

COMPOSITE PLAN

1 TRADITIONAL MAIN STREET DISTRICT

1A Recommendations

Destination Uses

- Destination Commercial Uses**
- Introduce Storefronts related to Retail/ Personal Services/ Drycleaners
 - Restaurants/ Street Cafes/ Grocery Store/ Bakery
 - Antique Stores/ Art Galleries
 - Extend Retail Core fronting north-south streets between Alfred St. and Ruby St.
 - Encourage Retail uses at ground level; Office and Residential uses on upper floors
- Destination Tourism Uses**
- Introduce Ancillary Tourism Uses (Museum/Trail Outfitters/Paddle Boards/Kayaks)
 - Evaluate opportunities to provide public facilities including a Performing Arts Center

- ### 1B Tavares Square
- Urban plaza with pedestrian amenities connecting to the waterfront
 - Examine opportunities for a grand gazebo and accessory structures to support special events
 - Examine opportunities to introduce a Farmers Market/ Arts and Crafts Market

- ### 1C Parking Opportunities
- Explore potential for a structured parking facility when P/W facility is moved to its new location
 - Evaluate additional on-street parking along downtown's north-south pedestrian connections
 - Shared parking

- #### Urban Design Elements
- Retain small town character through establishment of appropriate design guidelines and historic preservation efforts
 - 2 to 6 storied mixed-use (residential/office above retail)
 - Redistribute the massing of buildings from Main Street to mid-block
 - Maximize retail frontage
 - Utilize alleyways as extensions of sidewalks system/ access to shared parking lots/ service areas
 - Improvements to pedestrian environment- plant shade trees/ minimize curb cuts/ encourage rear or side parking for businesses
 - Activate sidewalk environment (street cafes/ patios/ canopies/ glazed storefronts)

2 WATERFRONT ENTERTAINMENT DISTRICT

- ### 2A Planned
- Construction of a Mixed Use Ramp
 - Parking for boat trailers
 - Restrooms Facility
 - Fishing Pier
 - Gazebo/Observation Deck
 - Beach Volleyball (USAV) Tournaments
 - Extension of Tav-Lee Trail Connection
 - Brick pave Ruby Street
 - Brick pave Joanna Ave south of Ruby Street

- ### 2B Wooton Park Improvements
- Tav-Lee Trailhead
 - Special Events
 - Performance areas
 - Proposed sandy beach
 - Canoe/Kayak/Paddle Boards Rentals

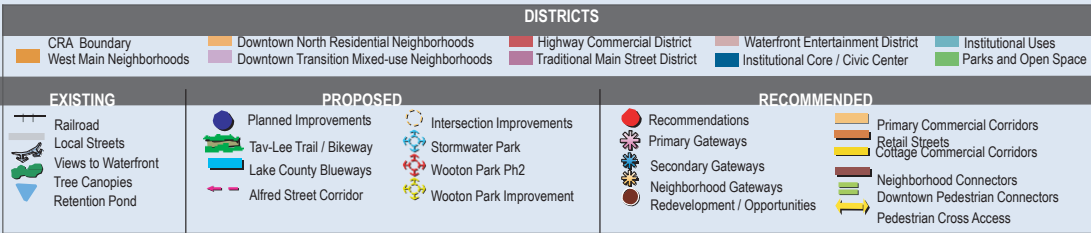
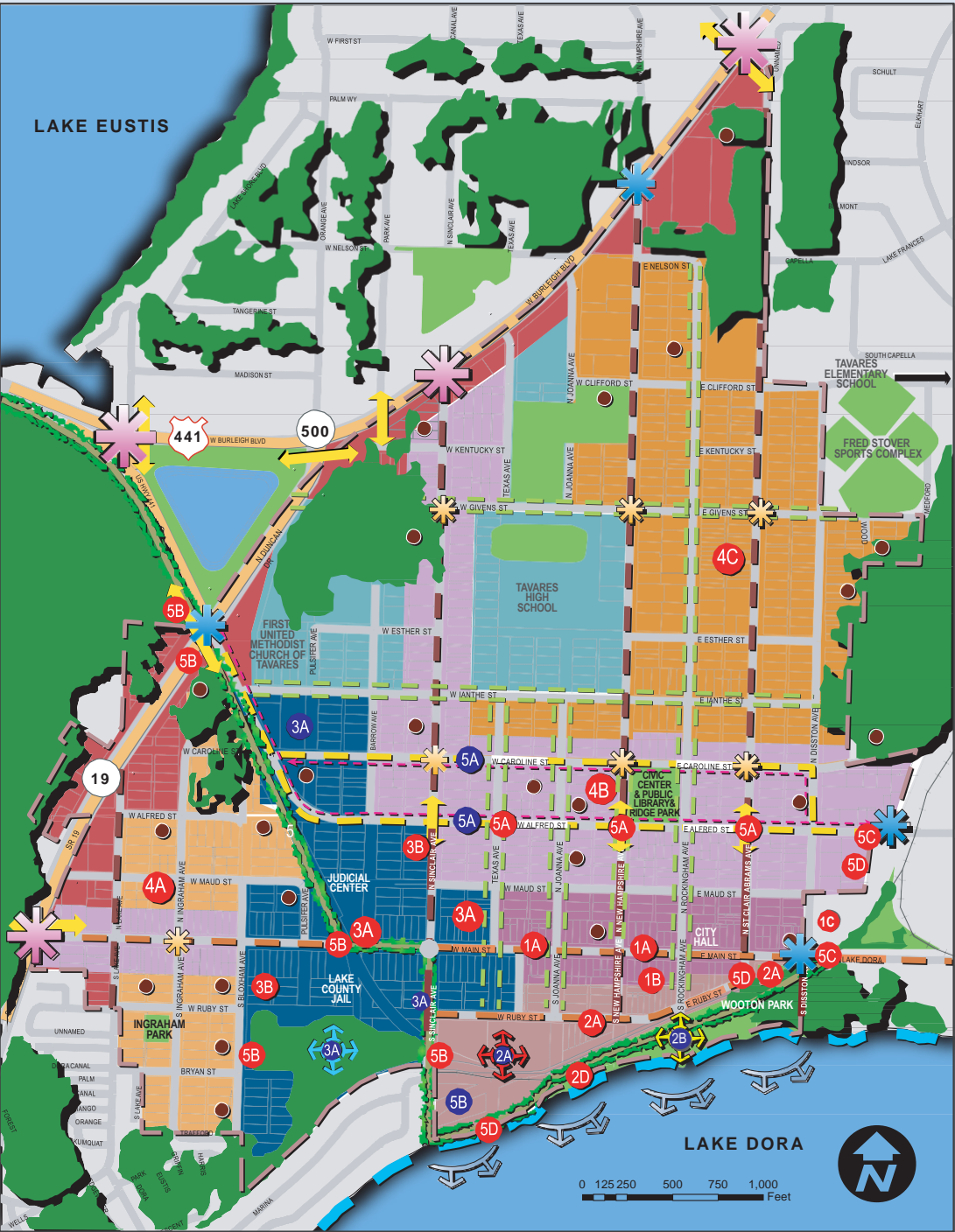
- ### 2A Recommendations
- Planned for a trail head for Tav-Dora future extension
 - Reuse the existing City's Train Station for another train services (Eustis, Orlando or Mt. Dora)
 - Consider reuse of underutilized parcels fronting Ruby Street to accommodate marina related boutique stores
 - Work with existing property owners to assemble and develop a master planned public/private development transit oriented pilot project on the waterfront
- ### 2B Waterfront Development Recommendations
- Maximize waterfront views
 - Introduce hotel/tourist accommodation
 - Tiered 2-4 stories of buildings located to the south
 - Devise strategies to address economic feasibility of new development

3 CIVIC CORE DISTRICT

Planned

- ### 3A
- Stormwater Improvement Beautification Park
 - Construct bikeways connecting existing trail
 - Construct a the Public Safety Complex
- ### 3B
- Pursue future development opportunities with the County for University/State College extension facilities

- #### Recommendations
- Work with Lake County to better utilize the Parking Structure
 - Work with Lake County to provide better wayfinding signage
 - Provide a Transit Bus Stop pullover/pullout on Main Street
- #### Design Standards
- Explore opportunities to introduce retail/ office uses in future municipal facilities
 - Ensure design standards and buffering requirements are established for institutional uses



4 NEIGHBORHOODS

WEST MAIN NEIGHBORHOODS

Recommendations

- Ensure adequate buffering between incompatible uses
- Designate areas appropriate for moderate density, mixed-income, multi-family residential development
- Enhance and upgrade existing quality of housing
- Create incentives to facilitate new infill construction of affordable workforce housing
- Encourage adaptive reuse of vacant and underutilized properties to accommodate community facilities and activities (parks/ vocational technology training center/ business resource center/ job training center)
- Develop design strategies to minimize the visual impact of the County jail and detention facility center
- Upgrade facilities at Ingraham Park
- Work with area faith-based institutions to generate community support and participation in maintaining the neighborhood's aesthetic environment
- Work with commercial property owners to institute a sidewalk maintenance and beautification program
- Encourage neighborhood oriented retail uses in new commercial development fronting Main Street (grocery store, restaurants, deli, pharmacy, etc.)
- Seek opportunities to develop pocket parks on vacant and/or underutilized residential properties
- Construct neighborhood gateways at identified locations

DOWNTOWN TRANSITION MIXED-USE DISTRICT

Recommendations

- Encourage adaptive reuse of existing residential uses to accommodate low-impact non-residential uses (professional offices, neighborhood retail, restaurants - horizontal mixed use)
- Establish appropriate architectural and urban design standards
- Accentuate significant intersections with appropriate gateway treatment and install directional signage to major activity centers
- Improve visual and physical access to the Public Library and Civic Center on Caroline Street
- Promote high intensity mixed-use development on identified vacant and underutilized properties in the neighborhood
- Strive to expand moderate to high intensity mixed-uses on primary north-south streets in the district (retail at grade/ office/residential upper floors)
- Encourage property owners to introduce a mix of housing types- townhomes, live/work studios, garage apartments, lofts to provide for affordable workforce housing
- Ensure design standards and architectural guidelines are in place prior to the approval of any new development in the area
- Reduce or eliminate buffer requirements between similar zoning districts
- Examine the need to expand school facilities as demand increases
- Seek potential opportunities for developing neighborhood parks

DOWNTOWN NORTH RESIDENTIAL NEIGHBORHOODS

Recommendations

- Preserve the existing single-family residential character in the neighborhoods
- Introduce a mix of residential housing types
- Provide design criteria for new infill development and existing building renovations
- Establish performance standards and incentives
- Complete the missing sidewalk network and ensure placement of neighborhood amenities (lighting, tree planting, signage) to ensure a safe and walkable pedestrian environment.
- Increase code enforcement visits and work with property owners to create property maintenance/ residential façade improvement programs
- Provide well-defined pedestrian linkages connecting the Tavares High School to the residential areas, the ball park fields and the Civic Center/ Library by developing a cross-pedestrian connectivity plan
- Seek potential opportunities for developing neighborhood parks

5 CIRCULATION AND CONNECTIVITY

Planned

- ### 5A Alfred Street and Caroline Streets
- Completion of Irrigation & Landscape Program
- ### 5B Tav-Lee Trail
- Completion of the proposed Tav-Lee Trail
 - Tav-Lee Trail Trailhead Facility: Wooton Park

Recommendations

- ### 5A Alfred Street and Caroline Streets
- Traffic calming measures at key intersection to improve cross-access
 - Benches & Bike Racks
- ### 5B Tav-Lee Trail
- Extend trail from Main Street to Bloxham Ave and to Waterfront District
 - Establish connectivity with Lake County Trail and Blueways System
 - Explore the possibility of a Trail Overpass at SR19 & Alfred Street
 - Enhancement of signage/markings for the trail at Main Street, SR19 & Alfred Street
- ### 5C Tav-Dora Trail
- Explore opportunities to extend the Trail to Mount Dora
 - Explore this extension either via "Rails-to-Trails", "Rails n' Trails", or Old US441

Recommendations

- ### 5D Multimodal Transportation
- Explore long-term opportunities with MPO to construct light rail transit service connecting Tavares to regional communities
 - Explore opportunities to better serve the Lake County Blueways system
 - Explore opportunities for potential reuse of Tavares Fire Station as an accessory to the trail system (Historical Museum)
 - Ensure accessibility and parking for other transportation modes including bicycles, motorcycles, golf carts, and neighborhood electric vehicles
 - Ride n' Share Program

Street Hierarchy
Primary Commercial Corridors: SR 19/ US 441
Cottage Commercial Corridor: Alfred and Caroline Streets
Retail Streets: Main Street and Ruby Street
Neighborhood Connectors: St. Clair Abrams Avenue, Sinclair Avenue, and New Hampshire
Downtown Pedestrian Connectors: Rockingham, Joanna, Texas, and Lake Avenues; lanthe and Givens Streets