30 NOVEMBER 2018

HENDRY COUNTY LAND USE STUDY

FOR WHEELER ESTATES

Preliminary Recommendations &

Community Outreach Report

prepared for:

Hendry County Planning &
Community Development

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PART I: INTRODUCTION & PURPOSE

Hendry County has engaged Waldrop Engineering, P.A. (Consultant) to assist in their community planning efforts for a rural area in the western portion of the County known as Wheeler Estates. The purpose of this Study is to guide the development of Comprehensive Plan and Land Development Code amendments to effectively regulate land uses within the community; support and protect the rural character of the area; and ensure the long-term build-out of Wheeler Estates occurs in a manner that protects public health, safety and welfare.

The Project is funded by the Competitive Florida Partnership Technical Assistance Grant ("Grant") administered through the Department of Economic Opportunity ("DEO"), and subject to the provisions of Section 163.3168, F.S., and Specific Appropriation 2224R, Chapter 2017-70, Laws of Florida.

The following Preliminary Recommendations Report ('Report") is provided in accordance with the DEO Grant Agreement, Section 3.A. of the Scope of Work, and includes the Project's Community Outreach Report, and all other required items (Community Survey, Project Information Flyer, Public Notices and Meeting Summaries). The Report provides a preliminary assessment of the following information relating to the Study Area:

- Existing conditions and history of previous community planning efforts;
- The existing regulatory planning framework, including the County's adopted Comprehensive Plan and Land Development Code (LDC) regulations;
- Identified community needs based upon the Community Planning Survey, and input received at public meetings;
- Issues and opportunities for the Study Area based on this assessment; and
- Preliminary recommended amendments to the Comprehensive Plan and LDC regarding land uses and development in Wheeler Estates.

This assessment will be utilized to prepare amendments to the Comprehensive Plan and Land Development Code in accordance with Deliverable 2 of the Scope of Work, for review and adoption by the Board of County Commissioners in fulfillment of Deliverables 3 and 4.

Data contained in this Report was obtained from a variety of sources including Hendry County Planning & Zoning Department, Public Works Department, Hendry County Property Appraiser, and property owners within Wheeler Estates via the community survey process.

A. STUDY AREA



The proposed Study Area encompasses 1,933 acres in the far western portion of the County, formerly known as "East Lehigh Acres". The Study Area abuts the Lee/Hendry County line to the west – namely the vast, platted community known as Lehigh Acres. The Study Area extends north of 23rd Terrace; east to Wheeler Road; and south of Canal Terrace.

Based upon Hendry County GIS data, the community is comprised of approximately 1,036 lots ranging in size from 1.08+/-acres to 105+/- acres. The vast majority of parcels are 1.25+/-acres in size, representing 90% of all lots within the community.

The Study Area is bifurcated by three (3) tracts of land: 104.5-acres owned by Lehigh Acres Municipal Services and 104.8+/-acres owned by David Trident Housh, a private property owner. Due to this central, unplatted section, the community is further described herein as "Wheeler Estates North" and "Wheeler Estates South". An aerial map demonstrating the Study Area is attached as Map 1 in the Appendix.

B. SCOPE & APPROACH

The first phase of the Study, outlined in Sections 3.A of the DEO Scope, provides for the preparation and execution of a robust community outreach plan, including a series of outreach meetings and a community-wide planning survey distributed to all property owners in the Study Area.

In efforts to obtain as much input and background information as possible, Hendry County and the Consultant Team conducted two (2) public meetings prior to generating the enclosed recommendations, with a third meeting scheduled for December 4, 2018 to present preliminary findings. The community outreach component of this Project is detailed in Part III of this Report.

The Consultant also reviewed the County Comprehensive Plan, Land Development Regulations, GIS data, and historical zoning files made available by the Planning & Zoning Department.

This report presents the preliminary background information based upon these resources, which informed the preliminary recommendations regarding the currently adopted Comprehensive Plan and Land Development Code regulations. Following additional input on these recommendations at the third community outreach meeting, the Consultant Team will proceed with the preparation of amendments to the County's Comprehensive Plan and LDC.

C. COMMUNITY HISTORY & PAST PLANNING EFFORTS



Based upon information provided by Hendry County, Wheeler Estates was subdivided via an unrecorded plat prior to adoption of the Hendry County Zoning Regulations in 1969. Upon adoption of the County Zoning Map, the area was zoned General Agricultural (A-2). However, the lots were generally 1.25 acres in size, and did not meet the minimum five (5) acre lot size requirements in the A-2 zoning district. Despite best efforts and research over the years by County Staff, it is not possible to know how many non-conforming lots were originally created due to lack of public records. Also of note from a historical standpoint, the subdivision did not provide for public rights-of-way, and all legal access to the properties are derived by private easements within the individual lots.

In 1981, approximately 65 lots were rezoned by the Board of County Commissioners from A-2 to the Rural Estate (RE) zoning district to allow for a minimum one (1) acre lot size per Ordinance 81-18. Mobile homes were expressly excluded from the rezoning approval. Subsequently, the RE-zoned lots were converted to the Low Density Residential (RG-1) zoning district.

In addition to this rezoning action, ten (10) lots within the Study Area were rezoned for non-residential usage under the High Intensity Commercial (C-3) and Light Industrial (I-1) zoning districts. Map 3 in the Appendix of this report provides the applicable zoning districts for the Study Area and indicates the non-residentially zoned lands are consolidated along 10th Place in "Wheeler Estates South", where direct access to Lee County is provided via an existing bridge. The RG-1 zoned lots are dispersed throughout the northern and southern portions of the Study Area.

In 2003, the Board of County Commissioners adopted the Agricultural-Transitional (A-3) zoning district specific to Wheeler Estates. The purposes of the A-3 district was to allow residential development to continue on the non-conforming lots of record within the community.

The amendment specified that in order to receive a building permit, the landowner must provide the County with evidence that the lot was created in the public records prior to the effective date of the zoning ordinance adoption. The process was known as the "vested rights determination process" – an administrative procedure to demonstrate the owner of a lot or parcel had the right to construct a single-family dwelling. Upon administrative approval of vested rights, landowners could apply for a building permit for a single-family home, subject to minimum setbacks and lot dimensions. The amendment continued to prohibit mobile homes in the Study Area.

The amendment also addressed the access issues inherent to the community due to lack of platted rights-of-way. Specifically, the following access standards were incorporated into the Land Development Code:

> *"In order to receive a building permit to construct a single-family home in the Wheeler Estates development, the property owner must provide evidence with the building permit application*

that he/she: 1) Has legal access to the property from a public road; and 2) will construct a private driveway in accordance with county specifications unless and until a private road is required to provide access to the property; 3) Will participate in a private road agreement with other landowners to construct a private road to county specifications when development warrants such construction. "

While the vested rights process set forth in LDC Section 1-53-3.7 was administrative and required a relatively small filing fee of $100 per application, the County received negative comments from property owners and real estate agents regarding the time and cost to undergo the process. Additionally, the process involved extensive staff time researching public records to verify the validity of applications.

In response to these concerns, the County further amended the Land Development Code regulations in 2013 by removing the vested rights application process. This action formally determined that 771 lots within the community were non-conforming lots of record, and thereby deemed "buildable", provided all other applicable land development regulations were met. This amendment was intended to reduce burdens on both the landowners and staff by eliminating the time-consuming and costly process of securing proof that the non-conforming lot was recorded in the County's official records or that a contract for the property existed prior to April 14, 1981.

In sum, the 2013 ordinance deemed the existing, non-conforming lots less than 5 acres in size located in the A-3 zoning district as "vested" for the development of one (1) single-family dwelling, and no longer required the property owner to undergo the vested rights review process to receive a building permit.

From a Comprehensive Plan perspective, the Study Area was historically designated within the "Transitional" future land use category. In 2010, the "Transitional" future land use category was changed to "Multi-Use Development" as part of the Evaluation and Appraisal Report (EAR) process. The purpose of this re-designation was to more clearly describe this land use category for those areas intended for a broad mix of uses on a county-wide basis.

Representatives and landowners within Wheeler Estates have remained actively engaged with County Staff in recent years regarding access, public facilities and services, and proposed development within the community and immediate area. New issues have been raised by the residents, including the desire to keep non-commercial farm animals within the community, as characteristic of large-lot estate subdivisions in rural settings.

In 2018, the County engaged the Consultant to conduct a renewed community planning effort in order to revisit the planning framework established by the Multi-Use Development future land use category, A-3 zoning district and associated regulations.

PART II: EXISTING CONDITIONS ASSESSMENT

The following assessment provides an overview of the regulatory framework and existing conditions applicable to Wheeler Estates, and further evaluates the impact of this framework on buildout of the Study Area.

A. COMPREHENSIVE PLAN & FUTURE LAND USE

Comprehensive planning is essential to developing and maintaining a functional and compatible land use pattern to ensure the County has an appropriate mix of uses, densities, and intensities to accommodate growth and support the community's long-term vision. Hendry County's Comprehensive Plan aims to address growth and development matters through the 2040 planning horizon.

The following is an analysis of provisions in the Comprehensive Plan relating to the Study Area, and their impact on the regulation of land uses, protection of the rural character, and long-term build-out potential of the community.

- Multi-Use Development Future Land Use Category

The entire Study Area is designated within the Multi-Use Development future land use category as shown on Map 2 of the Appendix. This category aims to promote new development and redevelopment by permitting a broad range of land uses, including existing agricultural uses, residential, commercial, institutional, industrial, and recreational land uses.

This category supports a suburban development pattern, with residential densities up to four (4) dwelling units per acre, retail uses up to 0.25 FAR, office uses up to 0.5 FAR, and industrial uses up to 0.75 FAR. Additional retail FAR is permitted for vertically integrated mixed-use development. Development within this category requires PUD zoning approval.

The following policy within the Multi-Use Development category applies specifically to Wheeler Estates "Future Land Use Element Policy 1.1.12: The minimum lot size for properties located in Wheeler Estates shall be as defined in LDC Section 1-53-3.7 Agricultural Transitional District and pursuant to Ordinance No. 2014-02."

The underlying future land use category allows for far greater densities than permitted by the vested rights set forth in the Land Development Code. This category also allows for a broader range of mixes than may be appropriate in a predominantly residential and rural community. The category limits agricultural uses to existing only, and no "new" agricultural uses are permitted.

- Surrounding Future Land Use Categories – Hendry County

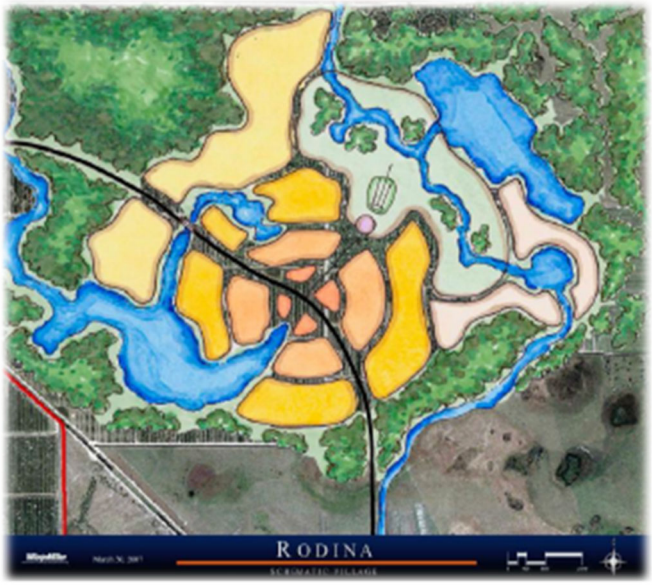
In terms of surrounding future land use patterns within adjacent Hendry County lands, areas to the north and east are designated within the "Agriculture" future land use category. These lands are directly adjacent to Wheeler Estates along the entire northern boundary of the Study Area, and a portion of the eastern boundary.

Permitted uses are categorized into two (2) levels within this category. "Level One" uses include the State of Florida Everglades Restoration projects, and the activities designed to meet the water quality and quantity goals related to restoration efforts. Additional Level One uses include typical agricultural activities, including crop and livestock production. In addition, rural residential, agricultural housing, agricultural supply, and retail-oriented to agriculture uses are permitted pursuant to Policy 1.1.1.

"Level Two" agricultural uses allow for more intensive uses such as utilities, bio-fuel plants, mining and processing operations, and solid waste facilities. Level Two uses require rezoning of the property to a Planned Unit Development (PUD). Standard residential densities within this category are limited to 1 dwelling unit per 5 acres, while residential uses providing farm worker housing are permitted up to 10 dwelling units per acre where central water and sewer services are provided.

The maximum floor area ratio (FAR) for non-agricultural non-residential uses is limited to 0.4. The Comprehensive Plan notes the majority of these lands are intended to remain in a rural, agricultural land use through the year 2040.

Development in these adjacent agricultural areas should be carefully evaluated for compatibility. Additionally, future development of lands to the north provides an opportunity for vehicular access to SR 80 from the Study Area.



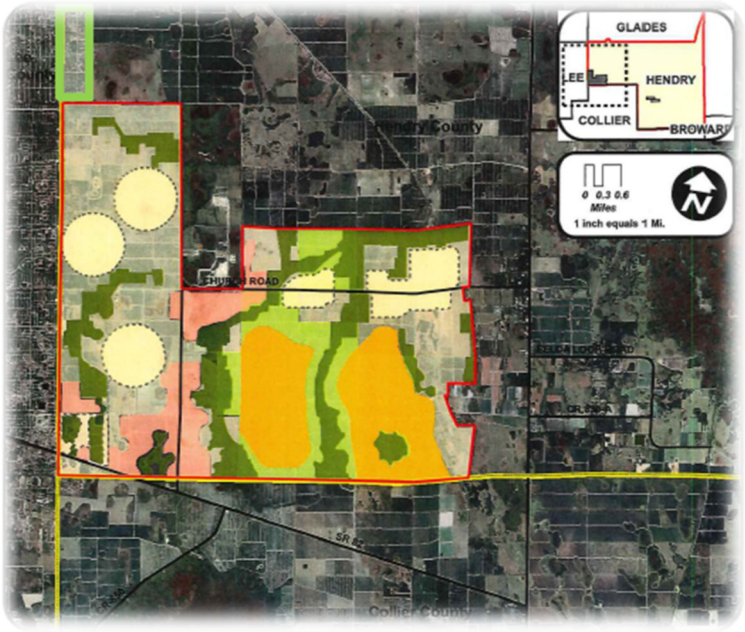
The Rodina Sector Plan provides a long-term plan for approximately 25,826 acres of land in Hendry County located directly east of Wheeler Estates. The Sector Plan adopted by Hendry County in 2014 allows for the development of up to 21,000 dwelling units; 2.45 million square feet of commercial retail; 1.9 million square feet of office/civic/industrial; and 400 hotel/motel rooms.

Rodina is intended to develop as a mixed-use community that will provide compact, walkable neighborhoods; civic spaces; a diverse mixture of housing types and values including a minimum of 10% of affordable workforce housing; enhanced transportation and interconnected streets; and other smart growth principles that facilitate urban planning.

Development within the Sector Plan requires approval of a Detailed Specific Area Plan, or DSAP, that describes the specific impacts and necessary mitigation required for the project. To date, no DSAPs for development within Rodina have been submitted, and the lands generally remain in agricultural usage.

Future development in Rodina has potential to increase growth pressures on lands within Wheeler Estates and further policy is needed to protect the rural character of the area and ensure the community remains informed regarding its progress.

Approximately 19,800 acres of land located immediately south of Wheeler Estates and east of the Lee/Hendry County Line are designated as the Southwest Hendry Sector Plan (SWHSP).



This planning area is intended for environmental protection, long-term agricultural operations, as well as urban levels of development including: 22,928 dwelling units, 1.73 million square feet of commercial uses, 3.3 million square feet of industrial, and 400 hotel rooms.

As with Rodina, the future development of these lands is subject to the approval of a DSAP. To date a DSAP has been submitted for approximately 624+/- acres in the far southern portion of the SWHWP, known as the "SR 82 Mixed Use District". These areas are located along SR 82 and the Hendry/Collier County line and are not anticipated to impact Wheeler Estates due to significant spatial separation.

- Surrounding Future Land Use Categories - Lee County

All lands to the west of the Study Area are located within unincorporated Lee County, and within the platted community known as Lehigh Acres. The Lee County Comprehensive Plan designates these lands within the "Urban Community" future land use category, defined as those areas "characterized by a mixture of relatively intense commercial and residential uses", and with "a distinctly urban character". The maximum permitted density in the Urban Community category is 6 dwelling units per acre (6 du/acre), with a maximum density of ten dwelling units per acre (10 du/acre) permitted through Lee County's bonus density program. The Urban Community designation was intended to accommodate eventual buildout of the 1/4-acre lots vested by the Lehigh Acres plat, and also allow for commercial and mixed-use centers throughout the area to provide local goods and services. These adjacent Urban-designated lands are an important planning consideration for Wheeler Estates, as the community seeks to balance future development in the area with protection of rural character.

B. LAND DEVELOPMENT CODE & ZONING

Wheeler Estates consists primarily of two (2) zoning districts: Agricultural Transitional (A-3) and limited areas of Residential Low Density (RG-1). There are also isolated areas of High Intensity Commercial (C-3) and Light Industrial (I-1) zoning districts immediately north of 10th Place and Wheeler Road. These non-residential lands comprise 16+/-acres - less than 1% of the Study Area. Map 3 of this Report demonstrates the zoning districts in relation to the Study Area boundary.

- Agricultural Transitional (A-3) Zoning District

The Agricultural Transitional (A-3) zoning district was established specifically for the Wheeler Estates development and is codified in LDC Section 1-53-3.7. The minimum lot size for the A-3 district is five (5) acres, unless the lot received a vested rights determination as a nonconforming lot of record; *OR* it is one of the 771 lots vested by Ordinance 2014-02.

Residential development in this district is limited to single-family homes with a minimum dwelling unit size of 800 square feet. Mobile homes are specifically prohibited. Agricultural uses are limited to horticulture, floriculture, silviculture, and viticulture. The keeping of livestock for non-commercial or commercial purposes is prohibited. Commercial uses permitted include convenience commercial and general commercial by special exception approval. Light industrial uses are also permitted via the special exception process.

As noted in Part II of this Report, building permits are only issued in the A-3 district where the property owner demonstrates compliance with specific criteria regarding legal access, including participation in a private roadway agreement with other landowners to construct roadways to county specifications to their property, when warranted.

- Residential Low Density (RG-1) Zoning District

The Study Area contains approximately 78+/-acres of Residential Low Density (RG-1) zoned lands. This district restricts residential uses to single-family residential and allows for a minimum lot size of one (1) acre. As with A-3 zoning, the minimum dwelling size in this district is 800 square feet. Therefore, from a residential use and development standards standpoint, RG-1 and A-3 are very similar.

However, the RG-1 zoning district does not permit the range of non-residential uses permitted in the A-3 zoning district, including horticultural activities, commercial and industrial uses.

General recreation, institution, neighborhood recreation, and public service/public utility uses are permitted in RG-1 through the special exceptional approval process.

- High Intensity Commercial (C-3) Zoning District



The C-3 zoning district applies to only eight (8) parcels of land in the Study Area, comprising 10+/-acres. This district allows for a broad range of non-residential uses including convenience commercial, professional office, and high intensity commercial activities. Residential uses are limited to mixed-use development by Planned Unit Development (PUD) zoning approval. Agricultural activities and agricultural processing are permitted by Special Exception. Intensive uses that are generally incompatible with low-density residential neighborhoods are also permitted by Special Exception including pain management clinics, entertainment establishments, and recreational vehicle parks.

- Light Industrial (I-1) Zoning District

The I-1 zoning district applies to two (2) parcels of land totaling 6+/-acres. Permitted uses including light industrial, professional office, agriculture, agricultural processing, and recreation. Heavy industrial uses and warehousing are permitted by Special Exception.

Ideally, the residentially-zoned lands within the Study Area will be subject to more cohesive zoning district regulations that limit incompatible non-residential uses, while allowing for a more appropriate range of agricultural uses that enhance the rural character of the community. Non-residentially-zoned lands should be further evaluated with consideration for performance criteria, development regulations, and locational standards for more intensive uses.

C. EXISTING LAND USES & ENVIRONMENTAL FEATURES

The predominant land use within Wheeler Estates is vacant residential, representing over 90% of the land area. The remaining lands consist of single-family residential dwellings; limited active and passive agriculture (ornamentals and grazing land); a church; and one (1) warehouse facility. The community is known to have some home occupation uses throughout, but the number of these operations is not known. In terms of environmental features, lands within Wheeler Estates include vegetated areas and groupings of native and exotic vegetation. A series of water management canals surround the area as well.

It is important to note the Caloosahatchee River West Basin Reservoir (C-43) abuts the northeast corner of the Study Area. This 10,700-acre water management project will hold approximately 170,000 acre-feet of water with maximum depths ranging from 15 to 25 feet. When complete, this restoration project will provide much needed regional stormwater storage and reduce the quantity of Lake Okeechobee discharges reaching the Caloosahatchee River estuary system. Construction of the C-43 reservoir has commenced and is anticipated for completion by 2022.

D. EXISTING AND PLANNED INFRASTRUCTURE

- Potable Water & Sanitary Sewer

The Study Area is not served by centralized potable water or sanitary sewer services due to the lack of existing development and predominance of large-lot residential lots. All existing residential and commercial development is served by private septic tanks and wells. The nearest public utility facilities are owned and operated by Florida Governmental Utility Authority (FGUA) and lie in unincorporated areas of Lee County to the west. Future opportunities to connect the Study Area to centralized utilities will likely occur when the Rodina and Southwest Hendry County Sector Plan areas build-out.

- Transportation Systems

The Study Area is served by an extensive network of private access easements. Wheeler Estates is accessed exclusively from public roads within Lee County via 16th Terrace (serving Wheeler Estates North), and 10th Place (serving Wheeler Estates South). The Study Area has no direct access to State Road 80, and easements do not exist that provide legal rights to construct such access in the immediate future.

Based upon review of available materials from the Planning & Zoning Department, GIS, and the Property Appraiser, 30-foot wide access easements run along the boundaries of each lot, providing a cumulative 60-foot wide strip for access.



With the exception of a portion of 10th Place and Wheeler Road, all roadways consist of unpaved limerock originally constructed in the mid-1980's by Lehigh Acres Development Corporation.

The Wheeler Road Municipal Service Benefit Unit (MSBU) was established in November 1988 per Resolution No. 88-65 for the purposes of providing street maintenance and lighting within the community. Property owners are assessed non-ad valorem fees of $50/acre per year. These funds are intended for maintenance only and are not a funding mechanism for roadway construction.

From a transportation perspective, it is important to note that the Rodina and Southwest Hendry County Sector Plans have established a long-range framework for transportation networks in western Hendry County that impact the Study Area. Pursuant to maps adopted into the Comprehensive Plan, public roadways are planned to bisect the Study Area, and provide connectivity between Wheeler Estates and State Roads 80 and 29. Additional connectivity to Lee County's arterial roadway system is also planned via the Sector Plans.

PART III: COMMUNITY OUTREACH REPORT

Public outreach is a key component of any community planning process. Hendry County and the Consultant recognize the importance of public involvement in improving decision-making, strengthening community partnerships, and providing traditionally underserved populations with opportunities to learn about, and influence the ways land use planning affects their lives. This is evidenced through past outreach efforts in Wheeler Estates.

A. OUTREACH APPROACH

The community outreach plan for this Study was designed to educate stakeholders regarding the existing planning framework for the Study Area, including the underlying zoning districts and future land uses. The outreach effort was also aimed at obtaining input on desirable land uses and planning outcomes to support the formulation of Comprehensive Plan and Land Development Code amendments.

The community outreach plan process was structured to ensure continuous, cooperative, and coordinated public involvement throughout the life of the project. The following methods were utilized in accordance with the Community Planning Technical Assistance Grant project requirements and other best practices:

- Public Meetings
- Public Notifications sent via Mail and Newspaper Advertisement
- Study Website – www.hendryfla.net/land_use_study.php
- Social Media (Facebook) – www.facebook.com/hendrycounty
- Community-Wide Planning Survey
- Electronic Comment/Survey Submission: WheelerEstatesInfo@waldropengineering.com

In accordance with Department of Economic Opportunity Grant Agreement, Section 3.A of the Scope of Work, the County and Consultant Team will conduct one (1) general town hall meeting and a minimum of two (2) community planning meetings to educate and engage the public in the planning process. A survey was also sent to all property owners in the Study Area. The survey was also available in-person at the first community planning meeting described below.

B. COMMUNITY MEETINGS



The initial "Town Hall Meeting" was held on September 27, 2018 at 6:00 p.m. at the Hendry County Emergency Operations Center (EOC) – the most proximate Hendry County facility to the Study Area.

All property owners within the Study Area were notified of the meeting by mailed notice, and an announcement in the Caloosa Belle Newspaper. Additionally, the meeting was advertised on the Hendry County website and on the Hendry County Facebook page. This initial meeting provided property owners with

general information regarding various efforts in the community, including presentations by Commissioner Mitchell Wills and County Staff from the following departments: Planning & Zoning, Public Works, Emergency Management, Emergency Medical Services, Fire Department, and the Sheriff's Office.

Following these presentations, Staff and the Consultant Team presented the purpose and goals of the Wheeler Estates Study, project timeline, and opportunities to provide input. Exhibits demonstrating the Study Area, Zoning, Flood Maps, and Future Land Use Map were also presented to attendees. The meeting was opened for discussion regarding community issues, needs, and potential solutions. The meeting allowed for an extensive question and answer period between attendees and Staff.

A second public meeting focusing on the community planning effort was conducted on October 17, 2018 at 6:00 p.m. at the same location at the Town Hall Meeting. The meeting was noticed to property owners in the same manner as the initial meeting, including mailed notices, notifications on the County website, and Facebook. Additionally, emails collected during the initial Town Hall meeting were utilized to notify interested parties about the meeting.

During this meeting, attendees were provided a more detailed presentation by Staff and the Consultant Team, which focused specifically on desirable and undesirable land uses in the community. Discussion at this meeting ranged from appropriate types of animal husbandry activities to commercial and residential land uses. There was extensive discussion on protection of rural character and appropriate regulations, balanced with the protection of private property rights and concerns regarding overregulation.

The input received at the community meetings was highly informative, and generally cohesive in terms of the community's support of residential and agricultural land uses that protect and enhance the rural character. The following provides an overview of key input received verbally at the meetings:

- High demand to allow for agricultural uses within Wheeler Estates, with certain limitations, including the keeping of non-commercial livestock and croplands;
- Protection of the rural character through development standards and use restrictions;
- Support of the prohibition on mobile homes and recreational vehicles;
- Creation of community design standards that address residential architecture, minimum home sizes, and commercial building standards, where applicable;
- Support for limited civic uses and services, such as churches and community gardens;
- Protection of property rights, and not over-regulating; and
- General concerns relating to access, increased Sheriff presence in the area, and code enforcement.

All documentation relating to both community meetings are attached in the Appendix of this report, including:

- Meeting Notices
- Meeting Summaries
- Sign-In Sheets
- Meeting Agendas & Handouts
- Presentation Materials & Exhibits

A forthcoming community meeting is scheduled for December 4, 2018 at 6:00 p.m. to discuss the results of the survey, and to give the community another opportunity to provide input in the process.

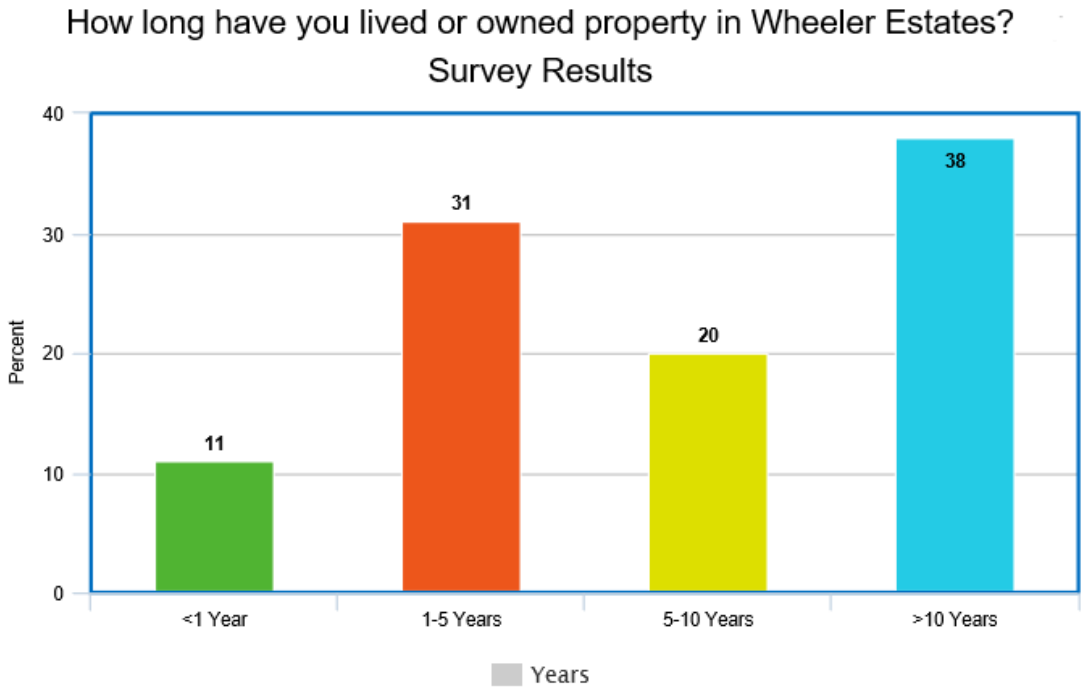
C. COMMUNITY PLANNING SURVEY

In addition to the verbal input received at the community meetings, a cornerstone of this Study is a community-wide planning survey to assess preferences regarding land uses within the Study Area.

The following summary outlines the results of the Wheeler Estates Community Planning Survey, which informed the preliminary recommendations set forth in Part IV of this Report. The survey data collected represents a total of 45 surveys received from October 12th to November 5th, 2018. Surveys received after November 5th will be incorporated into the final staff reports for forthcoming Comprehensive Plan and LDC amendments.

1) *How long have you lived or owned property in Wheeler Estates?*

Results: The majority of respondents (38%) selected 10+ years, followed by 31% selecting 1-5 years, 20% selecting 5-10 years, and 11% selecting less than 1 year.



2) *What makes Wheeler Estates unique to you?*



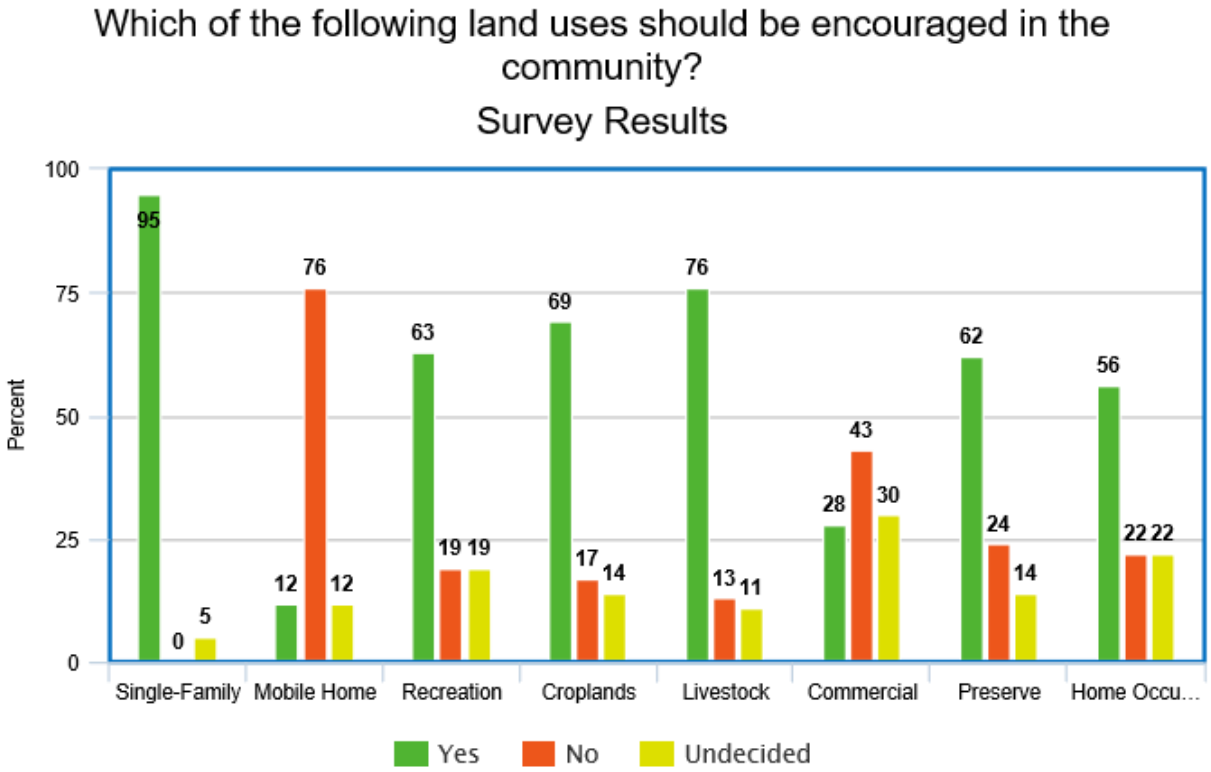
Results: While varied, the majority of responses focused on the rural character and natural environment.

3) *Use one word to describe your favorite thing about Wheeler Estates.*

Results: Similar to responses for Question 2, the majority of responses focused on the rural character and natural environment.

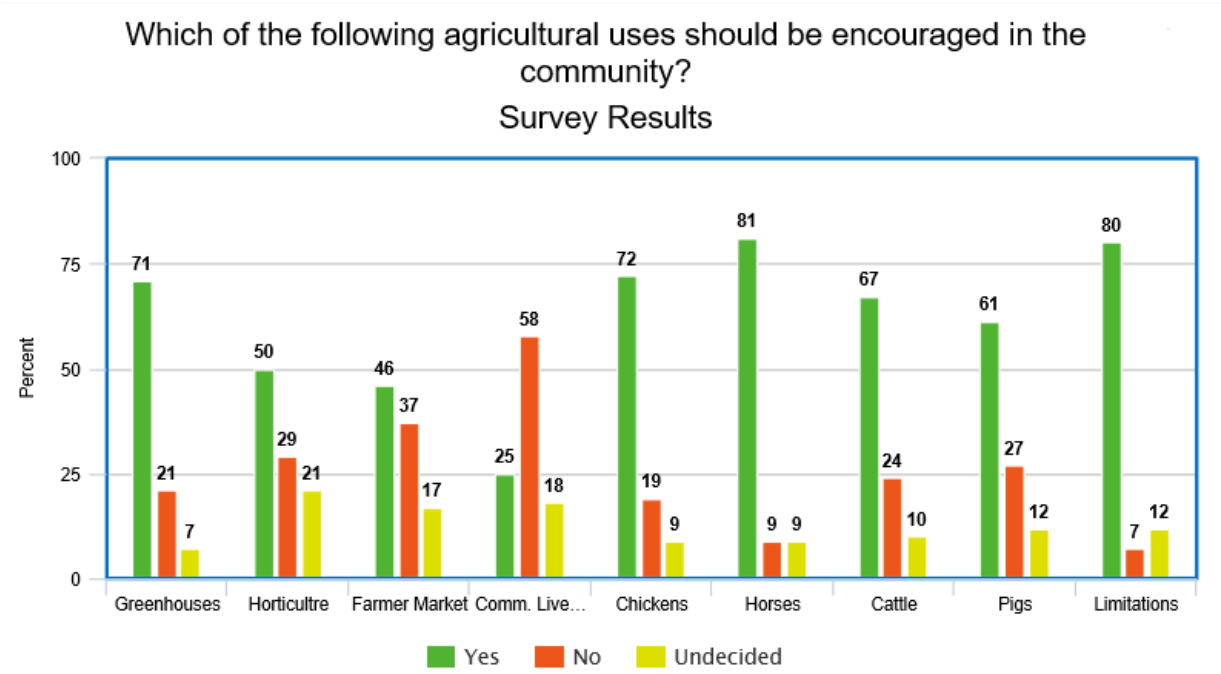
4) *Which of the following land uses should be encouraged in the community?* Respondents were asked to reply "Yes", "No" or "Undecided" regarding the following land uses: residential (single-family); residential (mobile home); public & private recreation; agricultural uses (cropland); agricultural uses (livestock); neighborhood commercial uses; conservation/preserve lands; and home occupation.

Results: The majority of the respondents were supportive of single-family residential uses (95% replying "Yes"), in addition to agricultural uses relating to animal husbandry/livestock (76% replying "Yes"). The most undesirable land uses were mobile homes (76% replying "No") and neighborhood commercial uses (43% replying "No").



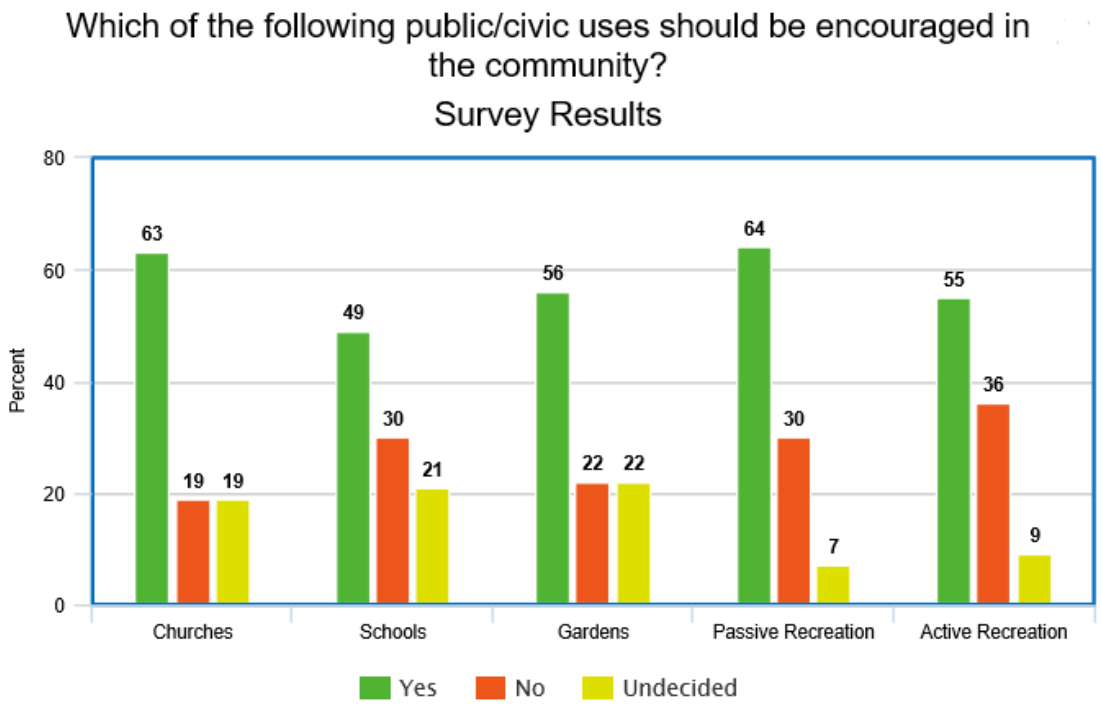
5) *Which of the following specific agricultural uses, if any, should be encouraged in the community?* Out of the following options, respondents were asked to reply "Yes", "No" or "Undecided": greenhouses/plant nurseries; horticulture/cropland; farmer's markets and U-Pick operations; domestic commercial livestock including chickens/poultry/birds; horses/equine; cattle/bovine; pigs/swine; and should there be limitations on the number and type of livestock based on property size? Respondents were also given an option to write in "other" under the domestic non-commercial livestock item.

Results: The majority of respondents replied "Yes" to the keeping of domestic, non-commercial livestock, horses/equine in particular (81%), followed by chickens/poultry/birds (72%), cattle/bovine (67%) and pigs/swine (61%). Greenhouses/plant nurseries also ranked prominently among respondents, with 71% "Yes" replies. The least favorable agricultural use was domestic, commercial livestock with 58% of respondents indicating "No". Input on types of "other" domestic, non-commercial livestock included: alpacas, ostriches, llamas, goats, donkeys, rabbits and honey bees.



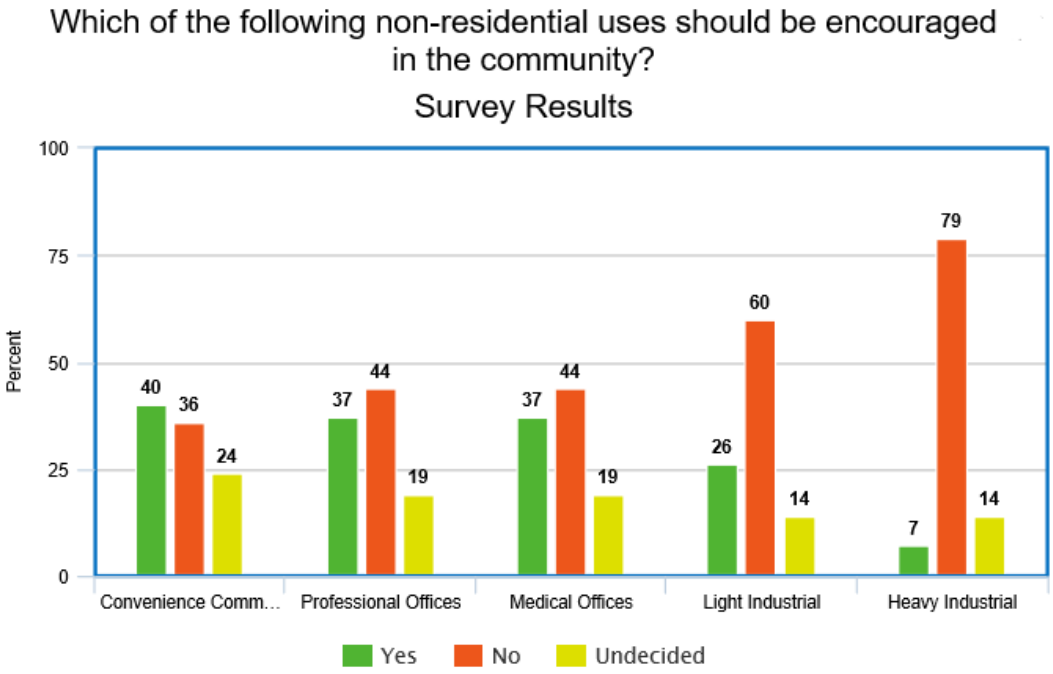
6) *Which of the following public/civic uses, if any, should be encouraged in the community?* Out of the following options, respondents were asked to reply "Yes", "No" or "Undecided": churches, places of worship; schools (public or private); community gardens; conservation/passive recreation (such as hiking and nature trails); community and neighborhood parks/active recreation (such as sports fields and playgrounds).

Results: Recreational uses were generally supported by respondents. Passive recreation ranked highest (64% responding "Yes"), followed closely by churches (63% responding "Yes"). The least desirable public/civic use was active recreation (36% responding "No").



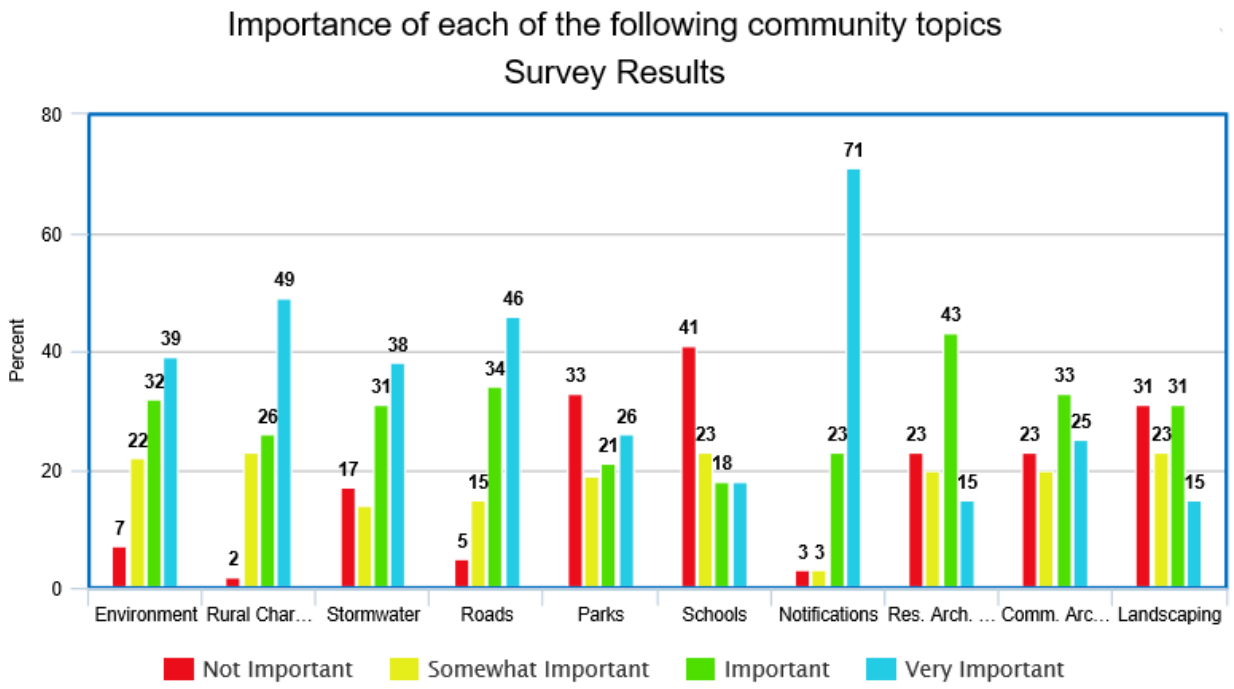
7) *Which of the following non-residential land uses, if any, should be encouraged in the community?* Out of the following options, respondents were asked to reply "Yes", "No" or "Undecided": Convenience commercial (such as food & beverage stores); professional service or offices; medical offices; light industrial (such as warehousing and storage); and heavy industrial (such as manufacturing).

Results: 40% of respondents replied "Yes" to convenience commercial uses as the most popular non-residential land use, followed by offices and medical offices (each 37%). The most undesirable non-residential land use was heavy industrial, with 79% of respondents indicating "No".



8) *Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.* Out of the following options, respondents were asked to reply "Not Important", "Somewhat Important", "Important", and "Very Important": environmental protection; protection of rural character; improved public infrastructure including stormwater management/drainage, roads, parks, schools; notification on community projects (both public and private); creating community design standards including building architectural (residential), building architecture (non-residential), and landscaping.

Results: The majority of respondents indicated that notification on community projects was "Very Important" (71%), followed by maintaining the rural character (49%). Schools and landscaping standards ranked generally lower on the scale of importance with 41% and 31% respondents indicating "Not Important", respectively.



D. SUMMARY OF COMMUNITY INPUT



The input received at the community meetings was highly informative, and generally cohesive in terms of the community's support of single-family residential, agricultural and recreational land uses that protect and enhance the rural character. Limited convenience commercial, civic and recreational uses are also generally supported by the community with careful and well-crafted limitations.

As noted above, a third community meeting will be conducted on December 4, 2018 to discuss the results of the survey and the preliminary recommendations generated by the Consultant and Staff. The forthcoming Comprehensive Plan and LDC amendments will be presented to the Local Planning Agency and Board of County Commissioners during publicly noticed meetings in 2019. These meetings will provide property owners and stakeholders with additional opportunities to provide feedback and input on the process.

PART IV: PRELIMINARY FINDINGS & RECOMMENDATIONS

A. PRELIMINARY FINDINGS

The following preliminary findings are derived from data and analysis contained in this report, and referenced resources contained herein, and are framed to meet the County's objectives in undertaking this Study:

- The Multi-Use Development future land use category allows for some of the County's highest densities and intensities, and a diversity of land uses that are not appropriate for the Study Area based upon available infrastructure and existing development patterns. Furthermore, the range of allowable uses, densities and intensities and are not desired by the community.

- This future land use category also limits agricultural uses to existing only, creating barriers to the enjoyment of the area's rural character.

- While the Comprehensive Plan includes a policy that further limits density in Wheeler Estates, the Multi-Use Development Future Land Use category is too broad to guide development in a manner that protects the rural, and predominantly residential character of the Study Area.

- The A-3 zoning district applicable to the majority of lots within the Study Area includes appropriate limitations on type of residential development (single-family detached only), and the need to address legal access prior to site development. However, the A-3 zoning district does not permit the full range of agricultural uses appropriate for a rural residential community, such as animal husbandry/keeping of livestock.

- Scattered and isolated areas of RG-1, C-3 and I-1 zoning districts throughout the community create the opportunity for inconsistent development patterns due to differing use regulations.

- Commercial and light industrial land uses require greater controls, in terms of use limitations, locational standards, and design requirements than is provided today by the C-3 and I-1 zoning district regulations.

- The community is generally supportive of having consistent future land use and zoning entitlements that support the development of single-family residential uses, limited agricultural uses, and the potential for convenience commercial, recreational and civic uses at appropriate locations.

B. RECOMMENDATIONS

To address the above inconsistencies and provide a clear framework for future development in Wheeler Estates, it is recommended that the County proceed with the following Comprehensive Plan and Land Development Code amendments:

- Create a Wheeler Estates future land use category in the Future Land Use Element and Future Land Use Map to guide sound development patterns within the Study Area; provide an appropriate range of land uses, densities and intensities; and address consistency with the vested rights within the community. Specifically, the new category will establish maximum density based upon the vested rights; maximum non-residential intensity based upon and limited by locational standards; and a broader range of agricultural uses.

- Create a companion Wheeler Estates zoning district using the existing zoning district framework in the LDC, such as "Rural Residential – Wheeler Estates (RR-W)". The zoning district will establish community-specific development standards for residential and non-residential uses, provide more flexibility in terms of agricultural uses, and performance standards for non-residential uses that correlate to the locational criteria in the companion future land use category.

- In addition to use regulations, the LDC amendments will include:

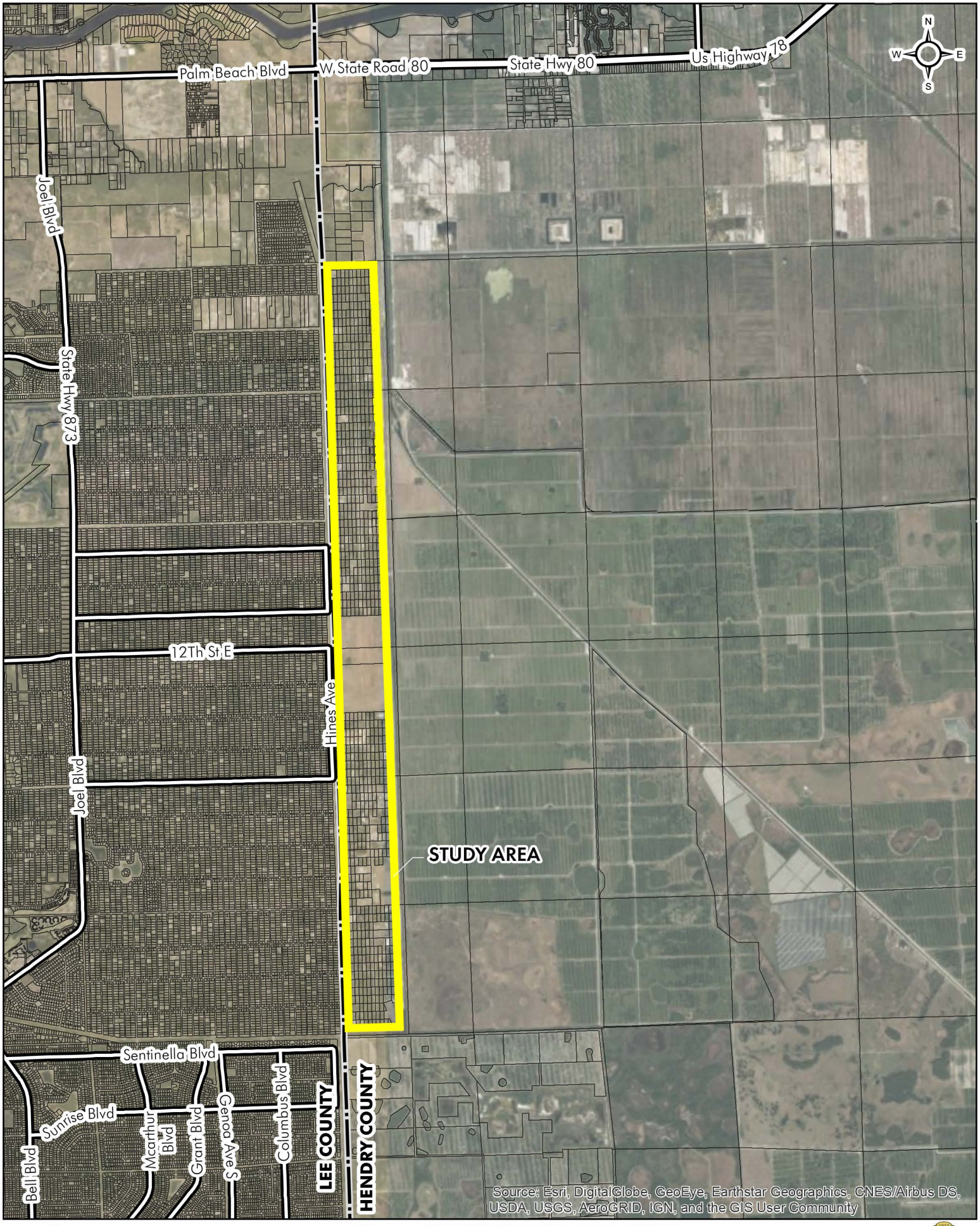
    - Minimum design standards to uphold the rural residential character of the area;
    - Clarification of infrastructure/access requirements; and
    - Community notification requirements for new development proposals.

- This approach is recommended as it will apply to all lands within the Study Area and create a cohesive and single set of standards for the community. This will facilitate implementation by Staff and a clear understanding of the regulatory framework by property owners.

In sum, the community input and findings of the preliminary assessment provide Staff and the Consultant with clear directives to update the Comprehensive Plan and LDC to address the short- and long-term community needs. Community-specific future land use and zoning overlay districts will allow the County to tailor regulatory documents to the unique needs of Wheeler Estates, and ensure increased protections against inappropriate development patterns, while providing landowners with increased flexibility to enjoy their properties.

APPENDIX

PROJECT MAP SERIES



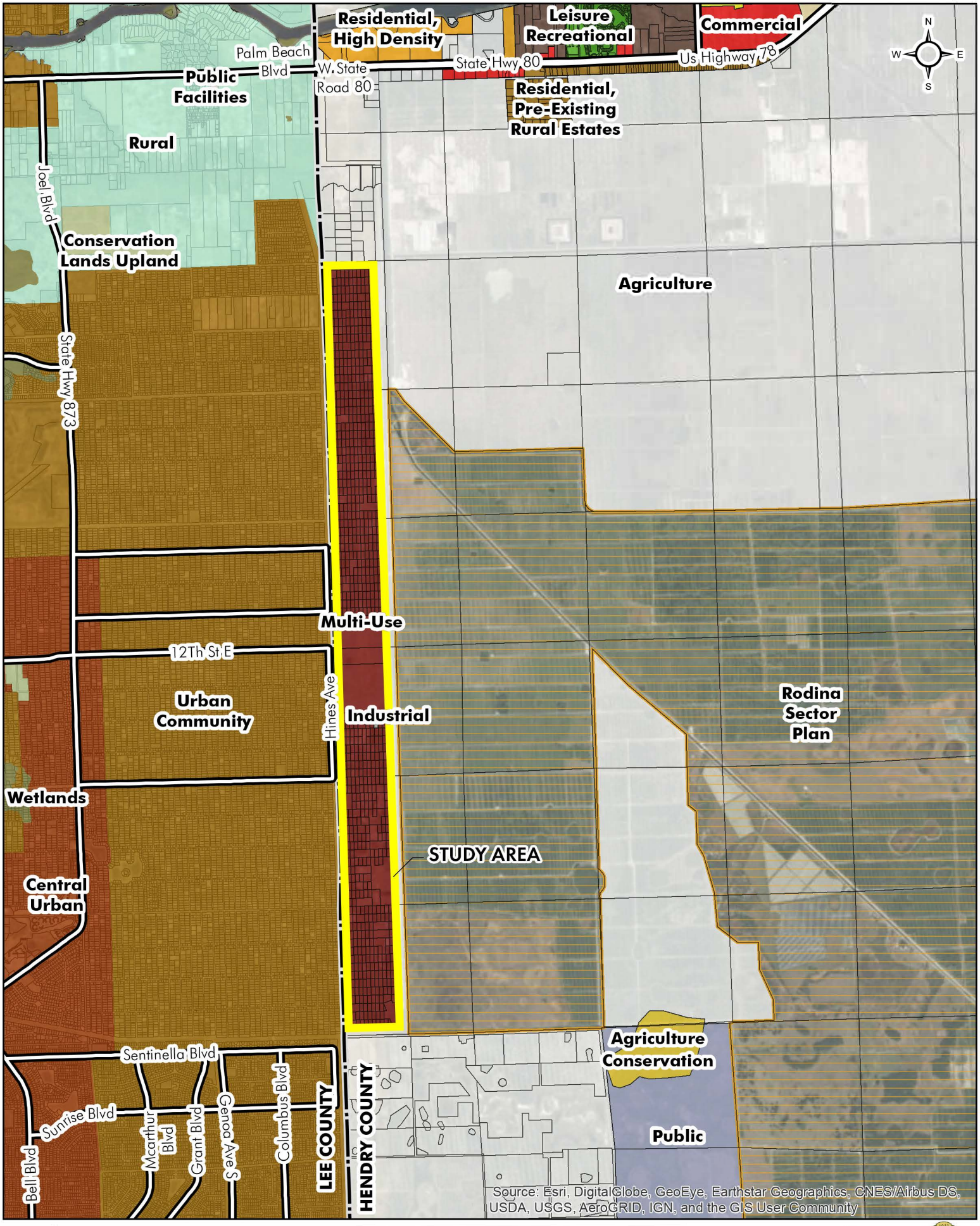
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PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

WHEELER ESTATES

AERIAL MAP

prepared for:

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



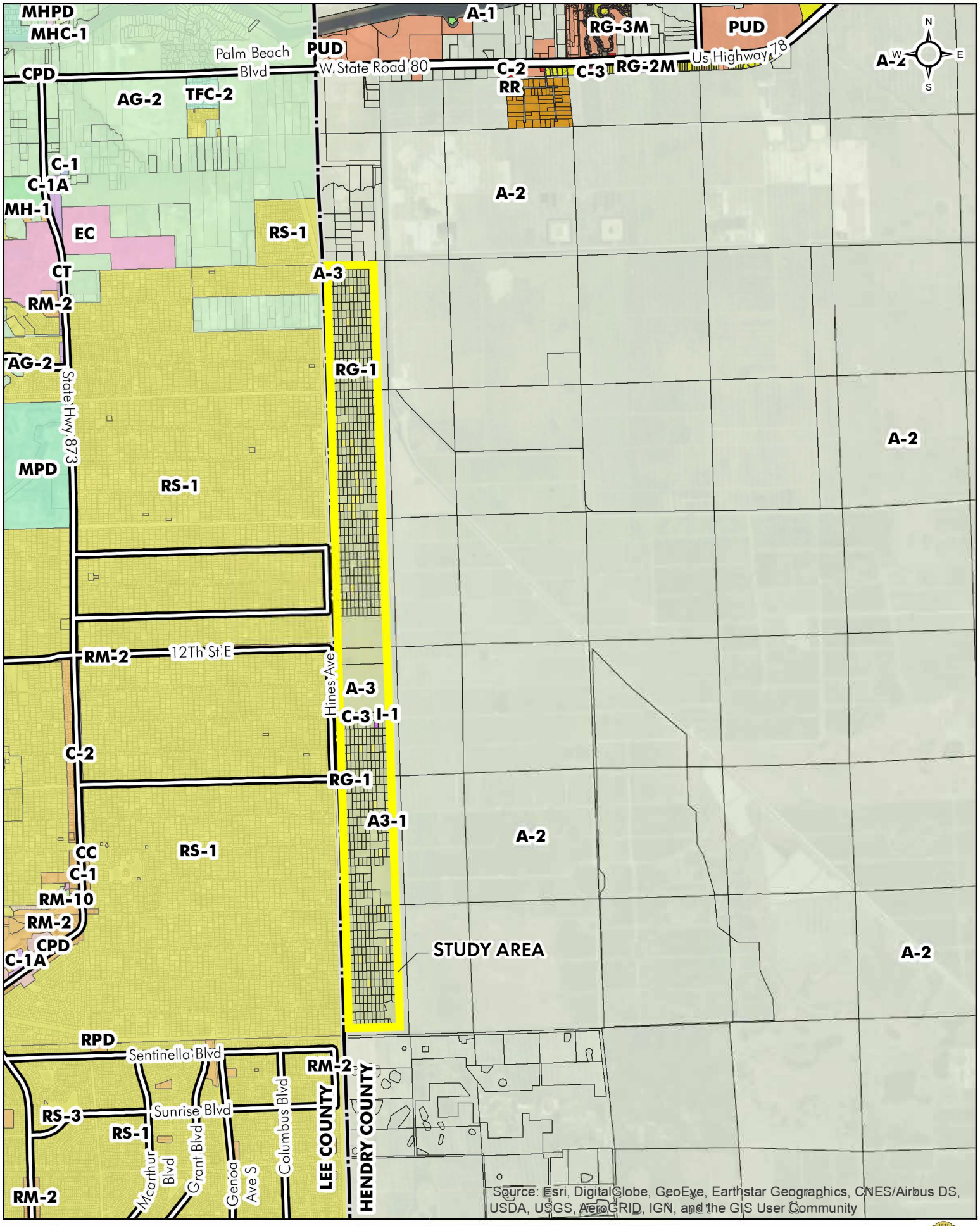
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WHEELER ESTATES

FUTURE LAND USE MAP

prepared for:

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



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WHEELER ESTATES

ZONING MAP

prepared for:

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

COMMUNITY OUTREACH DATA

Community Briefs

Breast Cancer Month

The VFW 10100, 20 Veterans Ways, La-Belle will hold their 6th annual Save the Ta-Tas Benefit on **October 13** with the fun starting at 6 p.m. There is free admission to the event and it's is open to the public. They will have music by request, dancing, prices, games, a 50-50 drawing and food! All proceeds will go to the Hendry Regional Mecical Centers Pink Warriors fund. The Pink Warriors Fund is for needy Hendry County women. The benefit is being held in memory of Kathi Nolan.

NAMI Support Group

The National Alliance on Mental Illness (NAMI) Recovery Support Group is led by trained facilitators living in recovery themselves. NAMI Connection recovery support groups are for adults (18 years and older) living with mental illness and provide a safe, confidential environment that offers respect, understanding, encouragement, and hope. All Connection groups are free of charge and open to anyone with a mental illness, regardless of diagnosis. You do not need to be a member of NAMI to attend and anyone interested is welcome to just walk in. Meetings will be on Tuesdays from 2 to 3:30 p.m. at the Elite DNA, Therapy Services meeting room, 483 E. Cowboy Way, LaBelle.

Behind the scenes

Are you interested in helping behind the scenes at the Firehouse Community Theatre? The following positions are needed: Stage Managers, Back Stage Assistants, Set Designers, Directors, Lighting & Sound Technicians, Props, Costume Design, Concessions, Ushers. Any volunteer-time is greatly appreciated!! There are talented people in our community that can help, so please call the theatre and leave a message with your contact information. Call (863)-675-3066 or write to the theatre at: P.O. Box 958, LaBelle, FL 33975 or stop by the theatre to check it out: 241 N. Bridge Street, LaBelle, FL 33935.

Town Hall Meeting planned

Hendry County is holding a Town Hall Meeting for the Wheeler Estates Residents on **September 27, 6:00 p.m.,** at the Emergency Operations Center, 4425 SR 80, La-Belle. The meeting will be a discussion of the Wheeler Estates Community needs and solutions. Members of the Sheriff 's Office, Emergency Services, Public Works, LaBelle Fire Department, Emergency Operations, Code Enforcement, Planning & Community Development, County Administrator, and District 3 Commissioner Mitchell Wills will be in attendance. Any questions please contact Myra Johnson at 863-675-5240.

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HENDRY COUNTY PLANNING & ZONING DEPARTMENT

POST OFFICE BOX 2340 • 165 S. LEE STREET • LABELLE, FLORIDA 33975 • (863) 675-5240 • FAX: (863) 675-5317 • SUNCOM 744-4750

September 7, 2018

RE: WHEELER ESTATES TOWN HALL MEETING

Dear Property Owner,

Hendry County invites you to a Town Hall meeting for an open discussion of the Wheeler Estates Community needs and solutions. Members of the Sheriff's Office, Emergency Services, Public Works, LaBelle Fire Department, Emergency Operations, Code Enforcement, Planning & Community Development, County Administrator, and District 3 Commissioner Mitchell Wills will be in attendance. The meeting has been scheduled for **September 27th, 6:00 p.m., at the Emergency Operations Center, 4425 SR 80, LaBelle.**

Please call Myra Johnson at 863-675-5240 if you have any questions.

We look forward to seeing you on September 27th.

Sincerely,

Margaret Emblidge, AICP
Planning & Community Development Director

cc: Commissioner Mitchell Wills
Charles Chapman IV, County Administrator

Wheeler Estates Town Hall Meeting

September 17, 2018, 6pm
Hendry County Emergency Operations Center
4425 SR 80 LaBelle, FL

Agenda

1. **Welcome**
2. **County Staff Introductions**
3. **Community Updates from County Staff**
4. **Open Discussion**
    a. **Community Issues and Needs**
    b. **Potential Solutions**
5. **Planning Study Overview & Schedule**
6. **Next Steps & Closing Remarks**
    a. **Next Community Meeting – October 17th**

Wheeler Estates Town Hall Meeting
Hendry County
Thursday, September 27, 2018, 6:00 p.m.
Hendry County Emergency Operations Center
4425 S.R. 80, Labelle, FL

The Wheeler Estates Town Hall Meeting was convened at 6:00 p.m. on September 27, 2018, at the location shown above.

The purpose of the meeting was to provide an open forum for residents to discuss questions and concerns with Hendry County Staff, and also to discuss the Community Planning Technical Assistance Grant project relating to land uses in Wheeler Estates. An agenda was provided as a handout and is attached hereto as Exhibit "A". The sign-in sheet demonstrating 45+/-attendees is attached hereto as Exhibit "B".

The following staff members from Hendry County were in attendance:

Commissioner Mitchell Wills – District 3 County Commissioner/Chairperson
Margaret Emblidge, AICP – Planning and Community Development Director
Shane Parker – County Engineer
Sheriff Steve Whidden – Sheriff's Office
Kevin Nelson – Sheriff's Office
Josh Rimes – Fire Chief
Richard Lehmkuhl - Emergency Management
Adrian Damms – Emergency Medical Services
Wanda Rota-Reina – Code Enforcement

Margaret Emblidge welcomed attendees, made introductions, and explained the purpose of the meeting. The County Staff then each gave an overview of their current services and shared applicable updates. Following these briefings, the floor was opened to attendees. The following questions/comments were asked by those in attendance. Please note this is not a verbatim record of the comments, questions and responses, but a general summary of the discussion.

(1) What about the people living in communes/tents (in Wheeler Estates)? The commune on 21st Street is back.

RESONSE: The communes are various properties are being dealt with by Code Enforcement.

(2) Often times four wheelers do donuts on newly paved roadways, or on the dirt roads. Along with speeding vehicles. Need more police patrol.

RESPONSE: The Sheriff recognized that those issues are occurring and stated plans were in place to patrol the area on a more frequent basis.

(3) What about access to SR 80? Can't the County do eminent domain?

RESPONSE: There is currently no legal access or funding in place to build a roadway connection from the community to SR 80. A series of easements need to be obtained in order to be able to complete a roadway connection. As people come into the County to develop their properties, the Staff can request easements. It was explained that eminent domain is very expensive for the County to pursue and has no guaranteed results.

(4) Is there $1.7 million in a MSBU fund to build roads?

RESPONSE: No. The money available goes towards maintenance costs. Also, it's important to note that building a road is much more than just paving the existing dirt road. It requires drainage, stormwater, and other infrastructure improvements.

(5) Maybe paving the roadways will get rid of the "riff-raff" that speeds and does donuts?

RESPONSE: Possibly, but paving could also increase the likelihood of speeding.

(6) We would like to put up signs that say, "no trespassing".

(7) The County is working with the Post Master to get mail delivered.

(8) Can I put speed bumps in front of my own property? If not, what can I do?

RESPONSE: We are moving away from doing speed bumps like most Counties. We will be patrolling the area more, but speed bumps are not recommended. Signage is another alternative to getting cars to slow down.

(9) We've tried signs, but they get removed or vandalized. There is also issues with people coming into the neighborhood for target practice and to dump household waste, such as appliances.

RESPONSE: So noted. There was discussion from the Sheriff on increasing patrols in the area to increase public safety. Attendees noted there is a significant difference in criminal activity when the Sheriff task force patrols the area.

(11) Can the Lee County Sheriff's Office patrol the area?

RESPONSE: They do not have jurisdiction to patrol the area. They respond to emergency calls based upon our interlocal agreement, but are not able to provide regular patrol service.

(12) Weekends are the worst for gunfire and target practice.

RESPONSE: There was an explanation from the Sheriff on state laws permitting shooting on private property over 1 acre of land.

(13) Why do certain properties require FEMA flood insurance and others do not?

RESPONSE: The FEMA flood maps were shown to attendees and the County Engineer offered to discuss individual properties in relation to the map following the meeting.

(14) Someone is dumping yard waste on Wheeler and 2nd Street and also behind the canals. Also tires, paint buckets, etc.

RESPONSE: The waste does not get picked up off of private lots. A citation would be issued, and if nothing is done in 30 days, another citation is issued, and then fines.

(15) Sometimes my trash doesn't get picked up.

RESPONSE: Commissioner Wills encouraged attendees to call Solid Waste or him directly when these issues arise, so he can address them directly. He also indicated that new trash pickup dates were sent out recently that changed the schedule.

(16) Does the County pick up washing machines?

RESPONSE: Yes, and tires with no rims too, but you have to call.

(17) We need more mosquito control.

RESPONSE: North and South Wheeler Estates is being assessed for mosquito patrol.

(18) Can we get the mosquito truck out twice a week?

RESPONSE: No, it comes once a week.

(19) Is there going to be a bridge across Townsend canal?

RESPONSE: Not that we know of.

Following this open forum, Margaret Emblidge introduced Alexis Crespo with Waldrop Engineering. Alexis explained the community planning process funded by the state grant. She explained the focus will be on the zoning districts and Future Land Use within Wheeler Estates and getting input from the community on how to address land uses within the community. She noted the effort would focus on agricultural activities, such as the keeping of domestic livestock, as well as neighborhood-scale non-residential uses, such as churches and general stores. She noted a survey would be distributed and further input would be taken at the next community meeting on October 17th at 6 p.m. at the Emergency Operations Center.

There were further questions from attendees on the AG-2 and AG-3 zoning districts, concerns about minimum standards for modular homes, and locating trailers and RVs are properties.

Ms. Emblidge thanked the attendees and provided her contact information. She invited the attendees to take business cards and reminded them of the next public input meeting opportunity on October 17, 2018 at 6 p.m. The meeting was concluded at approximately 7:30 p.m.

HENDRY COUNTY
WHEELER ESTATES

Town Hall Meeting
Hendry County EOC
September 27, 2018

Name	Address	E-Mail Address
Thomas + Cathy Voss	4800 Wheeler Rd.	Vosscarpentry@gmail.com
Josh + Tabitha McHugh	7933 8th pl	tabithapm@leeschools.net
Billy + Sandra Stephens	7969 23rd Terr.	Sandrastephens1000@yahoo.com
Roger + Carolyn Mooyoung	7500 7th Terr.	carolynmooyoung@yahoo.com
Nathan Baschieri	multiple address	Nate.Cayhomes Inc@gmail.com
Archie Taghan	2510-56 TS STS W LA	archtpatt2@embarqmail.com
Donnavan Lewis	7501 9th Terr.	vintagebogle@hotmail.com
ANDREW & MICHELLE WILLIS	9430 WHEELER RD.	FLORIDABEACHBABY@AOL.COM

HENDRY COUNTY
WHEELER ESTATES

Town Hall Meeting
Hendry County EOC
September 27, 2018

Name	Address	E-Mail Address
Ronald Gibbs	7870 20th Place	rdgibbsJr@gmail.com
Toby Beardsley	10240 Wheeler Rd	tobydean24@embarqmail.com
Isidro & Mayelin Lopez	7572 Wheeler Rd	gbnhomie@embarqmail.com
Stephen Fouts	7932 2nd Ter	EASTCOASTREPTILE@AOL.com
Michelle Vaughn	7582 7th Place	mvaughn0146@gmail.com
Jerry & Susie Campbell	7943 20th Place	susie.campbell103@gmail.com
Dania Rolls		drolls@rockhendry.com
Ron WARD	7501 8th PLACE	RAW@JOHNSONENG.com

HENDRY COUNTY
WHEELER ESTATES

Town Hall Meeting
Hendry County EOC
September 27, 2018

Name	Address	E-Mail Address
Steven Farah		StevenFarah@aol.com
Kenneth Tillman	7861 17th Terr	Kennytillman59@gmail.com
Carol Gray	7645 North Terrace	richards23@embarq.com
David Richards	"	"
Bob Kiesel	7 TERRACE	BobKiesel@COMCAST.NET
Richard & Collette Walls	7 Terrace	Cole.Kiesel@gmail.com
Soogrim Ramkhattan	8th Pl	JSR0708@gmail.com
Nathan & Jessica Griffin	7511 21st Pl	Jgriff75@hotmail.com

HENDRY COUNTY
WHEELER ESTATES

Town Hall Meeting
Hendry County EOC
September 27, 2018

Name	Address	E-Mail Address
Tad Miller	13102 Palm Beach Blvd	Tad @ W-E-R.US
Zakir Esparza	11 Alabama Rd. S Lehigh Acres	zakirseymour@gmail.com
Kim Veilleux + Leon	7824 21st Terrace	kimveilleux1985@gmail.com
Willian Ifami Jr		Wih20@aol.com
Colleen & Scott Dewey & Mona Thompkins	7907 14th L	
Ron Gliddon	7979 21st Place	r.l distributing 1@ gmail.com
Marty Thompkins	13th	
[illegible]	8415 W 7th L	

HENDRY COUNTY PLANNING & ZONING DEPARTMENT

POST OFFICE BOX 2340 • 165 S. LEE STREET • LABELLE, FLORIDA 33975 • (863) 675-5240 • FAX: (863) 675-5317 • SUNCOM 744-4750

October 5, 2018

Dear Wheeler Estates Resident/Property Owner:

On behalf of the Hendry County Planning & Zoning Department, I am pleased to send you the enclosed community survey to gain your insight on community planning efforts in Wheeler Estates.

The Department of Economic Opportunity provided Hendry County with a community planning grant to examine appropriate land uses in the Wheeler Estates community, including but not limited to: agricultural, residential and non-residential (commercial) uses.

An initial community open house was held on September 27th to discuss the project. Our next meeting will be held on Wednesday, October 17th at 6 p.m. at the Hendry County Emergency Operations Center, 4425 State Road 80, LaBelle, FL 33935.

We hope you will complete the enclosed survey to help guide this important project. You can return your completed survey using one of following three (3) options:

1) Scan & email to: wheelerestatesinfo@waldropengineering.com

2) Mail to: Waldrop Engineering, ATTN: Alexis Crespo
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

3) Return in person at our October 17th kick-off meeting

Thank you in advance for your participation. We hope to see you on the 17th. For more information on the Wheeler Estates Community, please visit our website at: www.hendryfla.net

Please call 863-675-5240 if you have any questions.

Sincerely,

Margaret Emblidge, AICP
Planning & Community Development Director
Hendry County

Alexis Crespo, AICP
Vice President of Planning
Waldrop Engineering, P.A.

Wheeler Estates Land Use Study
Community Meeting
Wednesday, October 17, 2018 – 6:00 p.m.
Hendry County Emergency Operations Center
4425 SR 80 LaBelle, FL

Agenda

1. **Welcome & Introductions**

2. **Presentation: Wheeler Estates Planning Framework**
   a. Land Use Study Overview
   b. Future Land Use, Zoning & Existing Conditions
   c. Wheeler Road Municipal Service Benefit Unit
   d. Opportunities

3. **Open Discussion: Community Survey**
   a. Agricultural Land Uses
   b. Residential Land Use
   c. Commercial Land Uses

4. **Next Steps & Project Schedule**
   a. Preliminary Recommendations Report Due Mid-November
   b. Contact Information for Future Emails & Mailings
   c. Next Meeting - December 4th at 6 p.m. at EOC

Wheeler Estates Town Hall Meeting #2
Hendry County
Wednesday, October 17, 2018, 6:00 p.m.
Hendry County Emergency Operations Center
4425 S.R. 80, Labelle, FL

The second Wheeler Estates Town Hall Meeting was convened at 6:00 p.m. on October 17, 2018, at the location shown above.

The purpose of the meeting was to provide an open forum for residents to discuss questions and concerns relating to the land uses in Wheeler Estates and to review the survey questions. An agenda was provided as a handout and is attached hereto as Exhibit "A". The sign-in sheet demonstrating 33+/- attendees is attached hereto as Exhibit "B".

The following staff members from Hendry County were in attendance:

Margaret Emblidge, AICP – Planning and Community Development Director
Shane Parker – County Engineer
Myra Johnson - Planning

Margaret Emblidge welcomed attendees and introduced Alexis Crespo with Waldrop Engineering. Alexis presented a PowerPoint, attached hereto as Exhibit "C", on the existing zoning, Future Land Use, and allowable uses in Wheeler Estates. A review of the current MSBU in Wheeler Estates was also given. An overview of surrounding sector plan developments was discussed for context purposes. The presentation also covered the survey questions and gave the residents an opportunity to provide their input on how to address land uses within the community.

The following points capture the input that was provided:

- Concern over pump station noise
- Public access to reservoir
- Detached mother-in-law suites
- No over-regulation
- No small commercial stores
- Maintain rural character
- Small home businesses are OK
- Not hog farms, but 1 hog is OK
- 4H animals are OK

- No commercial livestock
- Minimum size property required
- Yes, to chickens, but not to major poultry operations
- Regulations regarding how many animals per acre, etc.

Following the survey overview and public input, the meeting concluded. Surveys were given to those who did not receive due to improper addresses on file with the property appraiser, or to fill out that evening. It was noted to send comments or surveys to the email address provided, or to mail them in. and to attend the next community meeting on December 4th at 6p.m. at the Emergency Operations Center.

Ms. Emblidge thanked the attendees and provided her contact information. She invited the attendees to take business cards and reminded them of the next public input meeting opportunity on December 4, 2018 at 6 p.m. The meeting was concluded at approximately 7:30 p.m.

HENDRY COUNTY
WHEELER ESTATES

Community Meeting #2
Hendry County EOC
October 17, 2018

Name	Address	E-Mail Address
Michael Filip	3251 Ave 33 PH	AFilip81@gmail.com
John Yerkes	Edison Ave, Lehigh	

HENDRY COUNTY
WHEELER ESTATES

Community Meeting #2
Hendry County EOC
October 17, 2018

Name	Address	E-Mail Address
Eric & Christina Shay	7582 19 Place	ewshay@gmail.com
Nathan & Jessica Griffin	7511 21st Place	JGRIFF75@hotmail.com
Colette & Richard Walls	8250 Pacific Dr Ft. Myers, FL 33966	Cole.Kiesel@gmail.com
Shane Parker	Hendry County	sparker@hendryfla.net

HENDRY COUNTY
WHEELER ESTATES

Community Meeting #2
Hendry County EOC
October 17, 2018

Name	Address	E-Mail Address
Glenda Parsley Melinda Parsley	7825 2nd Ter Labelle	glow162@gmail.com melindaParsley@racketmail.com
Leon Veilleux Kimberly Veilleux	7824 21st Terr Labell	Kimveilleux1985@gmail.com
Ronald Gibbs	2820 20th PL	rdgibbsJr@gmail.com
Natalie Scowden	7546 7th PL	nataliescowden@yahoo.com
Colette & Bob Kieser	8161 HARRISBURG DR 33967 FT MYERS FL	bobkieser@comcast.net
Kurt & Patti Smutney	7764 7th Pl.	pattismy4@Hotmail.com
Kenny Tillman	7861 17th Terr	Kennytillman59@gmail.com
Ronald Ward	7501 8th PL	RAW@SOHRSONENG.com

HENDRY COUNTY
WHEELER ESTATES

Community Meeting #2
Hendry County EOC
October 17, 2018

Name	Address	E-Mail Address
Michelle & Robert Vaughn	~~7882~~ 7th Place mailing 508 Sheldon Ave Lehigh Acres, FL 33972	mvaughn@twnelsoninc.com
Zakir and Eric Esparza	11 Alabama Rd S	zakirseymour@gmail.com
Billy Stephens	7969 23rd Terr.	
David Lopez	7753 4th Terr	dloremo de ling e gmail.com
Michelle Willis	9430 Wheeler Rd	FloridaBuglady@aol.com
Andrew Willis	↓	"
Allison Cronin	7788 23rd Terr LaBelle FL 33935	KCAC776@yahoo.com
Jerry & Susie Campbell	7943 20th Place	susie.campbell103@gmail.com

HENDRY COUNTY
WHEELER ESTATES

Community Meeting #2
Hendry County EOC
October 17, 2018

Name	Address	E-Mail Address
Keith Cronin	7788 23 Ter Labelle 33935	

Land Use Study for Wheeler Estates

COMMUNITY MEETING #1

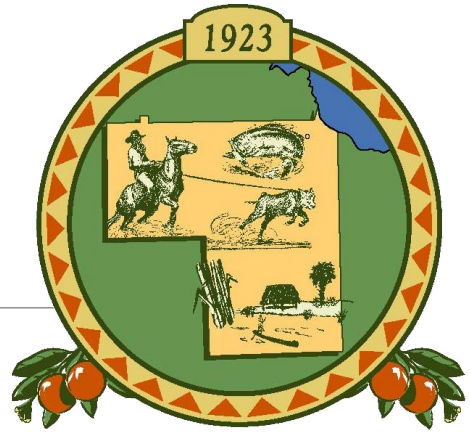
WEDNESDAY, OCTOBER 17TH

HENDRY COUNTY EMERGENCY OPERATIONS CENTER – LABELLE, FLORIDA

Meeting Agenda

- Welcome & Introductions
- Land Use Study Project Overview
- Community Planning Framework
  - Future Land Use
  - Zoning Districts
  - Wheeler Road Municipal Service Benefit Unit
- Survey Discussion & Open Forum

Purpose of Tonight's Meeting



- Provide an overview of the Wheeler Estates Land Use Study Project
- Discussion on general planning concepts & gain community input on:
  - Future Land Use
  - Zoning Districts
  - MSBU's
  - Compatible Uses
- Set groundwork for Comprehensive Plan Amendments relating to Future Land Use and Land Development Code Amendments relating to Zoning Districts specific to Wheeler Estates

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**
- **Funded by Grant from Department of Economic Opportunity**
- **Must be completed by May 2019**

Project Timeline

SEPT – NOV 2018

Initial Community Meetings, Survey & Preliminary Analysis

NOV 2018

Community Outreach Report & Preliminary Recommendations Report

DEC 2018

Community Meeting #2 & Drafting of Comprehensive Plan & LDC Amendments

JAN 2019

LPA & BoCC Transmittal Hearings

FEB - MAR 2019

State(DEO) Review

APR 2019

Final BCC Hearing

Key Upcoming Dates

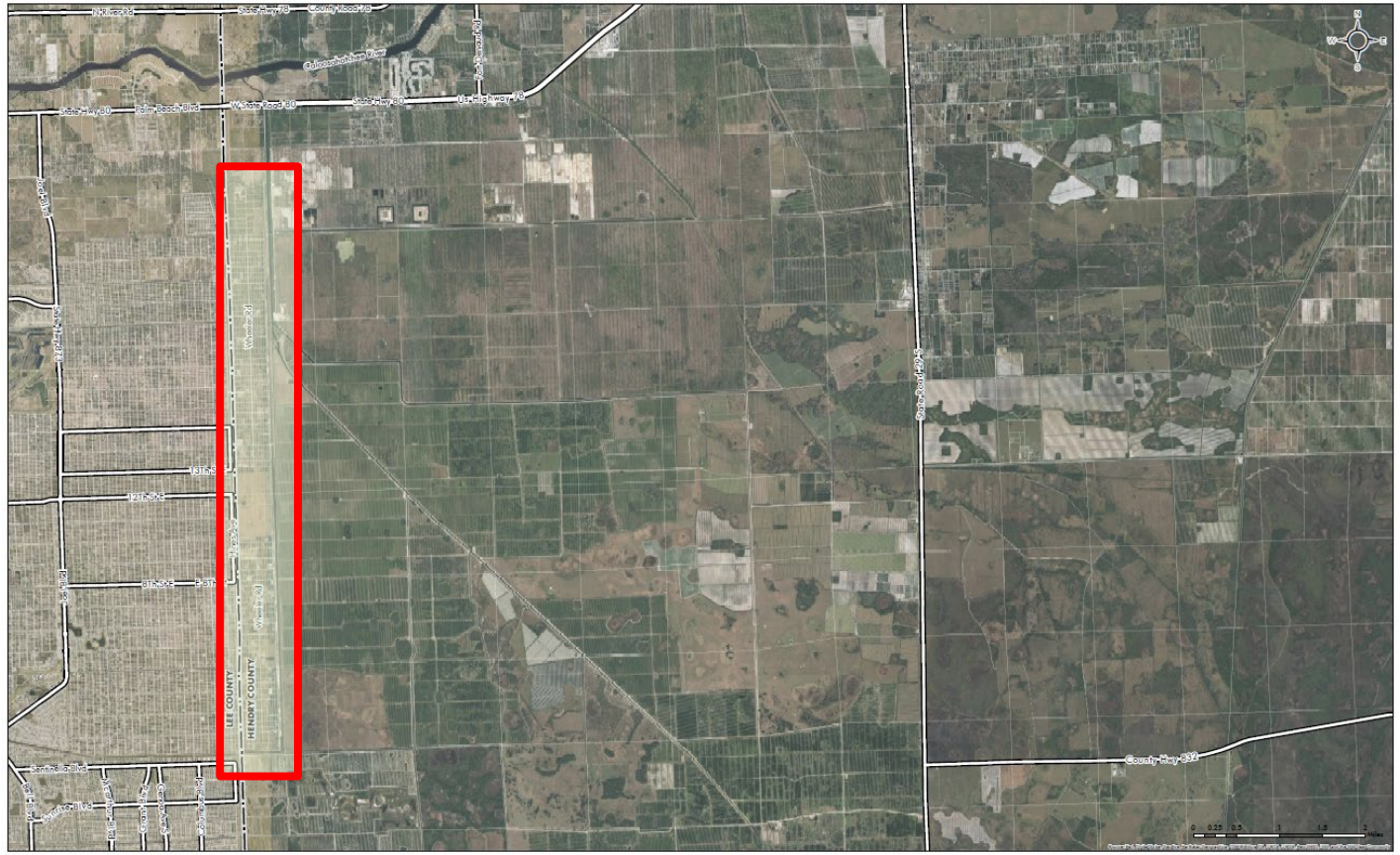
Community Meetings:

- ✓Thursday, September 26th – Open House/Town Hall Meeting at EOC
- ✓ Wednesday, October 17th – Land Use Study Community Meeting #1 at EOC
- Tuesday, December 4th – Land Use Study Community Meeting #2 at EOC

TENATIVE Public Hearing Dates for Transmittal:

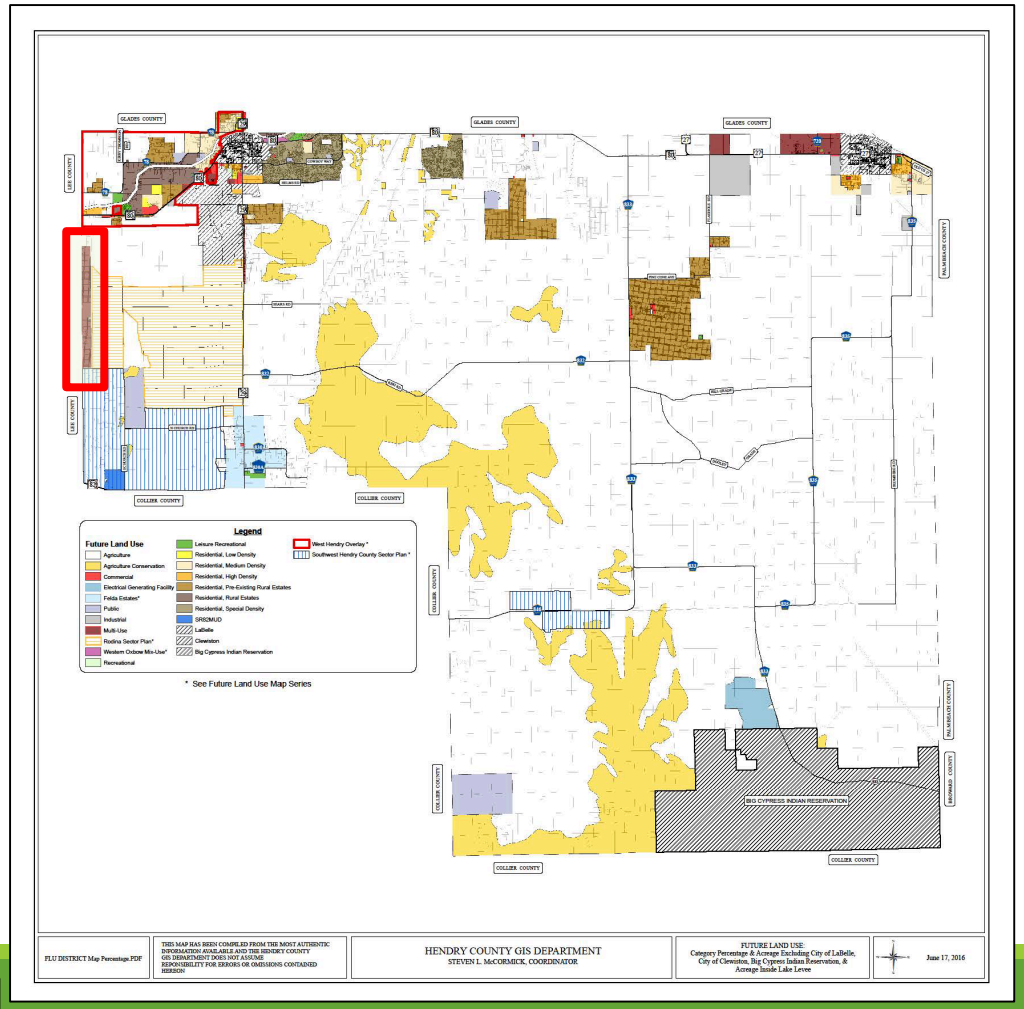
- January 9th – Local Planning Agency, Hendry County Courthouse in LaBelle
- January 22nd – Board of County Commissioners, Hendry County Courthouse in LaBelle

Wheeler Estates Study Area



- Approximately 1,933 acres
- Immediately east of Hendry/Lee County Line
- Accessed from Lee County (Joel Blvd.) via 16th Terrace, 10th Place & 2nd Place bridges

Existing Conditions: County Future Land Use Map



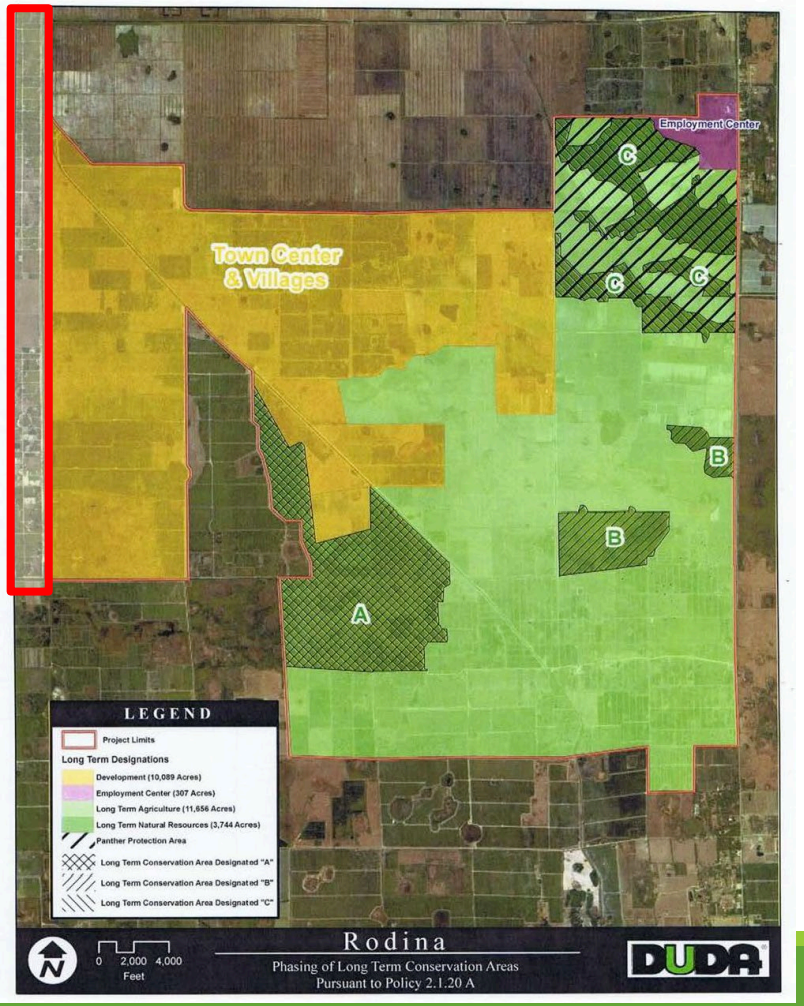


Wheeler Estates

Rodina Sector Plan

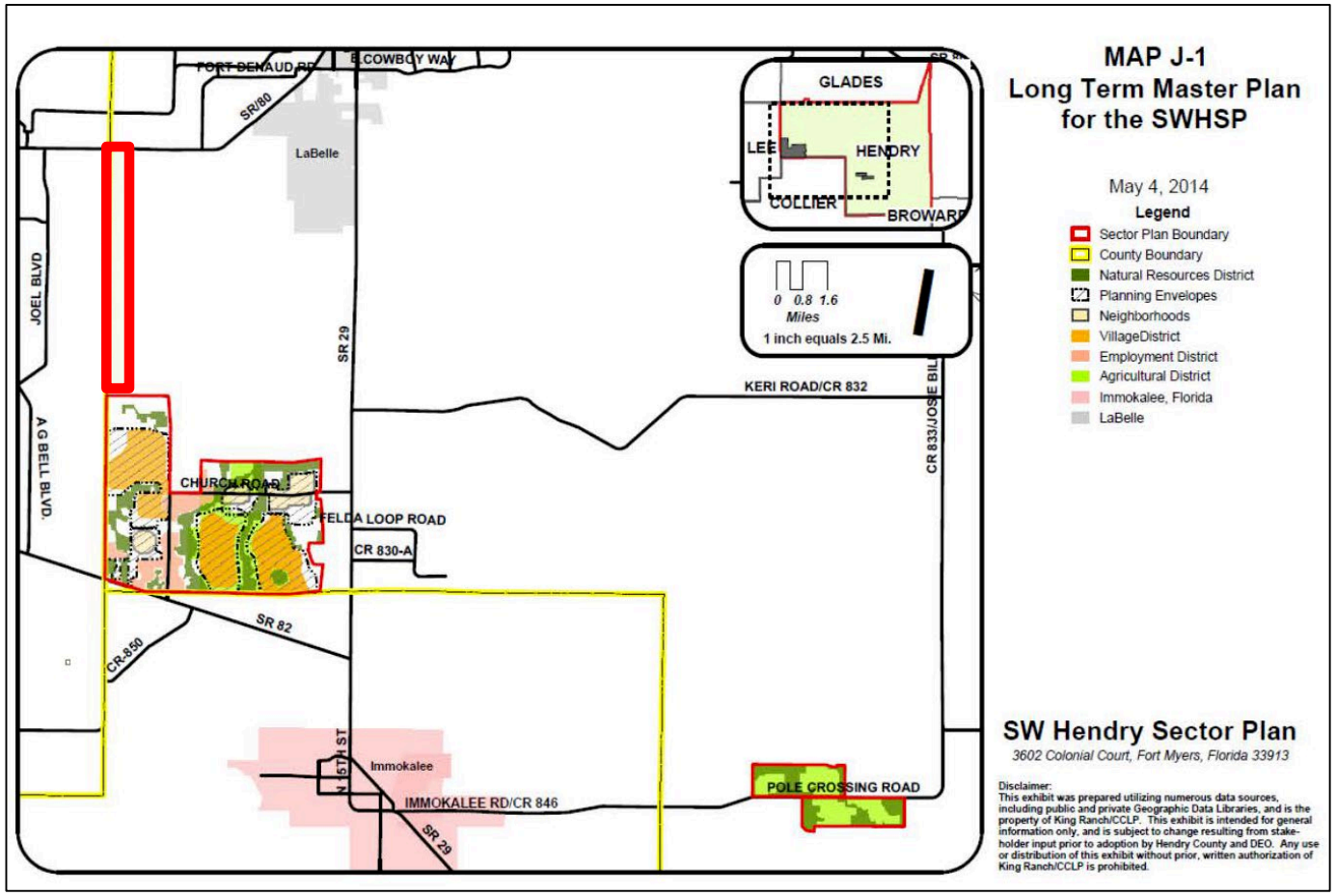
Southwest Hendry Sector Plan

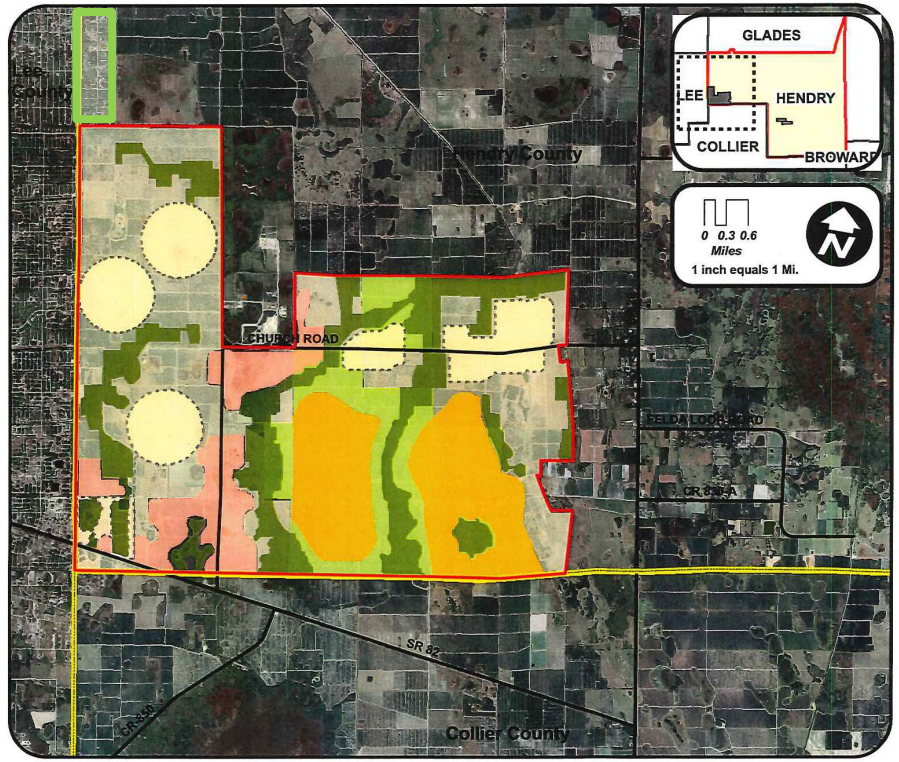
Existing Conditions: Rodina Sector Plan



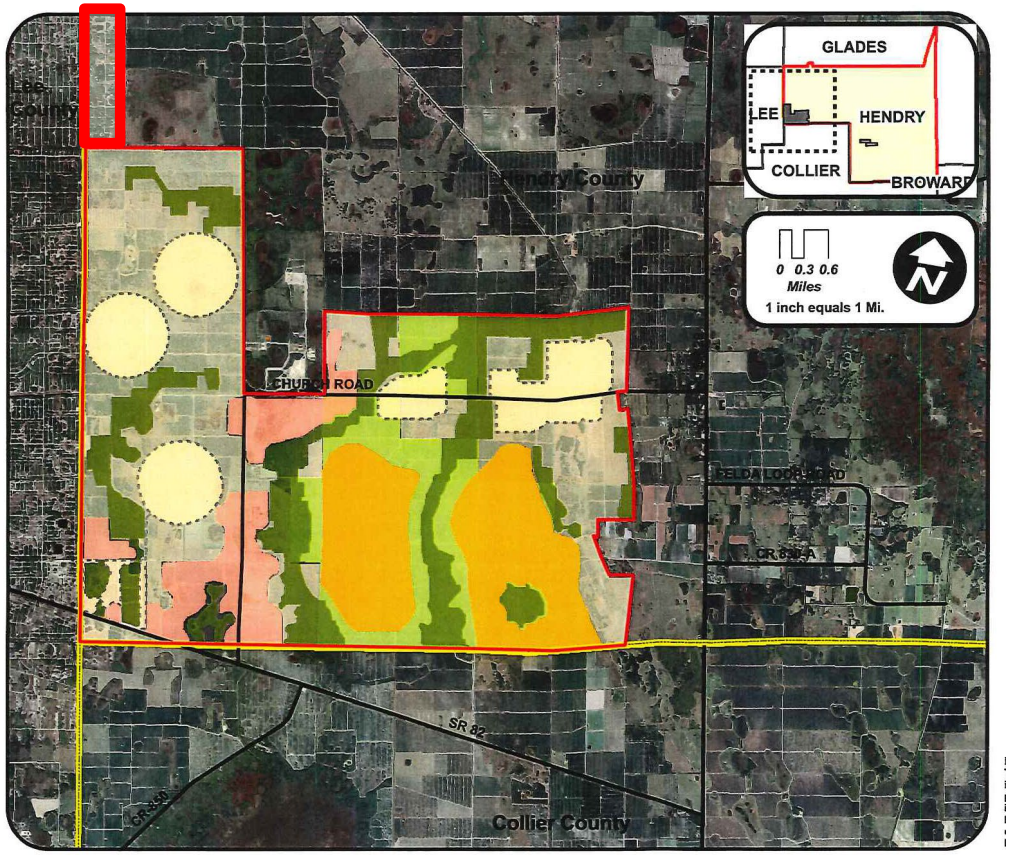
- 25,800+/-acres
  - ✓ 21,000 dwelling units
  - ✓ 2,450,000 SF Commercial Retail
  - ✓ 1,900,000 SF Office/Civic/Industrial
  - ✓ 400 Hotel/Motel Rooms

Existing Conditions: Southwest Hendry Sector Plan



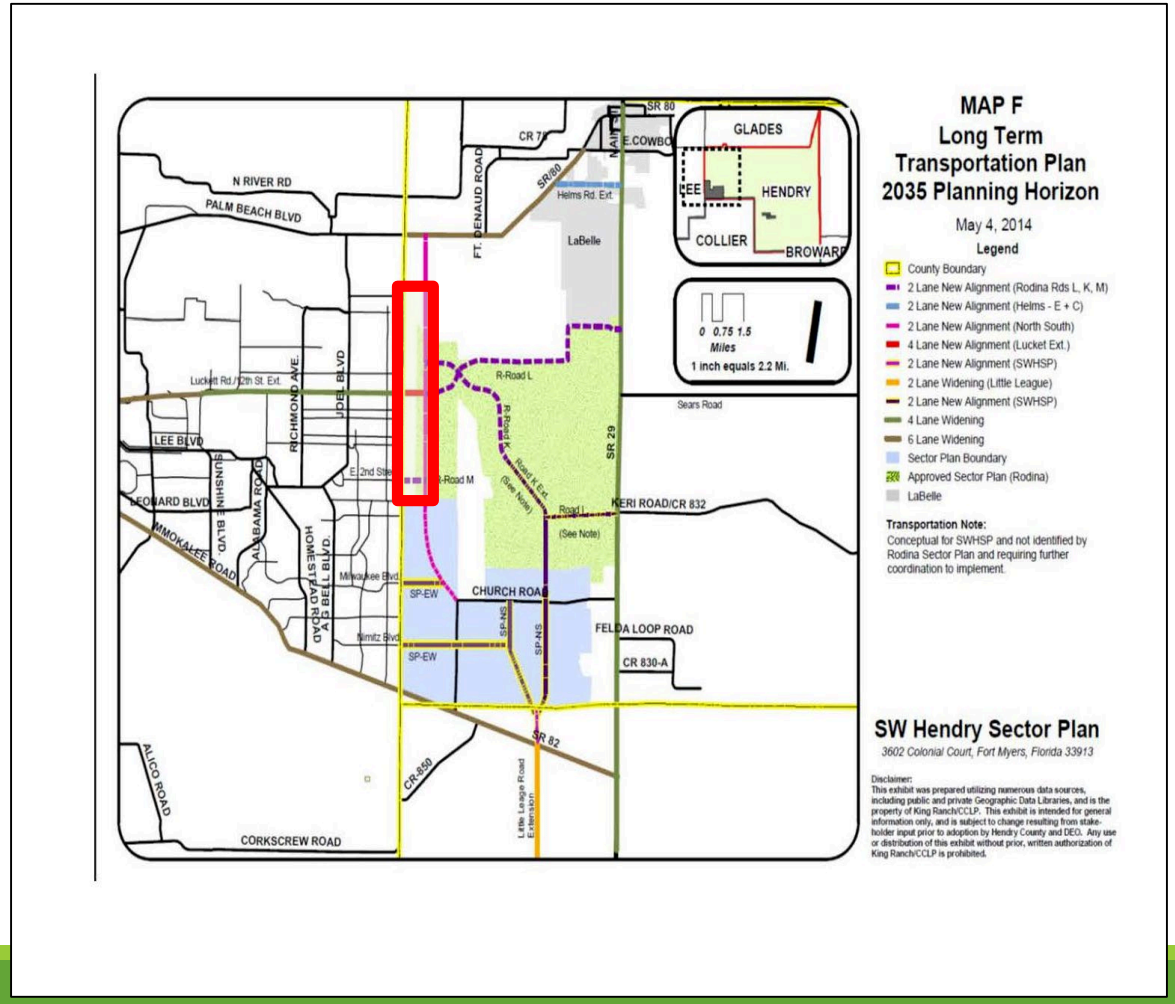


Existing Conditions: Southwest Hendry Sector Plan

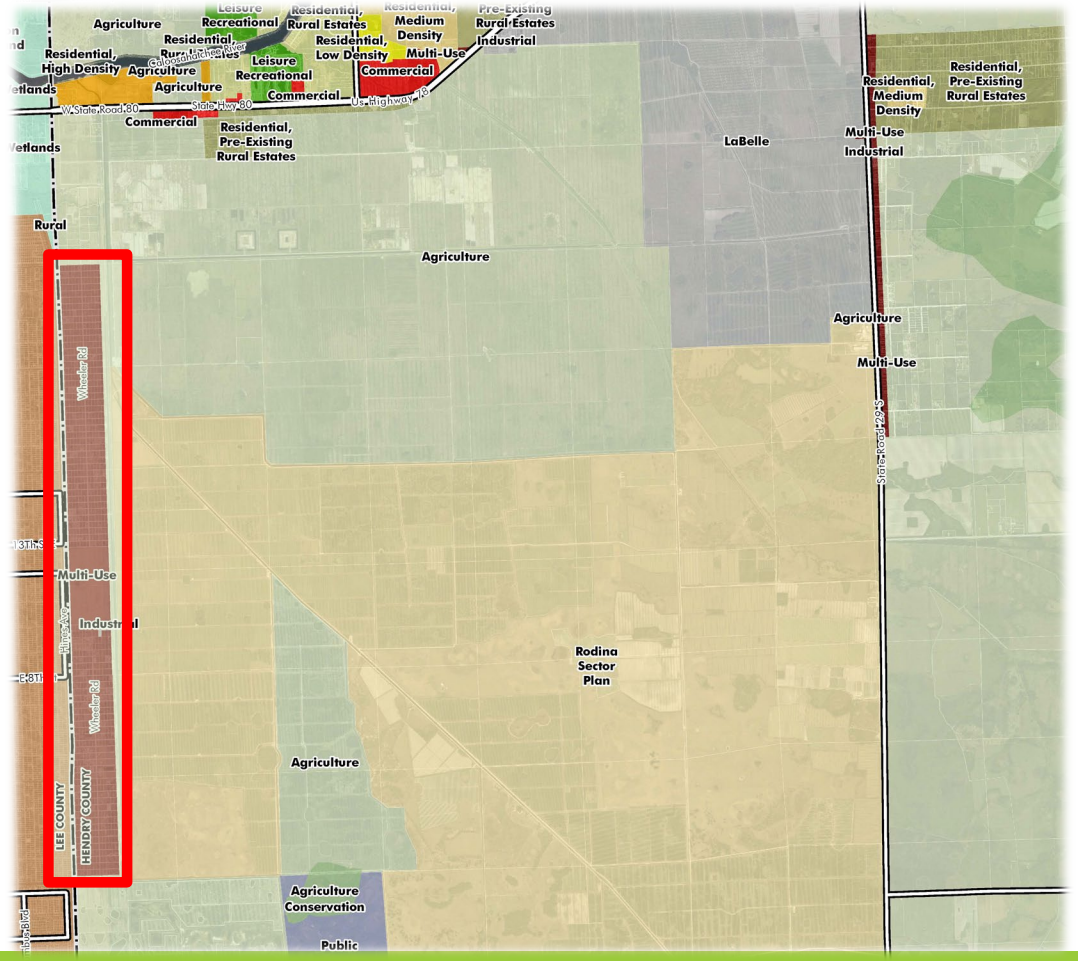


- 23,600+/-acres
  - ✓ 22,928 dwelling units
  - ✓ 1,125,000 SF Commercial Retail
  - ✓ 605,000 SF Office
  - ✓ 3,311,000 SF Industrial
  - ✓ 400 Hotel/Motel Rooms

Existing Conditions: Long Range Transportation Plan

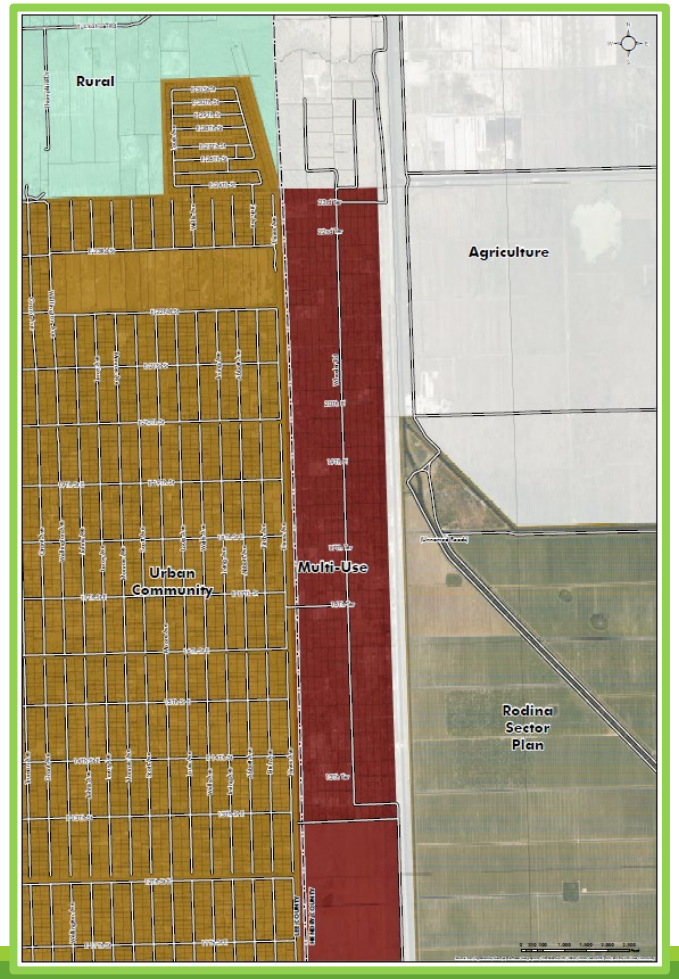


Existing Conditions: Future Land Use Map



- **Multi-Use Future Land Use Category**
- Promotes new development and redevelopment of the properties
- Range of intended uses include: residential, commercial & industrial land uses
- Generally located adjacent to existing urban/suburban areas
- Density of 4 dwelling units per acre EXCEPT Wheeler Estates – 1 du/1.25 acres (vested lots)
- Non-residential uses allowed from 0.25 to 0.75 Floor Area Ratio

Existing Conditions: Future Land Use Map



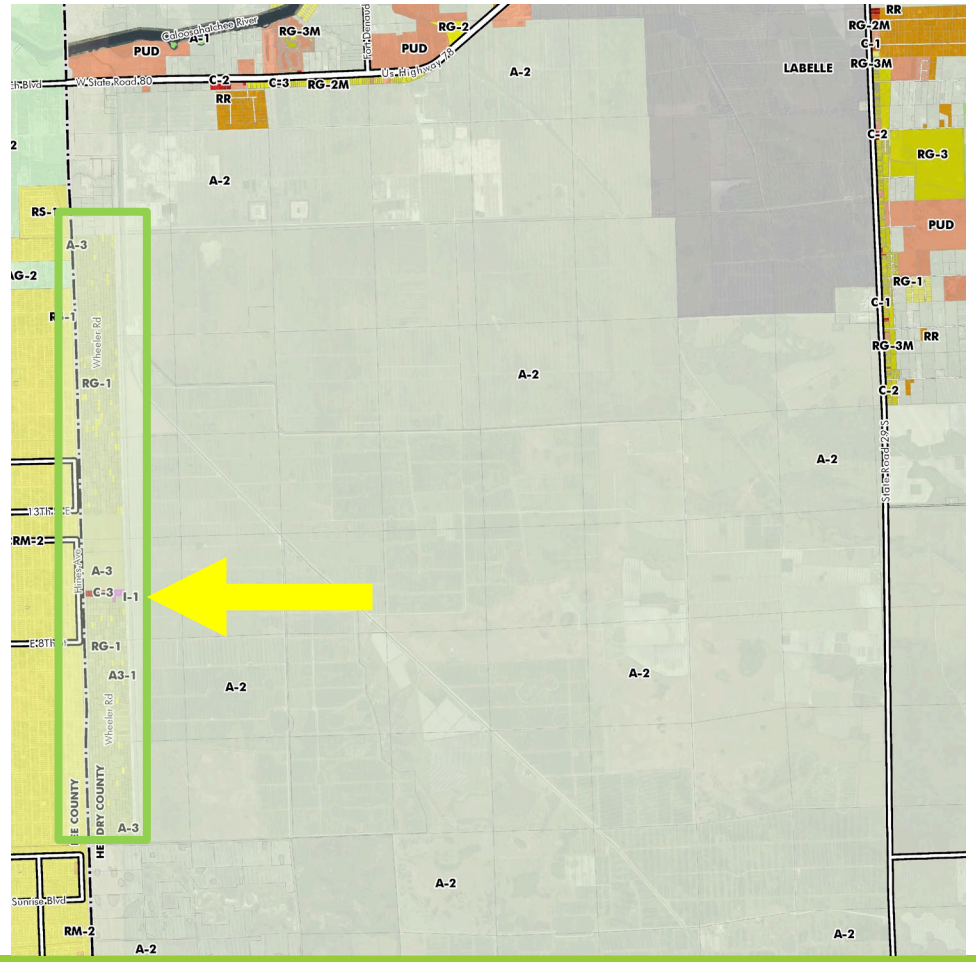


Existing Conditions: Floor Area Ratio Examples



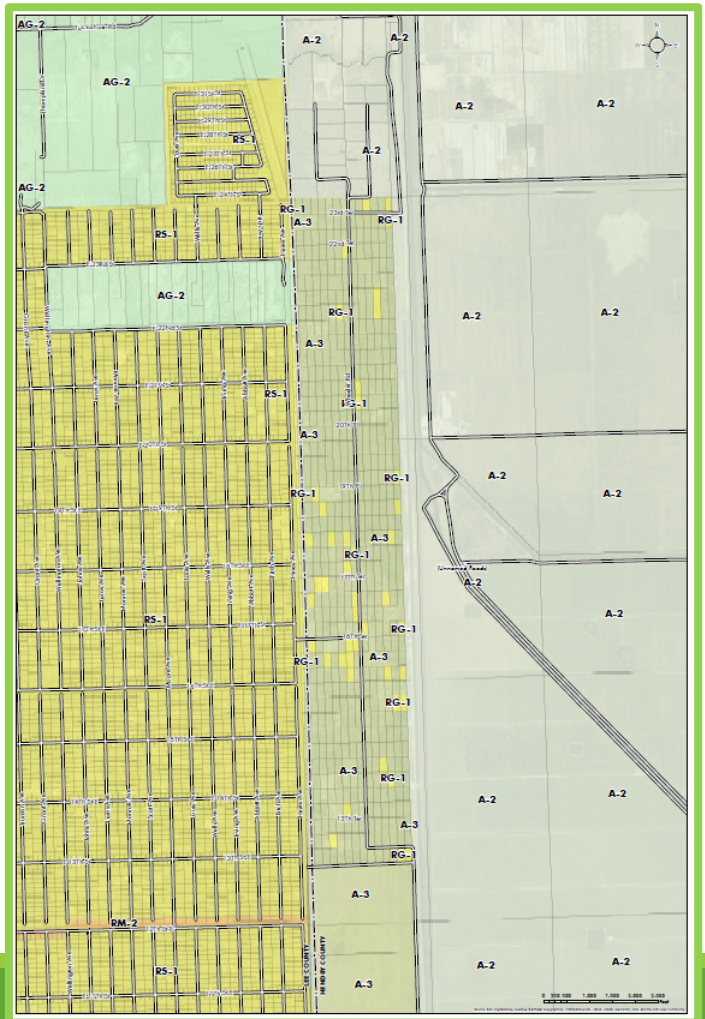
- 0.25 Floor Area Ratio = 10,890 SF building on 1 acre
- 0.75 Floor Area Ratio = 32,670 SF building on 1 acre
- EXAMPLE: LaBelle Tractor Supply is 0.10 FAR
- EXAMPLE: McDonalds is approximately 0.2 FAR

Existing Conditions: Zoning Map



- Agricultural Transitional (A-3)
- Limited areas of Residential Low Density (RG-1)
- Isolated High Intensity Commercial (C-3) & Light Industrial (I-1) zoning districts immediately north of 10th Place/Wheeler Road

Existing Conditions: Zoning Map (North)



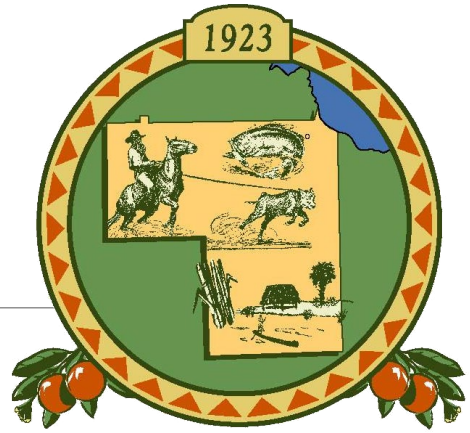
- Predominantly zoned Agriculture Transitional (A-3)
- Approximately 40 Lots are zoned RG-1
- General Agriculture(A-2) to the north and east
- Lee County RS-1 and RM-2 zoning to the west

Existing Conditions: Zoning Map (South)



- Predominantly zoned Agriculture Transitional (A-3)
- Approximately 16 Lots are zoned RG-1
- High Intensity Commercial (C-3) and Light Industrial (I-1)
- General Agriculture (A-2) to the south and east
- Lee County RS-1& RM-2 zoning to the west

Existing Conditions: Zoning Comparison



Agriculture Transitional (A-3):

- Min. Lot Size = 5 acres
- Residential Uses: Single-Family Only
- Min. Dwelling Size: 800 SF
- Agricultural Uses: Horticulture, floriculture, silviculture, and viticulture
- Commercial Uses: Retail, General Commercial by Special Exception
- General Recreation: Special Exception
- Neighborhood Recreation: Permitted

Low Density Residential (RG-1)

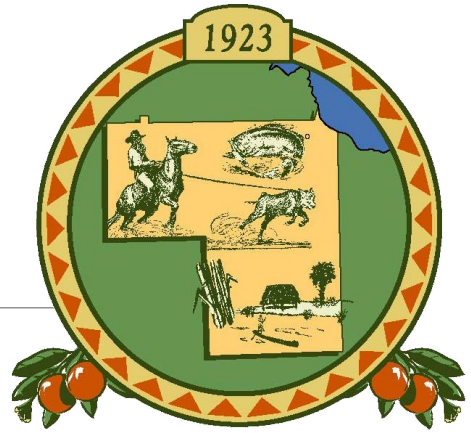
- Min. Lot Size = 1 acre
- Residential Uses: Single-Family Only
- Min. Dwelling Size: 800 SF
- Agricultural Uses: Not Permitted
- Commercial Uses: Not Permitted
- General Recreation: Special Exception
- Neighborhood Recreation: Special Exception

Existing Conditions: Land Use



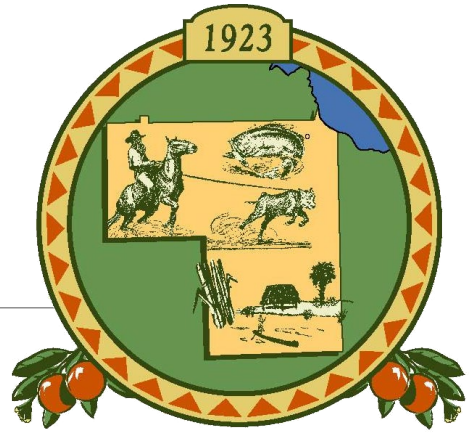
- Predominantly single-family residential
- Limited active and passive agriculture
- Churches
- Home occupation
- One (1) warehouse

Existing Conditions: MSBU



- Wheeler Road MSBU established per Resolution 88-65 for the purposes of providing street maintenance and lighting
- MSBU is a governmental tool to address a specific need (specifically lighting and road maintenance) in a designated area, and the property owners are not otherwise taxed to cover the costs to provide the needed service
- The MSBU sets forth the cost of the service and the owners are assessed non-ad valorem fees

Existing Conditions Summary



- Future Land Use vests residential uses and existing agricultural
- Allows significant non-residential land uses (subject to rezoning approval)
- Zoning Districts are a mix of A-3 and RG-1
- Do not support consistent vision for build-out of community with rural estates and supportive uses
- LDC requires certain roadway/access improvements concurrent with development

Community Survey



Land Use Discussion: Residential









EXAMPLES:

- Single-Family Residential
- Mobile Homes
- RVs

Land Use Discussion: Commercial & Institutional











EXAMPLES:

- **"Neighborhood" Retail**
- **Office**
- **Churches**
- **Schools**
- **Daycare**

Land Use Discussion: Agricultural









EXAMPLES:

- **Horticulture, Floriculture, Silviculture & Viticulture**
- **Commercial Livestock**
- **Non-Commercial Livestock**
- **Processing & Warehousing**
- **Agricultural Housing**

Community Survey

4. Which of the following land uses should be encouraged in the community?

	YES	NO	UNDECIDED
Residential (Single-Family)			
Residential (Mobile Homes)			
Public & Private Recreation			
Agricultural Uses (Cropland)			
Agricultural Uses (Livestock)			
Neighborhood Commercial Uses			
Conservation/Preserve Lands			
Home Occupation*			

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

Community Survey

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries			
Horticulture/Cropland			
Farmer's Markets & U-Pick Operations			
Domestic Commercial Livestock			
Domestic Non-Commercial Livestock			
Chickens/Poultry/Birds			
Horses/Equine			
Cattle/Bovine			
Pigs/Swine			
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			

Community Survey

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			
Schools (public or private)			
Community Gardens			
Conservation/ Passive Recreation (such as hiking and nature trails)			
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)			
Other Public/Civic Uses (Please list all):			

Community Survey

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			
Professional service or offices			
Medical offices			
Light industrial (such as warehousing and storage)			
Heavy Industrial (such as manufacturing)			
Other (Please list all):			

Community Survey

8. Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				
Protection of Rural Character				
Improved Public Infrastructure				
Stormwater Management/ Drainage				
Roads				
Parks				
Schools				
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)				
Building Architecture (Non-Residential)				
Landscaping				
OTHER (Please list all):				

Stay Informed!

1) Please Provide Your Contact Information For Future Notifications:

- Email Address
- Mailing Address

2) Hendry County Website:

- www.hendryfla.net

3) Email Survey & Comments:

- WheelerEstatesInfo@waldropengineering.com

Thank You for Coming!

Next Community Meeting:

- Tuesday, December 4th – EOC at 6:00 p.m.

Tentative Public Hearings:

- January 9th – Local Planning Agency, Hendry County Courthouse in LaBelle
- January 22nd – Board of County Commissioners, Hendry County Courthouse in LaBelle

Existing Conditions: Roadway Access Required

"In order to receive a building permit to construct a single-family home in the Wheeler Estates development, the property owner must provide evidence with the building permit application that he/she:

1) *Has legal access to the property from a public road, and*
2) *Will construct a private driveway in accordance with county specifications unless and until a private road is required to provide access to the property*
3) *Will participate in a private road agreement with other landowners to construct a private road to county specifications when development warrants such construction, and*
4) *4) that the lot (a) is at least five acres in size, (b) previously received a vested rights determination or (c) is on the list of lots vested by way of Ordinance No. 2014-02.*

COMMUNITY PLANNING SURVEYS

Wheeler Estates

Community Planning Survey

Name: TOBY + JOYCE BEARDSLEY

Address: 10280 WHEELER Rd

Email Address: tobydean24 @ embarqmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Rural Setting, location

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Location

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation			✓
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses	✓		
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock	✓		
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine		✓	
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			✓	
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage	✓			
Roads			✓	
Parks		✓		
Schools		✓		
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)			✓	
Building Architecture (Non-Residential)			✓	
Landscaping			✓	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Fair, Consistant Code enforcement.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: BOB KIESEL

Address: 8161 HARRISBURG DR. FT. MYERS FL 33967

Email Address: BobKiesel@comcast.net

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☐ 1-5 years ☐ 5-10 years ☑ 10+ years

2. **What makes Wheeler Estates unique to you?**

   LIKE THE RURAL SETTING

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   LOW DENSITY

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation		✓	
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands	✓		
Home Occupation*		✓	

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		✓	
Horticulture/Cropland			✓
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock			✓
Domestic Non-Commercial Livestock			
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		✓	
Schools (public or private)		✓	
Community Gardens			✓
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage	✓			
Roads		✓		
Parks	✓			
Schools	✓			
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)				✓
Building Architecture (Non-Residential)				✓
Landscaping				✓
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☐ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Susie & Jerry Campbell

Address: 7943 20th Place, LaBelle

Email Address: susie.campbell103@gmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Peace & Quiet

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Quiet

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation			✓
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses			✓
Conservation/Preserve Lands	✓		
Home Occupation*			✓

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.* – Please explain better!

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland			✓
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock		✓	
Domestic Non-Commercial Livestock			
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine			✓
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		✓	
Schools (public or private)		✓	
Community Gardens			✓
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all): Home offices for small businesses Run by home owners.			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		✓		
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage	✓			
Roads				✓
Parks	✓			
Schools	✓			
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)			✓	
Building Architecture (Non-Residential)			✓	
Landscaping		✓		
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

1. Number of acres required in order to build. We had to have 5 acres.
2. Deadline or time to build a house. Something around 1 year.
3. No more trailers for owner builder!
4. Better code enforcement!
5. Mail delivery.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Keith | Allison Cronin

Address: PO Box 97 Alva 33920 / 7788 23rd Terrace LaBelle FL 33935

Email Address: KCAC77le@yahoo.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☒ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   It's quite country rural area. Would love to allow livestock (horses, cow, pigs 4H Animals etc.)

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   country rural area

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)	✓		
Public & Private Recreation			
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses			
Conservation/Preserve Lands			
Home Occupation*			

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		✓	
Horticulture/Cropland		✓	
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock			
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine			
Pigs/Swine	✓		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		✓	
Schools (public or private)		✓	
Community Gardens		✓	
Conservation/ Passive Recreation (such as hiking and nature trails)		✓	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		✓		
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage		✓		
Roads			✓	
Parks		✓		
Schools		✓		
Notification on Community Projects (Both Public & Private)			✓	
Creating Community Design Standards				
Building Architectural (Residential)	✓			
Building Architecture (Non-Residential)				✓
Landscaping	✓			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: DAVID E. LOPEZ / TAMARA L. LOPEZ

Address: 7753 4th TERRACE LABELLE FL 33935

Email Address: dloremodeling @ GMAIL.COM

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☒ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   ABILITY TO HAVE VAST PROPERTY ACREAGE . TRANQUIL COUNTRY LIFE.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   PEACEFUL

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		X	
Public & Private Recreation	✓		
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		X	
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		X	
Horticulture/Cropland		X	
Farmer's Markets & U-Pick Operations		X	
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine		X	
Pigs/Swine		X	
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)		X	
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		X	
Professional service or offices		X	
Medical offices		X	
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			✓	
Protection of Rural Character			✓	
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				✓
Parks				✓
Schools				✓
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)				✓
Building Architecture (Non-Residential)				✓
Landscaping				✓
OTHER (Please list all): 1,800 sq ft HOMES MINIMUM NO MODULAR OR WOOD HOUSES				✓

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Implement Property Maintenance Ordinace to Enforce Property owner maintain House Appearance.

Animals regulated per acre.

1,200 sq ft Minimum Sq. ft Homes

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Ron & Pam Edwards
17850 Rebecca Ave.
Ft. Myers Beach, FL 33931

Address: _____

Email Address: _____

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☒ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Trees

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Good road

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)			✓
Public & Private Recreation			✓
Agricultural Uses (Cropland)			✓
Agricultural Uses (Livestock)			✓
Neighborhood Commercial Uses			✓
Conservation/Preserve Lands			✓
Home Occupation*			✓

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock			✓
Domestic Non-Commercial Livestock			✓
Chickens/Poultry/Birds			✓
Horses/Equine			✓
Cattle/Bovine			✓
Pigs/Swine			✓
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			✓

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens			✓
Conservation/ Passive Recreation (such as hiking and nature trails)			✓
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)			✓
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	✓		
Professional service or offices			✓
Medical offices			✓
Light industrial (such as warehousing and storage)			✓
Heavy Industrial (such as manufacturing)			✓
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			✓	
Protection of Rural Character		✓		
Improved Public Infrastructure				
Stormwater Management/ Drainage			✓	✓
Roads			✓	✓
Parks			✓	
Schools			✓	
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)			✓	
Building Architecture (Non-Residential)			✓	
Landscaping			✓	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☐ **YES** ☒ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Zakir and Eric Esparza

Address: 11 Alabama Rd Lehigh Acres FL.

Email Address: zakirseymour@gmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☒ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   I grew up in pioneer Plantation. Wheeler Estates feels like home. The stars and lightening bugs. I love the rural feel of it.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Privacy

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)	✓		
Public & Private Recreation	✓		
Agricultural Uses (Cropland)			
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses			✓
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all): Alpaca Ostrich Llama			
Should there be limitations on number and type of livestock based on property size?			X

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all): Community Center Mail Shed (one on the North Side, One on the South side)			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			X
Professional service or offices			X
Medical offices			X
Light industrial (such as warehousing and storage)			X
Heavy Industrial (such as manufacturing)			X
Other (Please list all): I am unsure as of 2018			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			X	
Protection of Rural Character			X	
Improved Public Infrastructure				
Stormwater Management/ Drainage				X
Roads				X
Parks				X
Schools				X
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)		X		
Building Architecture (Non-Residential)		X		
Landscaping		X		
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Jennifer and Steven and Widad Farah

Address: Seven Lots total

Email Address: Steven farah1@aol.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☐ 1-5 years ☐ 5-10 years ☒ 10+ years

2. **What makes Wheeler Estates unique to you?**

   Larger Lots

3. **Use one word to describe your favorite thing about Wheeler Estates:**

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses	X		
Conservation/Preserve Lands	X		
Home Occupation*			X

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock	X		
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?		X	

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)	X		
Heavy Industrial (such as manufacturing)	X		
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			X	
Protection of Rural Character			X	
Improved Public Infrastructure				
Stormwater Management/ Drainage			X	
Roads			X	
Parks			X	
Schools			X	
Notification on Community Projects (Both Public & Private)		X		
Creating Community Design Standards				
Building Architectural (Residential)		X		
Building Architecture (Non-Residential)		X		
Landscaping	X			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

N/A

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: EDWARD FARNIK

Address: BERNADOTTESTR. 31 90439 NÜRNBERG

Email Address: edward.farnik@gmail.com Germany

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Far away from city traffic, and on the other close to water.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   SERENITY

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)	X		
Public & Private Recreation	X		
Agricultural Uses (Cropland)		X	
Agricultural Uses (Livestock)		X	
Neighborhood Commercial Uses		X	
Conservation/Preserve Lands	X		
Home Occupation*			X

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		X	
Horticulture/Cropland		X	
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock			X
Domestic Non-Commercial Livestock		X	
Chickens/Poultry/Birds			
Horses/Equine			
Cattle/Bovine			
Pigs/Swine			
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			X
Professional service or offices			X
Medical offices			X
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				X
Protection of Rural Character		X		
Improved Public Infrastructure				
Stormwater Management/ Drainage			X	
Roads			X	
Parks				X
Schools		X		
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)		X		
Building Architecture (Non-Residential)		X		
Landscaping				X
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Michael & April Filip

Address: mailing - 325 Lenz Ave, Lehigh Acres, FL 33974
Lots 7716 & 7752 2nd Pl, Wheeler Labelle, FL 33935

Email Address: afilip81@gmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☒ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Great lot sizes, with potential for more than residential growth.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Potential

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)	✓		
Public & Private Recreation	✓		
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses	✓		
Conservation/Preserve Lands		✓	
Home Occupation*			✓

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

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5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock	✓		
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			✓
Schools (public or private)			✓
Community Gardens		✓	
Conservation/ Passive Recreation (such as hiking and nature trails)		✓	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)			✓
Other Public/Civic Uses (Please list all):			

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7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			✓
Professional service or offices			✓
Medical offices			✓
Light industrial (such as warehousing and storage)	✓		
Heavy Industrial (such as manufacturing)	✓		
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection	✓			
Protection of Rural Character		✓		
Improved Public Infrastructure				
Stormwater Management/ Drainage		✓		
Roads				✓
Parks	✓			
Schools	✓			
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)	✓			
Building Architecture (Non-Residential)	✓			
Landscaping	✓			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ YES ☐ NO

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10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Lots have been in this area undeveloped for decades and it may be time to get rid of certain restrictions to bring in development and small businesses. Ex: Home base excavating company, or trucking business, truck parking business, etc. With what it cost to jump power lot over lot, most people don't want to invest the money for a residential home along with the maintenance of a 1.25 lot for just a home. And with very limited internet access to the area, less people are willing to buy to build homes. The area seems to be more suited for residential homes that operate small businesses on their land, and commercial investment. For example, we own two adjacent lots and would build a home there if we could bring all four of our commercial trucks there since the lots allow for the room. However, since only one commercial vehicle is allowed with a residential home on the lot, we are not inclined to build. The area is so secluded, with no main road access, it becomes less appealing for residential home buyers/builders, but it is extremely attractive for small commercial operations like our own.

Thank you for participating in this survey and providing your feedback!

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Wheeler Estates

Community Planning Survey

Name: IVETTE GALARZA

Address: 227 S. LAKE DR. LEHIGH ACRES, FL 33936

Email Address: ivettegalarza777@yahoo.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☑ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   LARGE PARCELS, COUNTRY TYPE ENVIRONMENT

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   LAND

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation			✓
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses			✓
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock			✓
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine			✓
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature *trails)*	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	✓		
Professional service or offices	✓		
Medical offices	✓		
Light industrial (such as warehousing and storage)	✓		
Heavy Industrial (such as manufacturing)			✓

Other (Please list all):

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				
Parks				
Schools				
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)		✓		
Building Architecture (Non-Residential)		✓		
Landscaping	✓			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Ronald Gibbs

Address: 7870 20th PL

Email Address: rdgibbsjr@gmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☒ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Kinda away from everyone.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Quite

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation		X	
Agricultural Uses (Cropland)		X	
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses		X	
Conservation/Preserve Lands		X	
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		X	
Horticulture/Cropland		X	
Farmer's Markets & U-Pick Operations		X	
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		X	
Schools (public or private)		X	
Community Gardens		X	
Conservation/ Passive Recreation (such as hiking and nature trails)		X	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		X	
Professional service or offices		X	
Medical offices		X	
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			X	
Protection of Rural Character			X	
Improved Public Infrastructure				
Stormwater Management/ Drainage			X	
Roads			X	
Parks	X			
Schools	X			
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)			X	
Building Architecture (Non-Residential)			X	
Landscaping			X	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Evelyn Giglio

Address: 20 Dogwood Ct.

Email Address: Gettysburg, Pa. 17325

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   I have never been there.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation	✓		
Agricultural Uses (Cropland)			
Agricultural Uses (Livestock)		✓	
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland		✓	
Farmer's Markets & U-Pick Operations			
Domestic Commercial Livestock		✓	
Domestic Non-Commercial Livestock			
Chickens/Poultry/Birds		✓	
Horses/Equine		✓	
Cattle/Bovine		✓	
Pigs/Swine			
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens			
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all): Fire and Police			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	✓		
Professional service or offices	✓		
Medical offices	✓		
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				
Protection of Rural Character				
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				✓
Parks				✓
Schools				✓
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)				
Building Architecture (Non-Residential)				
Landscaping				✓
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☐ **YES** ☐ **NO** By Phone or Mail.

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

My Husband and I planned to move there one day. But he passed away three years ago. I am ninety years old and won't be moving there.

Sincerely
Evelyn Giglio

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Jedelias Gonzalez

Address: 7608 3rd Terrace, Labelle FL 33935

Email Address: Jedeliasgch@comcast.net

1. **How long have you lived or owned property in Wheeler Estates?**

   ☒ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   The fact that it is on a remote area, that allows our families to live on a peaceful and private neighboor.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Rural.

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)			✓
Public & Private Recreation	✓		
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		X	
Conservation/Preserve Lands	✓		
Home Occupation*		X	✓

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland			✓
Farmer's Markets & U-Pick Operations			✓
Domestic Commercial Livestock	✓		
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all): Any other animal that one would want for their enjoyment.			
Should there be limitations on number and type of livestock based on property size?		✓	

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)			✓
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		X	
Professional service or offices		X	
Medical offices		X	
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage		✓		
Roads		✓		
Parks			✓	
Schools	✓			
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)	✓			
Building Architecture (Non-Residential)	✓			
Landscaping			✓	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

I think it is very important for Wheeler to preserve Agricultural uses. The main reason I purchased land in this area, was to be able to build a home where I can raise my family in a different enviorment. A place where my children and grandchildren can interact with nature and have their pets. I am all for protecting all plans that will facilitate families to be able to live like this. Also, anything that is good for the enviorment and making it a beautiful place. I am not 100 percent sure how big Wheeler Estates is, if near the main road their needs to build a school or any other non-residential building seems fine, as long as it doesn't interfere with the homes and residential neighbors.

Thank You.

Thank you for participating in this survey and providing your feedback!

mailing address
7645 NW 16th Terrace
Lehigh Acres FL
33972-1905

Wheeler Estates

Community Planning Survey

Name: Carol Grey

site **Address:** 7645 16th Terr LaBelle FL

Email Address: lgk richards33@embarq.mail

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☑ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   like living in old Florida

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   privacy - distance between houses

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation		✓	
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands	✓		
Home Occupation*		✓	

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		✓	
Horticulture/Cropland		✓	
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock		✓	
Domestic Non-Commercial Livestock			
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine		✓	
Other (Please list all): No monkeys!			
Should there be limitations on number and type of livestock based on property size?	yes 5 acres min		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		✓	
Schools (public or private)		✓	
Community Gardens		✓	
Conservation/ Passive Recreation (such as hiking and nature trails)		✓	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all): we are a residential community			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				✓
Parks	✓			
Schools	✓			
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)				✓
Building Architecture (Non-Residential)	✓			
Landscaping			✓	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO** richards33@embarqmail.com

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

(1) We live in Wheeler Estates - an acre and a 1/4 is not an estate - we need to increase the home sites to a higher minimum!

(2) How much is in the MSBU funds?

(3) why can't the police patrols start now??

(4) when can the MPH signs go up - so that the police can write tickets?

(5) what is going to happen to the open spaces between the north & south sections of Wheeler Estates - ? plan.

We would like to be on the planning committee

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Nathan Griffin

Address: (Physical) 7511 21st PL Labelle FL

Email Address: JGriff75@Hotmail

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   We moved out here for the rural/Woodsarea and ~~was~~ to have our animals.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   rural

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation		✓	
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands		✓	
Home Occupation*			✓

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock	✓		
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all): Goats, Donkeys, Rabbits			
Should there be limitations on number and type of livestock based on property size?		✓	

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		✓	
Schools (public or private)		✓	
Community Gardens		✓	
Conservation/ Passive Recreation (such as hiking and nature trails)		✓	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		X	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection	✓			
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage			✓	
Roads			✓	
Parks	✓			
Schools	✓			
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)	✓			
Building Architecture (Non-Residential)	✓			
Landscaping	✓			
OTHER (Please list all):	✓			

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

Wheeler Estates

Community Planning Survey

Name: Tom Henderson

Address: 373 Hood Hill Maysville Ky 41056

Email Address: tato and maysville@yahoo.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☒ 1-5 years ☐ 5-10 years ☐ 10+ years

2. **What makes Wheeler Estates unique to you?**

   it out of the Co.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Country

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)			
Residential (Mobile Homes)			
Public & Private Recreation	X		Camp Ground
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses			
Conservation/Preserve Lands			
Home Occupation*			

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries			
Horticulture/Cropland			
Farmer's Markets & U-Pick Operations			
Domestic Commercial Livestock			
Domestic Non-Commercial Livestock			
Chickens/Poultry/Birds		X	
Horses/Equine		X	
Cattle/Bovine		X	
Pigs/Swine		X	
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	Yes		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			
Schools (public or private)			
Community Gardens			
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices		X	
Medical offices		X	
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			X	
Protection of Rural Character		X		
Improved Public Infrastructure				X
Stormwater Management/ Drainage				
Roads				X
Parks				X
Schools	X			
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)			X	
Building Architecture (Non-Residential)			X	
Landscaping				
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☐ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

We Need A Campground.
This is what I would like
to do with my 20 Acres
On Wheeler Rd.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: LEON HOFFMAN

Address: 139 W ARCH DR LAKE WORTH FL 33467

Email Address: _____

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   BOUGHT AS INVESTMENT

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   _____

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)			X
Residential (Mobile Homes)		X	
Public & Private Recreation			X
Agricultural Uses (Cropland)			X
Agricultural Uses (Livestock)			X
Neighborhood Commercial Uses			X
Conservation/Preserve Lands			X
Home Occupation*			X

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries			X
Horticulture/Cropland			X
Farmer's Markets & U-Pick Operations			X
Domestic Commercial Livestock			X
Domestic Non-Commercial Livestock			X
Chickens/Poultry/Birds			X
Horses/Equine			X
Cattle/Bovine			X
Pigs/Swine			X
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens			X
Conservation/ Passive Recreation (such as hiking and nature trails)			X
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)			X
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			✓
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)			✓
Heavy Industrial (such as manufacturing)			✓
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			✓	
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage			✓	
Roads			✓	
Parks				✓
Schools				✓
Notification on Community Projects (Both Public & Private)			✓	
Creating Community Design Standards				
Building Architectural (Residential)				✓
Building Architecture (Non-Residential)				✓
Landscaping				✓
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☐ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: James Ingersoll

Address: 4037 Conway Places Circle Orlando, Fl 32812 (Ingersoll Investments LLC)

Email Address: jingersoll@aol.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☒ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   It was an Investment

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   —

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)			X
Agricultural Uses (Livestock)			X
Neighborhood Commercial Uses		X	
Conservation/Preserve Lands	X		
Home Occupation*			X

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations			X
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock		X	
Chickens/Poultry/Birds			X
Horses/Equine			X
Cattle/Bovine			X
Pigs/Swine			X
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			X

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			X	
Protection of Rural Character			X	
Improved Public Infrastructure				
Stormwater Management/ Drainage			X	
Roads			X	
Parks			X	
Schools			X	
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)			X	
Building Architecture (Non-Residential)			X	
Landscaping			X	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Isidro & Mayelin Lopez

Address: 18249 Lee Rd FT Myers FL 33967

Email Address: 9bnhomie@embarqmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☒ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   quite, relaxing

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   rural

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation		✓	
Agricultural Uses (Cropland)		✓	
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands		✓	
Home Occupation*		✓	

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		✓	
Horticulture/Cropland		✓	
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock	✓	✓	
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine		✓	
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)		✓	
Community Gardens		✓	
Conservation/ Passive Recreation (such as hiking and nature trails)		✓	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			✓	
Protection of Rural Character				✓
Improved Public Infrastructure			✓	
Stormwater Management/ Drainage			✓	
Roads			✓	
Parks	✓			
Schools	✓			
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)		✓		
Building Architecture (Non-Residential)				✓
Landscaping	✓			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Melissa Koger

Address: 7620 20th Pl

Email Address: Melissa.psf@hotmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☐ 1-5 years ☒ 5-10 years ☐ 10+ years

2. **What makes Wheeler Estates unique to you?**

   The country setting and the secluded area.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   The rural area.

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses		X	X
Conservation/Preserve Lands	X		
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland			X
Farmer's Markets & U-Pick Operations		X	
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	yes		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		X	
Schools (public or private)		X	
Community Gardens		X	
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		X	
Professional service or offices		X	
Medical offices		X	
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				X
Protection of Rural Character				X
Improved Public Infrastructure				
Stormwater Management/ Drainage				X
Roads				X
Parks		X		
Schools		X		
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)			X	
Building Architecture (Non-Residential)	X			
Landscaping		X		
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

With All the home Building and land Clearing what is being done abo the Gofer Turtles?

Thank you for your Time,
Melissa

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: David Lindsay

Address: 617 Charles Sise St. E.

Email Address: delindsay04@msn.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☒ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Great area for families + agriculture

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   rural

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation	✓		
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses			
Conservation/Preserve Lands	✓		
Home Occupation*			—

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock		✓	
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine		✓	
Pigs/Swine		✓	
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)			✓
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			
Professional service or offices			
Medical offices			
Light industrial (such as warehousing and storage)			
Heavy Industrial (such as manufacturing)			
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				
Protection of Rural Character				
Improved Public Infrastructure				
Stormwater Management/ Drainage				
Roads				
Parks				
Schools				
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)				
Building Architecture (Non-Residential)				
Landscaping				
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☐ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Benjamin M. Lowe

Address: 18360 Tebeauch Creek Ln Alva FL 33920

Email Address: Benjamin.Lowe13@gmail.com

1. How long have you lived or owned property in Wheeler Estates?

   ☐ Less than 1 year ☐ 1-5 years ☐ 5-10 years ☒ 10+ years

2. What makes Wheeler Estates unique to you?

   Remote / Large tracts of property / Outdoor Recreation

3. Use one word to describe your favorite thing about Wheeler Estates:

   Country Lifestyle

4. Which of the following land uses should be encouraged in the community?

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses		X	
Conservation/Preserve Lands	X		
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. Which of the following specific agricultural uses, if any, should be encouraged in the community?

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock	X		
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. Which of the following public/civic uses, if any, should be encouraged in the community?

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. Which of the following non-residential land uses, if any, should be encouraged in the community?

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				X
Protection of Rural Character				X
Improved Public Infrastructure				
Stormwater Management/ Drainage				X
Roads				XXXX
Parks				X
Schools				X
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)				X
Building Architecture (Non-Residential)				X
Landscaping		X		
OTHER (Please list all):				

9. May we add you to our e-mail list for distribution of meeting notices and other community-related information?

☒ YES ☐ NO

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through **this** community planning project?

Please list any additional comments here:

Goals

(1) Paved wheeler Road like we were promised 19 years ago by the County overseer when I signed over my essement

(2) Increase Law enforcement presence

(3) Direct connection to Hendry County via SR 80.

(4) Improvement in canals

(5) Stop placement of mobil homes in area pendeed Restrictions.

The county needs to take some pride in this area. We have been paying taxes for many years w/ minimal investment by the county in our area. Basically the outward appearance of this area is a lawless waste land.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Maribel Gonzalez & Rene Gonzalez

Address: 2201 Murray Rd LaBelle

Email Address: rgonzalez23@embarqmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☑ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Would like to build & retire there.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   secluded

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)			✓
Public & Private Recreation		✓	
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses			✓
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		✓	
Horticulture/Cropland		✓	
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock		✓	
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine		✓	
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			✓

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)			✓
Community Gardens			✓
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			✓
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			✓	
Protection of Rural Character				✓✓✓
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				✓
Parks		✓		
Schools		✓		
Notification on Community Projects (Both Public & Private)		✓		
Creating Community Design Standards				
Building Architectural (Residential)			✓	
Building Architecture (Non-Residential)		✓		
Landscaping			✓	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: EUGENE & JACQUELINE MAZZA

Address: 232 CENTER GRANGE ROAD, ALIQUIPPA, PA 15001

Email Address: jkmazza@mazzadesignsolutions.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   we bought Florida land as a "college fund", That didn't work out. We have our last lot in Wheeler Estates on the market now.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   flat

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)			
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses	X		
Conservation/Preserve Lands			X
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock	X		
Domestic Non-Commercial Livestock			
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			X
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		X		
Protection of Rural Character			X	
Improved Public Infrastructure				
Stormwater Management/ Drainage			X	
Roads			X	
Parks				X
Schools		X		
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)		X		
Building Architecture (Non-Residential)		X		
Landscaping	X			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Melinda & Glenda Parsley

Address: 7825 2nd Ter Labelle, FL

Email Address: glawll62@gmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☒ 1-5 years ☐ 5-10 years ☐ 10+ years

2. **What makes Wheeler Estates unique to you?**

   Seclusion, woods,

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Tranquility

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		Private
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses		X	
Conservation/Preserve Lands	X		
Home Occupation*		X	

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations		X	
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	yes		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		X	
Schools (public or private)		X	
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		X	
Professional service or offices		X	
Medical offices		X	
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				X
Protection of Rural Character				X
Improved Public Infrastructure				
Stormwater Management/ Drainage				X
Roads				X
Parks		X		
Schools		X		
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)				
Building Architecture (Non-Residential)				
Landscaping				
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

X **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

NO restricted gated community.
Keep the quiet, woody area.
Keep seclusion and safety of area.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Theresa Rattey (Rattey Enterprises)

Address: 5879 W. Cinder Brook Way, Florence AZ 85732

Email Address: trattey@hotmail.com

1. **How long have you lived or owned property in Wheeler Estates?** (April 2004) (5 acres)

   ☐ Less than 1 year ☐ 1-5 years ☐ 5-10 years ☒ 10+ years

2. **What makes Wheeler Estates unique to you?**

   Florida, Inland

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   ? don't live there

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✗	
Public & Private Recreation	✓		
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses	✓		
Conservation/Preserve Lands	✓		
Home Occupation*		✗	

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			✓

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	✓		
Professional service or offices	✓		
Medical offices	✓		
Light industrial (such as warehousing and storage)	✓		
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character			✓	
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				✓
Parks				✓
Schools				✓
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)		✓		
Building Architecture (Non-Residential)		✓		
Landscaping			✓	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Karen Romeo Roden

Address: P.O. Box 1375, Needville, TX 77461

Email Address: KRothmanCRR@gmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☐ 1-5 years ☐ 5-10 years ☑ 10+ years

2. **What makes Wheeler Estates unique to you?**

   My dad, who passed away 3 yrs ago, bought it for me. It's the only land I own outside of Texas.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   It's in Florida, my 2nd favorite state.

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation	✓		
Agricultural Uses (Cropland)			✓
Agricultural Uses (Livestock)			✓
Neighborhood Commercial Uses			✓
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		✓
Horticulture/Cropland			✓
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock			✓
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds			
Horses/Equine	✓		
Cattle/Bovine			
Pigs/Swine			
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	Yes		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all): Biking + jogging trails			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			✓
Professional service or offices			✓
Medical offices			✓
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character			✓	
Improved Public Infrastructure				
Stormwater Management/ Drainage			✓	
Roads			✓	
Parks			✓	
Schools			✓	
Notification on Community Projects (Both Public & Private)			✓	
Creating Community Design Standards				
Building Architectural (Residential)			✓	
Building Architecture (Non-Residential)		✓	✓	
Landscaping				
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

I would like to see it developed with high standards for all structures. It doesn't need to be expensively constructed, just not cheap construction. How it is developed will determine whether I choose to build on my lot. I cannot attend the meeting that is coming up, but will attend in 2019. I'm glad the area is finally being developed as a whole.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Austin Scowden

Address: 7753 8th PL

Email Address: Southernsabal@aol.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☒ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   - High Dry Country Atmosphere
   - Grow fruit trees and vegetables
   - Have animals: cows, horses, + bees

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Agriculture

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses	X		
Conservation/Preserve Lands		X	
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			X
Schools (public or private)			X
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)		X	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)	X		
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		X		
Protection of Rural Character		X		
Improved Public Infrastructure				
Stormwater Management/ Drainage	X			
Roads		X		
Parks	X			
Schools	X			
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)	X			
Building Architecture (Non-Residential)	X			
Landscaping	X			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

1. We enjoy the agricultural opportunities presented here, and would like to see more properties zoned A-2.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Geoffrey E Scowden TR / Scowden Geoffrey E TR

Address: 7824 9th Ter, 7788 9th Ter, 7732 9th Ter, 7537 7th Ter

Email Address: SouthernSabal@aol.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☒ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   - High dry country atmosphere
   - Grow fruit trees and vegetables
   - Have animals; cows, horses + bees

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Agriculture

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses	X		
Conservation/Preserve Lands		X	
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all): Honey Bees			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			X
Schools (public or private)			X
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)		X	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)	X		
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		X		
Protection of Rural Character		X		
Improved Public Infrastructure				
Stormwater Management/ Drainage	X			
Roads		X		
Parks	X			
Schools	X			
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)	X			
Building Architecture (Non-Residential)	X			
Landscaping	X			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

1. We enjoy the agricultural opportunities presented here, and would like to see more properties zoned A-2.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Geoffrey E Scowden / Scowden Geoffrey E

Address: 7968 9th Ter, 7932 9th Ter, 7896 9th Ter, 7860 9th Ter

Email Address: Southernsabal@aol.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☒ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   - High dry Country Atmosphere
   - Grow fruit trees and vegetables
   - Have animals: cows, horses, + Bees

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Agricuture

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses	X		
Conservation/Preserve Lands		X	
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			X
Schools (public or private)			X
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)		X	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)	X		
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		X		
Protection of Rural Character		X		
Improved Public Infrastructure				
Stormwater Management/ Drainage	X			
Roads		X		
Parks	X			
Schools	X			
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)	X			
Building Architecture (Non-Residential)	X			
Landscaping	X			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

1. We enjoy the agricultural opportunities presented here, and would like to see more properties zoned A-2.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Natalie E Scowden / Scowden Natalie E

Name: Natalie Scowden / Scowden Natalie

7 Lots **Address:** 7546 7th PL, 7716 7th Ter, 7825 6th Ter, 7860 4th PL, 7644 3rd Ter
7752 2nd Ter, 7716 2nd Ter

Email Address: NatalieScowden@yahoo.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☒ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   - High dry country atmosphere
   - Grow fruit trees and vegetables
   - Have animals: cows, horses & bees

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Agriculture

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses	X		
Conservation/Preserve Lands		X	
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			X
Schools (public or private)			X
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)		X	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)	X		
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		X		
Protection of Rural Character		X		
Improved Public Infrastructure				
Stormwater Management/ Drainage	X			
Roads		X		
Parks	X			
Schools	X			
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)	X			
Building Architecture (Non-Residential)	X			
Landscaping	X			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

1. We enjoy the agricultural opportunities presented here, and would like to see more properties zoned A-2.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Scowden Sharon E TR / Sharon E Scowden TR

3 Lots **Address:** 7501 7th Ter, 7510 7th PL, 7932 Canal Ter

Email Address: Southernsabal @ aol. com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☒ 1-5 years ☐ 5-10 years ☐ 10+ years

2. **What makes Wheeler Estates unique to you?**

   - High dry country atmosphere
   - Grow fruit trees and vegetables
   - Have animals: cows, horses & bees

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Agriculture

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses	X		
Conservation/Preserve Lands		X	
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X X		
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			X
Schools (public or private)			X
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)		X	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)	X		
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		X		
Protection of Rural Character		X		
Improved Public Infrastructure				
Stormwater Management/ Drainage	X			
Roads		X		
Parks	X			
Schools	X			
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)	X			
Building Architecture (Non-Residential)	X			
Landscaping	X			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ YES ☐ NO

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

1. We enjoy the agricultural opportunities presented here, and would like to see more properties Zoned A-2.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: _____

Ms. Faye Sibila
4936 East Blvd NW
Canton, OH 44718-1210

Address: _____

Email Address: FAYE@FAYESIBILA.COM

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years** almost 50 years

2. **What makes Wheeler Estates unique to you?**

   Strictly investment

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   N/A

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)			X
Residential (Mobile Homes)			X
Public & Private Recreation			X
Agricultural Uses (Cropland)			X
Agricultural Uses (Livestock)			X
Neighborhood Commercial Uses			X
Conservation/Preserve Lands			X
Home Occupation*			X

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries			X
Horticulture/Cropland			X
Farmer's Markets & U-Pick Operations			X
Domestic Commercial Livestock			X
Domestic Non-Commercial Livestock			X
Chickens/Poultry/Birds			X
Horses/Equine			X
Cattle/Bovine			X
Pigs/Swine			X
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	yes		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			X
Schools (public or private)			X
Community Gardens			X
Conservation/ Passive Recreation (such as hiking and nature trails)			X
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)			X
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			X
Professional service or offices			X
Medical offices			X
Light industrial (such as warehousing and storage)			X
Heavy Industrial (such as manufacturing)			X
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection			X	
Protection of Rural Character			X	
Improved Public Infrastructure				
Stormwater Management/ Drainage			X	
Roads			X	
Parks			X	
Schools			X	
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)			X	
Building Architecture (Non-Residential)			X	
Landscaping			X	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

■ **YES** □ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DISTRICT

Address: 601 East County Lane, Lehigh Acres, FL 33936

Email Address: email@la-msid.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☒ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   We are government agency that owns 105 acres between the two eg-estates areas. We plan a connection between our two canals, with water quality and water storage improvements.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   _____

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation	✓		
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses	✓		
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock		✓	
Domestic Non-Commercial Livestock		✓	
Chickens/Poultry/Birds		✓	
Horses/Equine	✓		
Cattle/Bovine		✓	
Pigs/Swine		✓	
Other (Please list all):		✓	
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	✓		
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)	✓		
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				✓
Parks		✓		✓
Schools		✓		
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)				✓
Building Architecture (Non-Residential)				✓
Landscaping			✓	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Billy + Sandra Stephens

Address: 7969 23rd Terr.

Email Address: SandraStephens1000@yahoo.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   It's a small Rural community, not to far out From everything., peacefull, Quiet. With its Farmlife & atmesphere its Great

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Rural

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation		✓	
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands			✓
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock		✓	
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓	✓	
Cattle/Bovine			
Pigs/Swine	✓		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)		✓	
Community Gardens		✓	
Conservation/ Passive Recreation (such as hiking and nature trails)		✓	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage		✓		
Roads			✓	
Parks	✓			
Schools	✓			
Notification on Community Projects (Both Public & Private)	✓			
Creating Community Design Standards				
Building Architectural (Residential)			✓	
Building Architecture (Non-Residential)		✓		
Landscaping		✓		
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Lisa Stingone

Address: 1530 Sweetbay Way, Hollywood, FL 33019 (7762 & 7835 20th place, Wheeler)

Email Address: LStingone@Yahoo.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☐ 1-5 years ☒ 5-10 years ☐ 10+ years

2. **What makes Wheeler Estates unique to you?**

   It is beautiful and unspoiled.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   The Foliage & trees

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation			X
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)		X	
Neighborhood Commercial Uses		X	
Conservation/Preserve Lands	X		
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland	X		
Farmer's Markets & U-Pick Operations	X		
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds		X	
Horses/Equine	X		
Cattle/Bovine		X	
Pigs/Swine		X	
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		X	
Professional service or offices		X	
Medical offices		X	
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				X
Protection of Rural Character				X
Improved Public Infrastructure				
Stormwater Management/ Drainage				
Roads			X	
Parks			X	
Schools			X	
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)				
Building Architecture (Non-Residential)			X	
Landscaping				X
OTHER (Please list all):			X	

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Matty Thompkins

Address: 7824 13th Terr

Email Address: Matty@ThompkinsContracting.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☐ 1-5 years ☒ 5-10 years ☐ 10+ years

2. **What makes Wheeler Estates unique to you?**

   Location

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Peaceful

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)		X	
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses			X
Conservation/Preserve Lands	X		
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland		X	
Farmer's Markets & U-Pick Operations		X	
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			X
Schools (public or private)	X		
Community Gardens			X
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			X
Professional service or offices			X
Medical offices			X
Light industrial (such as warehousing and storage)			X
Heavy Industrial (such as manufacturing)			X
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				
Protection of Rural Character				X
Improved Public Infrastructure				
Stormwater Management/ Drainage				X
Roads				X
Parks			X	
Schools	X			
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)			X	
Building Architecture (Non-Residential)			X	
Landscaping		X		
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Kenneth Tillman

Address: 7861, 7933, & 7997 17th Terr.

Email Address: kennytillman59@gmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☐ 1-5 years ☐ 5-10 years ☐ 10+ years

2. **What makes Wheeler Estates unique to you?**

   Out of Way & Not overgrown coming ground

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Woods

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)	✓		
Public & Private Recreation	✓		
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands		✓	
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	✓		
Horticulture/Cropland	✓		
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock	✓		
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds		✓	
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens		✓	
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	Later Yes	Not enough people yet	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices	✓		
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		✓		
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage			✓	
Roads				✓
Parks		✓		
Schools		✓		
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)			✓	
Building Architecture (Non-Residential)			✓	
Landscaping		✓		
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:
Don't mind signs in yard but if they damage Rd they should have to fix.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Robert & Michelle Vaughn

Address: 7582 7th Place

Email Address: mvaughn@twnelsoninc.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☒ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Being Rural. We like the country feel

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Countryside

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation			X
Agricultural Uses (Cropland)	X		
Agricultural Uses (Livestock)	X		
Neighborhood Commercial Uses			X
Conservation/Preserve Lands	X		
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland			X
Farmer's Markets & U-Pick Operations			X
Domestic Commercial Livestock	X		
Domestic Non-Commercial Livestock	X		
Chickens/Poultry/Birds	X		
Horses/Equine	X		
Cattle/Bovine	X		
Pigs/Swine	X		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	X		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship			X
Schools (public or private)		X	
Community Gardens			X
Conservation/ Passive Recreation (such as hiking and nature trails)		X	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		X	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		X	
Professional service or offices	X		
Medical offices		X	
Light industrial (such as warehousing and storage)	X		
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				X
Protection of Rural Character				X
Improved Public Infrastructure				
Stormwater Management/ Drainage		X		
Roads	X			
Parks	X			
Schools	X			
Notification on Community Projects (Both Public & Private)				X
Creating Community Design Standards				
Building Architectural (Residential)		X		
Building Architecture (Non-Residential)			X	
Landscaping		X		
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

- Keep it rural
- Animals are ok as long as there limits. If you own 40 acres Im ok with horses, cows but smaller acreage should be limited to 1-3 per acre
- No multiple family housing (such as Duplexs or apartment buildings)
- Single family homes (ok with multiple single family homes on multiple acres)
- You should be limited to 1 home per 2.5 acres
- No ~~acres~~ 1.25 acre homes the rural effect would be gone.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Leon & Kimberly Veilleux

Address: 7824 21ST Terrace, Labelle FL 33935

Email Address: kimveilleux1985@gmail.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☒ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Country Setting - quiet - peace & serenity - We are left alone

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Privacy

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation		✓	
Agricultural Uses (Cropland)		✓	
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands			✓
Home Occupation*			

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		✓	
Horticulture/Cropland		✓	
Farmer's Markets & U-Pick Operations		✓	
Domestic Commercial Livestock		✓	
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship		✓	
Schools (public or private)		✓	
Community Gardens		✓	
Conservation/ Passive Recreation (such as hiking and nature trails)		✓	
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)		✓	
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)		✓	
Professional service or offices		✓	
Medical offices		✓	
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection		✓		
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage		✓		
Roads				✓
Parks	✓			
Schools	✓			
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)				✓
Building Architecture (Non-Residential)				✓
Landscaping				✓
OTHER (Please list all):				✓

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☒ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

- Important to eventually get access to SR 80 - would feel would Aide in emergency response

We would like our community to stay the same with improved roadways & access for residents

- We would like to have access to use our land to have livestock within in region -
- All lots should be zoned the same
- We have some commercial landscaping ie tree farms out here - they should not be allowed.

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Nino Vitug

Address: 1912 SE 10th St. Cape Coral FL. 33990

Email Address: ninovitug2310@yahoo.com

1. **How long have you lived or owned property in Wheeler Estates?**

   ☑ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   Wheeler estates is nice and quite

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   ~~the~~ ~~very~~ relaxeng

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)		✓	
Public & Private Recreation	✓		
Agricultural Uses (Cropland)			✓
Agricultural Uses (Livestock)		✓	
Neighborhood Commercial Uses		✓	
Conservation/Preserve Lands	NV ~~✓~~ ✓		
Home Occupation*		✓	

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries		✓	
Horticulture/Cropland		✓	
Farmer's Markets & U-Pick Operations	✓		
Domestic Commercial Livestock			
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens	✓		
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	✓		
Professional service or offices	✓		
Medical offices	✓		
Light industrial (such as warehousing and storage)		✓	
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character			✓	
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				✓
Parks				✓
Schools				✓
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)				✓
Building Architecture (Non-Residential)				✓
Landscaping				✓
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

They should build single family home not less that $ 1400 square foot leaving area & minimized the livestock ing accordance to the square footage of the property

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: LEAFORD WALKER

Address: 7717 15th TERRES HENDRY COUNTY

Email Address: LEAFORD 684 @ A·O·L · COM

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ Less than 1 year ☑ 1-5 years ☐ 5-10 years ☐ 10+ years

2. **What makes Wheeler Estates unique to you?**

   IT IS CLOUSE TO LEHIGH ACRES WHERE I LIVE
   IT IS QUIET AND FULL OF POTENSHAL
   WE NEED ROADS

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   BIG AND QUIET

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)			
Public & Private Recreation			
Agricultural Uses (Cropland)			
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses			
Conservation/Preserve Lands			
Home Occupation*			

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries			
Horticulture/Cropland			
Farmer's Markets & U-Pick Operations			
Domestic Commercial Livestock			
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine			
Cattle/Bovine	✓		
Pigs/Swine	/		
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?	YES		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)	✓		
Community Gardens			
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	✓		
Professional service or offices	✓		
Medical offices	✓		
Light industrial (such as warehousing and storage)			
Heavy Industrial (such as manufacturing)			
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				
Protection of Rural Character			✓	
Improved Public Infrastructure				
Stormwater Management/ Drainage				✓
Roads				✓
Parks				✓
Schools				
Notification on Community Projects (Both Public & Private)			✓	
Creating Community Design Standards				
Building Architectural (Residential)			✓	
Building Architecture (Non-Residential)				✓
Landscaping				
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

I WANTED TO BUILD MY HOUSE ON THE LOT BUT WE NEED ROAD

THANKS

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Ronald A. Ward

Address: 7801 8th Pl Labelle FL 33935

Email Address: _____

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☑ **1-5 years** ☐ **5-10 years** ☐ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   It's rural. It's quiet, yet close to Lehigh ACres and not far from Fort Myers. 1¼ acre lots. Friendly neighbors.

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   Privacy

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	✓		
Residential (Mobile Homes)			✓
Public & Private Recreation	✓		
Agricultural Uses (Cropland)	✓		
Agricultural Uses (Livestock)	✓		
Neighborhood Commercial Uses			✓
Conservation/Preserve Lands	✓		
Home Occupation*	✓		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries			✓
Horticulture/Cropland			✓
Farmer's Markets & U-Pick Operations			✓
Domestic Commercial Livestock			✓
Domestic Non-Commercial Livestock	✓		
Chickens/Poultry/Birds	✓		
Horses/Equine	✓		
Cattle/Bovine	✓		
Pigs/Swine	✓		
Other (Please list all): goats			
Should there be limitations on number and type of livestock based on property size?	✓		

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	✓		
Schools (public or private)		✓	
Community Gardens			✓
Conservation/ Passive Recreation (such as hiking and nature trails)	✓		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	✓		
Other Public/Civic Uses (Please list all): → As the area grows & there are more families in the area			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)			✓
Professional service or offices			✓
Medical offices			✓
Light industrial (such as warehousing and storage)			✓
Heavy Industrial (such as manufacturing)		✓	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				✓
Protection of Rural Character				✓
Improved Public Infrastructure				
Stormwater Management/ Drainage				
Roads			✓	
Parks		✓		
Schools				
Notification on Community Projects (Both Public & Private)				✓
Creating Community Design Standards				
Building Architectural (Residential)	NO			
Building Architecture (Non-Residential)	NO			
Landscaping	NO			
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☑ **YES** ☐ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!

Wheeler Estates

Community Planning Survey

Name: Dean WRIGHT

Address: 3308 Harriet Ave Key West FL 33040

Email Address: mstwrightkwy@Bellsouth.net

1. **How long have you lived or owned property in Wheeler Estates?**

   ☐ **Less than 1 year** ☐ **1-5 years** ☐ **5-10 years** ☒ **10+ years**

2. **What makes Wheeler Estates unique to you?**

   N/A

3. **Use one word to describe your favorite thing about Wheeler Estates:**

   N/A

4. **Which of the following land uses should be encouraged in the community?**

	YES	NO	UNDECIDED
Residential (Single-Family)	X		
Residential (Mobile Homes)		X	
Public & Private Recreation	X		
Agricultural Uses (Cropland)		X	
Agricultural Uses (Livestock)		X	
Neighborhood Commercial Uses			
Conservation/Preserve Lands	X		
Home Occupation*	X		

** Home occupations are limited to those uses which may be conducted within a residential dwelling without in any way changing the exterior appearance or condition of the dwelling or making any alteration to the interior of the dwelling that would require a building permit, storage of goods or vehicles, or outside employees.*

5. **Which of the following specific agricultural uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Greenhouses/Plant Nurseries	X		
Horticulture/Cropland		X	
Farmer's Markets & U-Pick Operations			X
Domestic Commercial Livestock		X	
Domestic Non-Commercial Livestock		X	
Chickens/Poultry/Birds		X	
Horses/Equine		X	
Cattle/Bovine		X	
Pigs/Swine		X	
Other (Please list all):			
Should there be limitations on number and type of livestock based on property size?			

6. **Which of the following public/civic uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Churches, Places of Worship	X		
Schools (public or private)	X		
Community Gardens	X		
Conservation/ Passive Recreation (such as hiking and nature trails)	X		
Community & Neighborhood Parks/Active Recreation (such as sports fields and playgrounds)	X		
Other Public/Civic Uses (Please list all):			

7. **Which of the following non-residential land uses, if any, should be encouraged in the community?**

	YES	NO	UNDECIDED
Convenience commercial (such as food & beverage stores)	X		
Professional service or offices	X		
Medical offices	X		
Light industrial (such as warehousing and storage)		X	
Heavy Industrial (such as manufacturing)		X	
Other (Please list all):			

8. **Please use the following scale to rate the importance of each of the following community topics by selecting "Not Important" through "Very Important" to quantify your opinion.**

	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT
Environmental Protection				X
Protection of Rural Character		X		
Improved Public Infrastructure			X	
Stormwater Management/ Drainage				
Roads				
Parks				
Schools				
Notification on Community Projects (Both Public & Private)				
Creating Community Design Standards				
Building Architectural (Residential)			X	
Building Architecture (Non-Residential)			X	
Landscaping			X	
OTHER (Please list all):				

9. **May we add you to our e-mail list for distribution of meeting notices and other community-related information?**

☐ **YES** ☑ **NO**

10. Please provide comments/feedback on any aspect of Wheeler Estates that should be examined through this community planning project?

Please list any additional comments here:

Thank you for participating in this survey and providing your feedback!