

LAKE LABEL RURAL ENCLAVE  
PROPOSED COMPREHENSIVE PLAN  
TEXT AMENDMENT

CASE NUMBER 2019-1-P-FLUE 1

BOARD OF COUNTY COMMISSIONERS  
TRANSMITTAL PUBLIC HEARING  
FEBRUARY 12, 2019

PRESENTATION BY  
SURROUNDING HOA's and RESIDENTS

Lake Mabel Drive

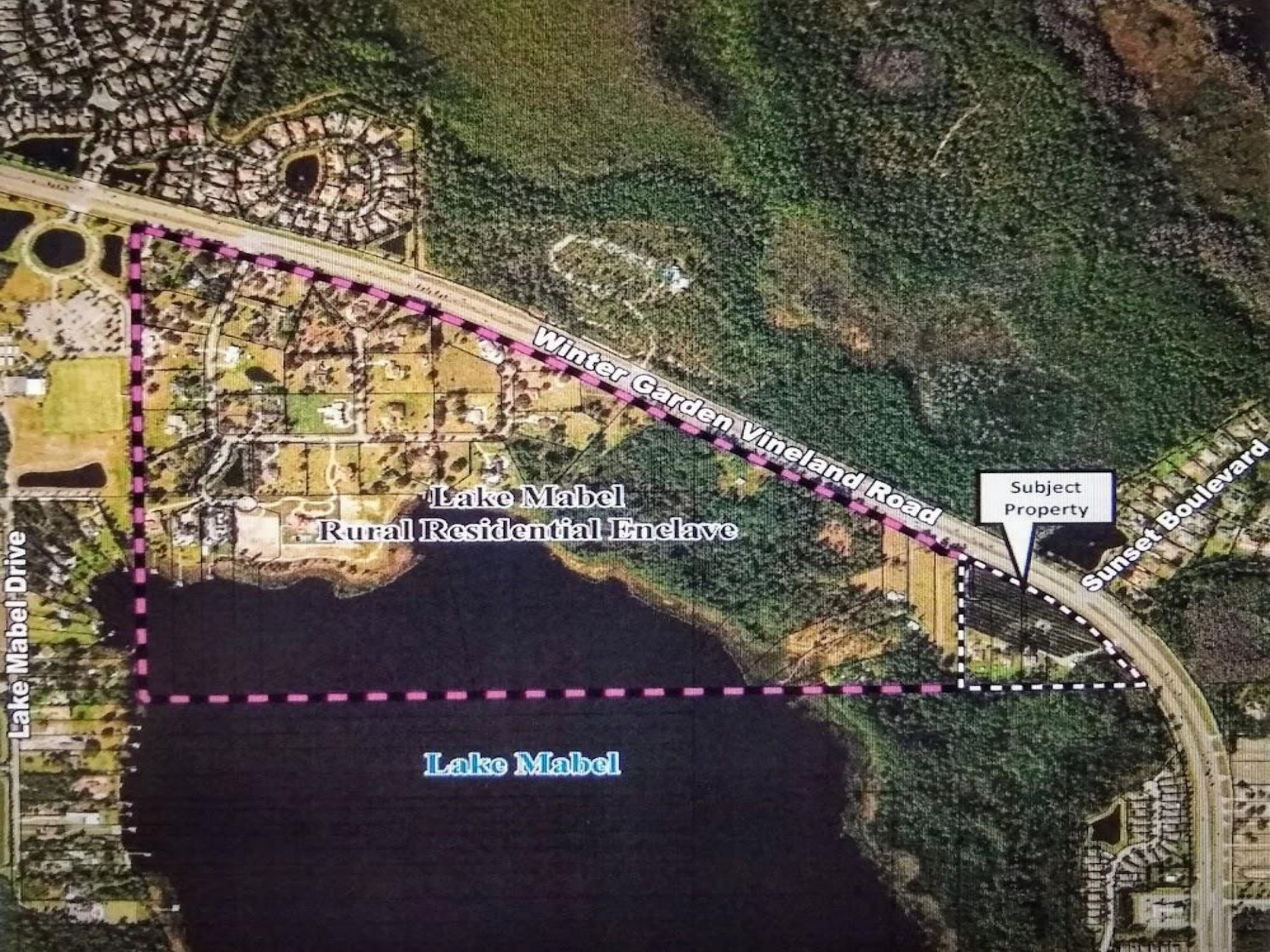
Lake Mabel  
Rural Residential Enclave

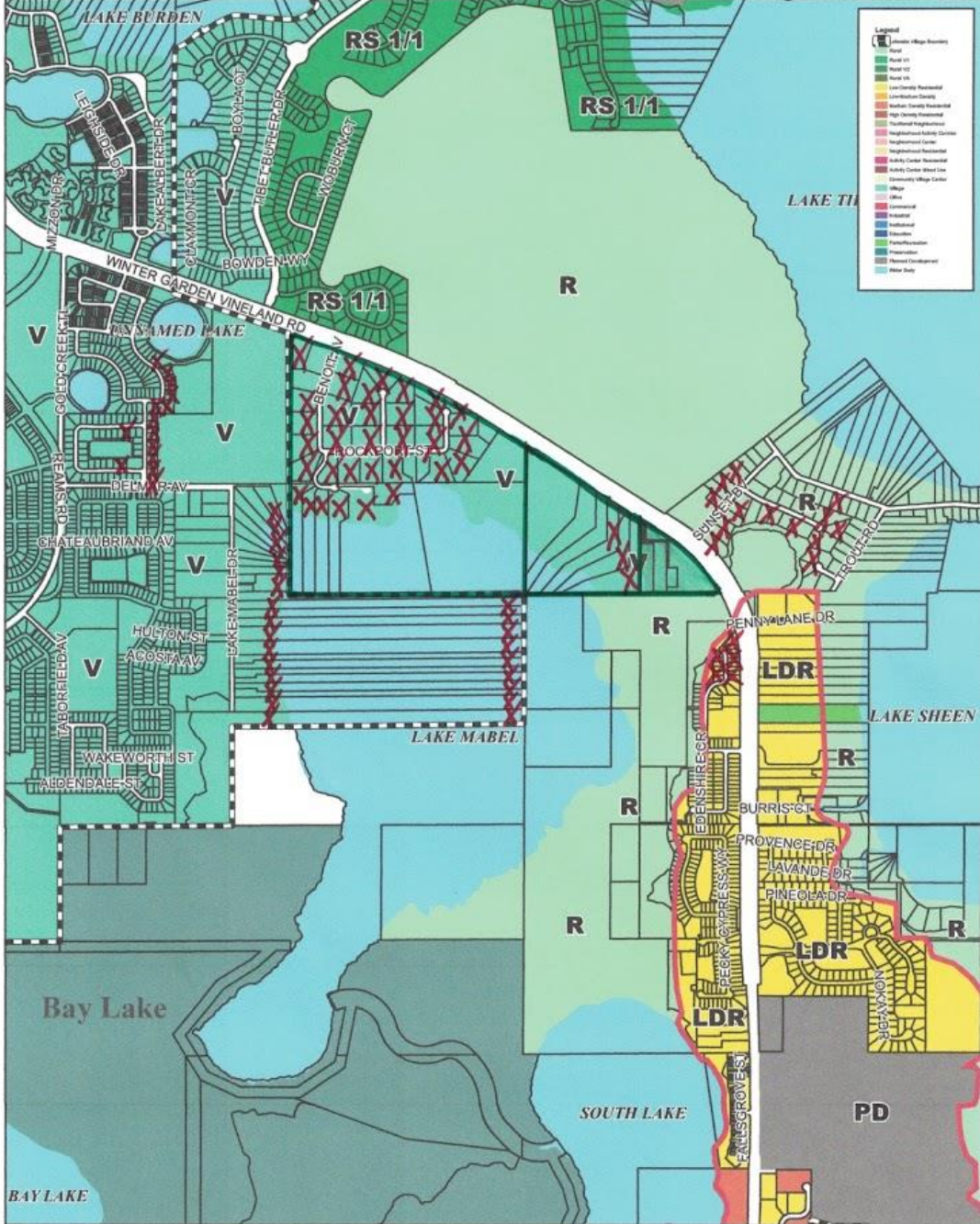
Lake Mabel

Winter Garden Vineland Road

Subject  
Property

Sunset Boulevard





**ROYAL RANCH  
ESTATES**

**CYPRESS ISLE**

**ARLINGTON BAY**

**LAKE MABEL SHORES**

**GRANDE PINES**

# **CLUSTERING IS PROHIBITED IN ALL ORANGE COUNTY RURAL ENCLAVES**

**FLU 2.5.5: Clustering of residential units to accommodate smaller lot sizes than prescribed by Maps 25(a) through 25(d) of the Future Land Use Map Series shall be prohibited.**

# PROPOSED AMENDMENT WOULD ALLOW CLUSTERING

**FLU 2.5.5: Clustering of residential units to accommodate smaller lot sizes than prescribed by Maps 25(a) through 25(d) of the Future Land Use Map Series shall be prohibited **except within the Lake Mabel Rural Residential Enclave as may be authorized under Policy FLU 2.5.5.1****

# COMPATIBILITY

**FLU 8.2.1: Land use changes shall be compatible with the existing development and development trend in the area.**

**The applicant has proposed a 121,193sf Assisted Living Facility plus 17-30 independent dwelling units.**

**The average Publix is 45,000sf. The average Walmart is 105,000sf.**



Winter Garden Vineyard Rd

Sunrise Blvd

Cypress Isle Ct

518

Williams  
Billy  
Kenneth

Marlow  
Ron

Arnold  
Audrey L Tr



282332000000001 05/25/2006





282332000000005 05/25/2006



282332000000006 05/25/2006



282332000000003 05/25/2006

# **ALF's within 10 miles of Subject Property**

**Windermere Assisted Living: 4.1 miles**

**Newport Senior Link: 4.9 miles**

**The Sheridan at Windermere: 5.8 miles**

**Harbor Chase of Dr Phillips: 9.4 miles**

**Serenades at West Orange: 9.6 miles**

**Sonata West of Winter Garden: 9.7 miles**

**Brookdale Senior Living: 9.9 miles**



LAND SYSTEM

# Lake Mabel Enclave / Environmental Overview



# Lake Mabel Enclave / Environmental Overview



HARRISON W 437

LAKEVIEW  
VILLAGEWAY

TIBER-BUIILER  
PRESERVE

LAKE TIBER

LAKE MABEL

LAKE SHEEN

ORCHARD CREEK  
COMMUNITY



























