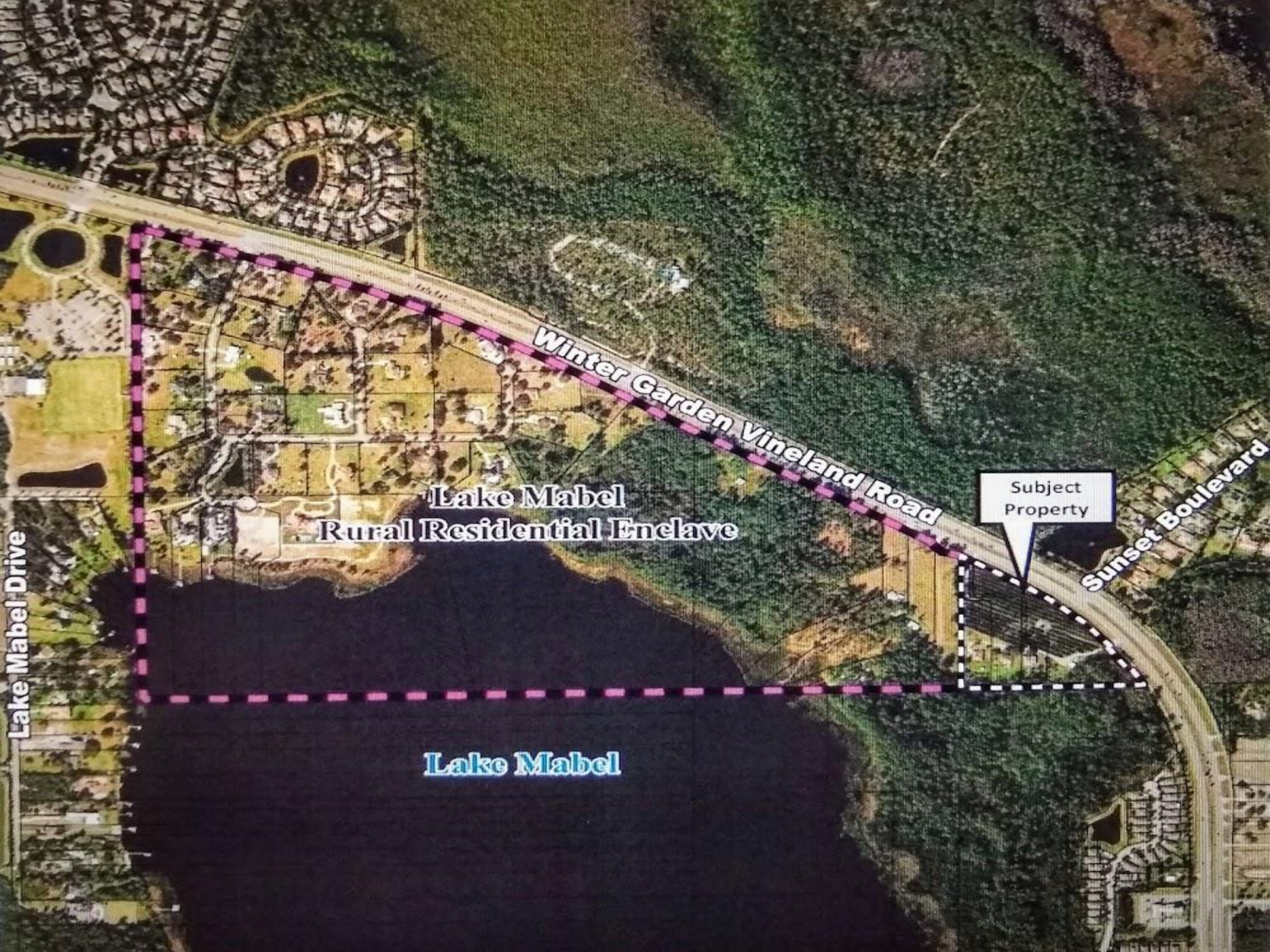


LAKE MABEL RURAL ENCLAVE
PROPOSED COMPREHENSIVE PLAN
TEXT AMENDMENT

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

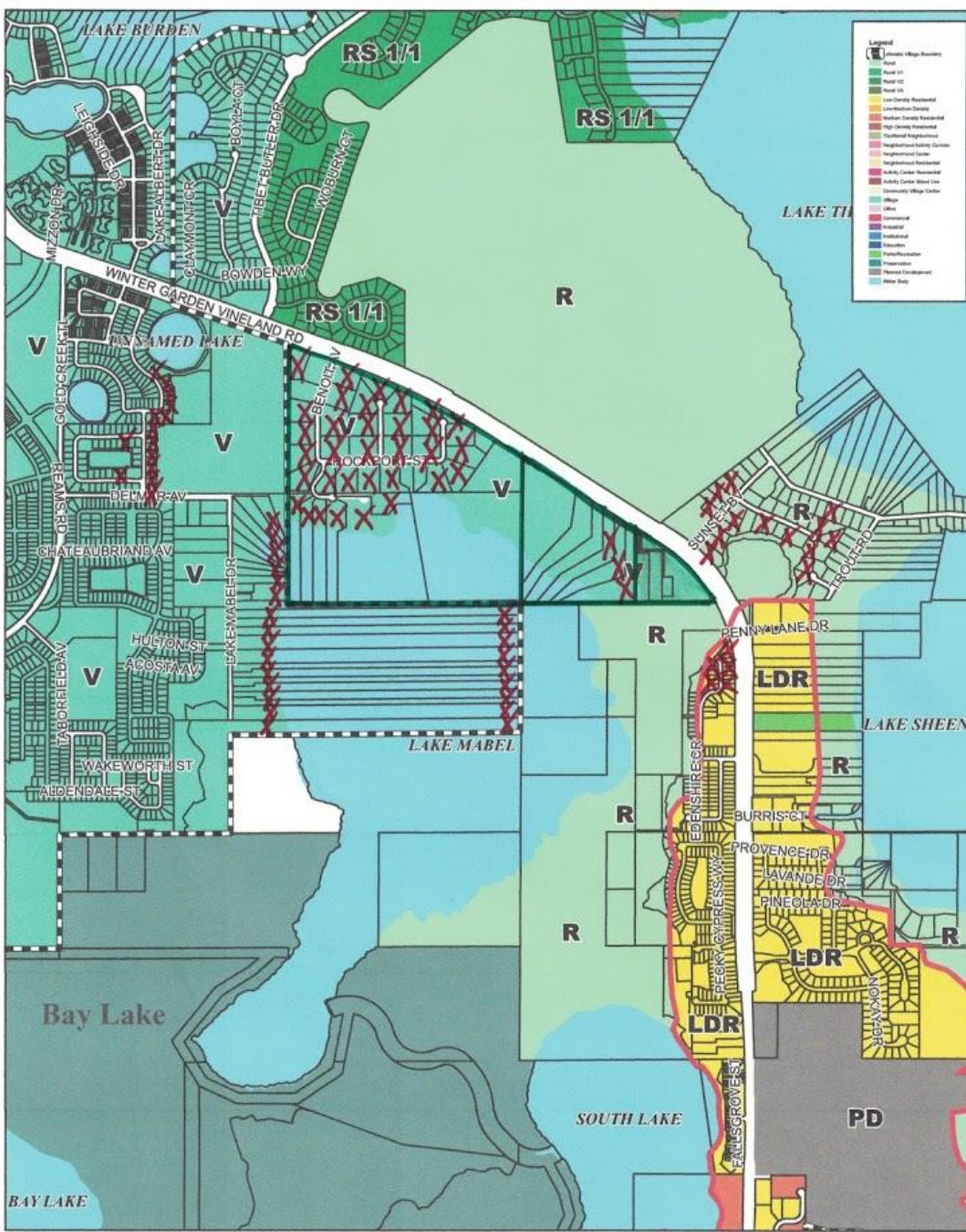
Lake Mabel
Rural Residential Enclave

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 Vineland Rd

515

PACTA

Sunset Blvd

Cypress Isle Ct

Williams
Billy
Kenneth

Marlow
Ron

Arnold
Audrey L Tr

Winter Garden Vineland Rd



282332000000001 05/25/2006



2823320000000005 05/25/2006



282332000000006 05/25/2006



2823320000000003 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



Lake Mabel Enclave / Environmental Overview





Lake Mabel Enclave / Environmental Overview

HOOPER W/3/

LAKEVIEW
VILLAGEWAY

TIBER BUTLER
PRESERVE

LAKE TIBER

LAKE MABEL

LAKE SHEEN

ORIENT SERVICE
ROADWAY























