Wheeler Estates Town Hall Meeting # 4
Hendry County
Wednesday, January 17, 2019, 6:00 p.m.
Hendry County Emergency Operations Center
4425 W. S.R. 80, Labelle, FL

The fourth Wheeler Estates Town Hall Meeting was convened at 6:00 p.m. Thursday, January 17, 2019, at the location shown above. The purpose of the meeting was to provide an update on the Wheeler Estates Land Use Study (Project), including the results of the community survey and staff recommendations for Comprehensive Plan and Land Development Code amendments based upon public input and the preliminary analysis. The meeting also served as an open forum to discuss community-wide issues, unrelated to land use, with District Commissioner Mitchell Wills.

An agenda and handout were provided and are attached hereto as Exhibits "A" and "B". The sign-in sheet demonstrating 35+/- attendees is attached hereto as Exhibit "C". The following staff members from Hendry County were in attendance:

- Mitchell Wills – Board of County Commissioners District 3
- Margaret Emblidge, AICP - Planning and Zoning Department Director
- Shane Parker, P.E. – Public Works Director/County Engineer

The meeting was started by Waldrop Engineering, the county consultant for the project. Alexis Crespo, Lindsay Robin and Jorge Puente with Waldrop Engineering welcomed attendees, provided introductions, and presented a PowerPoint presentation, attached hereto as Exhibit "D". The presentation included an overview of project purpose, project timeline and deliverables, the results of the community survey, and recommended changes to the Comprehensive Plan and Land Development Code.

There was detailed discussion on the recommendation to create a community-specific Wheeler Estates future land use category and zoning district to address the appropriate mix of residential and non-residential uses, performance/locational standards, more flexible range non-commercial agricultural uses, and protection of the rural character.

There was discussion on guest cottages and garage apartments that are less than 600 square feet in area, which are allowed by the Land Development Code in all zoning districts permitting principal residential uses. Some attendees indicated they would like guest cottages prohibited in Wheeler Estates due to concerns regarding rental use. There was also discussion on the definition of mobile homes versus modular homes. Ms. Emblidge clarified additional LDC regulations are being developed by Staff to provide additional standards for modular housing types.

Ms. Emblidge emphasized the County's efforts to make sure all the residents of Wheeler Estate are informed about the proposed zoning and future land use changes and be provided an opportunity to comment on future development proposals in the vicinity. She asked attendees to consider creating a "clearinghouse" or point of contact to email information to the community due to issues with mailings. The audience agreed.

Following the public input on the project, Commissioner Wills provided an update on mail delivery within Wheeler Estates. He noted post office boxes are being provided free of charge in LaBelle and Alva. There was further discussion on the provision of services in the community, and steps being taken with the County, including coordination with the Post Master to waive post office box fees for Wheeler Estates residents. Commissioners asked that if any of the residents had questions or ran into problems with the Post Office regarding the post office boxes to call him at 863-835-2774.

Following further discussion and public comment, attendees were invited to the Local Planning Agency (LPA) meeting on March 13th at 6 p.m. at the Hendry County Courthouse in LaBelle. It was noted that the draft Comprehensive Plan and LDC documents would be emailed out to the community for review and comment in advance of the LPA hearing. County Staff and the Consultant Team thanked the attendees and provided her contact information.

The meeting was concluded at approximately 7:30 p.m.

EXHIBIT A

Wheeler Estates Land Use Study
Community Meeting

Thursday, January 17, 2019 – 6:00 p.m.
Hendry County Emergency Operations Center
4425 SR 80 LaBelle, FL

Agenda

1. **Welcome & Introductions**
2. **Presentation – Proposed Wheeler Estates Amendments**
3. **Question & Answer**
4. **Next Steps & Project Schedule**

EMAIL: wheelerestatesinfo@waldropengineering.com

WEBSITE: http://www.hendryfla.net/wheeler_estates_planning_study2/index.php

EXHIBIT B

Wheeler Estates Land Use Study

Wheeler Estates Amendments Overview
January 17, 2019

A. Proposed Comprehensive Plan Amendment: Wheeler Estates Land Use Category

- ***Intent***: Protect rural character and vested right to build single-family home on lots of record
    - Residential use & density: Single-family detached at density of 1.25 dwelling units/acre
    - Non-Residential use & density: 0.10 FAR (low-intensity) and must be approved through PUD rezoning
    - General commercial and industrial uses are "existing only" – cannot be expanded
    - Commercial agricultural uses permitted on A-2 zoned parcels only
    - Non-commercial agricultural uses permitted as *accessory to residential uses* on all other parcels

- Includes general description of infrastructure and development standards appropriate for rural area

- Provides public participation requirements and notification of zoning and land use changes

B. Proposed Land Development Code Amendment: Rural Residential-Wheeler Estates

- ***Intent:*** Companion Rural Residential - Wheeler Estates (RR-WE) zoning district to implement Wheeler Estates future land use category and allow for enhanced flexibility for appropriate rural uses
    - Residential uses remain limited to single-family detached – No mobile homes
    - Adds the right for non-commercial agricultural uses as an accessory to residential uses
    - Lower intensity non-residential uses (Office & Convenience Commercial) – Permitted by a Planned Unit Development (PUD) rezoning and subject to community-specific standards
    - General Commercial & Industrial uses – limited to existing only and cannot be expanded

- Performance standards for *non-residential uses* that correlate to the locational criteria in the companion future land use category.
    - Non-residential uses must be located on improved roadways (Wheeler Road, 10th Place, 2nd Place or 16th Terrace)
    - PUD rezoning process required

- Design standards that enhance and protect the rural character, including building material requirements and building color
- 20’ wide planted/landscaped area required along roadway frontage(s) for non-residential development
- Signage size and type limitations

- Proposed increase to minimum home size from 800 square feet to 1,000 square feet & residential design standards for modular and site-built homes for compatibility (county-wide)

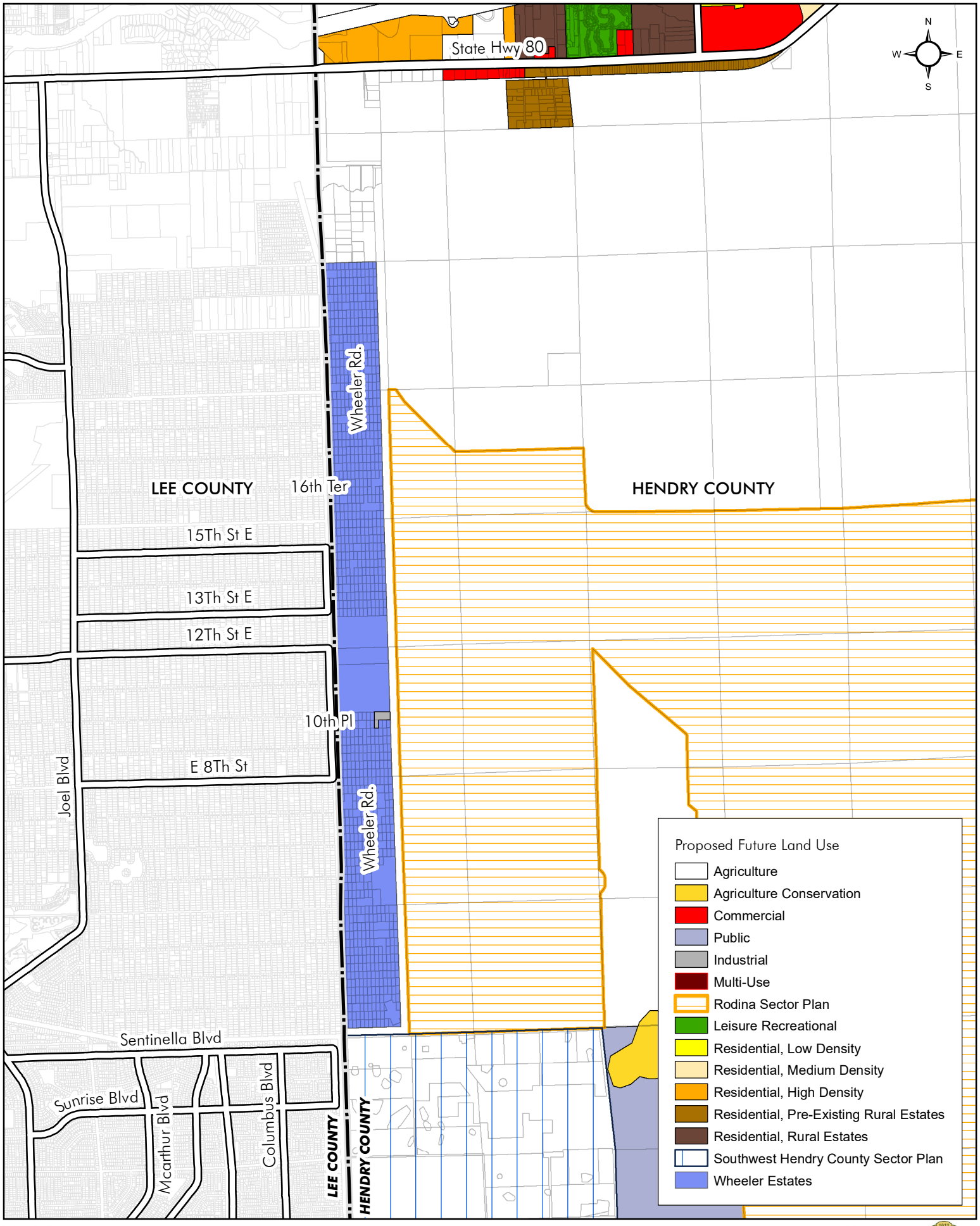
- Applicants required to host a public meeting when filing a comprehensive plan amendment, PUD rezoning, conventional rezoning, and/or special exception in the community.

- Additional allowances for non-commercial livestock:

  The following list is not cumulative for each parcel. With the exception of poultry, only one (1) type of animal with the corresponding maximum number of animals is permitted for each parcel. For example, a two-acre parcel is permitted two (2) hogs OR one (1) cow and six (6) poultry.

		On parcels not exceeding two acres:	Allowed per additional acre or fraction thereof:
(1)	Horses and cows	1 (total)	1 (total)
(2)	Hogs	2	2
(3)	Goats and/or sheep	5	3
(4)	Poultry	6	5
(5)	Llamas	2	2
(6)	Caged animals	10	5
(7)	Animals not listed above shall be subject to the restrictions for the most similar animal listed above.		
(8)	4-H animals, as defined in this chapter, are not subject to these restrictions.		

SEND ADDITIONAL COMMENTS VIA EMAIL:
wheelerestatesinfo@waldropengineering.com



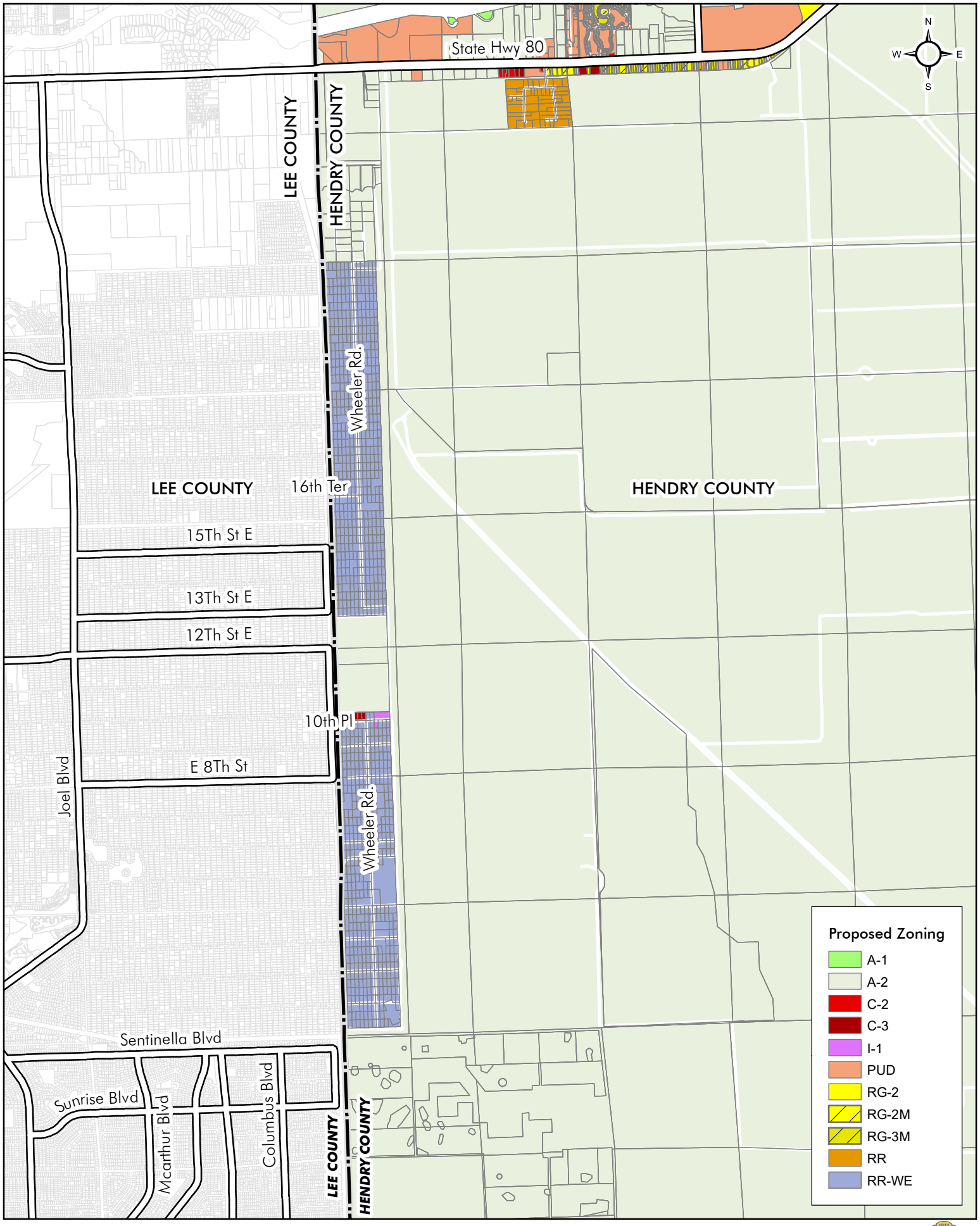
WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
FL#8636 #LC26000385
www.waldropengineering.com

WHEELER ESTATES

PROPOSED FUTURE LAND USE MAP

prepared for:

0 1,000 2,000 4,000 6,000 Feet



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FL#8636 #LC26000385
www.waldropengineering.com
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

WHEELER ESTATES

PROPOSED ZONING MAP

prepared for:

0 1,000 2,000 4,000 6,000 Feet

EXHIBIT C

HENDRY COUNTY
WHEELER ESTATES

Community Meeting #3
Hendry County EOC
January 17, 2019

Name	Address	E-Mail Address
David Rolls	Rock Enterprises	drolls@rockheadny.com
Randy + Holly Miller	7906 + 7942 18th PL	blondyee@hotmail.com brickhart@hotmail.com
Rhonda Kiser	8161 HARRISBURGH Fiver PL	

HENDRY COUNTY
WHEELER ESTATES

Community Meeting #3
Hendry County EOC
January 17, 2019

Name	Address	E-Mail Address
Ronald + LAURELL WARD	7501 8th PL	RAW@johnsonengr.com
Walter Hernandez	7501 3rd pl	hernandez0626@Hotmail.com
Rick & Lana Berry	7500 16th Terrace	lberry216@comcast.net
Carol Grego David Richard Smutney	7645 NW 16th Ter.	richards33@embarq.com
Kurt + Patti	7764 7TH TERR	pattism4@hotmail.com
Marty Thompkins	7824 13th Ter	Marty@ThompkinsContracting.com
Ron Gliddon	7979 21st PL	R.L Distributing 1@Gmail.com
Wm. Hamilton	21st Place	W1h2@aol.com

HENDRY COUNTY
WHEELER ESTATES

Community Meeting #3
Hendry County EOC
January 17, 2019

Name	Address	E-Mail Address
Mark & Brenda Beitzel	7501 22nd Terrace	MarkBeitzel4@yahoo.com
Rick & Jani Lindgren	4102 17 1/2 ST SW Lehigh Acres FL 33976	jaws1966@gmail.com
Ken Turner	7942 20th Pl	tci.turnercabinetryinc@gmail.com
Kenny Tillman	7661 & 7933 17th Terr	Kennytillman59@gmail.com
Ronald Gibbs	7870 20th Place	rdgibbs@wayne five.com
Orlando Diaz	7510 23 Rd Pl	Orlando1handyman
Collette & Ronald Walls	8250 Pacific Beach Dr Lehigh Acres FL 33936	Cole.Kiesel@gmail.com
Juan Gomez	5102 4th St W. Lehigh Acres FL 33971	Jgomez1984@gmail.com

Land Use Study for Wheeler Estates

COMMUNITY MEETING #3

THURSDAY, JANUARY 17, 2019

HENDRY COUNTY EMERGENCY OPERATIONS CENTER – LABELLE, FLORIDA

Meeting Agenda

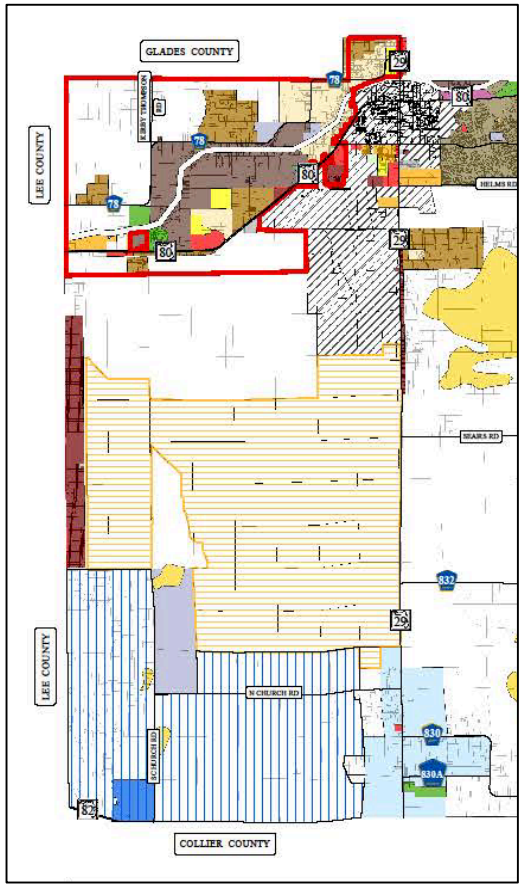
- Welcome & Introductions
- Project Overview & Survey Results “Refresher”
- Proposed Comprehensive Plan & LDC Updates
- Project Timeline & Next Steps

Purpose of the Land Use Study

- **Understand the community's needs & vision relating to:**
  - ✓ Residential Land Uses (Single-Family, Mobile Homes, etc.)
  - ✓ Agricultural Land Uses (Livestock & Horticulture)
  - ✓ Commercial & Civic Land Uses (Retail, Office, Home Businesses & Churches)
  - ✓ Provision of Public Services & Infrastructure
- **Generally improve public understanding of community planning efforts, both short-term & long-term**



Project Outcomes & Deliverables



- Amendments to the Comprehensive Plan Future Land Use Map
- Amendments to the Land Development Code & Zoning Districts
- Public Hearings before Local Planning Agency & Board of County Commissioners
- Funded by Grant from Department of Economic Opportunity
- Amendments must be completed by June 2019

Project Timeline

SEPT – NOV 2018

Initial Community Meetings, Survey & Preliminary Analysis

NOV 2018

Community Outreach Report & Preliminary Recommendations Report

DEC 2018 – FEB 2019

Drafting of Comprehensive Plan & LDC Amendments
Continued Community Outreach

MAR – JUN 2019

Transmittal Hearings
State (DEO) Review
Adoption Hearing

Community Survey



Community Survey Results

Consistent Community Vision in Support of:

- ✓ Single-Family Residential
- ✓ Protection of Rural Character
- ✓ Non-Commercial Livestock with Limitations
- ✓ General support for public/civic uses
- ✓ Engagement with County – Notification on Development Activity



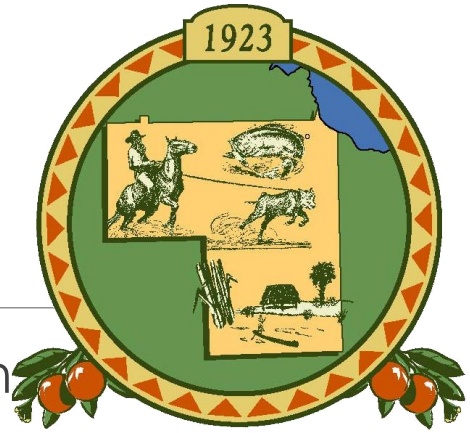
Community Survey Results

Consistent Community Vision *NOT* in Support of:

- X Heavy industrial
- X Most commercial uses, except convenience commercial
- X Mobile Homes
- X Commercial livestock



Recommended Updates



- Wheeler Estates is unique due to large lot sizes and location between Lehigh Acres & Sector Planning Areas:

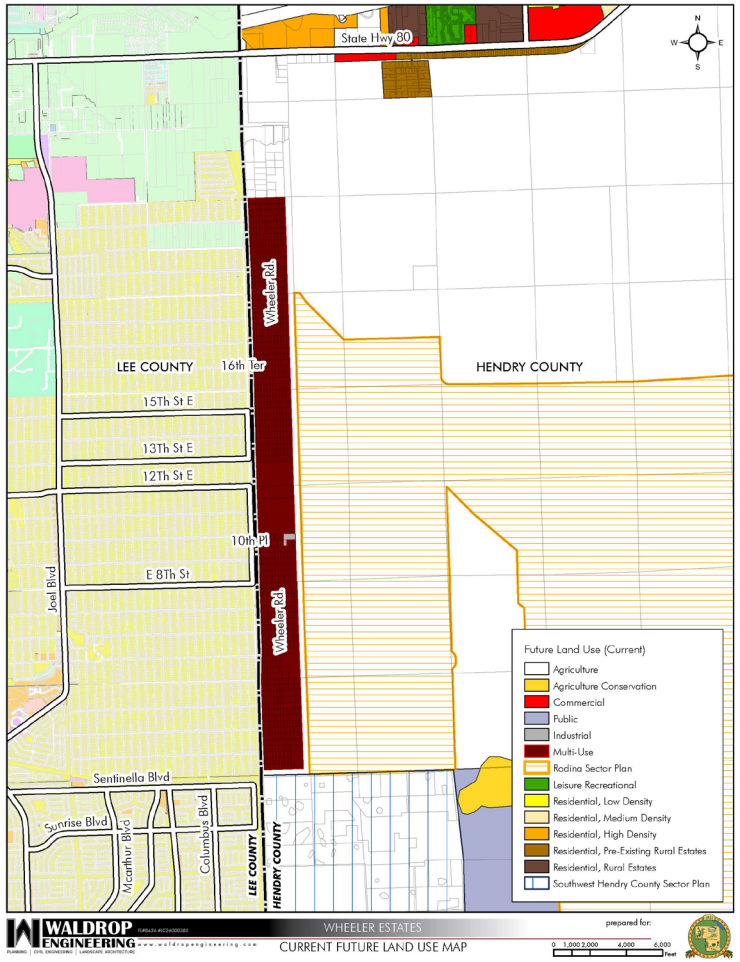
✓ Create community-specific ***Wheeler Estates future land use category*** in the Comprehensive Plan to address appropriate densities; preserve rural character; and place limitations on non-residential uses

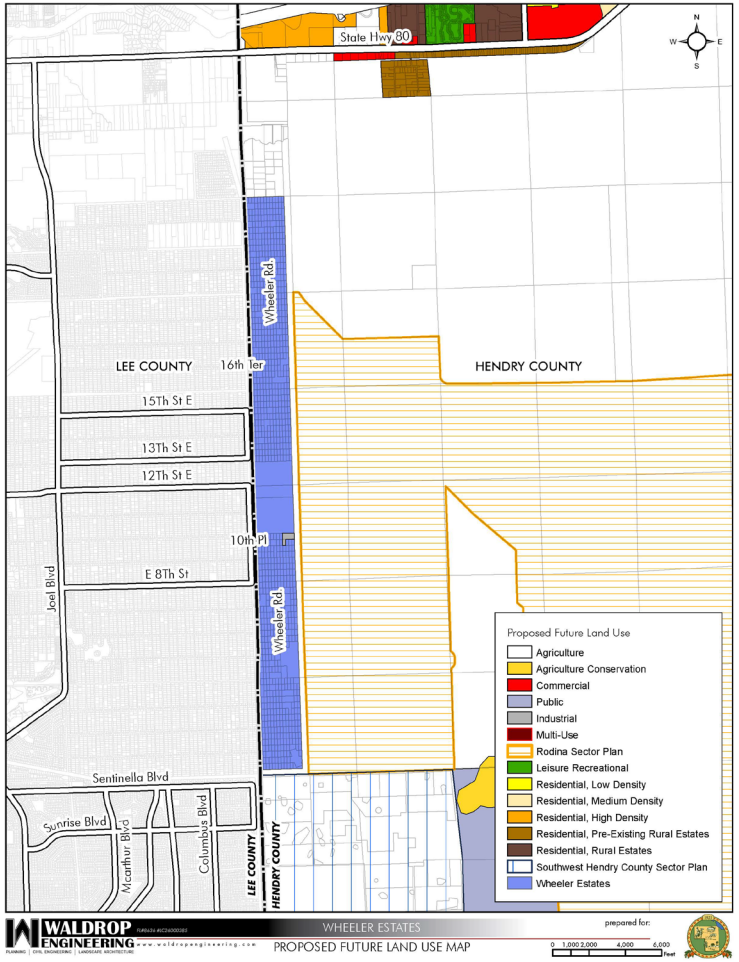
✓ Create community-specific ***Wheeler Estates zoning district*** to provide consistent development standards for residential uses, limitations/locational criteria for non-residential uses, allowances for non-commercial keeping of livestock

✓ Will ***incorporate community feedback*** regarding the range of uses and priorities received in survey responses

✓ Will focus on flexibility and ***enhancing rural agricultural use of land*** versus restrictions

Future Land Use Map





Wheeler Estates Future Land Use

Proposed Policy:

- The purpose of the Wheeler Estates Future Land Use Category is to maintain the ***rural and predominantly residential character*** of the area known as Wheeler Estates, as established through a community planning process, and to guide future development in a manner that is consistent with the community vision.
- The category is also established to protect the ***vested right to construct a single-family dwelling*** on identified, non-conforming lots of record in accordance with Chapter 1-53 of the Land Development Code.

Wheeler Estates Future Land Use

- For the purpose of this category, ***"rural character"*** is defined as those characteristics which convey a sense of rural lifestyle, including but not limited to, ***large lots, significant open space*** and ***undisturbed native vegetation, limited public infrastructure, commercial agriculture, and small-scale agricultural uses*** that are accessory to permitted residential uses. Non-residential uses are limited to those activities intended to provide daily goods and services to the immediate community.

Wheeler Estates Future Land Use

Residential Density and Uses:

- Single family residential uses - one (1) unit per 1.25 acres, or as vested pursuant to Chapter 1-53 of the Land Development Code

- Mobile home units are not permitted

Wheeler Estates Future Land Use

Non-Residential Intensity and Uses:

- FAR - 0.10 calculated on the commercial site only
- Non-residential uses that serve and support the rural community are ***allowable by Planned Unit Development*** rezoning approval only, and subject to ***locational criteria and minimum design standards*** established in the Land Development Code
- General commercial and industrial uses are ***existing only – and may not be expanded.***

Wheeler Estates Future Land Use

Agricultural Uses:

- ***Non-commercial, small-scale agricultural uses*** that are accessory to residential uses, including but not limited to the keeping of livestock, horticulture, floriculture, silviculture, and viticulture.
- ***Level One agricultural uses*** are permitted or allowed by special exception on ***A-2 zoned lands*** only as set forth in the Land Development Code.
  - ***Level One agricultural uses*** include commercial agriculture, such production of food, feed, fiber, harvesting of plants and animals, specialty farms, animal husbandry, and agricultural processing
  - ***Level Two agricultural uses*** include mining, bio-fuel plants, solid waste facilities and similar intensive ag uses

Wheeler Estates Future Land Use

Infrastructure/Roads

- Public and private roads

Water/Sewer

- Private wells and septic for rural residential uses
- Private wells/septic or central water and sewer system for non-residential uses

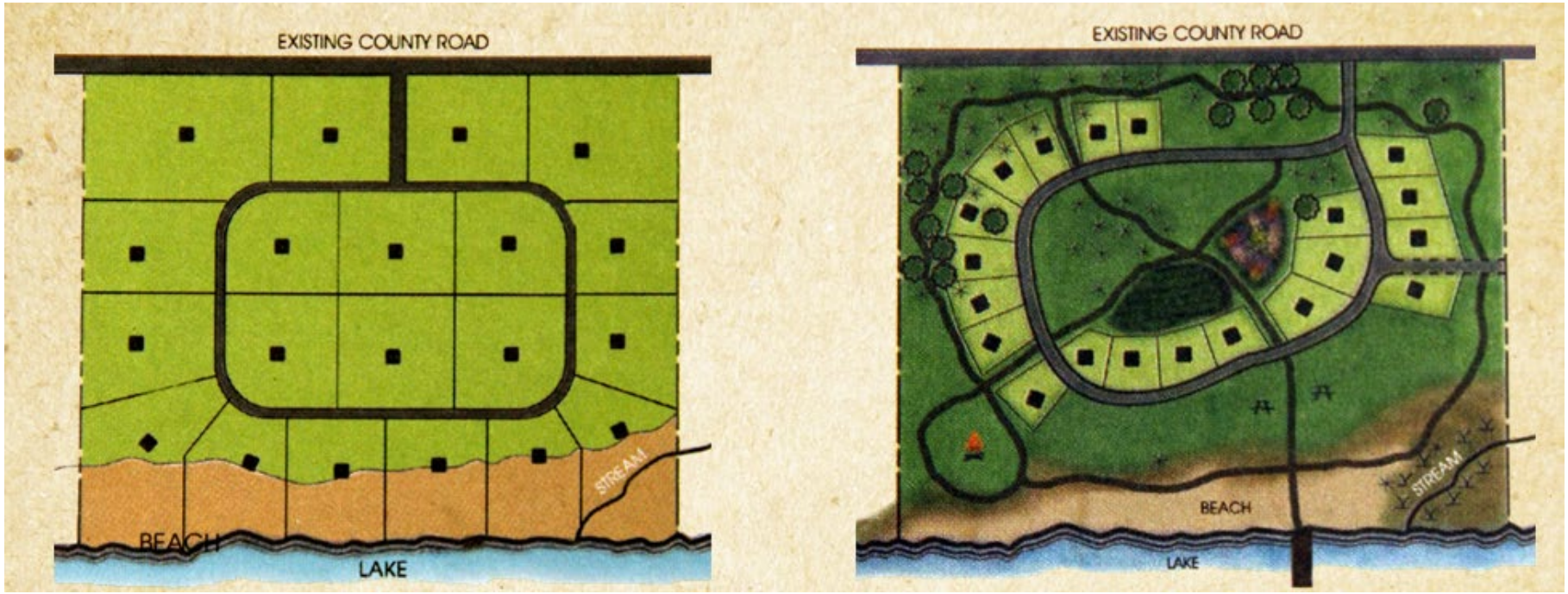
Open Space

- Individual lots – no minimum open space requirement
- Clustered Development (Residential or Mixed-Use) – 50%
- Non-Residential Uses – 30%

Form of Development

- Individual lots
- Non-residential uses and clustered developments must occur in the form of a Planned Unit Development

Wheeler Estates Future Land Use



CONVENTIONAL DEVELOPMENT

CLUSTER DEVELOPMENT

Wheeler Estates Future Land Use

Public Participation:

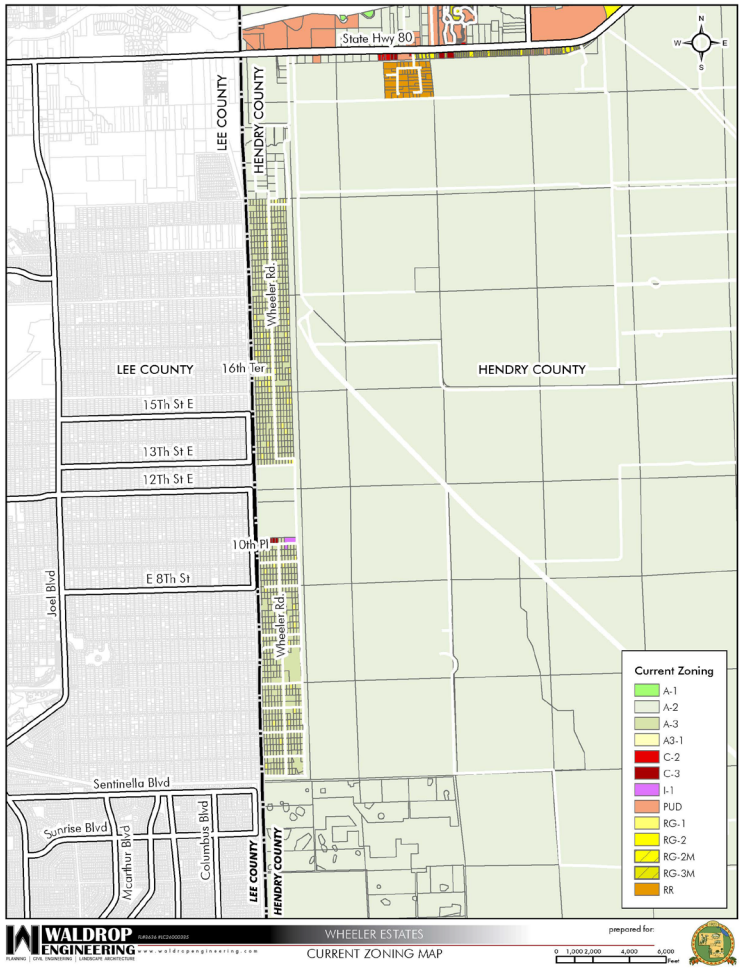
Hendry County will encourage and solicit public input and participation prior to public hearings for the adoption of county regulations, including Comprehensive Plan Amendments, Land Development Code Amendments, and privately-initiated zoning actions within a one-mile radius of the community (including, Planned Unit Development rezonings, conventional rezonings, and special exceptions).

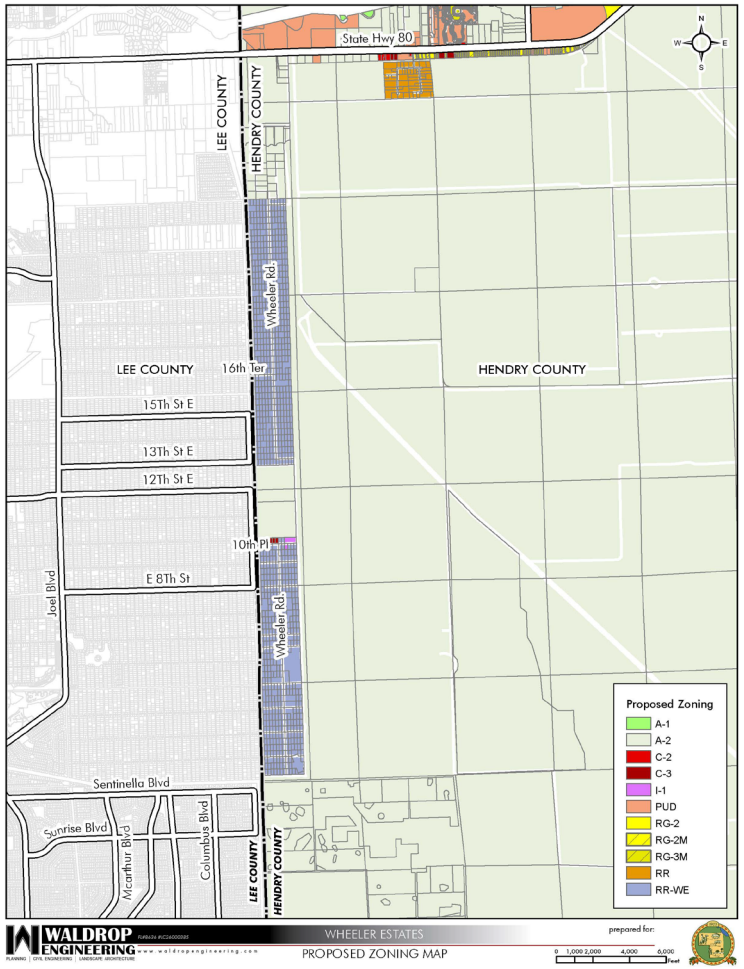
Wheeler Estates Zoning District

Rural Residential – Wheeler Estates

- New zoning district specific to Wheeler Estates
- Will apply to properties currently zoned A-3 & RG-1
  - ✓ Maintains single-family uses and prohibits mobile homes & RVs
  - ✓ Adds non-commercial agricultural uses by right
  - ✓ Allows convenience commercial uses by Planned Unit Development (PUD rezoning and special criteria
  - ✓ Limits heavier commercial and industrial uses to "existing only"
- A-2 zoned lands will remain the same. No new properties can be rezoned to A-2.
- Industrial and Commercial zoned properties will remain in their current zoning districts (I-1 & C-3). Existing heavy industrial and commercial cannot expand.

Zoning Map


State Hwy 80
LEE COUNTY
HENDRY COUNTY
Wheeler Rd
16th Ter
15Th St E
13Th St E
12Th St E
10th Pl
E 8Th St
Joel Blvd
Sentinella Blvd
Sunrise Blvd
Mcarthur Blvd
Columbus Blvd
Current Zoning
A-1
A-2
A-3
A3-1
C-2
C-3
I-1
PUD
RG-1
RG-2
RG-2M
RG-3M
RR
WALDROP ENGINEERING
WHEELER ESTATES
CURRENT ZONING MAP
prepared for:


State Hwy 80
LEE COUNTY
HENDRY COUNTY
Wheeler Rd
16th Ter
15Th St E
13Th St E
12Th St E
10th Pl
E 8Th St
Joel Blvd
Sentinella Blvd
Sunrise Blvd
Mcarthur Blvd
Columbus Blvd
Proposed Zoning
A-1
A-2
C-2
C-3
I-1
PUD
RG-2
RG-2M
RG-3M
RR
RR-WE
WALDROP ENGINEERING
WHEELER ESTATES
PROPOSED ZONING MAP
prepared for:

Wheeler Estates Zoning District

Special Criteria for Non-Residential Uses in RR-WE district

- Must be on paved roadway built to county standards
- Located on major roadways only (Wheeler Road, 10th Place, 2nd Place or 16th Terrace)
- Minimum building design standards to fit the community
- Landscape buffers along roadways to screen/soften views of buildings
- Limited size and type of signage

Wheeler Estates Zoning District

RR-WE Development Standards

- ✓ 1.25 acre minimum lot size (except for vested lots of record)
- ✓ No change to setbacks from property lines
- ✓ Proposed increase to the minimum home size from 800 SF to 1,000 SF
- ✓ Residential design standards for modular homes and site-built houses to ensure this housing is consistent and compatible (county-wide)

Wheeler Estates Zoning District

Public Participation

- ✓ Notification by Applicants when rezoning or Comprehensive Plan Amendment applications are filed with Hendry County
- ✓ Required public information meeting to explain project
- ✓ Notification to property owners within 1 mile of project boundary

Wheeler Estates Zoning District

Non-Commercial Farm Animals/Livestock

The following list is not cumulative for each parcel. With the exception of poultry, only one (1) type of animal with the corresponding maximum number of animals is permitted for each parcel.

For example, a two-acre parcel is permitted two (2) hogs OR one (1) cow and six (6) poultry.

		On parcels not exceeding two acres:	Allowed per additional acre or fraction thereof:
(1)	Horses and cows	1 (total)	1 (total)
(2)	Hogs	2	2
(3)	Goats and/or sheep	5	3
(4)	Poultry	6	5
(5)	Llamas	2	2
(6)	Caged animals	10	5
(7)	Animals not listed above shall be subject to the restrictions for the most similar animal listed above.		
(8)	4-H animals, as defined in this chapter, are not subject to these restrictions.		

Key Upcoming Dates

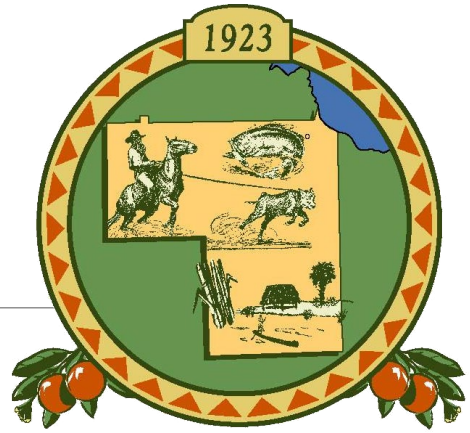
COMMUNITY REVIEW of Draft Amendments

- Final draft available on website and emailed on January 25th
- Comments due by February 15th

TENATIVE Public Hearing Dates for Transmittal:

- March 13th - Local Planning Agency, Hendry County Courthouse in LaBelle
- March 26th – Board of County Commissioners, Hendry County Courthouse in LaBelle

Stay Informed!



1) Please Provide Your Contact Information For Future Notifications:

- Email Address
- Mailing Address

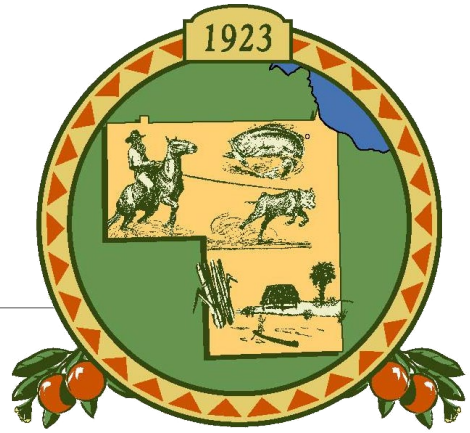
2) Hendry County Website – Preliminary Report & Forthcoming Amendments

- www.hendryfla.net

3) Email Survey & Comments:

- WheelerEstatesInfo@waldropengineering.com

THANK YOU!



QUESTIONS/COMMENTS/SUGGESTIONS?