

One of the major goals of the redevelopment program is to preserve and enhance the historic neighborhoods in the vicinity of the Downtown. This is a formidable task when considering recent private investment in property renovations for the purpose of converting residences into commercial and office use. Compounding this problem is the fact that the older neighborhoods must compete with new housing developments in a housing market that offers a diverse range of housing products that are competitively priced. This Plan proposes specific growth patterns that increase the Downtown's development capacity while simultaneously introducing transition mixed-use areas that clearly define and preserve the residential character in the neighborhoods.

Downtown's existing regional corridors- U.S Highway 441 and SR 19- are envisioned to continue developing as commercial corridors driven by favorable market conditions associated with high traffic volume and regional growth. New developments along these corridors are expected to support uses catering to local serving auto-oriented uses such as auto repair shops, gas stations, hotels, chain restaurants, and Class- A offices. Properties that extend from US 441 and SR 19 to neighborhood streets should be redeveloped as multi-family residential uses with commercial frontage along the corridors.

Planned Wooton Park improvements, and related events hosted by the City on the lakefront is anticipated to necessitate a demand for hotels, restaurants, entertainment venues, and enhancements to the infrastructure and parking network in the future. As new development and redevelopment occur, the conditions in the Downtown will invariably change and possibly transform the physical, economic, and social fabric of the surrounding neighborhoods. The sustainable growth of Downtown Tavares relies on the manner in which the residential areas, activity centers, transportation network, buildings, and natural resources are coordinated and designed.

These changes are expected to play a pivotal role in providing Downtown with a diverse residential base that will need to be supported by complementary public amenities- neighborhood parks, expanded school facilities, cultural facilities, neighborhood retail, and upgraded infrastructure facilities.

Development Characteristics: Intensities and Densities

This section describes the relationship between new development and redevelopment and the public realm improvements in Downtown Tavares. Based on the results of development preference maps prepared during the community visioning process by the East Central Florida Regional Planning Council, the Plan defines four development intensities within the CRA boundaries. The Plan establishes guidelines for intensity of use, building heights, building types, and street frontage types within the Downtown's existing fabric in *Chapter 5: Urban Design and Historic Preservation*. The redevelopment plan recommends four different development intensities- Transit-Oriented Mixed-Use High (MU-H), Transition Mixed-Use Commercial, Neighborhood Residential Low, and Commercial Corridor Mixed Use Low.

ZONING	PROPOSED STANDARDS
MU-H – MIXED USE HIGH	Maximum 84 foot Height or 6 stories Maximum 40 du/ac FAR 2.0
MU-L2 – MIXED USE LOW 2	Maximum 70 foot Height or 5 stories Maximum 20 du/ac FAR 1.5
C-2- COMMERCIAL CORRIDOR MODERATE	Maximum 60 foot Height Maximum 15 du/ac FAR 1.0
RMF-3 NEIGHBORHOOD RESIDENTIAL LOW	Maximum 45 foot Height Maximum 15 du/ac FAR 1.0

In general, the Plan concentrates the most intense development (MU-H) in the Downtown Core (Civic/ Institutional Core, Traditional Main Street, and the Waterfront Entertainment District). This district is characterized by high density six-eight story mixed-use development patterns and civic facilities and amenities that are anticipated to serve a regional population. The Transition Mixed-Use Commercial is characterized by medium-density, mixed-use development characterized by townhouses, apartment buildings, professional office, and retail located in four to six-story buildings. The Plan also ensures adequate transition to the low-density neighborhoods by recommending that buildings transition from in height down to the neighborhood mixed-use low district.

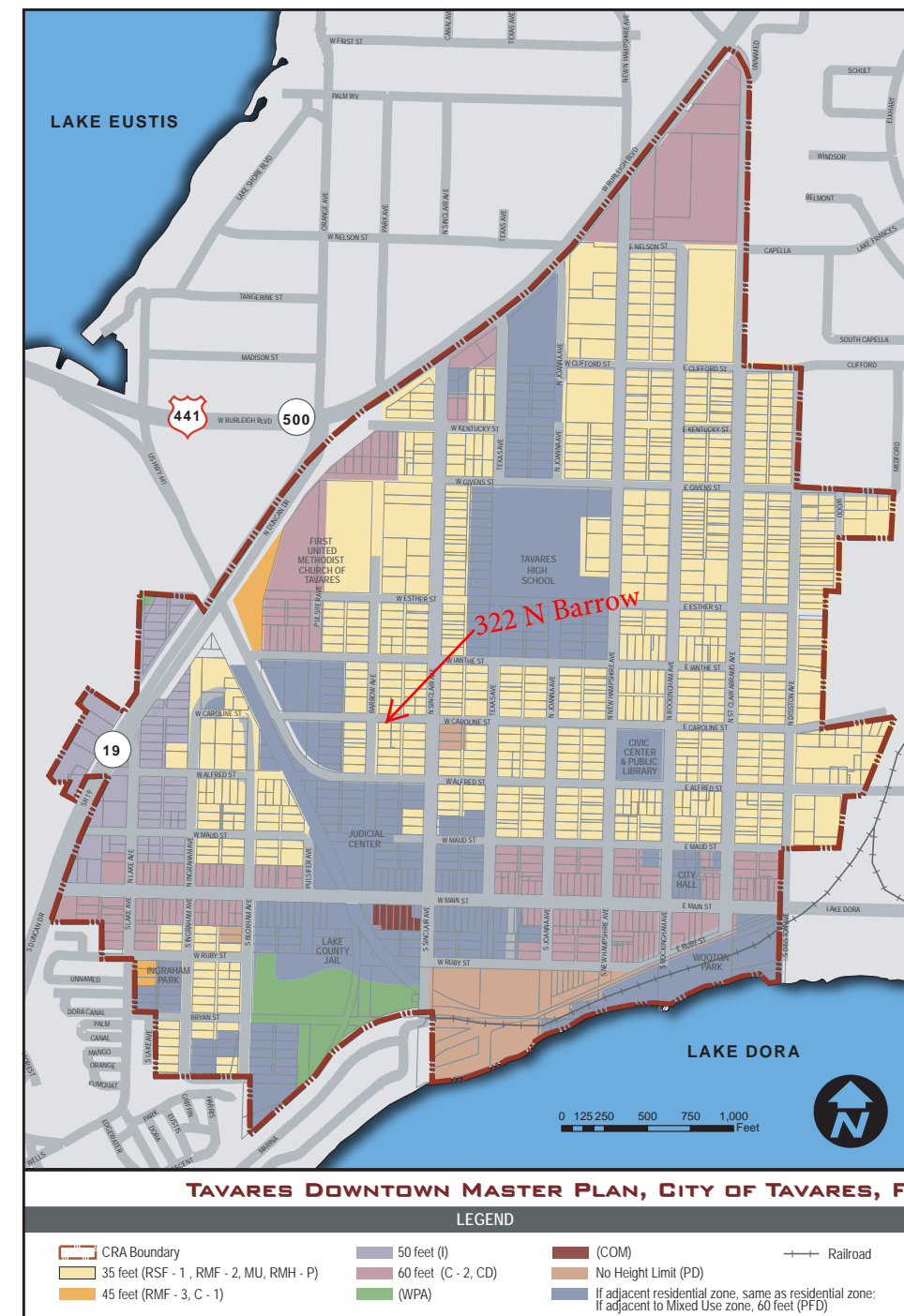


Fig. 4.3 Map showing permitted heights according to current Land Development Regulations, Downtown Tavares CRA
Source: Lake County GIS Database/ IBI Group, January 2008