

Public Participation in the Zoning Process

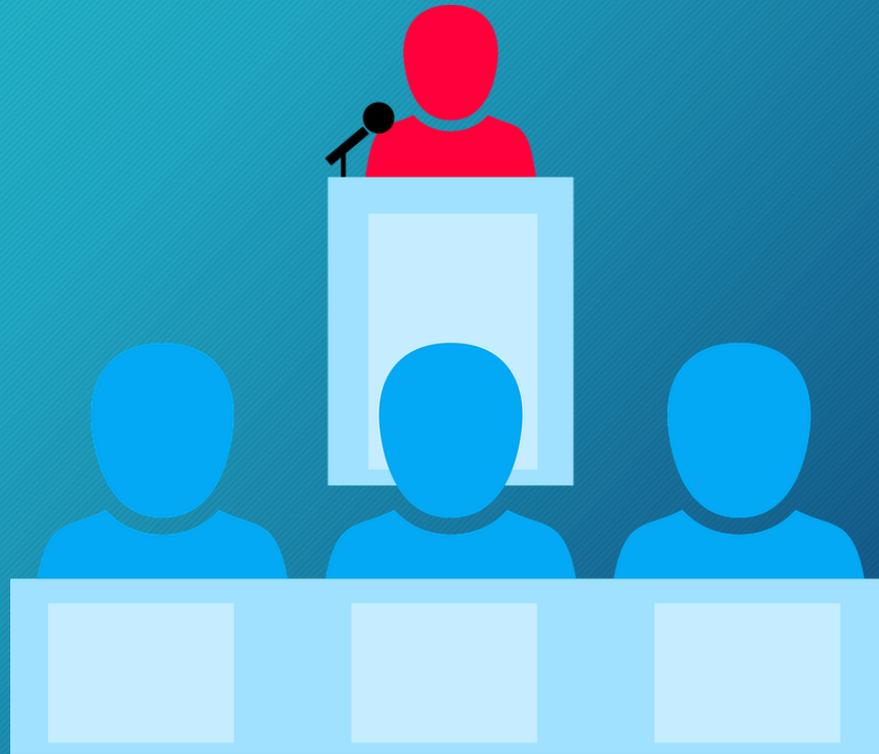
Lee County is Growing Quickly



- Property owners file requests to authorize new uses on vacant land every day.
- It is often necessary to change the property's zoning classification prior to development.
- Changes require public hearings.

Zoning Hearing Participation Pointers

- Interested citizens may participate in zoning hearings.
- This presentation aims to demystify public participation in zoning hearings.



#1. Come Prepared: Request a Staff Report



NOTICE TO SURROUNDING PROPERTY OWNERS

CASE NUMBER: DCI2020-00010

CASE NAME: Lee County Homes Associates I, LLLP (Lee County Homes)

REQUEST: Request to amend Resolution #Z-05-074, an existing 344± acres Buckingham 345 Residential Planned Development (RPD) to amend the Master Concept Plan, Schedule of Uses, Site Development Regulations, Buffers, and other conditions and deviations, and to allow for up to 1,015 residential dwelling units (Companion to CPA 2020-00002).

LOCATION: The subject property is located on Buckingham Road, approximately one quarter mile south of Portico Blvd intersection, Fort Myers Shores Planning Community, Lee County FL.

LEE COUNTY PLANNER: Direct inquiries to Chahram Badamtchian, Planner, Senior, at 239-533-8372, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE: TINA M EKBLAD, MPA, AICP, LEED AP
MORRIS-DEPEW ASSOC, INC
239-337-3993

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 am on 2/11/2021 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

Copies of the staff report will be available two weeks prior to the hearing. The electronic file may be reviewed at the Lee County Zoning Section, 1500 Monroe St., Fort Myers, FL 33901. You may also view and track this zoning case online, through eConnect at <https://accslasca.lee.gov.com/eca/>. Call 239/533-5655 for additional information.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, 239-533-2314, Florida Relay Service 711, or ADArequests@lee.gov, at least five business days in advance.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

- After receiving notice of a hearing, contact the Department of Community Development to request a copy of the staff report.

What is a Staff Report?

- The staff report explains the requested change in detail.
- Some reports include a conceptual site plan that illustrates site layout including building setbacks, buffers and access.
- The staff report is a public record, available to anyone.
- Familiarizing yourself with the staff report and site plan will help clarify how the change may affect you.

#2. Ask Questions

- Feel free to contact the county planner who prepared the report and ask questions.
- The planner may encourage you to contact the applicant's representative for more information.



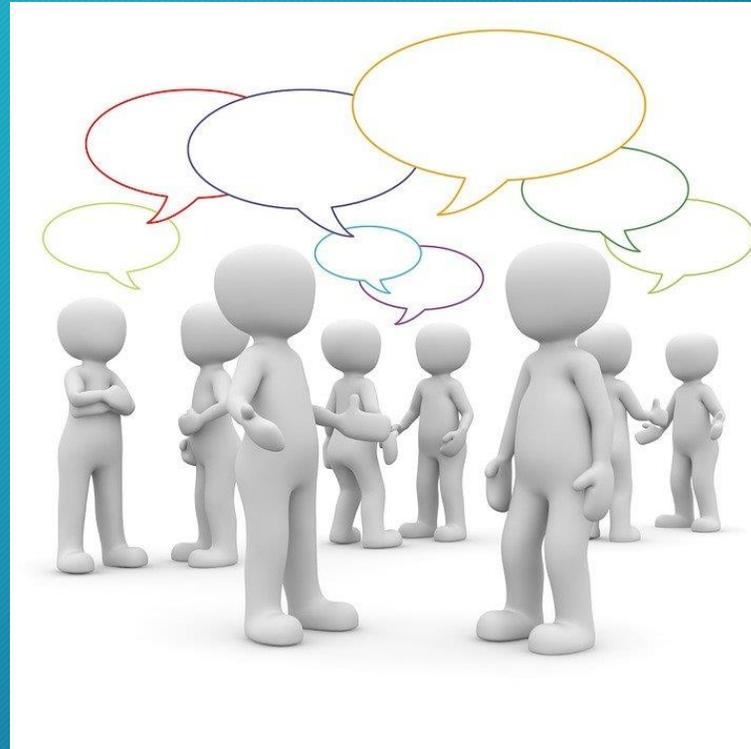
#3. Hearing Day



- On the day of hearing, the public sits in the hearing room gallery.
- There will be presentations by staff and the applicant.
- Presentations typically include demonstrative exhibits and expert testimony.

#4. Listen Closely to Presentations

- The applicant may be represented by a team of consultants.
- Consultants testify on potential impacts to the environment, roads, drainage, etc.
- Compatibility with surrounding development is relevant in *every* case.



#5. Take Notes



- It may be helpful to take notes during presentations to use as a guide during your time at the podium.

#6. Make the Most of Speaking Time

- After applicant and county staff conclude their presentations, the Hearing Examiner will invite public comment.
- Members of the public can express concerns or support, and ask questions from the podium.
- Sharing concerns at the hearing allows the parties to respond to questions and explore conditions to address concerns.

#7. Complete a Public Participation Form

Exhibit B
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER
PUBLIC PARTICIPATION FORM

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CASE NAME: _____
PARTICIPANT NAME(S): _____
EMAIL ADDRESS: _____

Electronic copy of the Hearing Examiner recommendation/decision will be sent to the email address unless none provided. Please note that by providing an email address, you will also receive notice of the final Board of County Commissioners hearing via email.

Recommendation/decision will be posted online at:
www.lee.gov.com/hearingexaminer/search-rendered-decisions-recommendations

IF EMAIL ADDRESS NOT AVAILABLE:
Participant mailing address: _____

(City) (State) (Zip Code)

IMPORTANT NOTICE

1. Members of the public may speak from the podium during public comment.
2. Members of the public must speak before the Hearing Examiner in order to speak at the Board of County Commissioners' meeting on this case.

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/Y/ /N/

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YOU MAY TEAR THE BOTTOM OF THIS PAGE FOR WEBSITE INFORMATION

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Recommendation/decision will be posted online at:
www.lee.gov.com/hearingexaminer/search-rendered-decisions-recommendations

- Completing the Public Participation form allows the county to email you the completed Recommendation, and notify you of further hearings before the Board of County Commissioners.

We Hope to See You at Hearing!

- Public participation is an important part of the zoning process.
- It is most effective when participants are prepared for hearing.
- Click the [Guide to Public Participation](#) and the [Zoning Overview](#) for more information.

