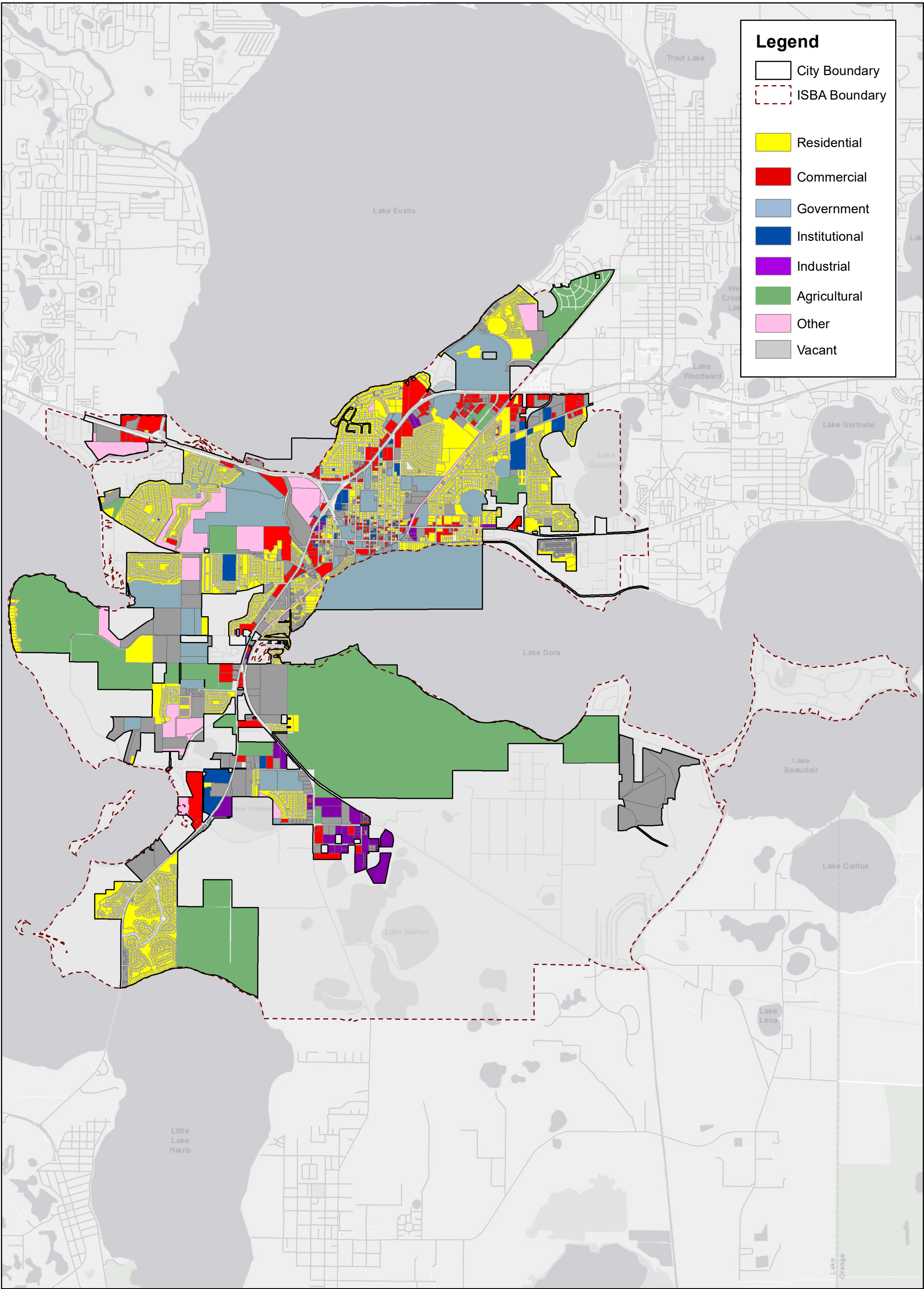


TAKING FLIGHT

COMPREHENSIVE PLAN 2040

Map Series





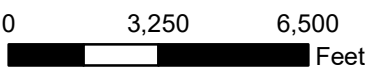
Map 1.1 - Existing Land Use



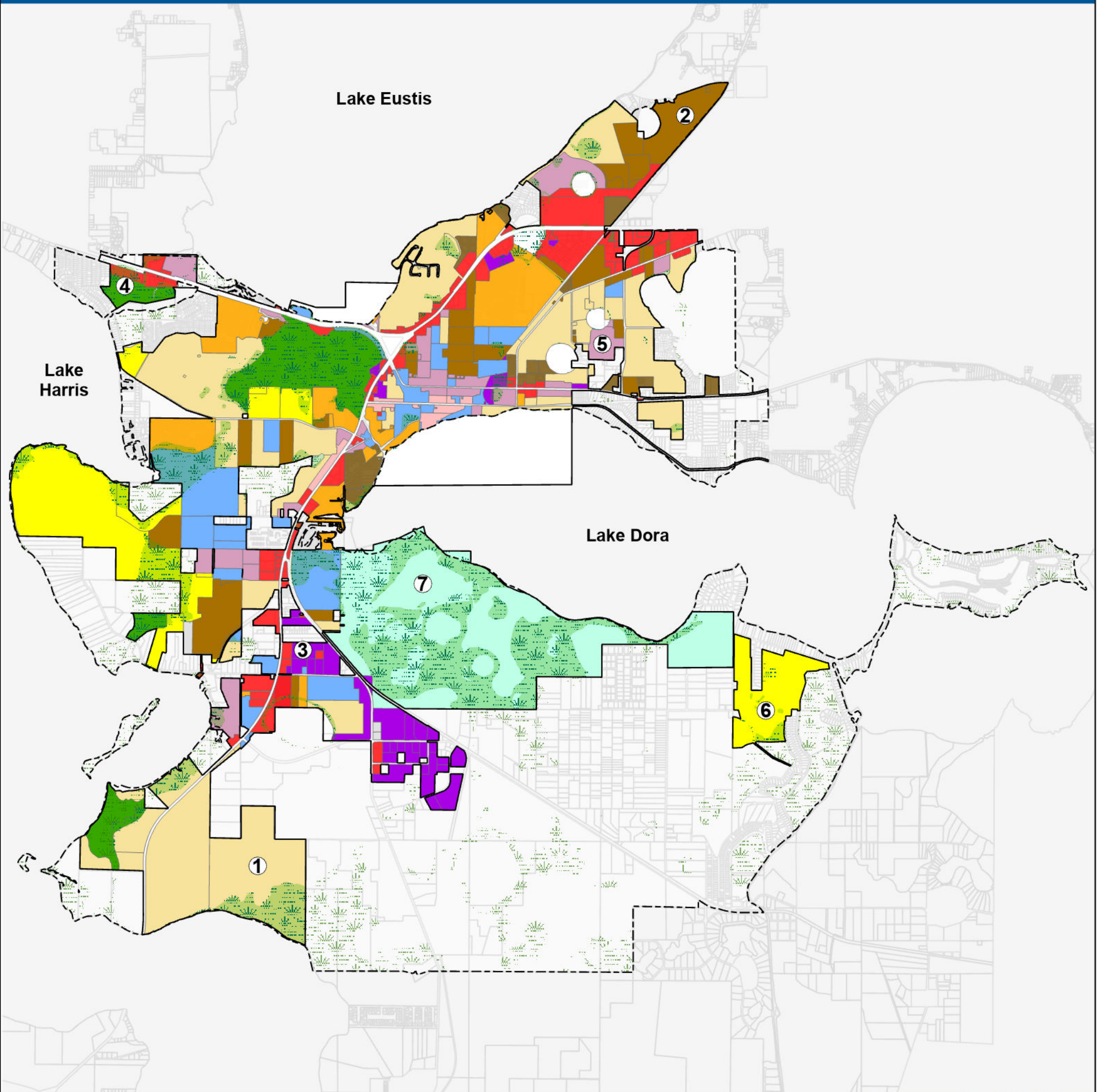
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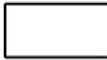
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Map Revised: July 1, 2020
Sources: City of Tavares; Lake County
Property Appraiser



City of Tavares - Future Land Use Map 2040



 City Boundary  ISBA Boundary  Wetlands

Future Land Use Categories

- | | | |
|--|---|---|
|  Residential Estate (see Policy 1-1.1 (a)) |  Mobile Home (not to exceed 8.7 du/ac) |  Public Facility/Institutional (not to exceed 0.5 FAR) |
|  Suburban (not to exceed 3 du/ac) |  Mixed Use (not to exceed 25 du/ac, 1.0 FAR) |  Industrial (not to exceed 0.5 FAR) |
|  Low Density (not to exceed 5.6 du/ac) |  Lakeside Mixed Use (see Policy 1-9.3) |  Conservation (Wetlands) |
|  Medium Density (not to exceed 12 du/ac) |  Commercial (not to exceed 2.0 FAR) |  Pending |
|  High Density (not to exceed 25 du/ac) |  Commercial Downtown (not to exceed 40 du/ac, 3.0 FAR) | |

Areas of Unique Consideration - See Policy 1-9.2

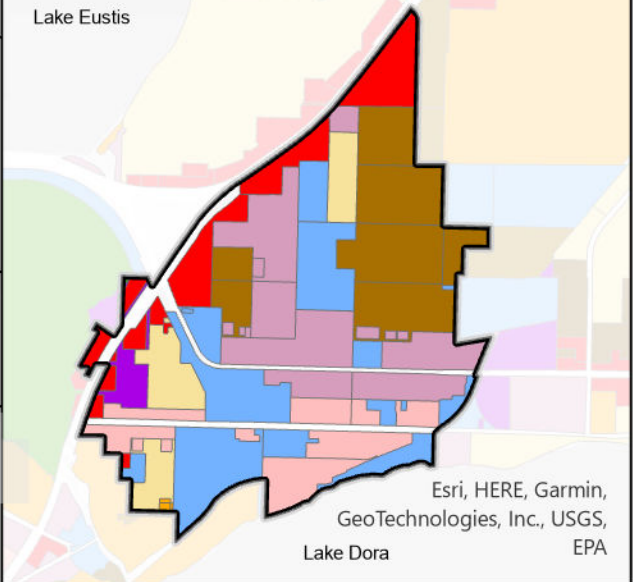
- | | | | |
|---|---|---|---|
|  1 Ordinance #2003-19 |  3 Ordinance #2009-14 |  5 Ordinance #2008-40 |  7 Ordinance #2011-06 |
|  2 Ordinance #2006-44 |  4 Ordinance #2008-43 |  6 Ordinance #2018-04 | |

The Commercial Downtown (CD) density of 40 DU/AC is considered a density bonus in order to encourage increased densities in the Downtown Community Redevelopment Area (CRA). Any "CD" category outside of the CRA shall have a density of not to exceed 25 DU/AC.

The designation of Conservation and Wetlands on this Future Land Use Map will be for planning purposes only. The exact location of the conservation lands will be determined in the field, using the criteria identified within the Conservation Element of this Comprehensive Plan. If through field verification, land originally identified by the Future Land Use Map as Conservation is determined to be uplands, then that land will assume the Future Land Use Category of the adjacent property. Similarly, if field verification determines that wetlands are present where not previously identified, these areas may be designated as Conservation on the Future Land Use Map.

Community Redevelopment Area

Lake Eustis



Esri, HERE, Garmin,
GeoTechnologies, Inc., USGS,
Lake Dora
EPA

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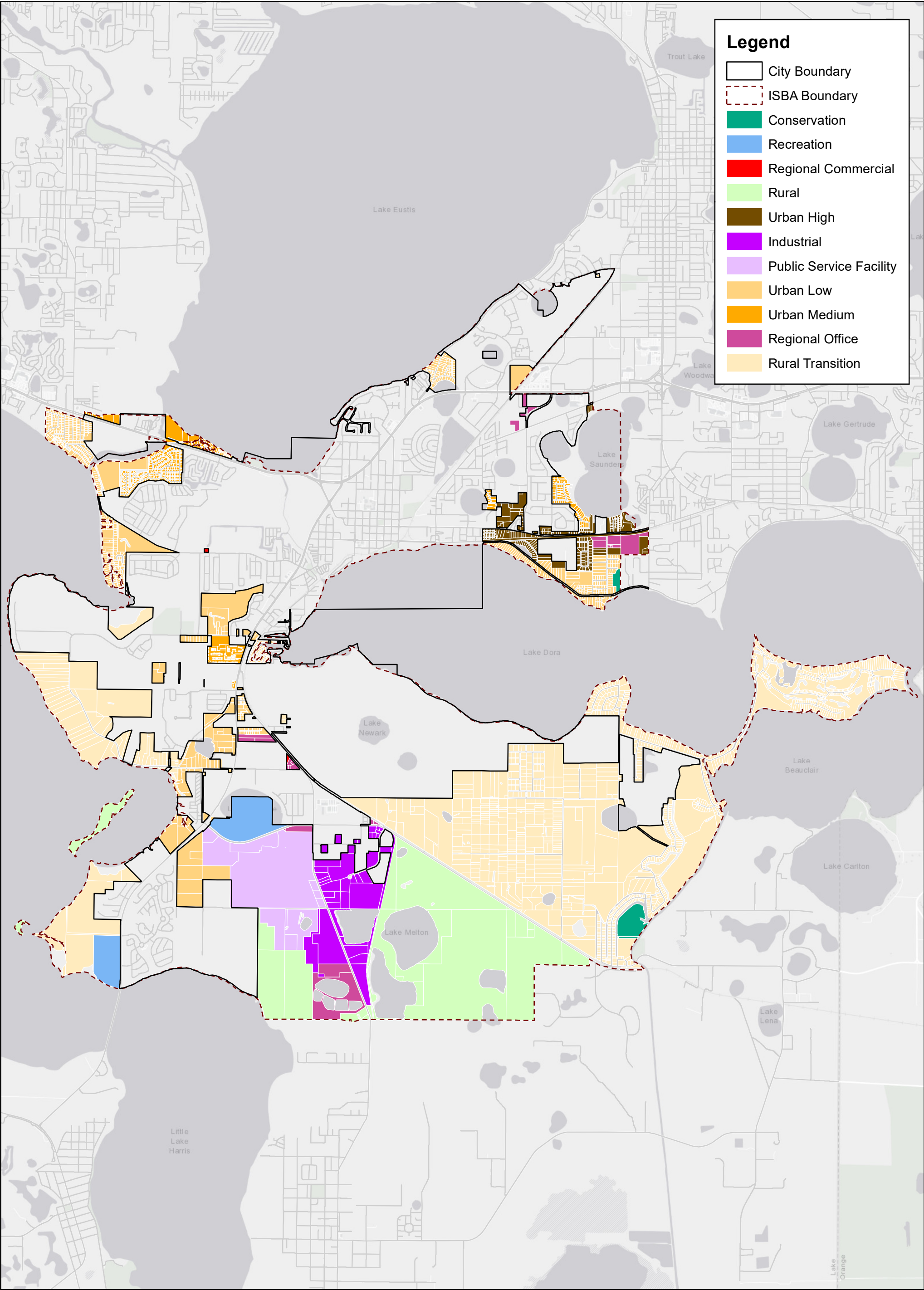


Note: This map was compiled utilizing available GIS data and does not reflect an actual survey. The City of Tavares does not assume responsibility for errors or emissions contained herein.

Map Amendment: August 7, 2024
Sources: City of Tavares; St. Johns River Water Management District

0 0.5 1
Miles





Map 1.3 - Lake County Future Land Uses within the ISBA Boundary



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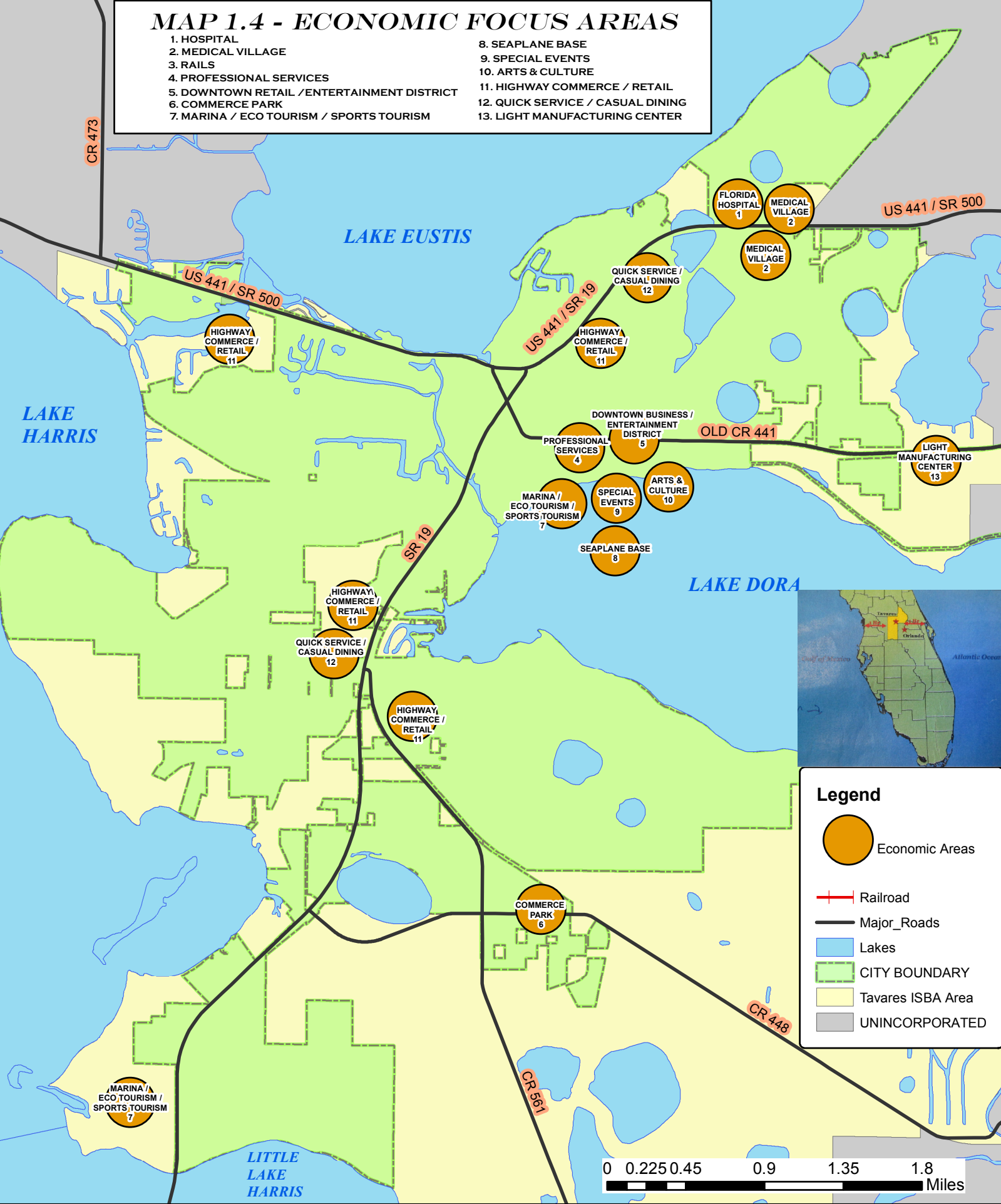
Map Revised: July 1, 2020
Sources: City of Tavares; Lake County

0 3,250 6,500
Feet



MAP 1.4 - ECONOMIC FOCUS AREAS

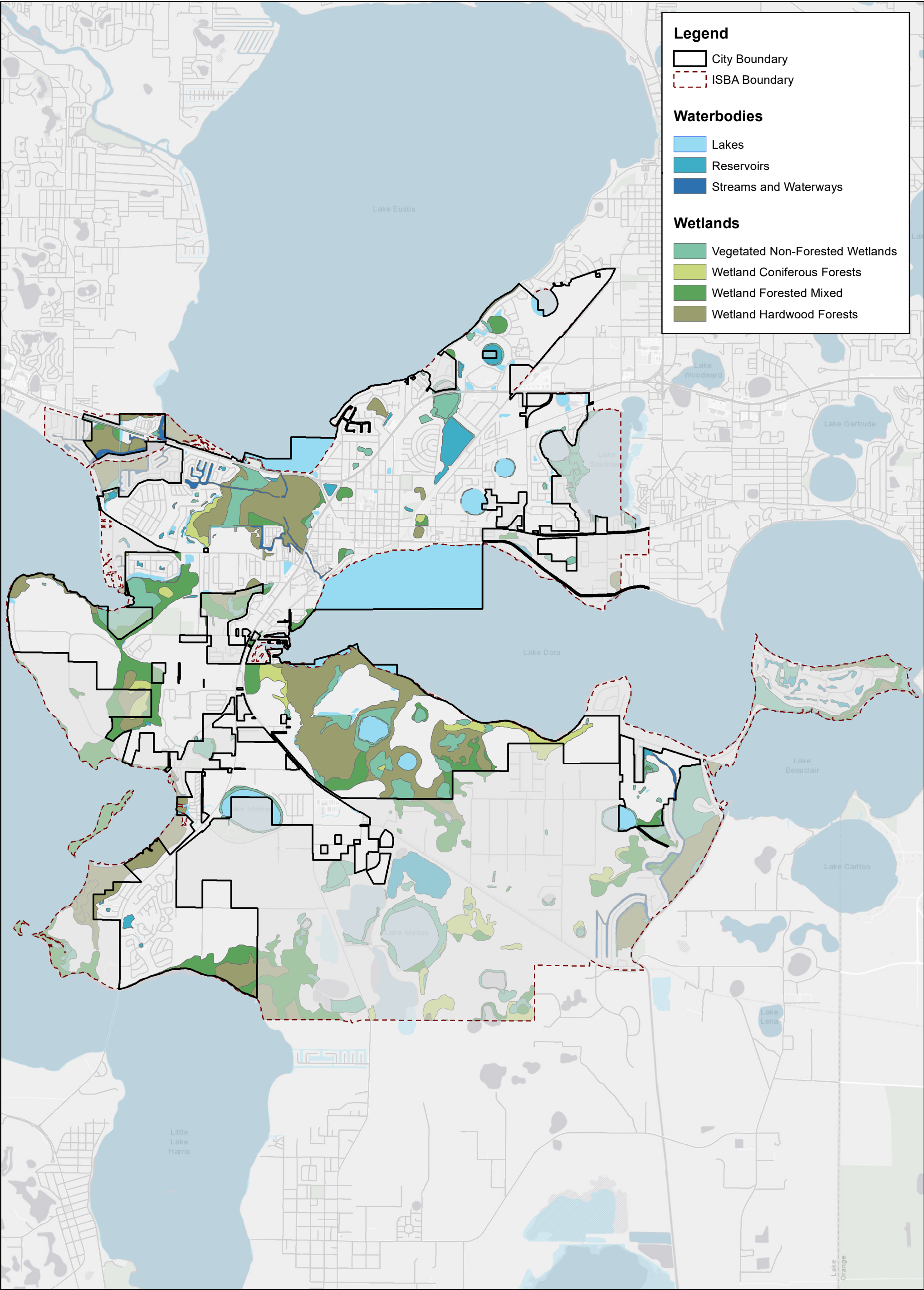
- | | |
|---|-----------------------------------|
| 1. HOSPITAL | 8. SEAPLANE BASE |
| 2. MEDICAL VILLAGE | 9. SPECIAL EVENTS |
| 3. RAILS | 10. ARTS & CULTURE |
| 4. PROFESSIONAL SERVICES | 11. HIGHWAY COMMERCE / RETAIL |
| 5. DOWNTOWN RETAIL / ENTERTAINMENT DISTRICT | 12. QUICK SERVICE / CASUAL DINING |
| 6. COMMERCE PARK | 13. LIGHT MANUFACTURING CENTER |
| 7. MARINA / ECO TOURISM / SPORTS TOURISM | |



Legend

-  Economic Areas
-  Railroad
-  Major_Roads
-  Lakes
-  CITY BOUNDARY
-  Tavares ISBA Area
-  UNINCORPORATED





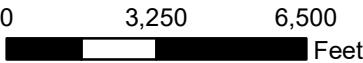
Map 1.5 - Waterbodies and Wetlands

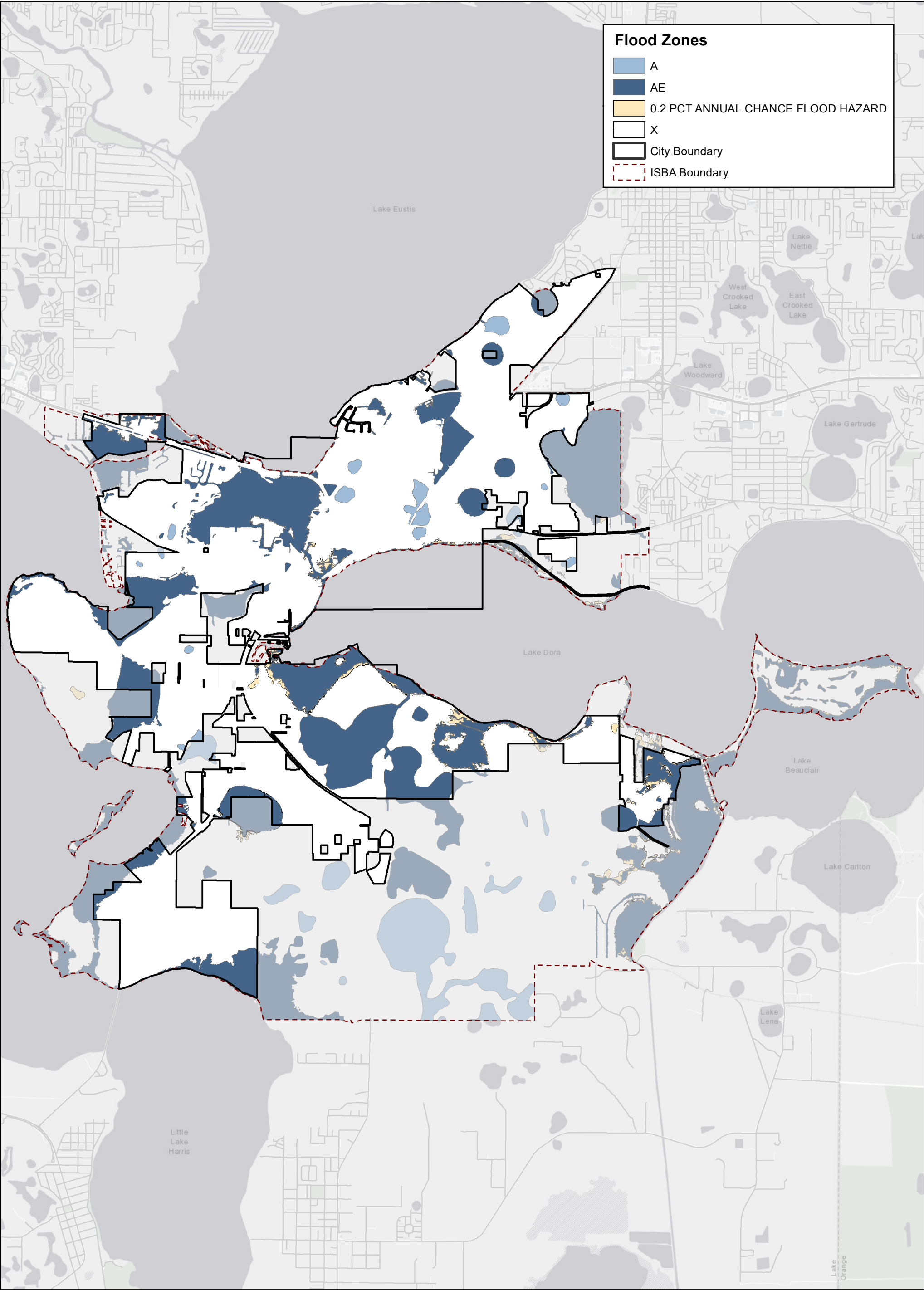


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Water Management District
Land Use Cover (2014)





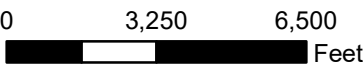
Map 1.6 - Flood Zones

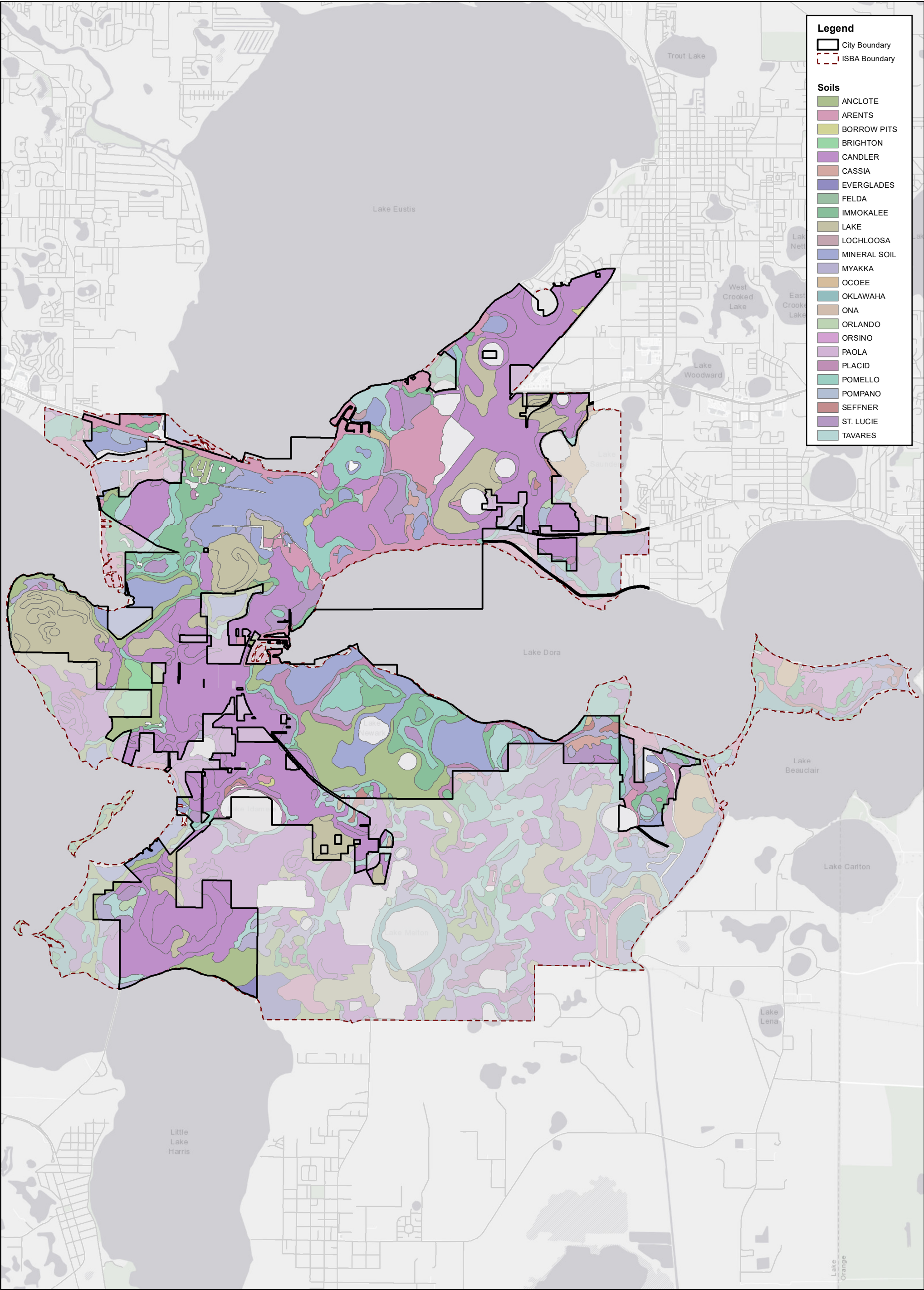


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Source:
Federal Emergency Management Agency





Legend

 City Boundary

 ISBA Boundary

Soils

ANCLOTE

ARENTS

BORROW PITS

BRIGHTON

CANDLER

CASSIA

EVERGLADES

FELDA

IMMOKALEE

LAKE

LOCHLOOSA

MINERAL SOIL

MYAKKA

OCOEE

OKLAWAHA

ONA

ORLANDO

ORSINO

PAOLA

PLACID

POMELLO

POMPANO

SEFFNER

ST. LUCIE

TAVARES

Map 1.7 - Soils



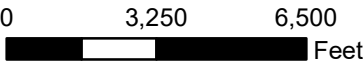
City of Tavares | 2040 Comprehensive Plan Map Series

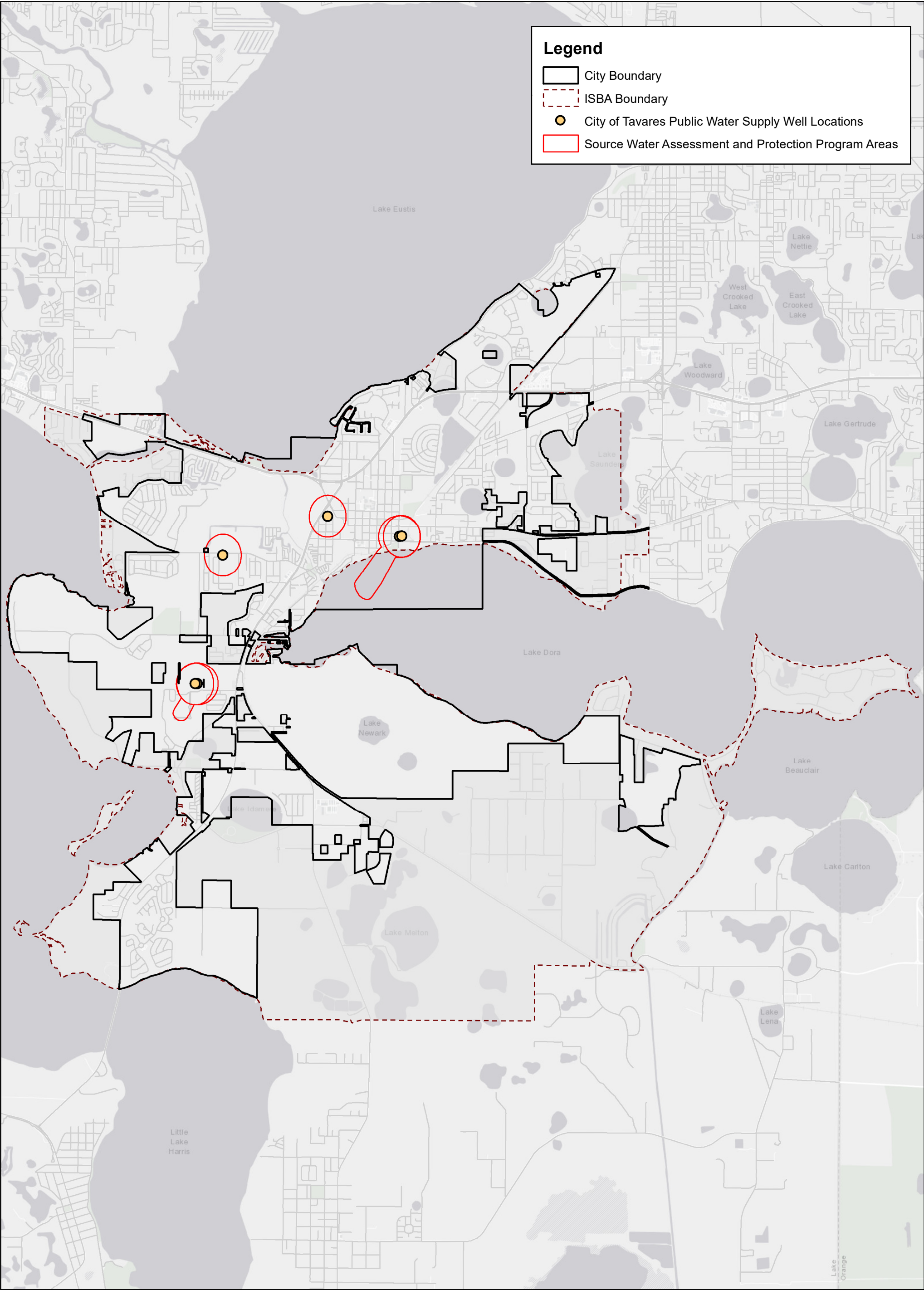
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Source:
USDA Natural Resources Conservation Service





Legend

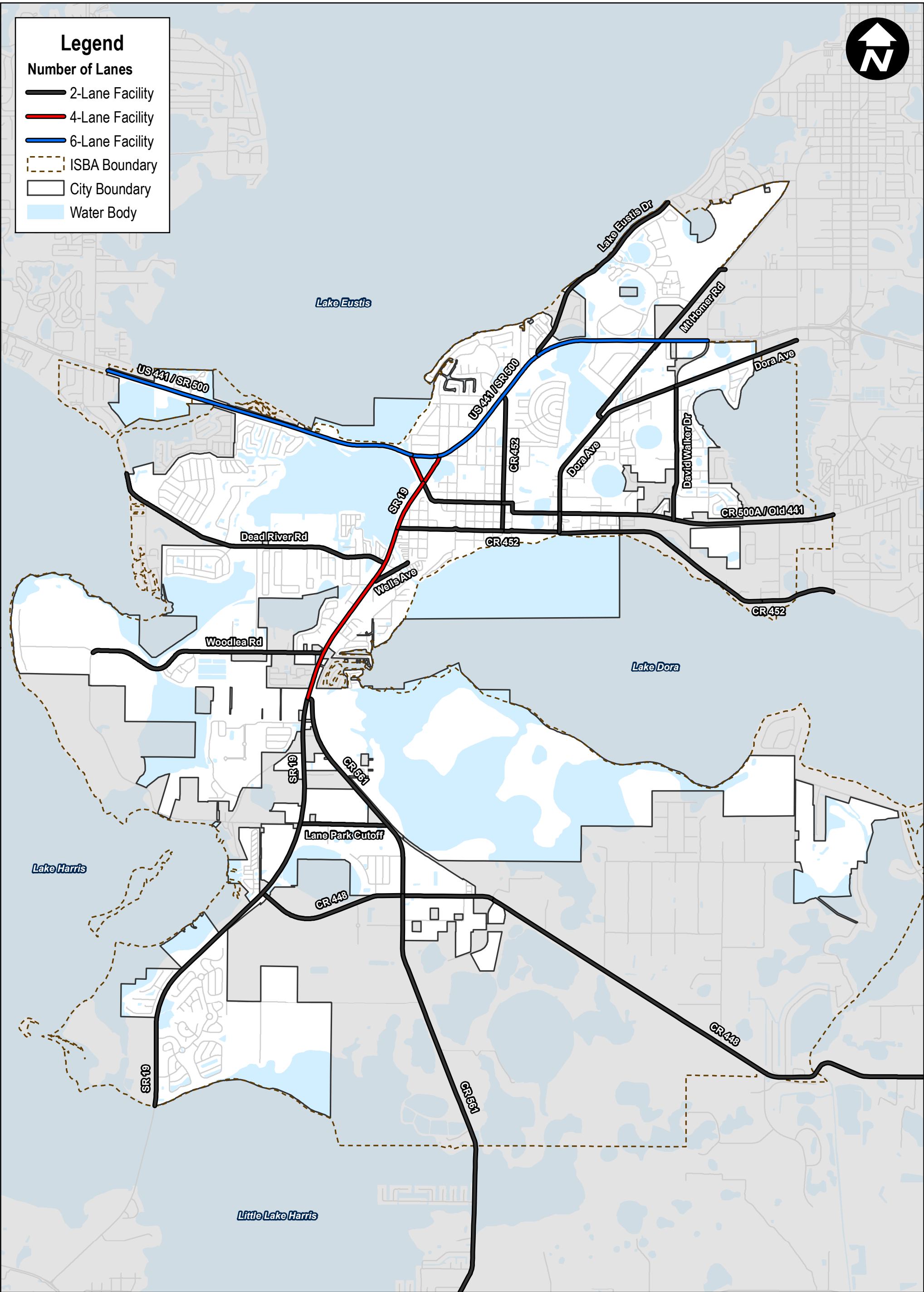
City Boundary

ISBA Boundary

City of Tavares Public Water Supply Well Locations

Source Water Assessment and Protection Program Areas

Map 1.8 - Public Water Supply Well Locations



Map 2.1: Existing Roadway Network

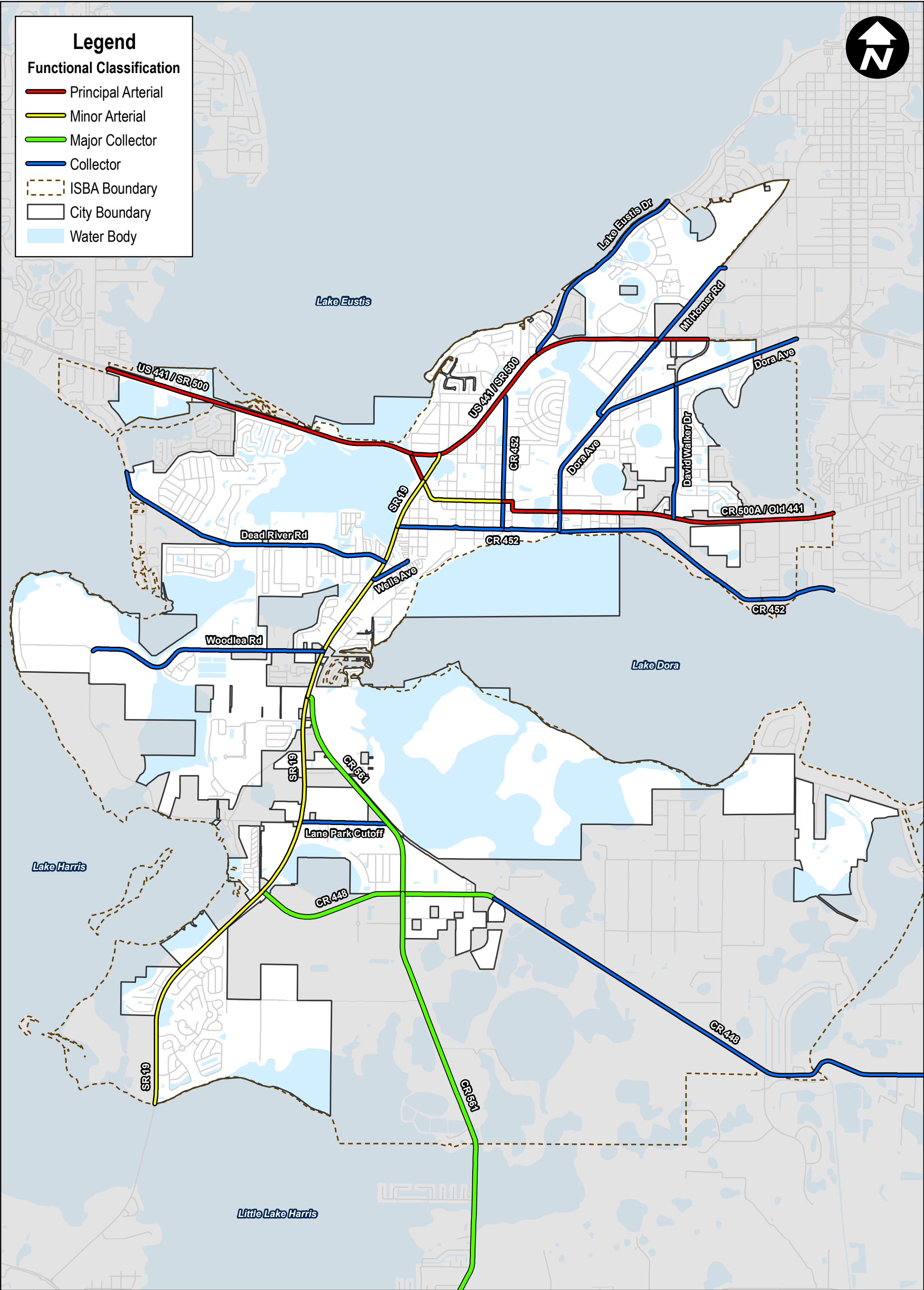


City of Tavares | Transportation Element - Data, Inventory, and Analysis

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0 2,500 5,000
Feet



Map 2.2: Functional Classification

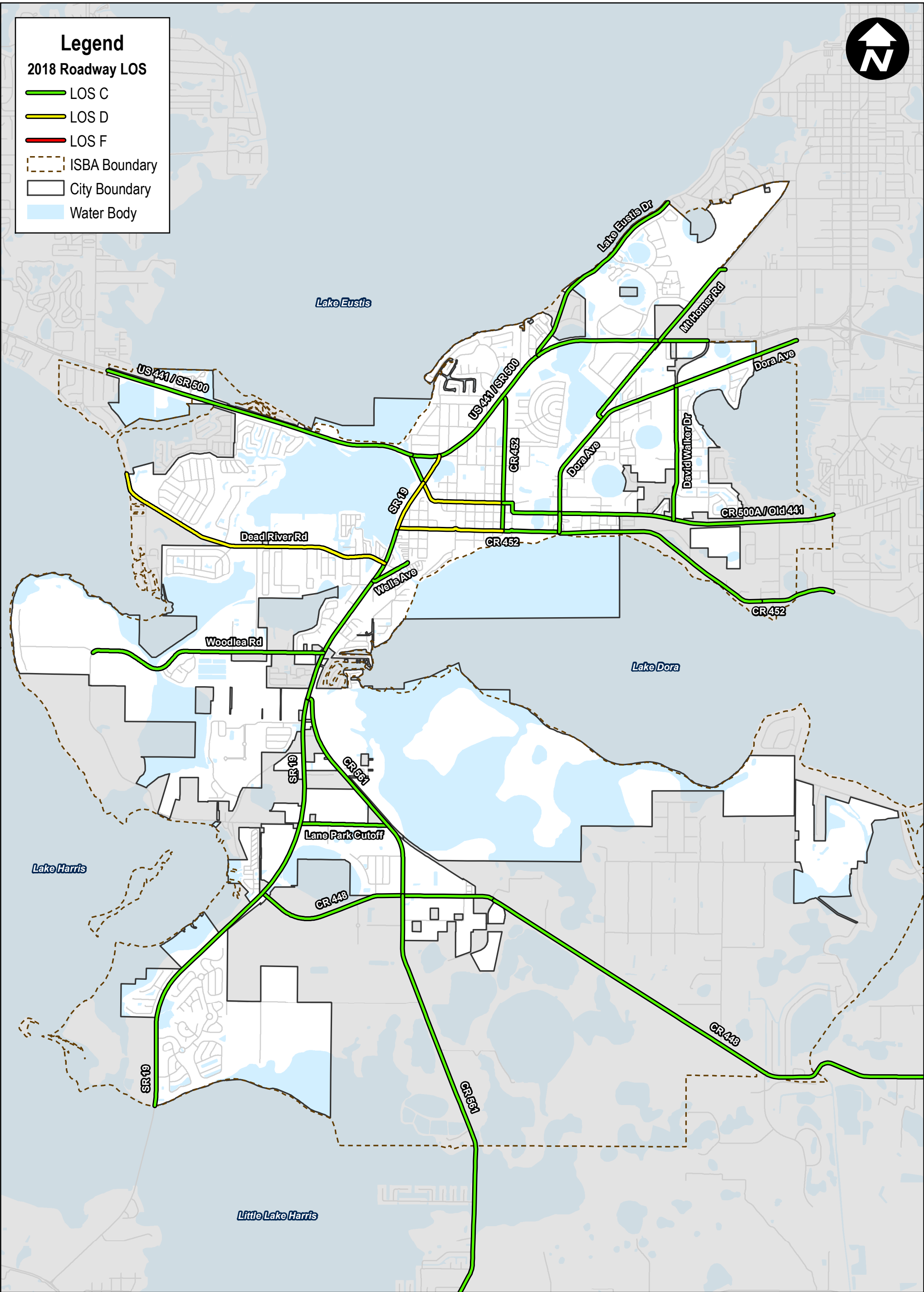


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0 2,500 5,000
Feet



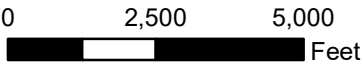
Map 2.3: 2018 Roadway Level of Service (LOS)

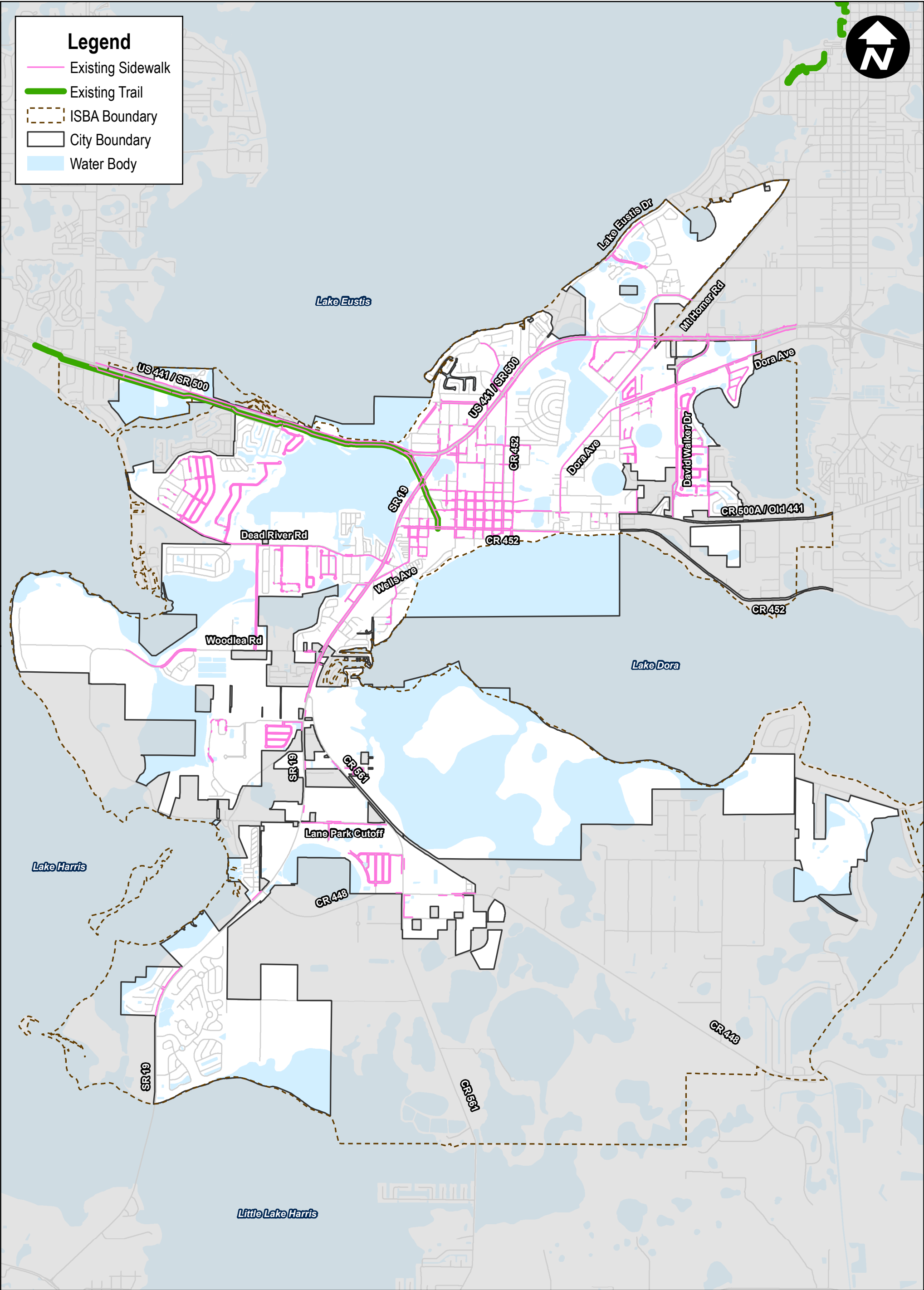


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Map 2.4: Sidewalks and Trails

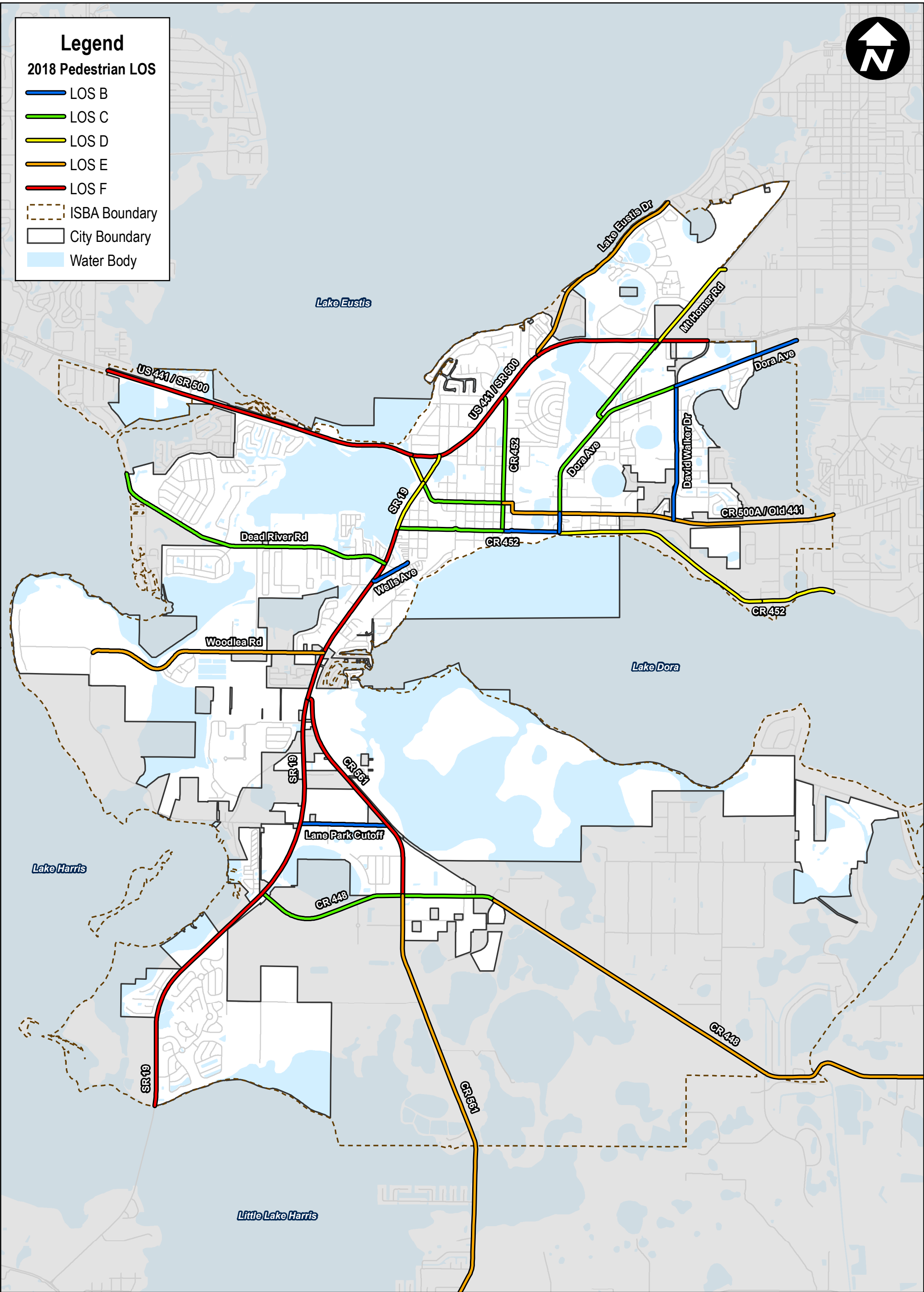


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0 2,500 5,000
Feet



Map 2.5: 2018 Pedestrian Level of Service (LOS)

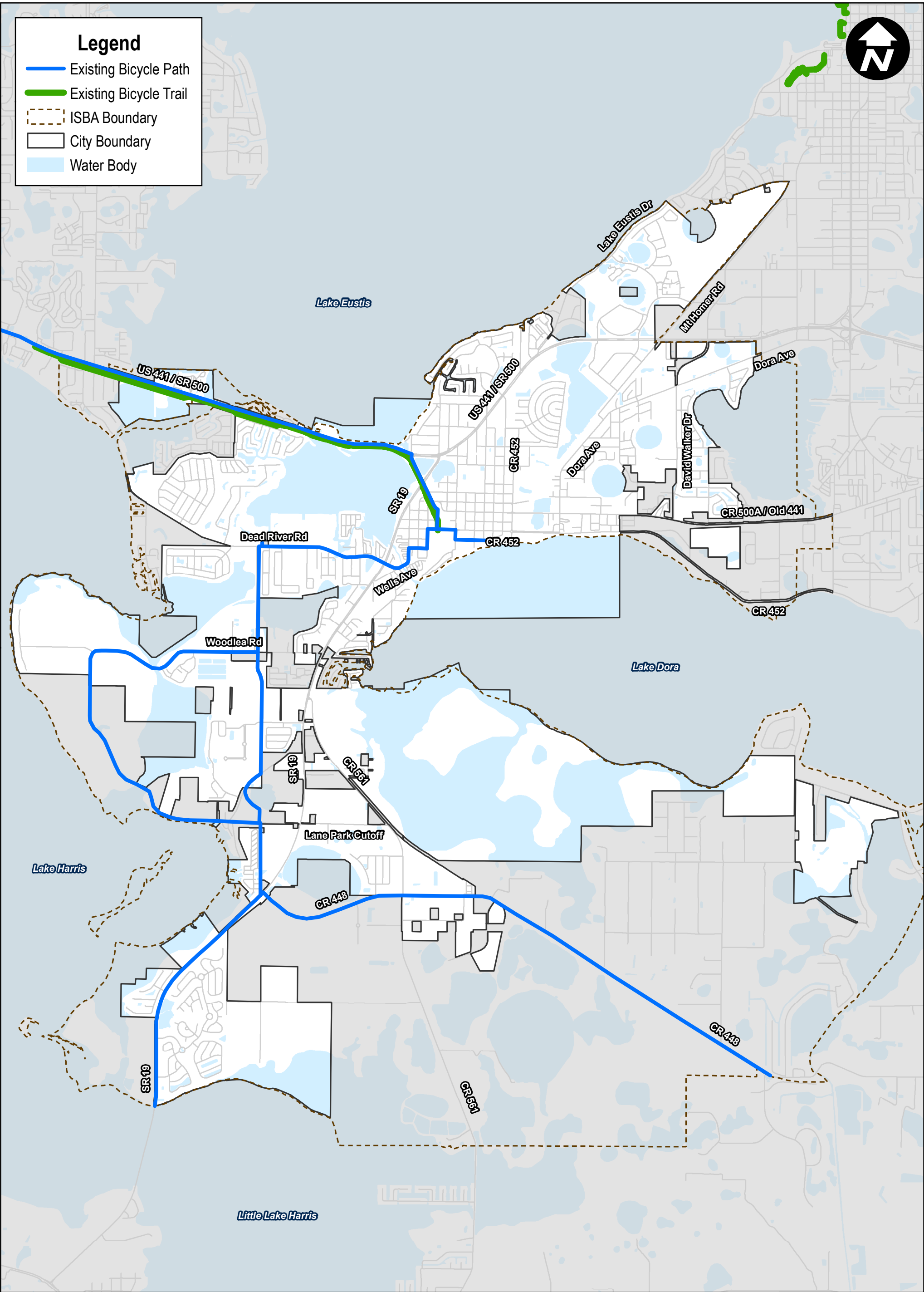


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0 2,500 5,000
Feet



Map 2.6: Bicycle Facilities

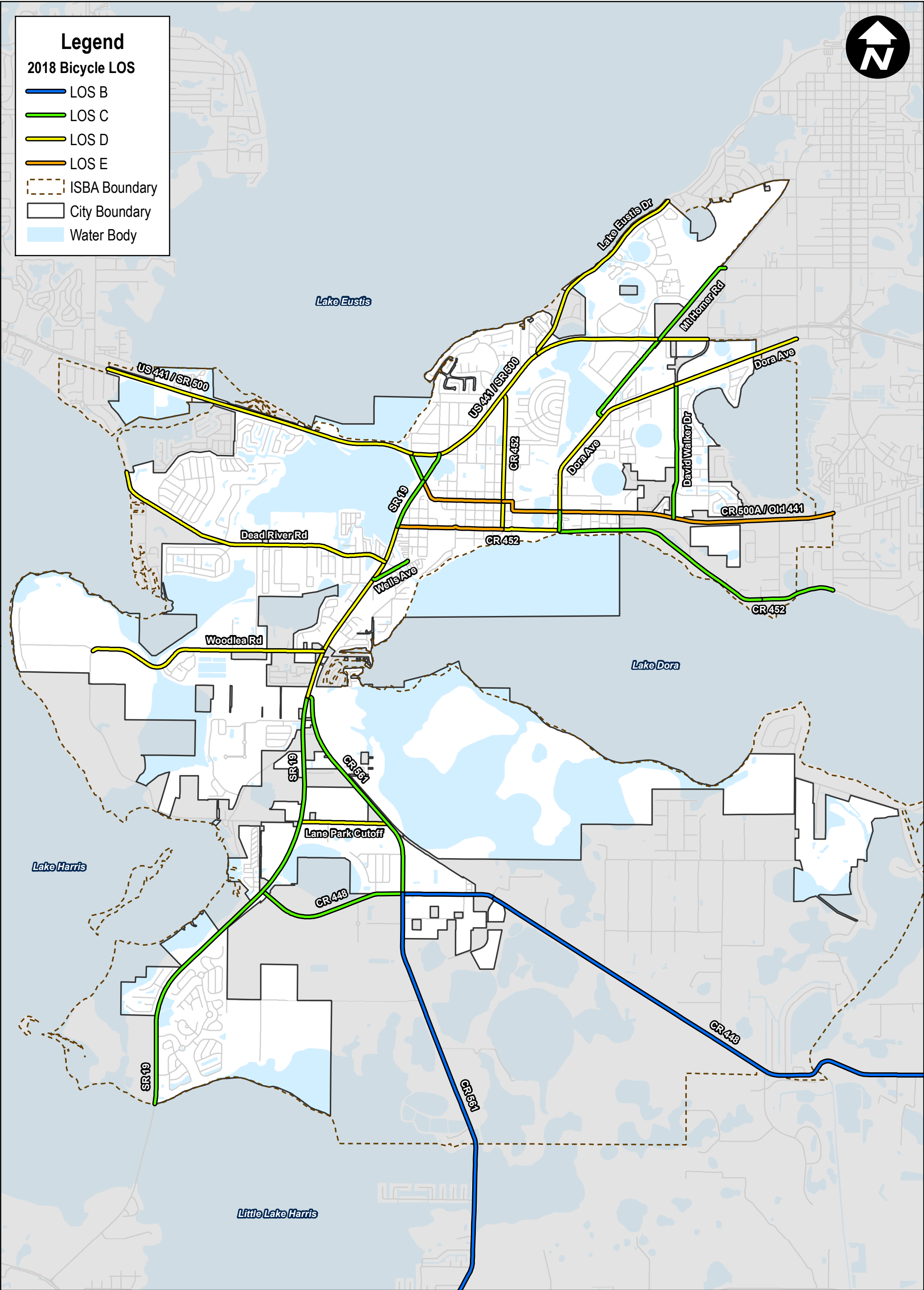


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0 2,500 5,000
Feet



Map 2.7: 2018 Bicycle Level of Service (LOS)

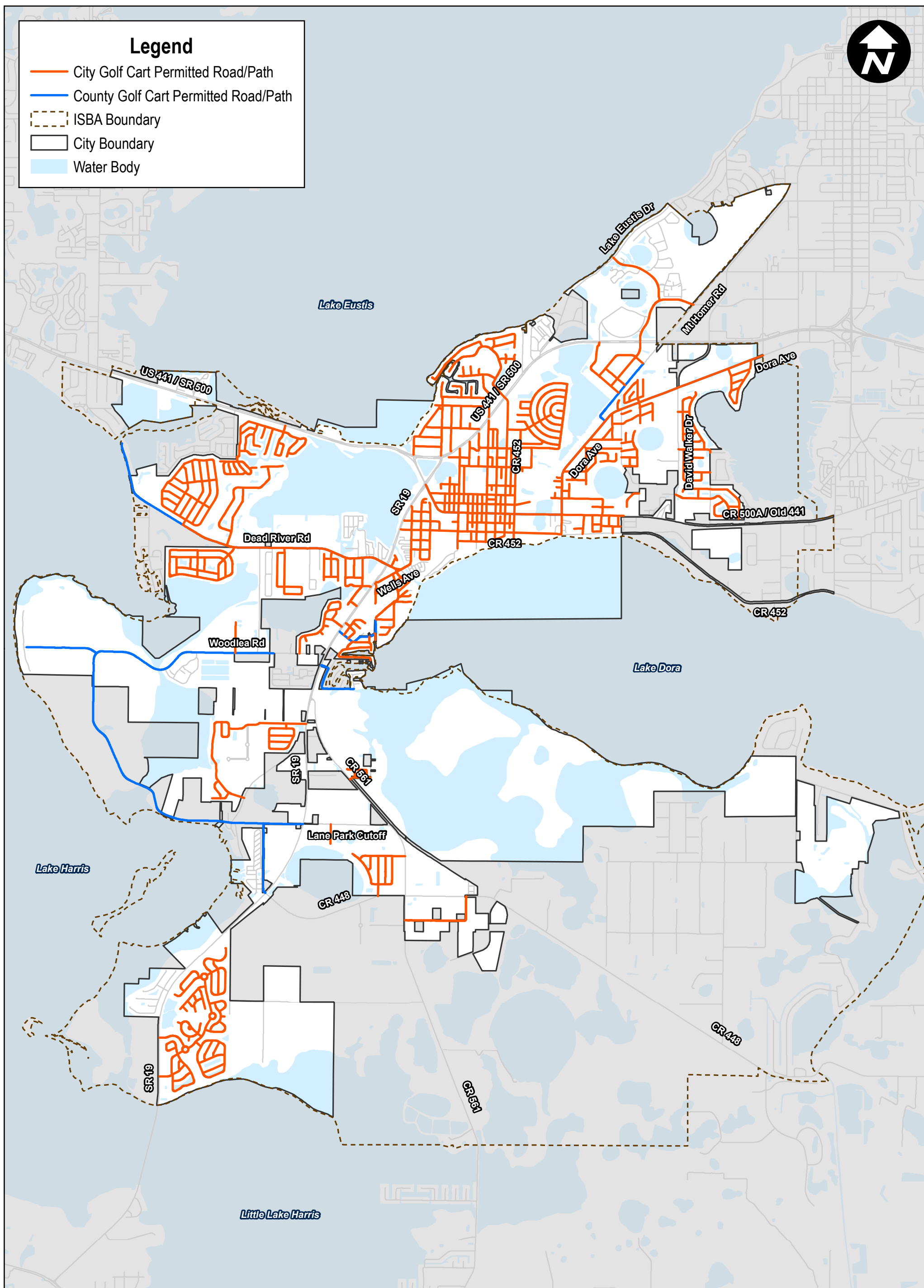


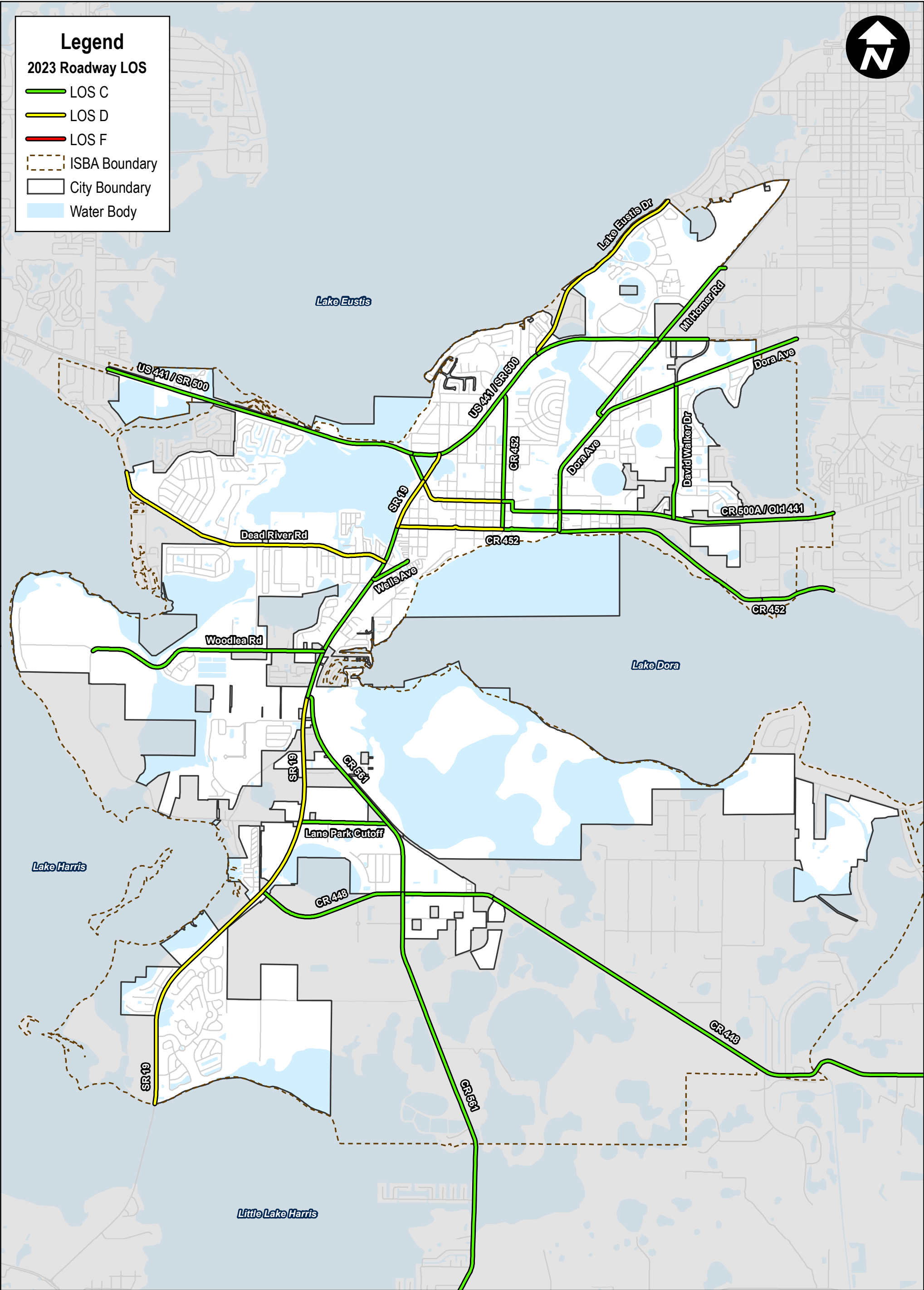
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0 2,500 5,000
Feet





Map 2.9: 2023 Roadway Level of Service (LOS)

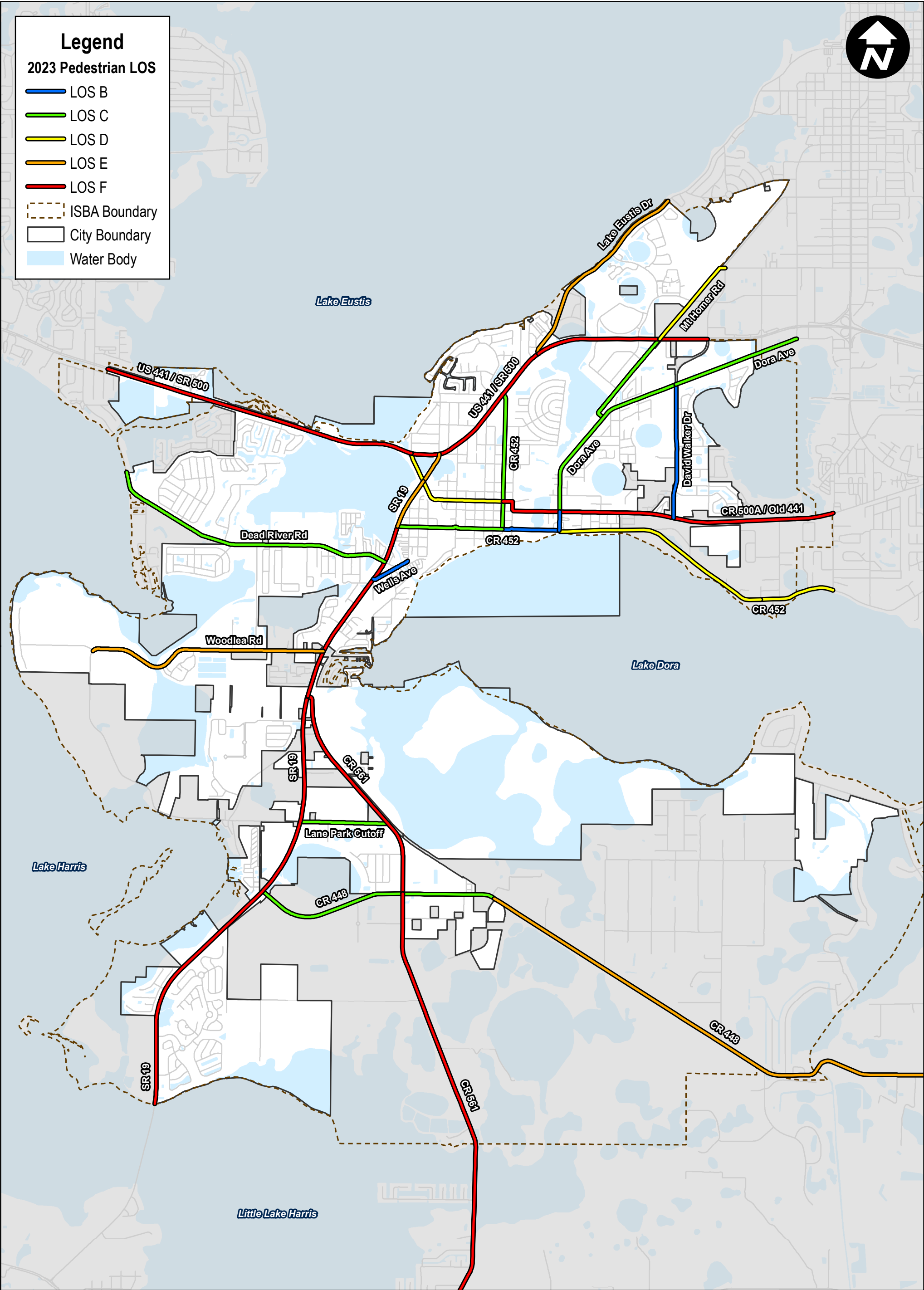


City of Tavares | Transportation Element - Data, Inventory, and Analysis

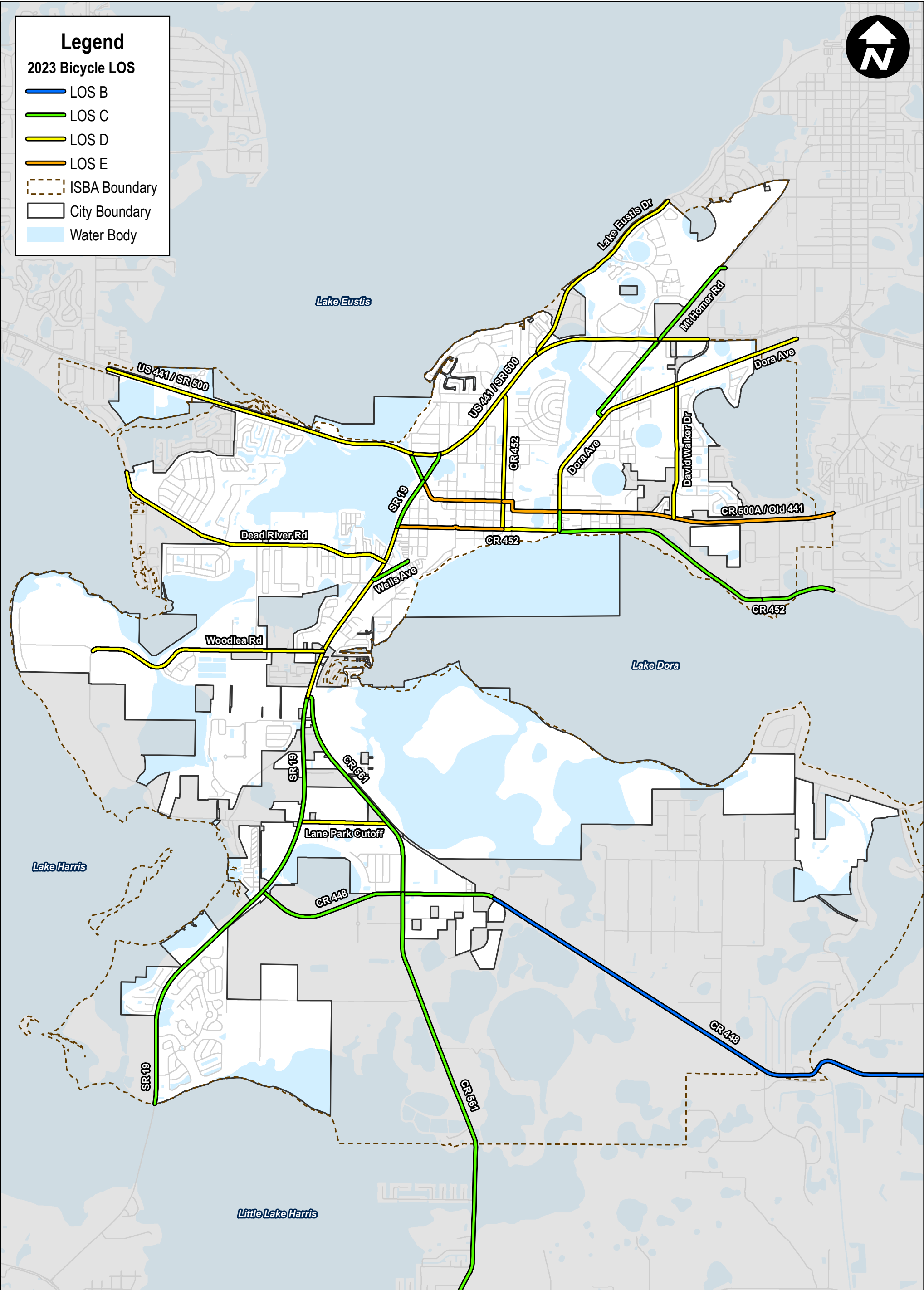
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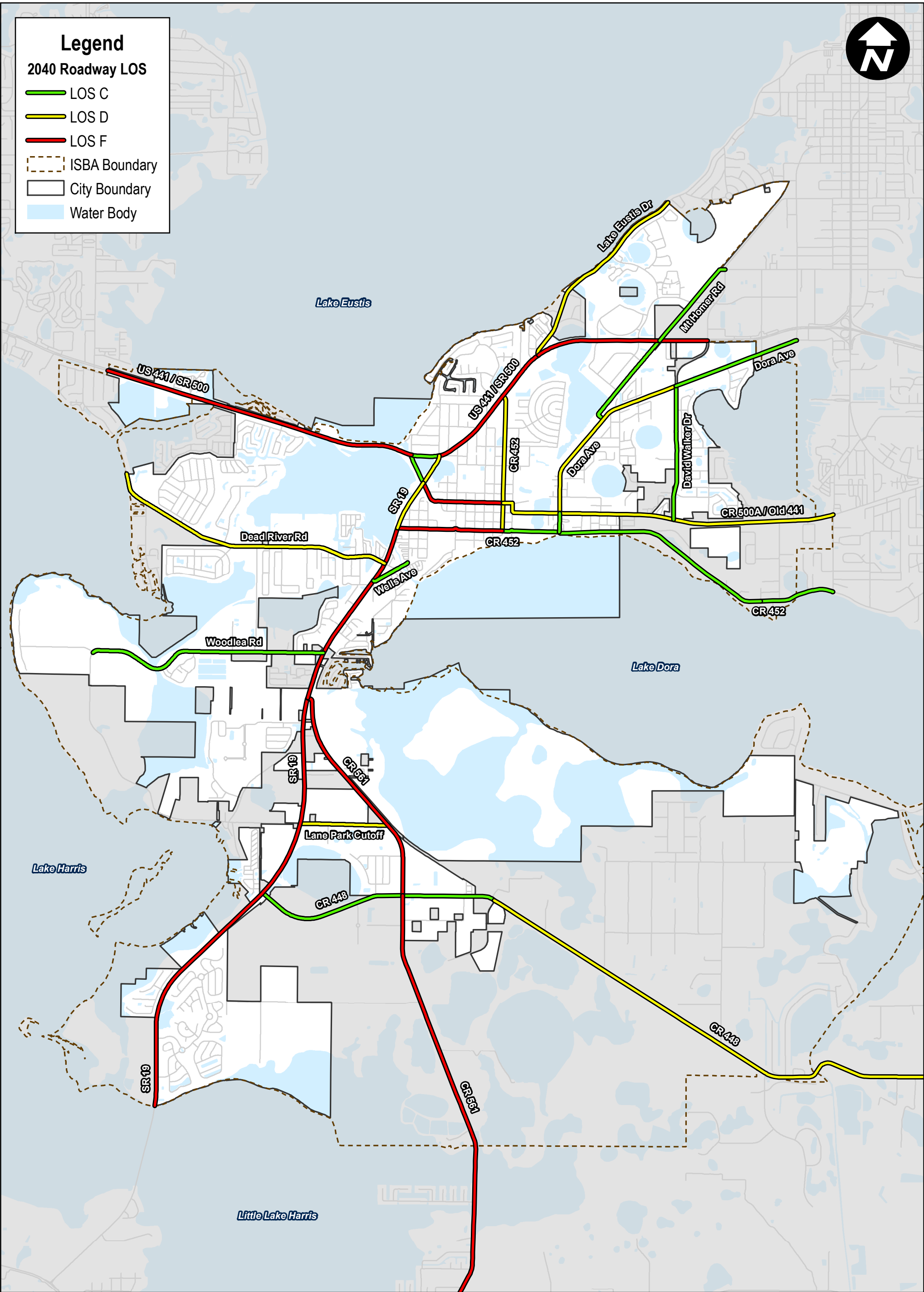
0 2,500 5,000
Feet



Map 2.10: 2023 Pedestrian Level of Service (LOS)



Map 2.11: 2023 Bicycle Level of Service (LOS)



Map 2.12: 2040 Roadway Level of Service (LOS)

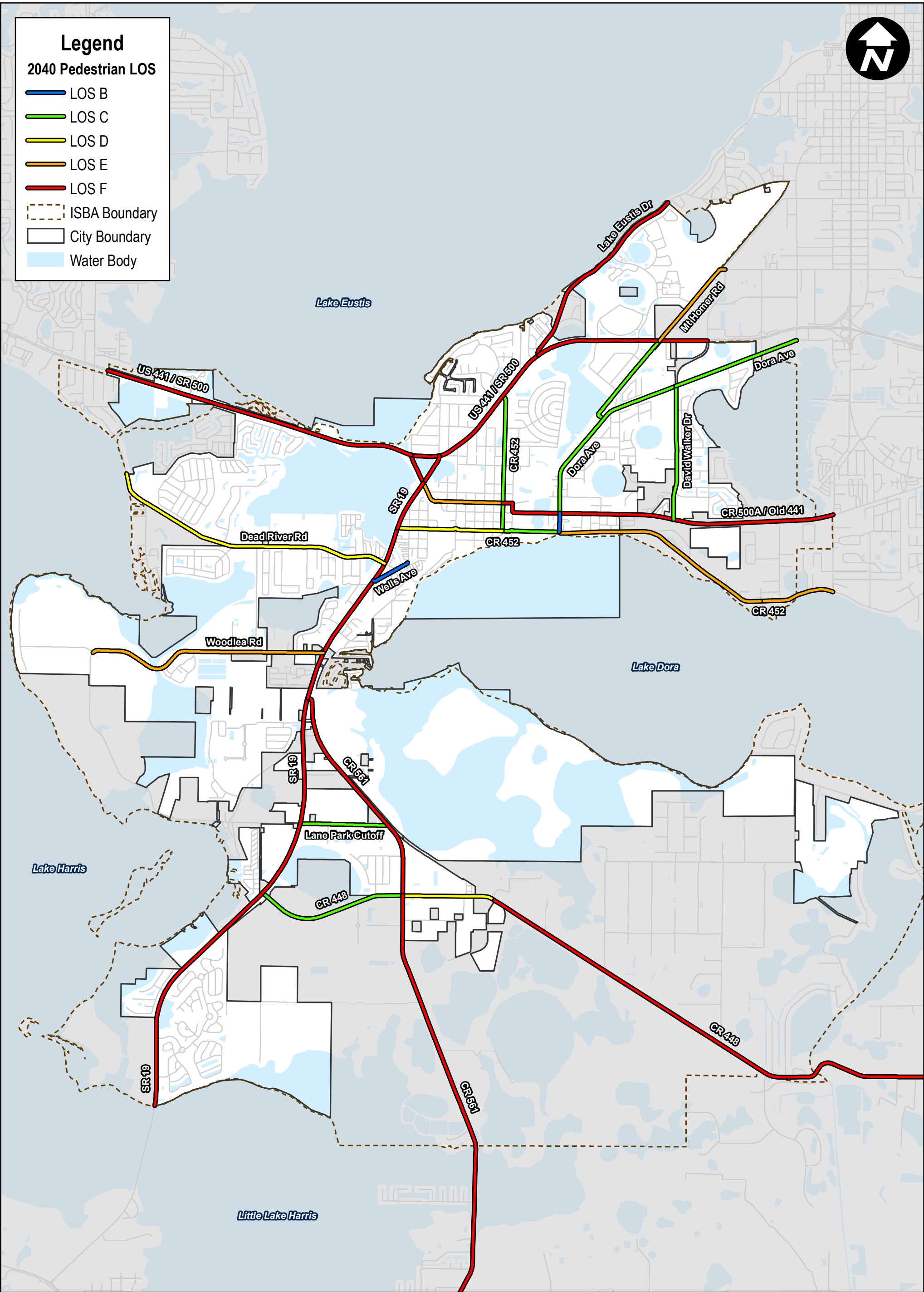


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0 2,500 5,000
Feet



Map 2.13: 2040 Pedestrian Level of Service (LOS)

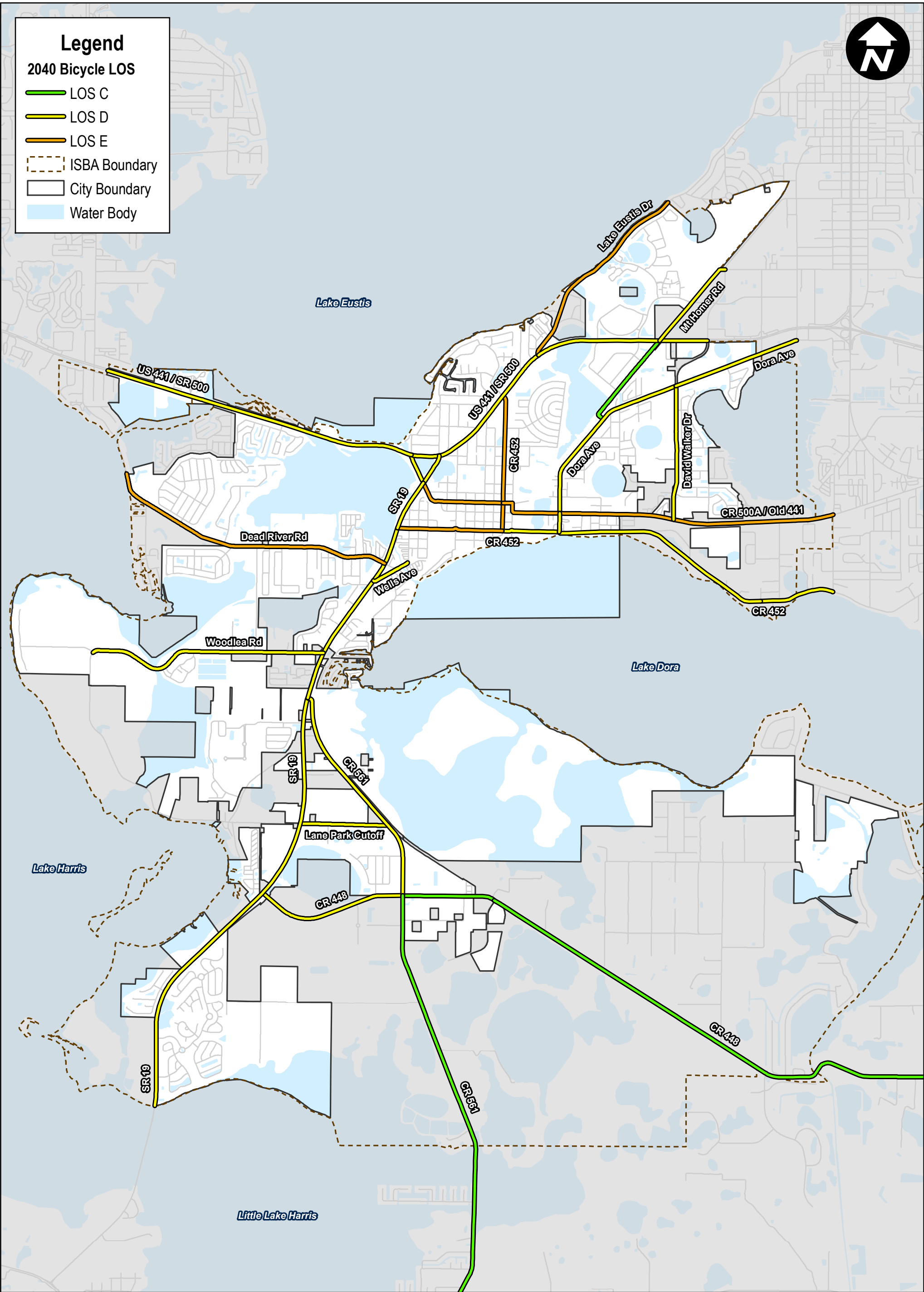


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0 2,500 5,000
Feet



Map 2.14: 2040 Bicycle Level of Service (LOS)

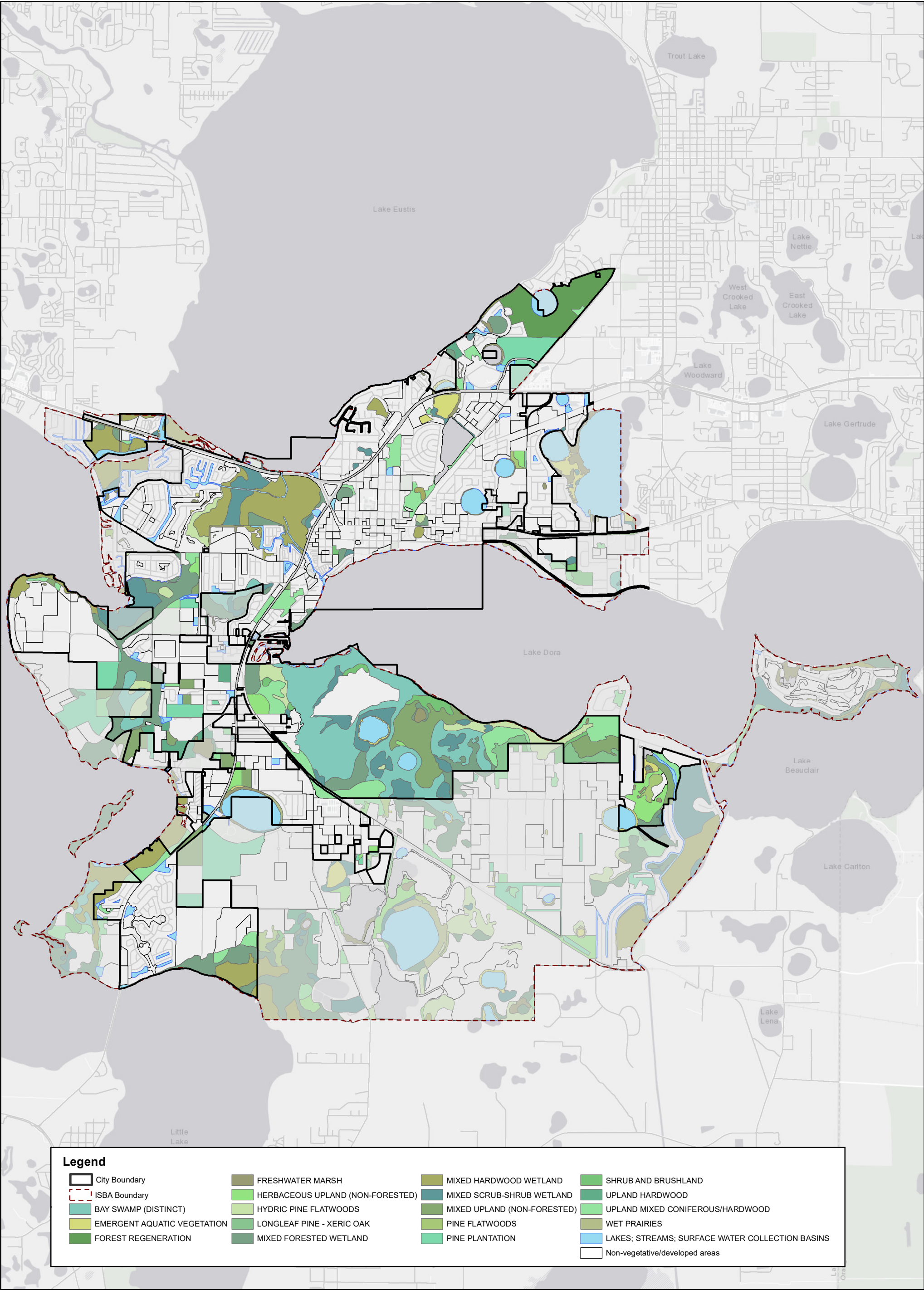


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0 2,500 5,000
Feet



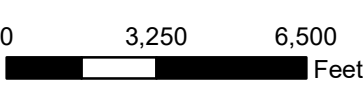
Map 5.1 - Natural Vegetative Communities

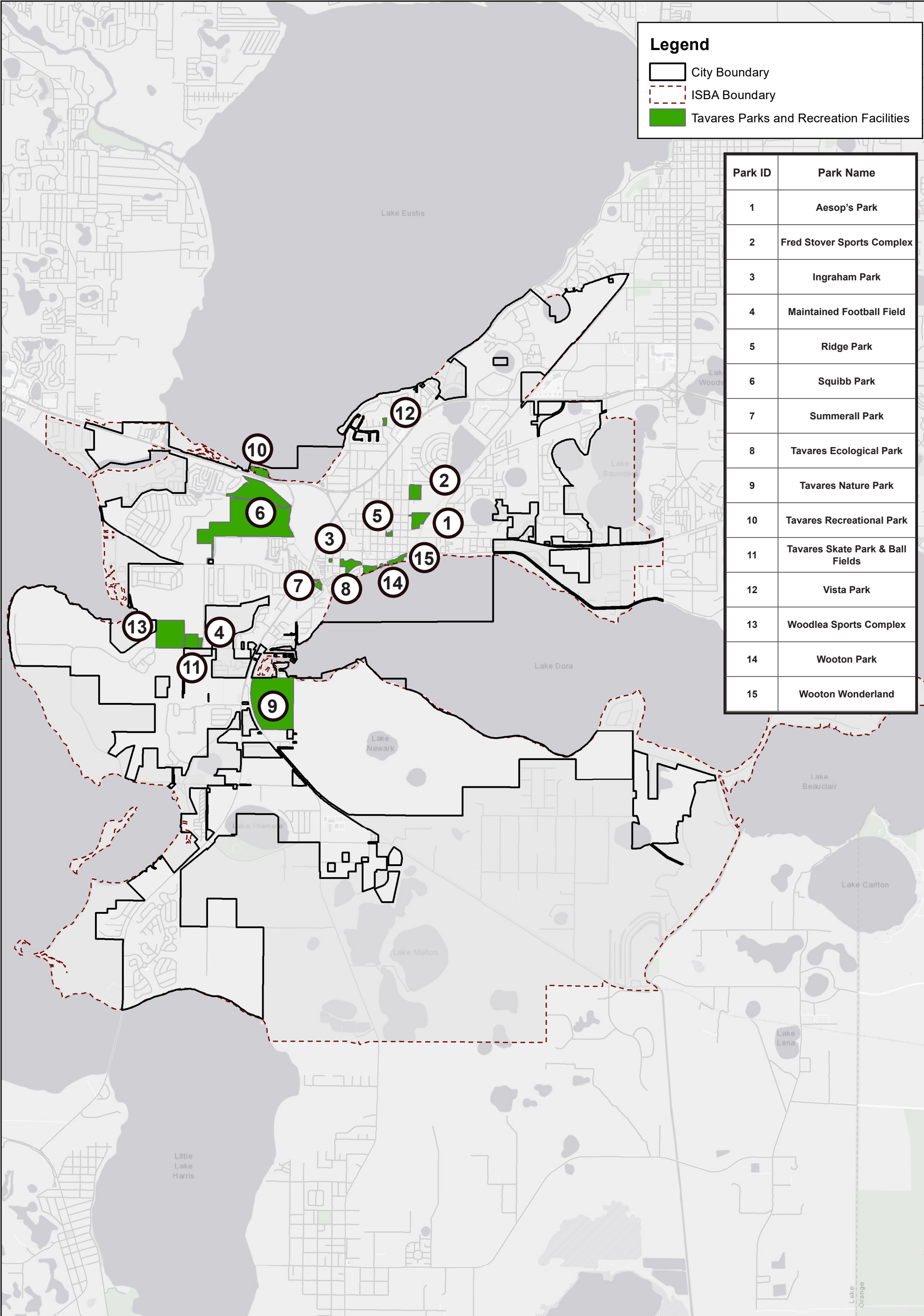


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Land Use Cover (2014)





Legend

- City Boundary
- ISBA Boundary
- Tavares Parks and Recreation Facilities

Park ID	Park Name
1	Aesop's Park
2	Fred Stover Sports Complex
3	Ingraham Park
4	Maintained Football Field
5	Ridge Park
6	Squibb Park
7	Summerall Park
8	Tavares Ecological Park
9	Tavares Nature Park
10	Tavares Recreational Park
11	Tavares Skate Park & Ball Fields
12	Vista Park
13	Woodlea Sports Complex
14	Wooton Park
15	Wooton Wonderland

Map 6.1 - Parks and Recreation Inventory



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0 3,250 6,500
Feet

