

Lake Mabel Rural Enclave

April 10, 2018

Presentation by Citizens of Lake Mabel and the
surrounding communities

Our residents support the Lake Mabel
Rural Enclave

The lake is private and surrounded
exclusively by single-family homes, large
acreage lots and conservation areas











Property

- **FLU 6.1.1 (E) states that commercial, civic, cultural, and recreational uses shall be focused at a Village Center.**
- **The Enclave is located at the Eastern outermost perimeter of Horizon West; Lakeside Village and west of the Urban Service Area**
- **There is a water trough and a natural migration of wildlife in this Enclave**

Lake Mabel Enclave

- Enclave includes approximately 200 acres of land
- Supports and Preserves the local character of rural residential lifestyle
- Well defined boundaries
- Low density characteristic of rural life
- Stable development supplying a variety of housing choices all with a minimum of 1 buildable acre
- Prevent environmental and planning fragmentation and will protect our older rural area which some of it dates back to the 60's when the first homeowners moved to the area



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THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Lakeside Village, Urban Services Area and Tibet Butler Preserve



Legend

- Horizon West Boundary
- Urban Service Area
- Primary Streets (16,001 - 64,000)
 - Florida Turnpike
 - Florida Turnpike On Ramp N
 - I-4
 - State Road 408
 - State Road 414
 - State Road 417
 - State Road 426
 - State Road 428 On Ramp N
 - State Road 528
- Major Streets (32,001 - 249,999)
- Streets (16,001 - 400,000)
- Railroads
- Water Bodies
- Florida Counties
 - All other values
 - ORANGE
 - Coastal Waters
- CW_LandmarksPoint (32,001 - 64,000)
 - Airport
 - Convention Center
 - Fire Station
 - Golf Course

1: 50,000



Notes

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1.6 0 0.79 1.6 Miles









Support of Lake Mabel Rural Enclave

- We strongly support the Lake Mabel Rural Enclave
- The boundaries and other details are the result of more than two years of good faith negotiations
- Any last minute changes would compromise the integrity of the precious land and Lake Mabel

Change Concerns

- Concern the accompanying expansion of the Urban Service Area.
- Possible rezone of the 10 acre grove
- Urban Service Area must be contiguous (no islands of service) would cause all of the other vacant land (and wetlands) between the Arnold's and the current Urban Service boundary would legally have to be added to the Urban Service Area.
- Impact of additional land located on Lake Mabel.