

COMPOSITE PLAN

1 TRADITIONAL MAIN STREET DISTRICT

1A Recommendations

Destination 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: Vertical 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 (USA) 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

3 CIVIC CORE DISTRICT

3A Planned

- Stormwater Improvement Beautification Park
- Construct bikeways connecting existing trail
- Construct a the Public Safety Complex

3B Recommendations

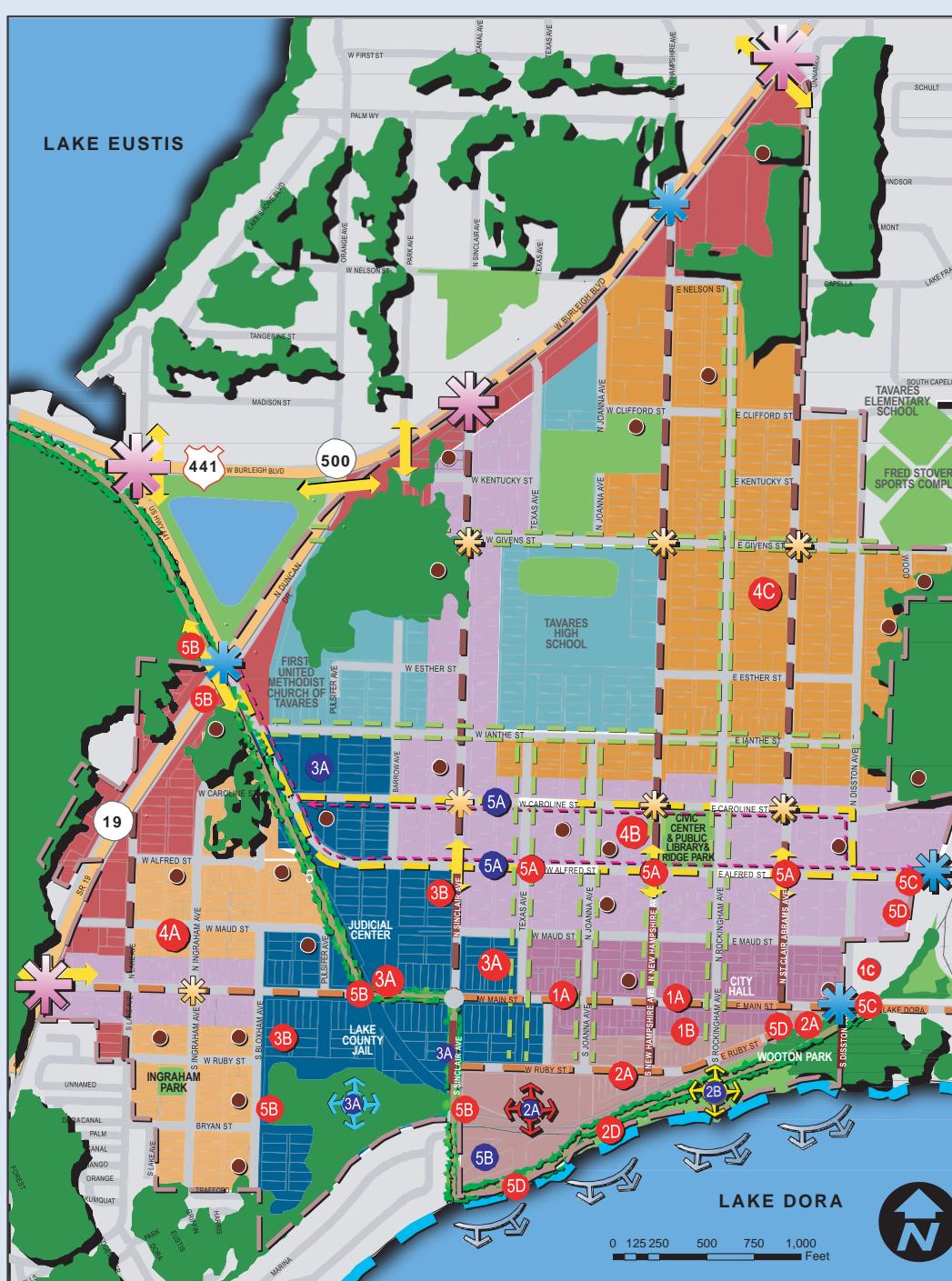
- Pursue future development opportunities with the County for University/State College extension facilities

Design Standards

- Explore opportunities to introduce retail/ office uses in future municipal facilities
- Ensure design standards and buffering requirements are established for institutional uses

3C 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



4 NEIGHBORHOODS

4A 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

4B 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

4C 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

5A Planned

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

Alfred Street and Caroline Streets

- Traffic calming measures at key intersection to improve cross-access
- Benches & Bike Racks

5C 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

5D 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

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

Downtown Pedestrian Connectors: Rockingham, Joanna, Texas, and Lake Avenues; Ianthe and Givens Streets