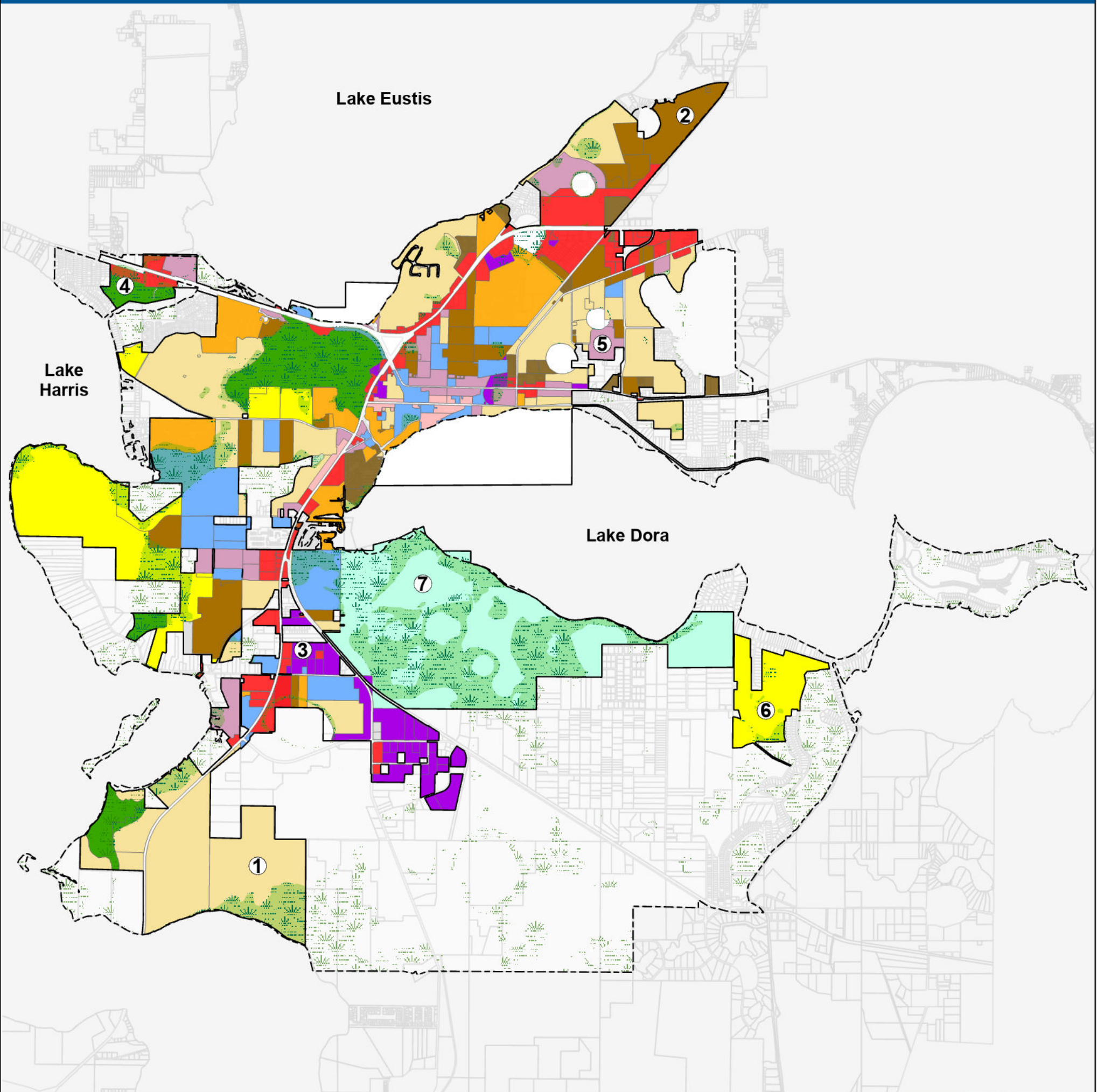


# City of Tavares - Future Land Use Map 2040



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

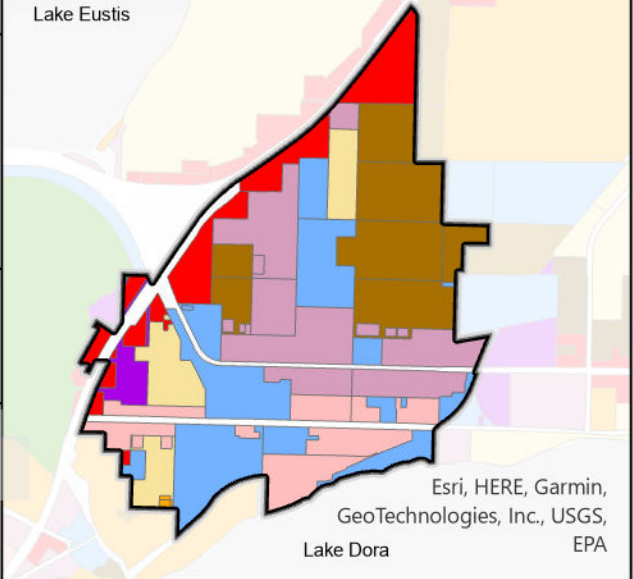
- |                    |                    |                    |                    |
|--------------------|--------------------|--------------------|--------------------|
| Ordinance #2003-19 | Ordinance #2009-14 | Ordinance #2008-40 | Ordinance #2011-06 |
| Ordinance #2006-44 | Ordinance #2008-43 | 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

## City of Tavares | 2040 Comprehensive Plan Map Series



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

