (Summerlin Road)
Side:	15 feet or ½ building height
Rear:	25 feet
Perimeter (Principal):	15 feet or ½ building height
Minimum Building Separation:	20 feet
Maximum Building Height:	45 feet/ 3 stories
Maximum lot coverage:	45 percent
Open Space:	20 percent

3. Open Space
Development order plans must depict 20 percent open space.

4. Transportation
Development density/intensity is limited to trips generated by the following development parameters: 90,000 square feet/675 mini warehouse/storage units, one single-family dwelling unit (caretaker's residence) and 2,500 square feet of small office building based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual in effect at time of local development order.

5. Solid Waste
Development order submittals must include written approval from Lee County Solid Waste allowing 128 square feet of on-site garbage and recycling materials collection containers.

6. State and Federal Permits
County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

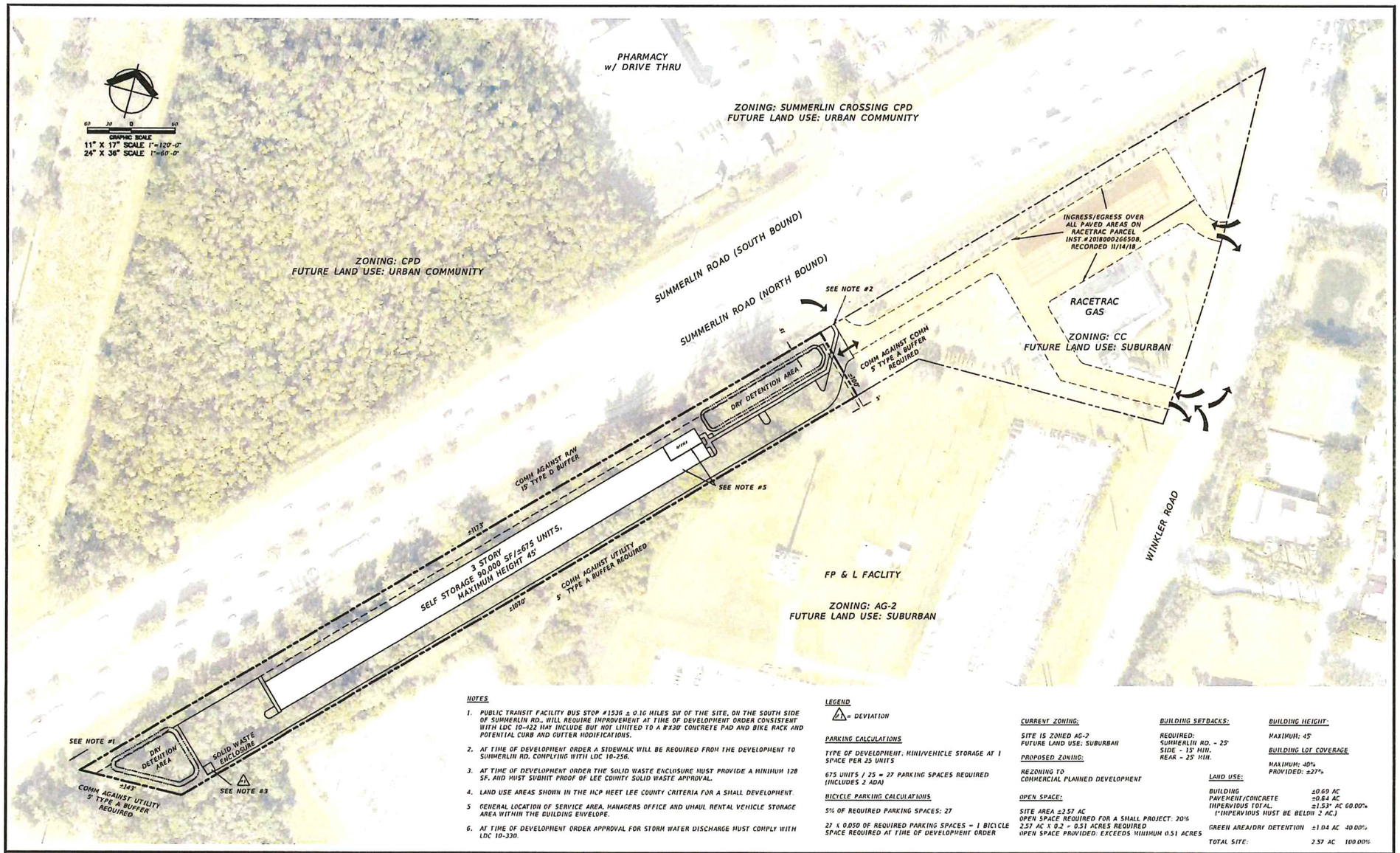
DEVIATION

1. Refuse and Solid Waste Disposal Facilities. Deviation1 seeks relief from LDC §10-261(a), which requires new commercial developments to provide on-site space for garbage and recyclable materials collection containers at a rate of 216 square feet

for first 25,000 square feet plus 8 square feet for each additional 1,000 square feet for a total of 736 square feet to allow 128 square feet.

Hearing Examiner Recommendation: Approved, subject to Condition 5.

Exhibits to Conditions:
B1 Master Concept Plan: Winkler Junction LLC last revised April 3, 2023



NOTES

1. PUBLIC TRANSIT FACILITY BUS STOP #1536 ± 0.16 MILES SW OF THE SITE, ON THE SOUTH SIDE OF SUMMERLIN RD., WILL REQUIRE IMPROVEMENT AT TIME OF DEVELOPMENT ORDER CONSISTENT WITH LDC 10-422 MAY INCLUDE BUT NOT LIMITED TO A 8'x30' CONCRETE PAD AND BIKE RACK AND POTENTIAL CURB AND GUTTER MODIFICATIONS.
2. AT TIME OF DEVELOPMENT ORDER A SIDEWALK WILL BE REQUIRED FROM THE DEVELOPMENT TO SUMMERLIN RD. COMPLYING WITH LDC 10-256.
3. AT TIME OF DEVELOPMENT ORDER THE SOLID WASTE ENCLOSURE MUST PROVIDE A MINIMUM 128 SF. AND MUST SUBMIT PROOF OF LEE COUNTY SOLID WASTE APPROVAL.
4. LAND USE AREAS SHOWN IN THE MCP MEET LEE COUNTY CRITERIA FOR A SMALL DEVELOPMENT.
5. GENERAL LOCATION OF SERVICE AREA, MANAGERS OFFICE AND UHAUL RENTAL VEHICLE STORAGE AREA WITHIN THE BUILDING ENVELOPE.
6. AT TIME OF DEVELOPMENT ORDER APPROVAL FOR STORM WATER DISCHARGE MUST COMPLY WITH LDC 10-330.

LEGEND

⚠1 = DEVIATION

PARKING CALCULATIONS

TYPE OF DEVELOPMENT: MINI/VEHICLE STORAGE AT 1 SPACE PER 25 UNITS

675 UNITS / 25 = 27 PARKING SPACES REQUIRED (INCLUDES 2 ADA)

BICYCLE PARKING CALCULATIONS

5% OF REQUIRED PARKING SPACES: 27

27 X 0.050 OF REQUIRED PARKING SPACES = 1 BICYCLE SPACE REQUIRED AT TIME OF DEVELOPMENT ORDER

CURRENT ZONING:

SITE IS ZONED AG-2
FUTURE LAND USE: SUBURBAN

PROPOSED ZONING:

REZONING TO
COMMERCIAL PLANNED DEVELOPMENT

OPEN SPACE:

SITE AREA ±2.57 AC
OPEN SPACE REQUIRED FOR A SMALL PROJECT: 20%
2.57 AC X 0.2 = 0.51 ACRES REQUIRED
OPEN SPACE PROVIDED: EXCEEDS MINIMUM 0.51 ACRES

BUILDING SETBACKS:

REQUIRED:
SUMMERLIN RD. - 25'
SIDE - 15' MIN.
REAR - 25' MIN.

BUILDING HEIGHT:

MAXIMUM: 45'

BUILDING LOT COVERAGE

MAXIMUM: 40%
PROVIDED: ±27%

LAND USE:

BUILDING	±0.69 AC	
PAVEMENT/CONCRETE	±0.84 AC	
IMPERVIOUS TOTAL. (*IMPERVIOUS MUST BE BELOW 2 AC.)	±1.53* AC	60.00%
GREEN AREA/DRY DETENTION	±1.04 AC	40.00%
TOTAL SITE:	2.57 AC	100.00%

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
4-3-23	CHANGES PER FIRST ROUND OF LEE COUNTY COMMENTS		

OWNER:
WINKLER JUNCTION LLC
BRANDON KINSEY, MANAGING PARTNER
2053 W. FIRST ST., FORT MYERS, FL. 33901
PH:239-560-7021

PROJECT: WINKLER JUNCTION LLC

COUNTY	DATE
LEE	11/23/2022

MASTER CONCEPT SITE PLAN

SHEET NO. 1

EXHIBIT B-1

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. *DCD Staff Report with attachments for DCI:* Prepared by Elizabeth Workmen, Principal Planner, received June 27, 2023 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *The News-Press Affidavit of Notice of Public Hearing:* For Zoning Case DCI2023-00004, Winkler Junction Minor CPD, July 13, 2023, 9:00 a.m. (1 page – 8.5"x11")

3. *PowerPoint Presentation:* Prepared by Lee County Staff for DCI2023-00004, Winkler Junction Minor CPD, July 12, 2023 (multiple pages – 8.5"x11")[color]

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from Stacy Ellis Hewitt, AICP, Banks Engineering, to Hearing Examiner, with copies to Maria Perez, Elizabeth Workman, Marcus Evans, Rakibul Md, Joseph Adams, Esq., Amanda Swindle, Esq., Michael Jacob, Esq., Lauren Schaefer, Erica Temerario, Friday, July 7, 2023, 4:18 PM (multiple pages 8.5"x11")

1. *PowerPoint Presentation:* Prepared for DCI2023-00004, Winkler Junction Minor CPD, July 12, 2023 (multiple pages – 8.5"x11")[color]

2. *Master Concept Plan:* Prepared for Winkler Junction, LLC., last revised April 3, 2023 (1 page – 11"x17" and 1 page – 24"x36") [color]

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Elizabeth Workman, Principal Planner

Applicant Representatives:

1. Stacy Ellis Hewitt, AICP
2. Dave Douglas, P.E.
3. Barrett Stejskal

Public Participants:

1. Paul Cohen
2. Craig Double
3. Laura Espinoza
4. Melanie Keltz
5. Steve Liese
6. Richard McGee
7. Pam Stoike

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants is limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.