



2040 CP Adoption Ordinance 2020-10, November 18, 2020
Ordinance 2021-09, Property Rights Element, November 17, 2021
Ordinance 2024-03, Water Work Plan Policies, April 4, 2024
Ordinance 2024-07, Density Amendment, August 7, 2024

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COMPREHENSIVE PLAN 2040



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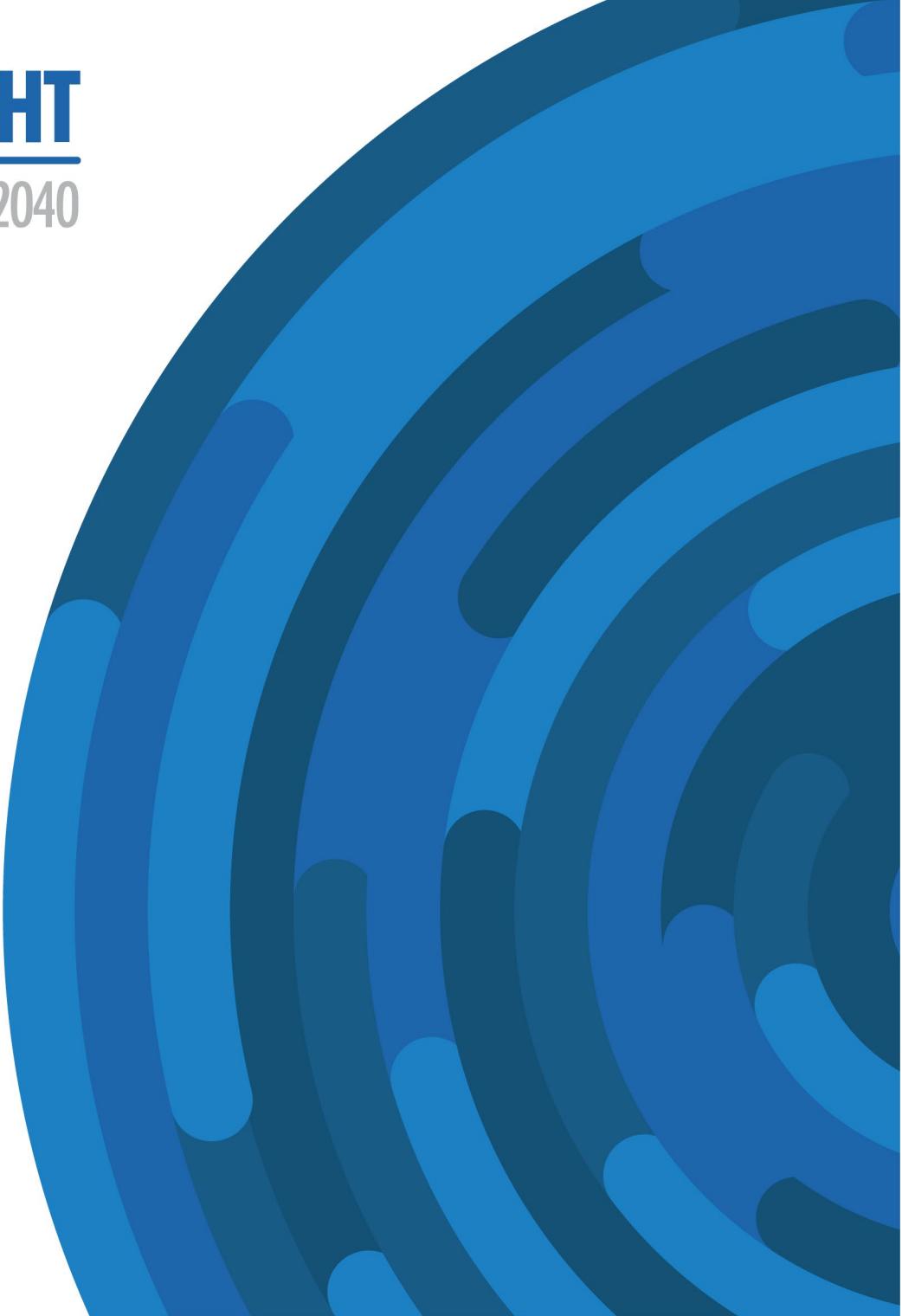
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COMPREHENSIVE PLAN 2040



Land Use

Goals, Objectives, and Policies



GOAL

As Tavares grows and evolves through 2040, and in recognizing its place as 'America's Seaplane City', the City will strive to achieve a balance between the built and natural environment and the City's economic development goals; acknowledge the City's history and identity; preserve and enhance established neighborhoods; and support a vibrant downtown, active waterfronts, and the Tavares Seaplane Base.

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Objective 1-1 – Land Use Categories

Define and depict the location of future land use categories within the City of Tavares in a manner that discourages urban sprawl and considers the City's existing assets and fiscal resources.

Policy 1-1.1 The City shall establish, adopt, and implement the following land use categories, including appropriate density and intensity standards and also indicate those on the 2040 Future Land Use Map. The range of permitted densities and intensities for each category are listed in **Table 1-1**, with general descriptions following the table.

- Residential density is expressed in dwelling units per gross acre (DU/AC).
- Non-residential intensity is expressed in Floor Area Ratio (FAR). FAR is calculated by dividing the total size of the building/structure (in square feet) by the total size (in square feet) of the lot on which the building is located.

Table 1-1 – Land Use Category Development Standards

Land Use Category	Residential Density ¹	Nonresidential Intensity ¹
Residential Estate	Not to exceed 1 DU/AC ²	N/A
Suburban	Not to exceed 3.0 DU/AC	N/A
Low Density	Not to exceed 5.6 DU/AC	N/A
Medium Density	Not to exceed 12.0 DU/AC	N/A
High Density	Not to exceed 25.0 DU/AC	N/A
Mobile Home	Not to exceed 8.7 DU/AC	N/A
Mixed Use	Not to exceed 25 DU/AC	Not to exceed 1.0 FAR
Lakeside Mixed Use	See Policy 1-9.3	See Policy 1-9.3
Commercial	N/A	Not to exceed 2.0 FAR
Commercial Downtown	Not to exceed 40 DU/AC ⁴	Not to exceed 3.0 FAR
Public Facility/Institutional	N/A	Not to exceed 0.5 FAR
Industrial	N/A	Not to exceed 0.5 FAR
Conservation	N/A ³	N/A

¹ Maximum density or intensity is not entitled to any individual property or project. Site and environmental constraints, infrastructure capacity, buffer requirements, and compatibility with land development regulation standards may limit the development potential within these Future Land Use categories. Residential density is calculated as gross density, where the gross acreage includes all lands within the parcel boundaries above the mean high water line of any naturally occurring water body.

² See description of the Residential Estate category for additional standards.

³ Once defined as a wetland, development may occur consistent with Objective 5-3 and related policies within the Conservation Element. This property may be used for density calculations of 1 dwelling unit per acre providing a conservation easement is granted.

⁴ 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.

a) Residential Estate (RE)

The Residential Estate land use category is intended to serve as a transition between rural land uses and urban land uses and may be applied to areas annexed into the City, specifically those lands designated Rural and or Rural Transition by the Lake County Future Land Use Map. This category is intended for large lot, single-family detached residential dwellings at a density of up to one (1) unit per gross acre.

A maximum density of up to two (2) dwelling units per gross acre may be permitted within this category through provisions to be adopted in the land development regulations (LDRs), including, but not limited to:

- Rural conservation subdivisions utilizing Planned Development (PD) zoning or similar and adhere to principles such as clustered development and the maintenance/protection of the natural environment
- Preservation of a minimum 50% open space, including potential application of a “greenbelt”

Limited compatible nonresidential uses including agriculture, silviculture, and equestrian-related uses may be appropriate, consistent with applicable standards and restrictions as set forth in the Land Development Regulations.

b) Suburban (SUB)

The Suburban category is intended for single-family detached housing at lower densities and typically includes larger lots, setbacks, and also respects the character at the periphery of the City limits. This category includes lands previously designated with the Suburban Expansion category.

c) Low Density (LOW)

The Low Density category is primarily intended for single-family detached and limited attached housing and maintains existing residential neighborhoods.

d) Medium Density (MED)

The Medium Density category will allow single-family detached housing, but is also intended to accommodate duplexes, townhomes, and multifamily residences. This category now includes lands previously designated with Moderate Density category.

e) High Density (HD)

The High Density category supports residential development with higher densities including duplexes, townhomes, and apartments in proximity to employment and retail centers with the intent of providing accessibility to jobs and services.

f) Mobile Home (MH)

The Mobile Home category is intended to accommodate mobile homes and manufactured homes. Limited modular or conventional site-built homes are permitted.

g) Mixed Use (MU)

The Mixed Use category is intended to recognize land use conditions where there is a mix of uses (residential and non-residential) within a cohesive development pattern and guide development in those areas where there is a transition from conventional single use development patterns (area-wide patterns, not property-specific) to a complementary mix of uses.

The Mixed Use category may be applied to lands meeting certain criteria including, but not limited to the list below. The list of criteria below is not intended to be exhaustive and does not reflect minimum standards or an inclusive checklist for lands to be designated with the Mixed Use category.

- Adequate public facilities/infrastructure
- Served by collector or higher designated roadways (or thoroughfares)
- Served by transit
- Generally located as part of, or adjacent to, an Economic Focus Area identified in the City's Economic Development Strategy and **Map 1.4.**

Lands designated with the MU category will typically require a greater degree of planning flexibility and review with sensitivity to adjacent neighborhoods and uses and where located on major transportation thoroughfares.

In order to promote the rehabilitation and possible adaptive reuse of existing structures, the FAR requirements for this category may be only applied to new structures and additions to existing structures.

This category combines the previous Mixed Use Commercial and Mixed Use Neighborhood categories.

h) Lakeside Mixed Use (LMU)

The Lakeside Mixed Use (LMU) future land use category is comprised of an appropriate mix of residential and non-residential types of land uses, including water dependent uses, that are physically and functionally integrated and intended to serve the residential, seasonal and tourist populations of Tavares. Residential, business, commercial, office, lodging, public, semi-public, public utility, institutional, recreational, cultural, civic, agricultural, industrial, and aviation land uses are permitted.

It is envisioned that this category will encourage a “live-work” relationship whereby residents living in the residential portions of the LMU-category would have opportunities and choices for employment in the non-residential developed portions of the LMU designated area.

Development within the LMU- category requires site plan-controlled zoning utilizing the City of Tavares Planned Development (PD) zoning district. The provisions of the LMU category shall take precedence over any conflicting provisions within the City of Tavares Comprehensive Plan Future Land Use Element and/or land development regulations.

The total maximum number of residential units permitted in the Lakeside Mixed Use category shall be 2,500 dwelling units and the maximum commercial, office, lodging, institutional (private), industrial, and/or aviation land uses shall not exceed 2,500,000 square feet in aggregate. (see also **Policy 1-9.3**)

i) Commercial (COM)

The Commercial category is intended to support variety of retail, convenience, entertainment, personal, business, and other professional services along major corridors, at major intersections, and outside of Downtown Tavares.

j) Commercial Downtown (CD)

This Commercial Downtown category is intended to support a wide range of uses with increased densities and intensities to complement the downtown's roles as a focus for tourism, professional offices, retail, dining, civic, and cultural activities. This category is also intended to accommodate townhomes and multifamily dwellings.

k) Public Facility/Institutional (PUB)

The Public Facility/Institutional category is intended for publicly-owned lands with permitted uses such as government facilities, civic and community centers, libraries, public parking, airports, rail stations, and public utility uses.

l) Industrial (IND)

The Industrial land use category is intended for lands suitable for industrial development and to promote that portion of the City's economic development strategy. The uses permitted under this designation include manufacturing, fabricating, processing, packaging, facilities; storage and distribution facilities; warehousing; research laboratories; and office and other related/support activities.

m) Conservation (CONS)

The Conservation category is intended to provide for the maximum long-term protection and preservation of the City's environmentally sensitive areas, including wetlands, wetland buffers, shorelines, and natural habitat. This category may also include passive recreational areas and open spaces. For lands designated as Conservation, residential or non-residential development shall not be allowed. Potential accessory uses supporting the intent of the Conservation land use category may include docks, boardwalks, nature trails, or other passive recreation uses.

Once defined as a wetland, no development may occur on said property. This property may be used for density calculations of 1 dwelling unit per acre providing a conservation easement is granted.

Policy 1-1.2 When a lot of record identified on a recorded plat is split by a Future Land Use Map boundary, the entire lot (or a reasonable portion of that lot) is eligible for the higher use providing:

1. More than 10% of the lot in question is identified as the higher use in the future land use map, and
2. The lot is not greater than 3 acres, and
3. The property rezoned to the higher land use cannot extend beyond 200 feet of the Future Land Use boundary.

No rezoning shall occur on property of less than one acre where the property boundary is not identified on an approved plat or by a natural or physical boundary such as a street, water, wetland, etc.

The expansion of this more intensive land use shall not occur in wetlands, floodplains, waterbody buffer areas, or the Conservation land use category; and

Each boundary adjustment shall be a one-time occurrence, and shall be fixed and final thereafter, unless changed by an adopted Comprehensive Plan Amendment.

Objective 1-2 – Land Development Regulations

Utilize innovative land development regulations and efficient administrative procedures to implement the Comprehensive Plan and in support of the City's other plans and studies, including the Downtown Tavares Master Plan (Adopted 2017 or as amended), the Tavares Seaplane Base Master Plan (Adopted December 2017 or as amended), and the City's Economic Development Strategy (as amended).

Policy 1-2.1 The City's land development regulations shall:

- a.** Clearly express City's desired development outcomes and include criteria and standards based upon current land development best practices;
- b.** Maintain efficient development review procedures that are periodically evaluated to adhere to statutory changes and address the various land development activities within the City;
- c.** Include architectural and landscape design standards to reflect characteristics unique to Tavares and the region through;
- d.** Encourage the elimination or reduction of inconsistent land uses;
- e.** Consider the character of adjacent existing land uses and other factors of compatibility when considering proposed development based on elements including, but not limited to, intensity, density, scale, building size, height, lot coverage, lot size/configuration, screening, buffers, setbacks/stepbacks, lighting, traffic circulation patterns,

loading area locations, architecture, signage, and hours of operation.

- f.** Comply with current state and federal regulations in regard to development or improvements in areas established as wetlands;
- g.** Require site-specific analysis and protection measures for designated conservation areas including, but not limited to, vegetation, wildlife, and rare or endangered ecosystems, consistent with the **Conservation Element**;
- h.** Protect the quantity and quality of surface waters and groundwater recharge areas through best management practices for drainage and stormwater management;
- i.** Provide for safe and efficient multimodal connectivity through standards for, but not limited to, sidewalks, cross-access, and parking, consistent with the **Mobility Element** and current best practices;
- j.** Ensure that suitable land is available for public utility facilities to support proposed development; and
- k.** Ensure the public facilities and services required to serve new development meet established LOS standards.

Objective 1-3 – Downtown Tavares

Promote, encourage, and guide the development and redevelopment of residential, non-residential, and mixed-use projects in Downtown Tavares consistent with the Downtown Tavares Master Plan (Adopted 2017 or as amended). This objective further supports the preservation and protection of the City's historic character and structures.

Policy 1-3.1 The City shall promote and implement the objectives and strategies identified in the Downtown Tavares Master Plan.

Policy 1-3.2 The City shall continue to maintain regulations governing the Downtown Waterfront Entertainment District to encourage special events, entertainment, retail, and dining opportunities.

Policy 1-3.3 In making development and redevelopment decisions, the City shall promote Downtown Tavares, the waterfront, and Seaplane Base as the City's hub for civic functions; a focus area for tourism, professional offices, retail, dining, institutional, and cultural activities; and a desirable location for a mix of housing choices.

Policy 1-3.4 The City encourages compact mixed-use developments with increased density and intensity that promote pedestrian and economic activity.

Policy 1-3.5 The City shall maintain appropriate urban design, architectural, and streetscape requirements within the land development regulations specific to the downtown area.

Policy 1-3.6 Consistent with **Policy 2-3.5**, the City shall recognize the significance of gateways to Downtown Tavares and the waterfront, including, but not limited to St. Clair Abrams Avenue, Sinclair Avenue, and Main Street, and develop strategies to specifically address the aesthetics and function of these corridors.

Policy 1-3.7 Consistent with **Objective 3-4** of the Housing Element, the City recognizes historic residential structures as important components of the character and vitality of downtown Tavares.

Policy 1-3.8 The land development regulations shall maintain a Historic Preservation Ordinance and a Historic Preservation Overlay District.

Policy 1-3.9 The City shall collaborate with the Tavares and Lake County Historical Societies to maintain a local register of historical places and archaeological sites, and to provide assistance to the public related to local, state, and federal historic preservation programs.

Policy 1-3.10 The City shall support property owners in pursuing historic designation on the Florida Department of State Master File and the National Register of Historic Places and promote the rehabilitation of historically significant structures.

Objective 1-4 – Economic Development

Promote and encourage economic growth and diversity in Tavares by connecting land use decisions and policies with the City's Economic Development Strategy. The following policies support the Strategy:

Policy 1-4.1 The City's Future Land Use Map, land development regulations, and administrative procedures shall create conditions conducive to supporting economic growth, particularly within the Economic Focus Areas identified in the City's Economic Development Strategy and **Map 1.4**.

Policy 1-4.2 Consistent with the **Mobility Element** and **Recreation and Open Space Element**, the City shall continue to develop accessible and efficient multimodal connections between neighborhoods, economic focus areas, and Downtown Tavares.

Policy 1-4.3 The City shall promote and maintain the City's industrial areas to provide opportunities for economic activity, including the manufacturing of goods that support seaplane-related industries in Tavares.

Policy 1-4.4 The City shall coordinate with the Community Redevelopment Agency (CRA), Lake County's economic development agency, and other regional partners in the implementation of incentives and/or other economic development strategies to attract desired industries.

Policy 1-4.5 The City shall promote special events, as well as the historic, cultural, and natural assets of Tavares to spur economic development through tourism.

Objective 1-5 – Tavares Seaplane Base

Ensure the compatibility of lands adjacent to or in close proximity to public use airports as defined in Florida Statutes Sections 330 and 333, for the purposes of public safety, protecting airport operations, and supporting the economic vitality of the Tavares Seaplane Base. The City will implement policies consistent with the Tavares Seaplane Base Master Plan prepared by AVCON, Inc. (adopted December 2017 or as amended). The following policies support the Seaplane Base Master Plan.

Policy 1-5.1 Consistent with **Objective 2-4** of the Mobility Element, and related policies, the City shall continue to promote and protect the value of the Tavares Seaplane Base through the adoption of airport compatibility and zoning standards.

Policy 1-5.2 The City shall utilize the findings and recommendations within the Tavares Seaplane Base Master Plan to ensure development within the vicinity of the airport meets applicable local, state, and federal airport regulations for land use and zoning compatibility.

Policy 1-5.3 The City shall comply with all applicable federal, state, and local aviation standards and requirements for airport operations, maintenance, and development.

Objective 1-6 – Community and Neighborhood Character

Preserve, maintain, and enhance the character of the City's established neighborhoods by recognizing their distinctive characteristics and through the implementation of urban design principles that consider historic, cultural, and environmental contexts; and promote livable communities.

Policy 1-6.1 The City shall maintain standards to ensure that new development and redevelopment promote and preserve the character of established neighborhoods located adjacent to, or in close proximity to, other land uses.

Policy 1-6.2 The City shall encourage the adaptive reuse of existing structures and infill development that reflect the prevailing character of neighborhoods, and redevelopment on vacant land and underutilized properties.

Policy 1-6.3 Consistent with the **Housing Element**, the City shall cooperate with other governmental agencies, non-profit organizations, and the private sector to utilize programs in the renewal and revitalization of substandard housing, as appropriate.

Policy 1-6.4 The City shall promote development and redevelopment which incorporate elements that enhance public safety, including providing street-fronting uses, adequate lighting and sight lines, and natural access control.

Objective 1-7 – Public School Facilities

Coordinate with Lake County Schools on the planning for and siting of school facilities and the related impacts on public facilities.

Policy 1-7.1 The City shall abide by and enforce the provisions within the adopted Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (adopted December 26, 2007 or as amended).

Policy 1-7.2 The City shall coordinate with Lake County Schools to ensure consistency with growth management and development plans established within the City's Comprehensive Plan.

Policy 1-7.3 The siting of public schools shall be permitted in all future land use categories with the exception of Conservation.

Policy 1-7.4 Consistent with the **Recreation and Open Space Element** and the intergovernmental agreement between the City and Lake County Schools adopted October 17, 2018 (or as amended), the City shall work together with the Lake County School Board to encourage co-location of public facilities, such as parks, playgrounds, libraries, and community centers where practical and beneficial to both the school and the public facility.

Objective 1-8 – Annexation

Consistent with adopted Interlocal Service Boundary Agreement (ISBA) with Lake County, the City will approach the annexation of properties within the ISBA boundary in a manner that encourages the efficient and effective provision of public services, flexibility in the processes for changing the City's boundaries, and enhanced intergovernmental coordination.

Policy 1-8.1 In order to maintain an orderly transition from rural to urban land uses within the City of Tavares, and to minimize urban sprawl, the City shall assign land annexed into the City a future land use category consistent with the Comprehensive Plan and with consideration of adjacent land use categories.

Policy 1-8.2 The City may annex land upon request and by referendum. When evaluating proposed annexations, the City may consider factors including but not limited to, proximity to existing public services, adequate roadways/capacity, developing urban form, and the cost-effective extension and provision of public services. The City may consider such items as fiscal impact analyses and plans for maintaining level of service standards consistent with the Comprehensive Plan as part of its consideration. In those instances where fiscal impact analyses do not support a request for annexation, the City may defer those requests until such time as it is determined adequate public facilities and services may be provided.

Policy 1-8.3 Where conflicts may arise between the County's Future Land Use designations and those of the City with respect to allowable densities and/or intensities, the City may utilize the provisions related to Areas of Unique Consideration in **Policy 1-9.1** to establish site-specific development standards.

Objective 1-9 – Areas of Unique Consideration

Establish Areas of Unique Consideration which consider unique characteristics of certain lands within the City that may require exceptions to adopted development standards, special conditions, and/or site specific-development standards.

Policy 1-9.1 The City shall determine if certain site-specific regulations are required for certain properties by utilizing locational, compatibility, environmental, or other appropriate criteria. This determination will be made through coordination between the City, property owner, and other jurisdictions, as required.

Policy 1-9.2 The City shall continue to recognize the established Areas of Unique Consideration included in **Table 1-2**.

Table 1-2 – Future Land Use Exceptions/Areas of Unique Consideration

Property/PUD	City of Tavares Ordinance #	Limitations
Lake Harris Groves	#2003-19	Gross density shall not exceed 999 dwelling units
Four Seasons	#2006-44	Shall not exceed 7 du/acre
Hammock Citrus Co-Op	#2009-14	No residential dwelling units are allowed
Patricia L. Berens Trustee et. al.	#2008-43	No residential dwelling units are allowed
Stokes Groves	#2008-40	Authorized to develop up to 7 du/acre. May be authorized for 12 du/acre with public school facility analysis indicating adequate capacity
Hidden River Lakes	#2018-04	Gross density of said property shall not exceed one (1) dwelling unit per acre
Lakeside Mixed Use	#2011-06	See development standards on following pages

Policy 1-9.3 The following land planning principles apply to the Lakeside Mixed Use category:

- a) A contiguous geographic area containing at least 250 acres of gross developable uplands is required for the LMU category so as to ensure that there is an opportunity to accomplish the internal and external compatibility of mixed land uses and that the LMU designated area is of a size that encourages a “live-work” relationship. Furthermore, consistent with Florida Statute 163.3164, the LMU area is to be designed in such a manner so as not to create urban sprawl.
- b) General LMU Category Location factors:
 - i. The proposed LMU site must be adjacent to a major lake (at least 1,000 acres); and
 - ii. The proposed LMU site should be located in proximity to and have access to a major collector or arterial roadway; and
 - iii. The proposed LMU site should have potential for access to a rail corridor.
- c) The total maximum number of residential units permitted in the Lakeside Mixed Use category shall be 2,500 dwelling units and the maximum commercial, office, lodging, institutional (private), industrial, and/or aviation land uses shall not exceed 2,500,000 square feet in aggregate.
- d) Development within the LMU shall be further subdivided into geographically defined planning subareas consisting of Employment, Village Center, Residential and Natural Open Space as shown on associated map and described as follows:
 - 1) At least twenty (20) percent of the total developable acres shall comprise an Employment Subarea. The intent of the Employment Subarea is to provide employment opportunities and choices for residents of the Lakeside Mixed Use category. The primary character of the Employment Subarea should reflect workplace-type uses (e.g., light industrial, office, aviation, institutional) with the option for commercial and/or workforce housing as

related supporting uses. Residential development shall be limited to a maximum of 25 percent of the land area of the Employment Subarea.

The Employment Subarea allows the following uses subject to the applicable land use criteria below. Floor Area Ratios (FAR) and Impervious Surface Area Ratios (ISR) shall be based on the gross upland area of a development project or a property ownership:

- i. Business/Commercial – 0.35 FAR, 0.75 ISR
- ii. Office – 0.35 FAR, 0.75 ISR
- iii. Lodging – 0.40 FAR, 0.75 ISR
- iv. Public/Semi-public – 0.35 FAR, 0.75 ISR
- v. Institutional – 0.50 FAR, 0.75 ISR
- vi. Recreational/Cultural/Civic – 0.25 FAR, 0.50 ISR
- vii. Residential – 25% Subarea Acreage Limit
- viii. Industrial – 0.50 FAR, 0.75 ISR
- ix. Aviation – 0.50 FAR, 0.75 ISR

- 2) At least fifteen (15) percent of the total developable acres shall comprise a Village Center Subarea. The intent of the Village Center Subarea is to be the business, residential and cultural hub of the Lakeside Mixed Use category. Development of the Village Center Subarea should be of an intensity ranging between urban and suburban in character. Net residential densities will be higher than other subareas as will commercial intensities. The Village Center Subarea will be a focal point for water dependent and related land uses. Development of the Village Center Subarea should be of a type and quality that establishes a strong sense of place and identity. Residential development shall be limited to a maximum of 75 percent of the land area of the Village Center Subarea.

A Village Center Subarea allows any of the following uses subject to the applicable land use criteria below. Big box retail stores (defined as greater than 100,000 square feet) shall be prohibited within the Village Center Subarea. Floor Area Ratios (FAR) and Impervious Surface Area Ratios (ISR) shall be based on the gross

land area of a development project or a property ownership:

- i. Business/Commercial – 0.35 FAR, 0.75 ISR
- ii. Office – 0.35 FAR, 0.75 ISR
- iii. Lodging – 0.40 FAR, 0.75 ISR
- iv. Public/Semi-public – 0.35 FAR, 0.75 ISR
- v. Institutional – 0.50 FAR, 0.75 ISR
- vi. Recreational/Cultural/Civic – 0.25 FAR, 0.50 ISR
- vii. Residential – 75% Subarea Acreage Limit

3) At least twenty-five (25) percent of the total developable acres shall comprise a Residential Subarea. The intent of the Residential Subarea is to define places that are suitable for low density residential development utilizing public water and wastewater utilities. Up to 1.5 dwelling units per gross acre may be permitted. The maximum residential density of 1.5 dwelling units per gross upland acre may be achieved through the use of clustered, planned development that achieves higher than typical residential net densities through the use of open space and the protection of natural lands.

The Residential Subarea allows any of the following uses subject to the applicable land use criteria below. Floor Area Ratios (FAR) and Impervious Surface Area Ratios (ISR) shall be based on the gross land area of a development project or a property ownership:

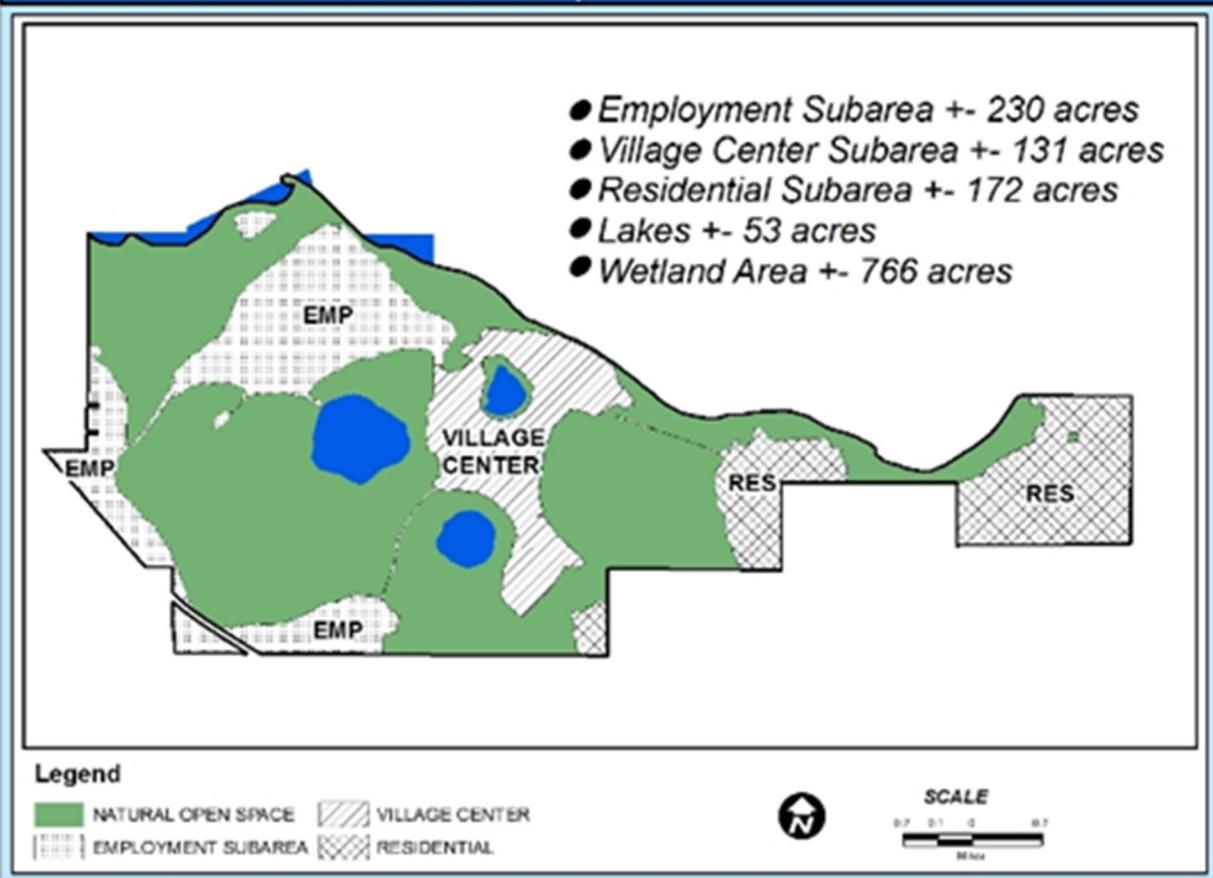
- i. Residential – Up to 1.5 Dwelling Units per Gross Acre
- ii. Public/Semi-public – 0.20 FAR, 0.50 ISR
- iii. Institutional – 0.20 FAR, 0.50 ISR
- iv. Recreational/Cultural/Civic – 0.20 FAR, 0.50 ISR

4) The Natural Open Space Subarea(s) shall consist predominantly of wetlands and required wetland buffers and shall be managed primarily in a natural state. The boundaries of the Natural Open Space Subarea(s) as illustrated on the Subarea Map are generalized and subject to change, as the wetlands and wetland buffers shall be defined, identified and surveyed at the time of preliminary site development order. Land uses allowed

within the Natural Open Space subarea(s) include agriculture pursuant to Best Management Practices, mitigation, passive recreation such as nature trails and boardwalks, water resource management and development, and environmental learning centers. Within the Natural Open Space Subarea(s), roads and utility crossings may be constructed to provide connections between the development subareas, Lake Dora and the surrounding transportation network.

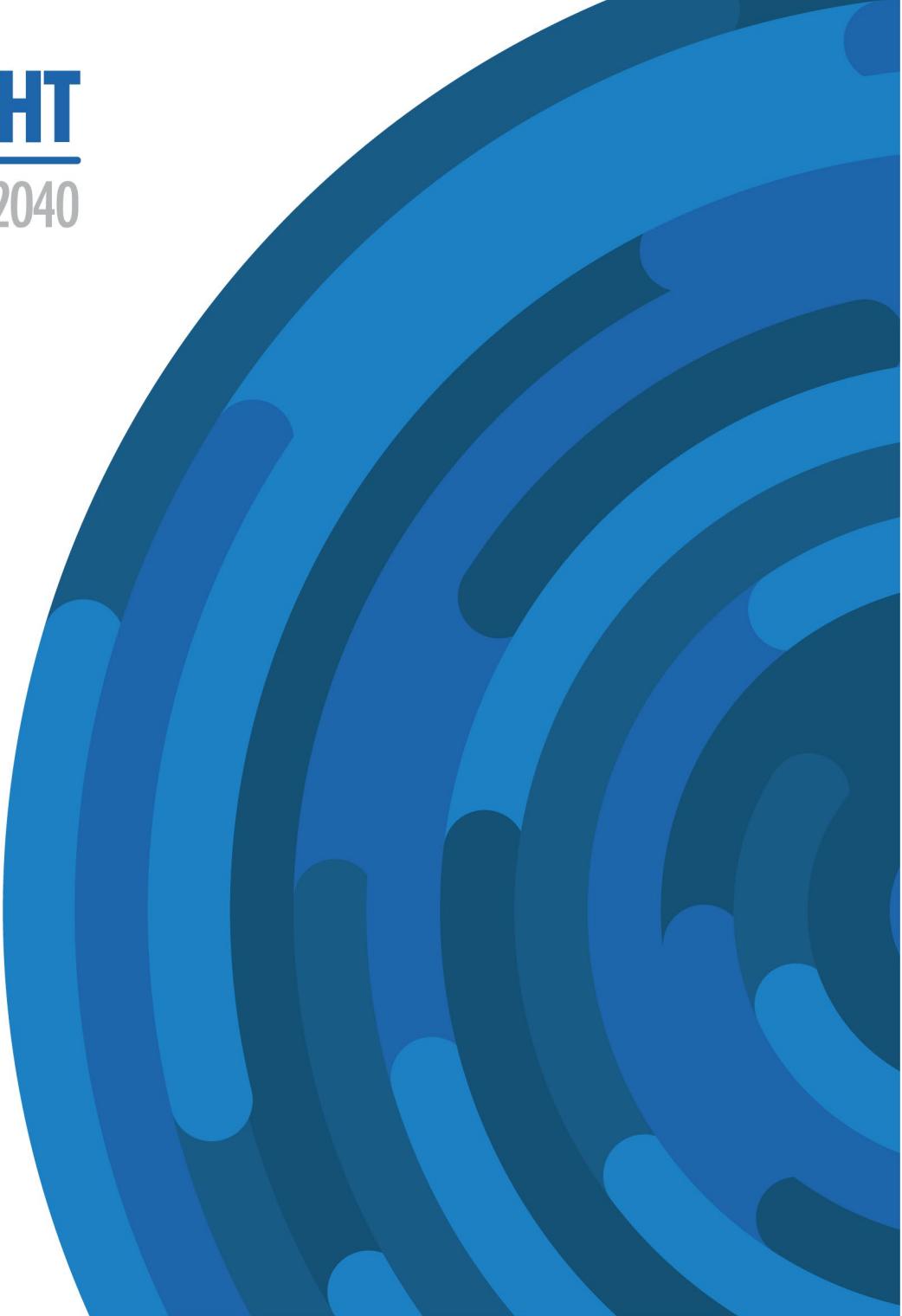
- e) Vertical integration of uses (e.g., residential above retail and/or office use) is encouraged within the Employment and Village Center Subareas. Where vertical integration of residential and non-residential uses occurs, the maximum intensity may be up to 0.50 FAR and 0.80 ISR.
- f) Seaplane and boat marinas shall provide opportunities for water taxi connections and public access to allow intra-lake travel between downtown Tavares and Lakeside Mixed Use category development projects.
- g) In order to support the concept of clustering and the preservation of open spaces, there shall be no minimum lot size requirements for residential development, however, residential development project designs shall consider adjacent land use compatibility factors during the PD zoning approval process.
- h) Whether off-site or on-site, the following signs shall be prohibited in the Lakeside Mixed Use category: billboard signs, LED signs, animated signs, portable signs, inflatable signs and, in addition, any other signs prohibited by the land development regulations.
- i) The use of underground electrical utilities is strongly encouraged to reduce the risks associated with downed wires during storm events and to produce an attractive aesthetic environment for residents and workers alike.
- j) No development order may be issued until the property, or any portion thereof, subject to the Lakeside Mixed Use category is rezoned to Planned Development (PD). The rezoning application shall not be deemed complete without a traffic study acceptable to the City, if applicable.

Lakeside Mixed Use - Lake Dora - Sub Area Map



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Transportation and Mobility

Goals, Objectives, and Policies



GOAL

Provide a safe, efficient, and integrated transportation and mobility network that provides connections to employment, services, and activity centers within the City; meets the existing and future needs of all users through a variety of reliable mobility options; complements the City's economic development strategy; and protects the City's neighborhoods and natural environment.

Objective 2-1 – Coordination of Mobility and Land Use

Implement a coordinated and integrated mobility network that is consistent with and supports the adopted Future Land Use Map, and the goals, objectives, and policies of the Land Use Element.

Policy 2-1.1 The City shall integrate future land use decisions with mobility through standards within the land development regulations and the implementation of policies that promote development compatible with the provision of mobility options.

Policy 2-1.2 The City shall review all proposed developments for transportation impacts.

Policy 2-1.3 The City shall encourage development and redevelopment that includes multimodal connectivity within and between land uses, increases vehicular trip capture, promotes the use of other modes, and decreases vehicle miles traveled.

Policy 2-1.4 The land development regulations shall include provisions requiring applicants of planned developments, site plans, subdivisions, and replats to provide for the appropriate bicycle and pedestrian facilities. The City may consider incentives for development providing enhancements to the City's mobility network that exceed minimum standards.

Policy 2-1.5 The City shall encourage an interconnected, gridded street network where appropriate through standards requiring development and redevelopment to provide connections to other streets.

Policy 2-1.6 The City shall implement standards to preserve the gridded street network in Downtown Tavares to promote connectivity.

Policy 2-1.7 The City shall encourage connectivity through limiting the implementation of dead-end streets and cul-de-sacs.

Policy 2-1.8 The City shall continue to implement shared parking principles where feasible and allow for the reduction of parking requirements based upon recognized best practices.

Policy 2-1.9 The City shall refine parking requirements to account for market changes, trends in automobile ownership, ride-share services, and new technologies. Customized parking requirements may be implemented for specific areas of the City, including, but not limited to, downtown and other economic focus areas.

Policy 2-1.10 The land development regulations shall include standards that encourage the provision of parking for neighborhood electric vehicles/golf carts and bicycle storage facilities.

Policy 2-1.11 The City shall implement standards for enhanced mobility options and downtown connectivity consistent with the relevant objectives and action strategies within the Downtown Tavares Master Plan (Adopted 2017 and as amended).

Policy 2-1.12 The City shall coordinate with Lake County on land use decisions, including anticipated transportation impacts generated by future development. Furthermore, the City shall coordinate with Lake County on issues pertaining to level of service improvements and maintenance on County roads within the jurisdictional limits of the City and the Interlocal Service Boundary.

Objective 2-2 – Reliable Mobility Options

Provide a reliable mobility network that includes accessible, attractive, economic transportation options for pedestrians, bicycles, transit, and motor vehicles.

Policy 2-2.1 In determining its overall mobility needs, the City shall collaborate with its strategic partners to identify a range of projects to provide facilities for all users; implement procedures to evaluate the mobility impacts of development and redevelopment; identify opportunities for new bicycle/pedestrian infrastructure and transit service; and identify opportunities to maximize existing roadways without increasing laneage.

Policy 2-2.2 The City shall prioritize mobility with consideration to sustainability, environmental, social, and accessibility factors through reference to following hierarchy as a guideline for prioritizing projects. Where adequate facilities may exist for all modes, the improvement and integration of existing facilities will be prioritized based upon the same hierarchy:

1. Walking
2. Bicycling and nonmotorized vehicles
3. Public transit (bus and rail)
4. Service and freight
5. High occupancy vehicles
6. Taxis, ride-sharing, private transit
7. Registered low speed vehicles, neighborhood electric vehicles, golf carts
8. Single-occupancy automobiles

Policy 2-2.3 The City hereby adopts the transportation improvements as identified in the Capital Improvement Element of this Comprehensive Plan. The City also adopts by reference the improvements identified in the following documents:

- The Lake County 5-Year Road Construction Program (as amended)
- The FDOT 5-Year Work Program (as amended)
- Lake-Sumter MPO 5-Year Transportation Improvement Plan (as amended)
- Lake-Sumter 10-Year Transit Development Plan (as amended)

Policy 2-2.4 The City shall utilize the following resources to provide general guidance for mobility infrastructure improvements, and other professionally accepted standards and best practices, as appropriate:

- Residential Street Design and Traffic Control, ITE
- Traffic Engineering Handbook, ITE
- FDOT Design Manual
- FDOT Complete Streets Policy and Implementation Plan
- FDOT Context Classification Document

Policy 2-2.5 The City shall encourage improved multimodal connectivity from SR 19 and US 441 to Downtown Tavares and the Lake Dora waterfront.

Policy 2-2.6 The City shall budget appropriate funding to expand and maintain the City's bicycle and pedestrian network.

Policy 2-2.7 The City shall coordinate with Lake County on the implementation of bicycle and pedestrian improvements in support of a regional trails system, and consistent with the Lake County Trails Master Plan | Vol. II Trails (September 2018) prepared by Tindale Oliver Design.

Policy 2-2.8 The City shall continue to coordinate with FDOT in identifying and evaluating alternatives for the completion of the Wekiva Trail Extension.

Policy 2-2.9 The City shall recognize trails, greenways, and blueways as part of the City's mobility network and continue to coordinate with the appropriate partners to identify, program, and fund these facilities consistent with **Policy 7-7.5**.

Objective 2-3 – Maintain & Enhance the Mobility Network

Maintain and enhance the mobility network that is safe, reliable, efficient, and meets the existing and future needs of all users.

Policy 2-3.1 The City shall recognize the roadway functional classifications established by FDOT and Lake-Sumter MPO. The City designates additional roadways as City collectors as illustrated on **Map 2.2**.

Policy 2-3.2 The City hereby adopts the following level of service standards for the roadway classifications listed below:

Roadway Type	Level of Service Standard*
Principal Arterial	D
Minor Arterial	D
Collector	D

**Level of Service shall be based on criteria identified in the most recent edition of the Florida Department of Transportation's Quality/Level of Service (Q/LOS) Handbook*

Policy 2-3.3

The City hereby establishes the level of service standard of LOS D for pedestrian, bicycle, and transit facilities based on the tables below:

Pedestrian LOS Thresholds

Roadway Functional Classification	Sidewalk Coverage		
	LOS C	LOS D	LOS E
Arterials and Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	n/a	n/a

Bicycle LOS Thresholds (with consideration of equivalent bicycle facilities parallel to subject roadway)

Roadway Functional Classification	Paved Shoulder/Bicycle Lane/Trail Coverage		
	LOS C*	LOS D	LOS E
Arterials and Collectors	85% to 100%	50% to 84%	0% to 49%
Local Roadways	0% to 100%	n/a	n/a

Transit LOS Thresholds

Sidewalk Coverage	Transit Vehicles in Peak Hour in Peak Direction			
	LOS B	LOS C	LOS D	LOS E
85% to 100%	> 4	≥ 3	≥ 2	≥ 1
0% to 84%	> 5	≥ 4	≥ 3	≥ 2

Policy 2-3.4 The City shall implement Complete Streets principles and strategies for roadway and development projects, where appropriate, to enable safe access for all users (pedestrians, bicyclists, motorists, and transit riders) of all ages and abilities. Complete Streets will be designed and planned considering the local context, however elements are understood to include, but are not limited to, sidewalks, bike lanes, dedicated bus lanes, median islands/pedestrian refuges, roundabouts, lane reductions, and shade trees/landscaping.

Policy 2-3.5 The City shall recognize significant gateways including, but not limited to, St. Clair Abrams Avenue and Sinclair Avenue. Gateways should incorporate items such as street trees and landscaping, lighting, furniture, and sidewalks.

Policy 2-3.6 The City shall continue to designate Lake Eustis Drive within the city limits as a scenic road for which the maximum through lane standard shall be two (2) lanes.

Policy 2-3.7 The City shall evaluate the feasibility of obtaining Florida Scenic Highway designation, or designation from similar programs, for select corridors within the City in collaboration with neighboring jurisdictions, community groups, and other appropriate agencies and partners.

Policy 2-3.8 The land development regulations shall include standards to ensure the protection and acquisition of existing and future right-of way to support the maintenance of and improvements to the City's mobility network.

Policy 2-3.9 The City shall explore innovative and cost-effective techniques to assess the condition of the City's roadway network and provide ongoing maintenance through the implementation of the City's pavement management plan.

Policy 2-3.10 The City shall leverage street reconstruction projects as opportunities to improve pedestrian and bicycle infrastructure and remove obstructions (e.g. relocate or consolidate utility poles), where appropriate.

Policy 2-3.11 The City shall include standards within the land development regulations that mandate the access of developments adjacent to the State Highway System and comply with Chapter 14-96 and Chapter 14-97 of the Florida Administrative Code. The City shall coordinate with the Florida Department of Transportation during the development review process and shall also coordinate with Lake County to implement provisions of any county access management program.

Policy 2-3.12 The City shall coordinate with Lake County, Lake-Sumter MPO, and FDOT to analyze crash locations and severity within the City and identify strategies to minimize crashes and improve safety.

Policy 2-3.13 The land development regulations shall include standards to minimize potential conflict points between pedestrian and vehicles, including, but not limited to, sidewalk widths; street lighting; driveway access location and design; curb cut location and width; and cross-access standards.

Policy 2-3.14 The City shall support the implementation of traffic calming measures in residential neighborhoods, where appropriate, to limit vehicular traffic speeds and to safely accommodate other transportation modes.

Policy 2-3.15 The City shall continue to enhance and maintain the network of alleys in the downtown area to reduce trip lengths for solid waste pickup providers and provide for safe bicycle and pedestrian use.

Policy 2-3.16 The City shall encourage the use of alleys for rear access, when feasible and appropriate.

Policy 2-3.17 The City shall develop integrated strategies to accommodate demand on the mobility network and parking facilities associated with special events within the City.

Policy 2-3.18 The City shall require new development and redevelopment to improve access points to adhere with adopted standards.

Objective 2-4 – Tavares Seaplane Base

Consistent with **Objective 1-5** of the Land Use Element and related policies, the City will recognize the Tavares Seaplane Base as an integral part of the City's and the region's mobility network.

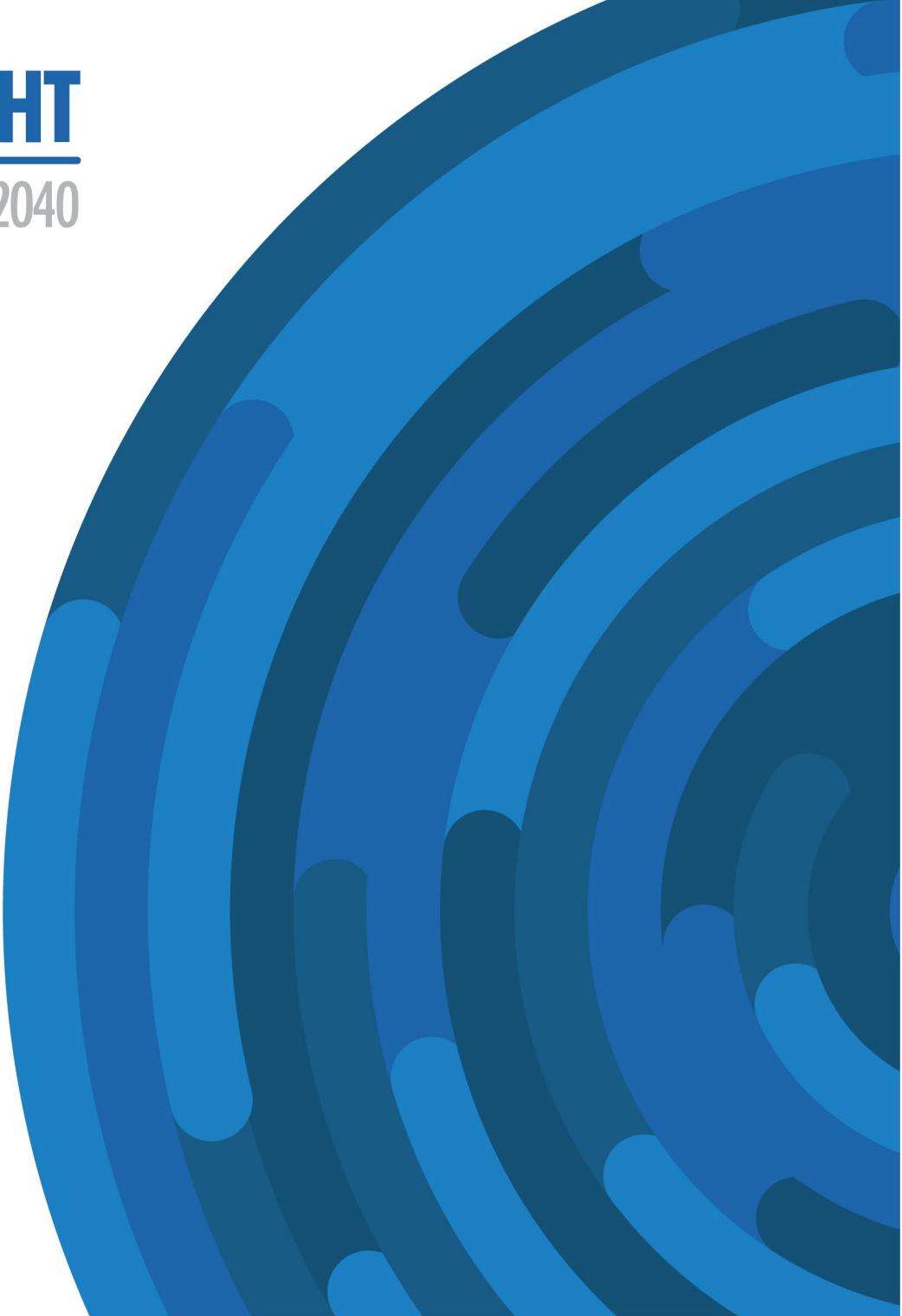
Policy 2-4.1 The City shall continue to operate and maintain the Tavares Seaplane Base in accordance with Federal Aviation Administration and Florida Department of Transportation standards and requirements.

Policy 2-4.2 The City shall integrate the Tavares Seaplane Base with the City's mobility network through the provision of connected pedestrian and bicycle facilities, and transit services, as permitted by applicable laws and security considerations.

Policy 2-4.3 The City shall coordinate with the appropriate partners to evaluate the recommendation of the Tavares Seaplane Base Master Plan (Adopted December 2017 or as amended) prepared by AVCON, Inc., to relocate the portion of the Tav-Lee Trail that crosses the seaplane apron to enhance safety and allow for the future installation of security fencing or other security measures.

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COMPREHENSIVE PLAN 2040



Housing

Goals, Objectives, and Policies



GOAL

Provide a wide range of housing options and opportunities, including attainable housing, to accommodate the diverse needs of existing and future residents of Tavares while maintaining and enhancing the character of established neighborhoods in the City.

Objective 3-1 – Variety of Housing Types

Ensure the availability, quality, and sustainability of a mix of housing types in Tavares.

Policy 3-1.1 The City's Future Land Use Map shall designate an appropriate amount of acreage to provide diverse housing types and meet the demands of the projected population through 2040.

Policy 3-1.2 The City shall collaborate with major employers and private developers to identify housing opportunities in proximity to economic focus areas in support of the City's Economic Development Strategy.

Policy 3-1.3 Through the land development regulations and review processes, the City shall promote a diverse mix of housing stock by considering factors such as existing character of the area and adjacent properties; housing style and ownership (i.e. own vs. rent); housing type, community population, and pricing.

Policy 3-1.4 The City shall promote increased housing options through the utilization of the Commercial Downtown and Mixed Use land use categories with the intent of integrating residential and non-residential uses.

Objective 3-2 – Attainable Housing Opportunities

Ensure the availability of adequate attainable housing opportunities for low- and moderate-income households to meet projected needs by promoting development opportunities and implementing an efficient regulatory and review process.

Policy 3-2.1 The City shall coordinate with Lake County, non-profit organizations, and the private sector to identify and implement strategies to improve the provision of attainable housing in Tavares.

Policy 3-2.2 The City shall coordinate with Lake County's Affordable Housing Advisory Committee by providing land use data to facilitate their State Housing Initiatives Partnership (SHIP) program. The City shall also promote Lake County's SHIP program by referring applicants to the County, or their appointee.

Policy 3-2.3 The City shall make information available to all residents and the development community regarding local and municipal financial assistance and general neighborhood improvement aids.

Policy 3-2.4 The City shall coordinate with the appropriate local, state, and federal agencies to obtain financial assistance for attainable housing programs serving low- and moderate-income households, including supporting infrastructure.

Policy 3-2.5 The City shall maintain provisions in the land development regulations supporting flexible development standards for attainable housing projects.

Policy 3-2.6 The City shall consider attainable housing incentives including but not limited to, increased densities; in-lieu fees; required parking reductions; development permit and fee reductions; and expedited approval process.

Objective 3-3 – Special Needs Housing

Ensure that adequate lands are available, and regulations are in place to provide for group homes, community residential facilities, foster care facilities, and other special needs housing.

Policy 3-3.1 The City shall evaluate opportunities to partner with Lake County, other municipalities, non-profit organizations, state/federal agencies, and the private sector to address the City's needs for special needs housing.

Policy 3-3.2 The land development regulations shall maintain definitions of group homes, community residential homes, and foster care facilities that are consistent with those established by the State of Florida and prohibit the operation of these facilities within the City not operating under an approved license issued by the appropriate state licensing agency.

Policy 3-3.3 The land development regulations shall include provisions for the location of licensed community residential homes, group homes, and foster care facilities consistent with state law.

Objective 3-4 – Preserve and Enhance Housing Stock

Maintain principles and guidelines to promote the preservation and enhancement of existing housing stock, including historic structures; rehabilitation of substandard housing; regulate demolition, support and respect neighborhood character; and promote the availability of attainable housing.

Policy 3-4.1 The City shall comply with and enforce the most current building codes for both new housing construction and in the maintenance of existing housing stock.

Policy 3-4.2 To protect the useful life of existing housing, including historic housing, and to preserve the availability of attainable housing, the City shall maintain provisions in the land development regulations which regulate the demolition of housing by establishing a permitting program to review the merits of all proposed demolitions.

Policy 3-4.3 The City shall promote and emphasize infill development opportunities and the redevelopment of underutilized parcels to increase housing options and to address existing and future housing needs.

Policy 3-4.4 The City shall continue to actively participate in the Community Development Block Grant (CDBG) Program administered by Lake County.

Policy 3-4.5 Where feasible, the City shall coordinate with the appropriate state, federal, and other entities to support property owners in the mitigation of risks to residents and housing from natural hazards and in the repair of housing after a hazard event.

Objective 3-5 – Relocation Assistance

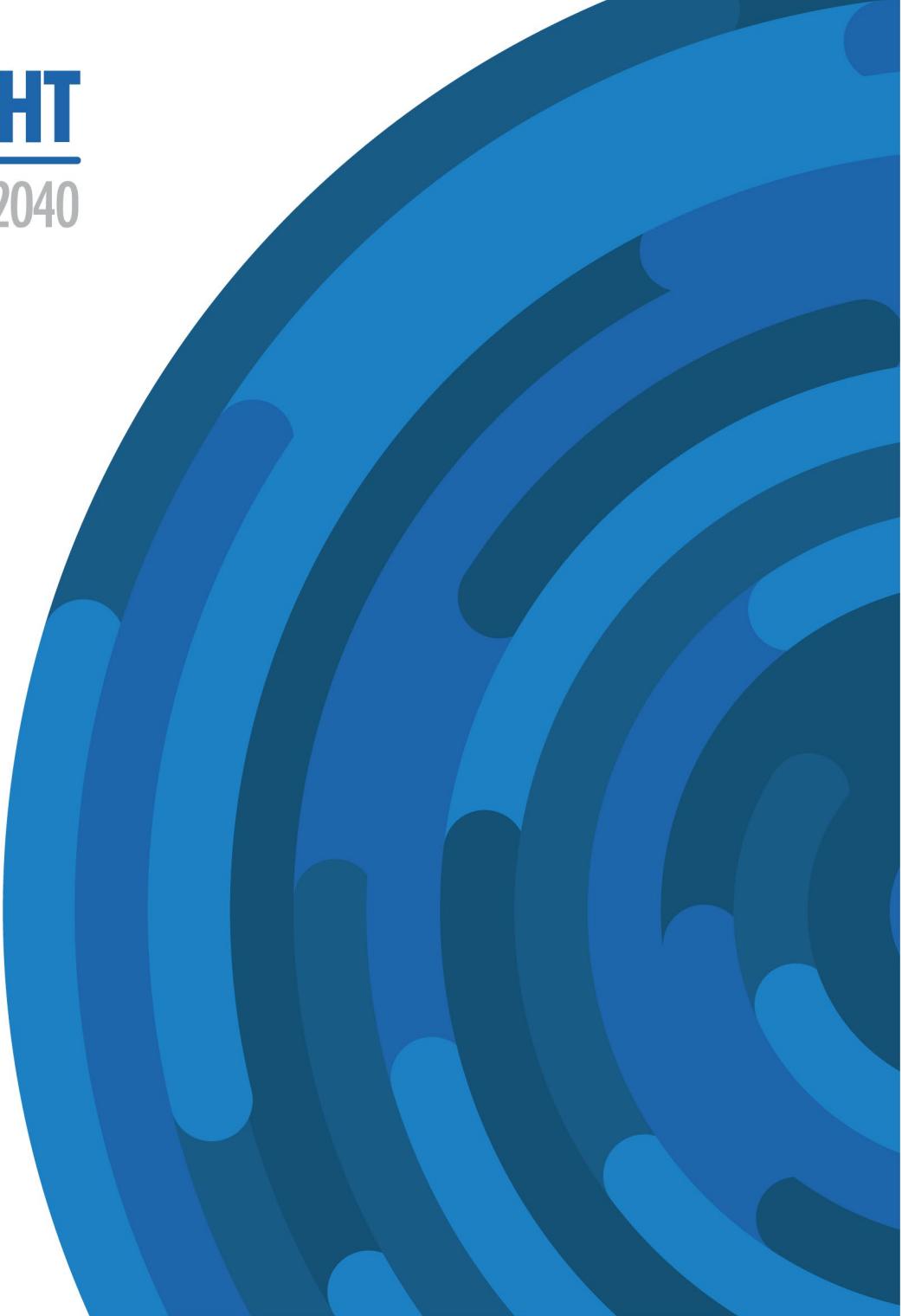
Assist households in the preservation and relocation of housing, consistent with the requirements of Florida Statutes.

Policy 3-5.1 The City shall maintain provisions for the preservation of its historic, cultural and archaeological resources and the uniform and equitable relocation of households and businesses displaced by state and local government programs.

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COMPREHENSIVE PLAN 2040



Public Facilities

Goals, Objectives, and Policies



GOAL

Provide a safe, efficient, and coordinated system of public infrastructure to adequately meet the current and future needs of the City's residents, businesses, and visitors.

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COMPREHENSIVE PLAN 2040



Wastewater

Objective 4-1 – Wastewater Service and Operations

Ensure the availability of cost-effective and efficient wastewater services that maximize the capacity of existing facilities, effectively manage growth, protect public health and safety, and maintain environmental quality consistent with available financial resources.

Policy 4-1.1 Consistent with the Capital Improvements Element, the City shall provide wastewater facilities and capacities to meet current and future demand through maintenance and expansion, where feasible.

Policy 4-1.2 The City shall continue to prioritize wastewater facility improvements consistent with the City's Concurrency Management System and **Policy 8-1.3**.

Policy 4-1.3 Consistent with the Capital Improvements Element, the City shall maintain a minimum of a five-year schedule of capital improvements for the expansion and upgrade in capacity of wastewater facilities.

Policy 4-1.4 The City shall monitor performance and utilize a preventative maintenance program to optimize the use of the City's current wastewater system and facilities.

Policy 4-1.5 The City shall provide wastewater services to development only within the City's adopted utility service area.

Objective 4-2 – Maintain Wastewater LOS Standards

Maintain the City's adopted level of service standards for wastewater capacity.

Policy 4-2.1 The City's adopted level of service standard for wastewater shall be 250 gallons per day/equivalent residential unit (ERU) by which all development shall be evaluated and factored against for demand on wastewater system capacity and for demands generated by development.

Policy 4-2.2 The City shall continue to utilize its Concurrency Management System to monitor the wastewater system, compliance with minimum levels of service and available capacities, and consistency with the goals, objectives, and policies of this Plan.

Policy 4-2.3 Consistent with the Future Land Use Element and Capital Improvements Element, the provision of wastewater services shall be coordinated with the City's future land use policies and decisions.

Policy 4-2.4 The Land Development Regulations (LDRs) shall maintain provisions requiring new development to provide evidence that the sanitary sewer is designed to provide service which complies with adopted level of service standards.

Policy 4-2.5 The City shall maintain procedures to provide notice to all City departments and Lake County, when appropriate, indicating the current status of capacity and the status of public facility capital improvements when a proposed development diminishes the level of service within twenty percent (20%) of the adopted minimum level of service of capacity.

As part of said notice, the City shall require all newly proposed developments within the City's utility service area to provide a detailed phasing plan delineating timing and demand requirements of the project.

Policy 4-2.6 Through provisions within the LDRs, all development shall be required to have an operating connection to the City's wastewater systems, or some other City approved wastewater system, prior to the issuance of a certificate of occupancy.

Objective 4-3 – Protect the Environment

Protect the environment from adverse impacts of wastewater pollution.

Policy 4-3.1 The City shall regulate the use, location, and removal of private sewage disposal systems through provisions within the LDRs, and consistent with all applicable local, state, and federal regulations.

Policy 4-3.2 Consistent with **Policy 5-1.2**, the City shall continue to implement setback standards for septic tanks through the Shoreline Protection Ordinance.

Policy 4-3.3 In those areas of the City where existing septic systems have the potential of failure, it shall be the responsibility of the property owner to extend service lines or other appropriate measures agreed to by the City to connect a failing system to the City's central sewer system. The City shall require connection to the City's wastewater system in the event of septic tank failure.

Policy 4-3.4 The City shall analyze and evaluate the needs of residents for septic tank cleaning, collection, and disposal services provided by commercial waste management providers to determine if sufficient performance and services are provided within the City.

Policy 4-3.5 The LDRs shall maintain provisions by which property owners currently using a private sewage disposal system are required to make a direct connection to the City's wastewater system.

Potable Water

Objective 4-4 – Potable Water Services and Operations

Ensure the availability of cost-effective and efficient potable water services that maximize the capacity of existing facilities, effectively manage growth, protect public health and safety, and maintain environmental quality consistent with available financial resources.

Policy 4-4.1 The City shall update its 10-Year Water Supply Facilities Work Plan and amend the Comprehensive Plan as required within eighteen months following the adoption of the updated Central Springs/East Coast Regional Water Supply Plan by St. Johns River Water Management District (SJRWMD).

Policy 4-4.2 The City shall provide potable water facilities and capacities to meet current and future demand through maintenance and expansion, where feasible, and consistent with the 10-year Water Supply Facilities Work Plan and the Capital Improvements Element. Thus, the City adopts by reference its 10-Year Water Supply Facilities Work Plan [2023 - 2032] dated August 2023. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the City.

Policy 4-4.3 The City shall continue to prioritize potable water facility improvements consistent with the City's Concurrency Management System and **Policy 8-1.3**.

Policy 4-4.4 The City shall maximize the use of existing potable water supplies through the implementation of management techniques, including, but not limited to, use of reclaimed water (where feasible), system interconnects, and conservation, that can enhance a source of supply, sustain water resources, and/or optimize water supply yield.

Policy 4-4.5 The City shall monitor performance and utilize a preventative maintenance program to optimize the use of the City's current potable water system and facilities.

Policy 4-4.6 The City shall coordinate with SJRWMD and other appropriate agencies to develop efficient, cost-effective, and technically feasible water sources to supplement existing regional groundwater supplies to meet future water supply demands, while minimizing impacts to water quality, wetlands, and aquatic systems.

Policy 4-4.7 The City shall allocate funding, where appropriate, to participate in the development of regional alternative water supply projects, and/or to investigate the development of local alternative water sources, consistent with the SJRWMD District Water Supply Plan and in accordance with conditions of the SJRWMD Consumptive Use Permit.

Objective 4-5 – Maintain Potable Water LOS Standards

Maintain the City's adopted level of service standards for potable water.

Policy 4-5.1 The City's adopted level of service standard for potable water shall be 325 gallons per day/equivalent residential unit (ERU) by which all development shall be evaluated and factored against for demand on the water system capacity and for demands generated by development.

Policy 4-5.2 The City shall continue to utilize its Concurrency Management System to monitor the potable water system, compliance with minimum levels of service and available capacities, and consistency with the goals, objectives, and policies of this Plan.

Policy 4-5.3 The City shall assess projected potable water needs and sources for at least a 10-year planning period considering the SJRWMD Regional Water Supply Plan, the City's Consumptive Use Permit, and the City's 10-year Water Supply Facilities Plan (as amended).

Policy 4-5.4 The City's potable water distribution system shall provide adequate service to meet fire flow pressure requirements and fire protection demand.

Objective 4-6 – Improvements for Future Needs

Provide additional facilities and capacities to meet potable water demands generated by future development.

Policy 4-6.1 The City shall continue to include provisions within the LDRs which require all new development to connect to the City's potable water system.

Policy 4-6.2 The City shall continue to implement provisions in the LDRs that assure adequate water capacity is available prior to the issuance of a development order or permit. The City shall issue no development orders or development permits without first consulting with the water supplier(s) to determine whether adequate water supplies to serve the proposed development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy 4-6.3 The City shall issue a development permit only if adequate potable water capacity is available to support the impacts generated by the development.

Policy 4-6.4 Consistent with the Future Land Use Element and Capital Improvements Element, the provision of potable water services shall be coordinated with the City's future land use objectives and policies.

Solid Waste

Objective 4-7 – Solid Waste Collection and Disposal

Ensure the availability of clean, safe, efficient, cost-effective, and environmentally-sound solid waste collection and disposal services to accommodate the demand of existing and future development, while maximizing the use of existing facilities and protecting public health and safety.

Policy 4-7.1: The City's adopted level of service standard for solid waste shall be 4.57 pounds per resident per day, by which all development shall be evaluated and factored against for demand on the solid waste management system and for demands generated by development.

Policy 4-7.2: The City shall continue to monitor performance of solid waste collection services, available capacities, and compliance with adopted levels of service.

Policy 4-7.3: The City shall continue to meet the demands of solid waste collection for all residential and commercial land uses within the City.

Policy 4-7.4: The City shall continue to require mandatory collection for residential units at least once per week for normal solid waste and once per week recyclable material collection.

Policy 4-7.5: The City shall continue to maintain or expand its recycling program and support other measures of reducing the solid waste stream, where appropriate.

Policy 4-7.6: The City shall provide additional solid waste collection capacity through extended service or through the expansion of additional collection facilities.

Policy 4-7.7: The City shall consider the expansion of solid waste collection services to other jurisdictions through interlocal agreements and based on fiscal impact analyses and other considerations, as appropriate.

Policy 4-7.8: The City shall continue to compost grass clippings and soft shrubbery.

Policy 4-7.9: The City shall use the contracted facility for disposal of its municipal solid waste.

Policy 4-7.10: The City shall maintain provisions to remove, or require landowners to remove, any unauthorized dumping sites that may gather on private property. The City shall remove any unauthorized dumpsites on public property.

Drainage and Stormwater Management

Objective 4-8 – Adequate Stormwater Management

Ensure adequate drainage capacity and stormwater management to protect public health and safety, minimize flooding, promote aquifer recharge, and prevent the degradation of surface and groundwater quality.

Policy 4-8.1 The City hereby adopts the following minimum stormwater drainage level of service standards:

1. Bridges. Hydraulic Profile shall be below the top cord of the bridge for the 50-year, 24-hour storm.
2. Stormwater detention and retention ponds, which are contributory to land-locked areas with no positive outlet, shall be designed so that the post-development volume of direct runoff does not exceed the pre-development volume runoff for the 25-year, 96-hour storm.
3. Canals, ditches, or culverts external to the development, and stormwater detention or retention basins which are not part of a project that is contributory to a land-locked area with no positive outlet, shall be designed for the 25-year, 24-hour storm.
4. Stormwater flooding for arterial and collector roadways shall not exceed one-half (1/2) of the roadway width. For local roads, stormwater flooding shall not exceed the crown of the road for the 10-year, 24-hour storm.

5. Storm sewers and roadside swales shall be designed such that the hydraulic gradient is 1.0 foot below the gutter line or edge of pavement for arterial roadways; and 0.5 feet below the gutter line or edge of the pavement for collector and local roadways for the 10-year, 24-hour storm.

Policy 4-8.2 The City shall maintain performance criteria and design standards for stormwater management plans within the LDRs which are consistent with the applicable regulations of all appropriate local, state, and federal agencies.

Policy 4-8.3 The City shall maintain provisions within the LDRs which require development applicants to provide evidence that stormwater management systems are designed to comply with adopted minimum level of service standards and SJRWMD standards.

Objective 4-9 – Protect Natural Drainage Systems

Consistent with the Conservation Element and Future Land Use Element, effectively manage impacts of stormwater runoff and associated impacts to water quality and protect natural drainage systems through the adoption of stormwater drainage and flood prevention regulations.

Policy 4-9.1 To preserve natural drainage features, and consistent with the Conservation Element, the City shall implement a stormwater management program within the LDRs utilizing recognized Best Management Practices, and through the enforcement of the Shoreline Protection Ordinance and Floodplain Management Ordinance.

Policy 4-9.2 The City shall promote the installation of on-site retention facilities that maximize the quality and quantity of the percolation of surface water to the groundwater aquifer, consistent with **Policy 5-2.5**.

Policy 4-9.4 The City shall promote the use of wetlands for on-site natural drainage ways and stormwater discharge. Natural wetlands will only be used for stormwater management subsequent to treatment of runoff, and wetlands are to be preserved in accordance with the SJRWMD and City conservation policies.

Objective 4-10 – Stormwater Master Plan

Continue to plan for, develop, maintain, and improve the City's stormwater management facilities through an update of the Stormwater Master Plan.

Policy 4-10.1 The City shall pursue the development of an updated Stormwater Master Plan to appropriately identify existing conditions, and approaches to address deficiencies. The updated Stormwater Master Plan will be developed to support the objectives outlined within the City's stormwater regulations, including, but not limited to:

- a) Preventing loss of life and significant loss of property due to flooding;
- b) Protecting, restoring, and maintaining the chemical, physical, and biological quality of ground and surface waters;
- c) Encouraging productive and enjoyable harmony between humanity and nature;
- d) Preventing individuals, business entities, and governmental entities from causing harm to the community by activities which adversely affect water resources;
- e) Encouraging the protection of wetlands and other natural systems and the use of those natural systems in ways which do not impair their beneficial functioning;
- f) Minimizing the transport of sediments and pollutants to surface waters;
- g) Protecting, restoring, and maintaining the habitat of fish and wildlife;
- h) Perpetuate natural groundwater recharge;
- i) Encouraging the use of drainage systems which minimize the consumption of electrical energy or petroleum fuels to move water, remove pollutants, or maintain the system; and

j) Ensuring the attainment of these objectives by requiring the approval and implementation of water management plans for all activities which may have an adverse impact upon groundwater and surface water to prevent loss of life and property due to flooding

Policy 4-10.2 The adopted Stormwater Master Plan will be reflected in the 5-year Capital Improvement Plan (as amended).

Policy 4-10.3 The City shall coordinate and cooperate with Lake County and all other applicable local, regional, state, and federal agencies in the development of the City's Stormwater Master Plan.

Policy 4-10.4 The City shall pursue additional funds to augment continued collection of stormwater management fees to implement stormwater management and drainage improvements recommended within the Stormwater Master Plan.

Aquifer Recharge

Objective 4-11 – Manage Aquifer Recharge Conditions

Preserve and maintain the City's natural groundwater and aquifer recharge areas and ensure a safe, reliable public water supply that meets current and future demand.

Policy 4-11.1 To protect the City's aquifer recharge areas, minimize potential contamination of water supplies, and consistent with the Future Land Use and Conservation Elements, the City's LDRs shall include standards to address, but not limited to, the following:

- Preservation of permeable ground surface areas through the implementation of open space requirements preserve present natural drainage patterns and local groundwater recharge conditions
- On-site retention facilities designed with consideration to natural percolation rate of water transmissivity to groundwater aquifers
- Low-impact development (LID) measures that may include, but are not limited to, bioswales, green roofs, and porous pavement.

Policy 4-11.2 The City shall pursue available funds for the acquisition, through lease or purchase, of land to preserve aquifer recharge areas.

Policy 4-11.3 The City shall continue to expand its reclaimed water system where feasible to increase availability of reuse water and to conserve potable water.

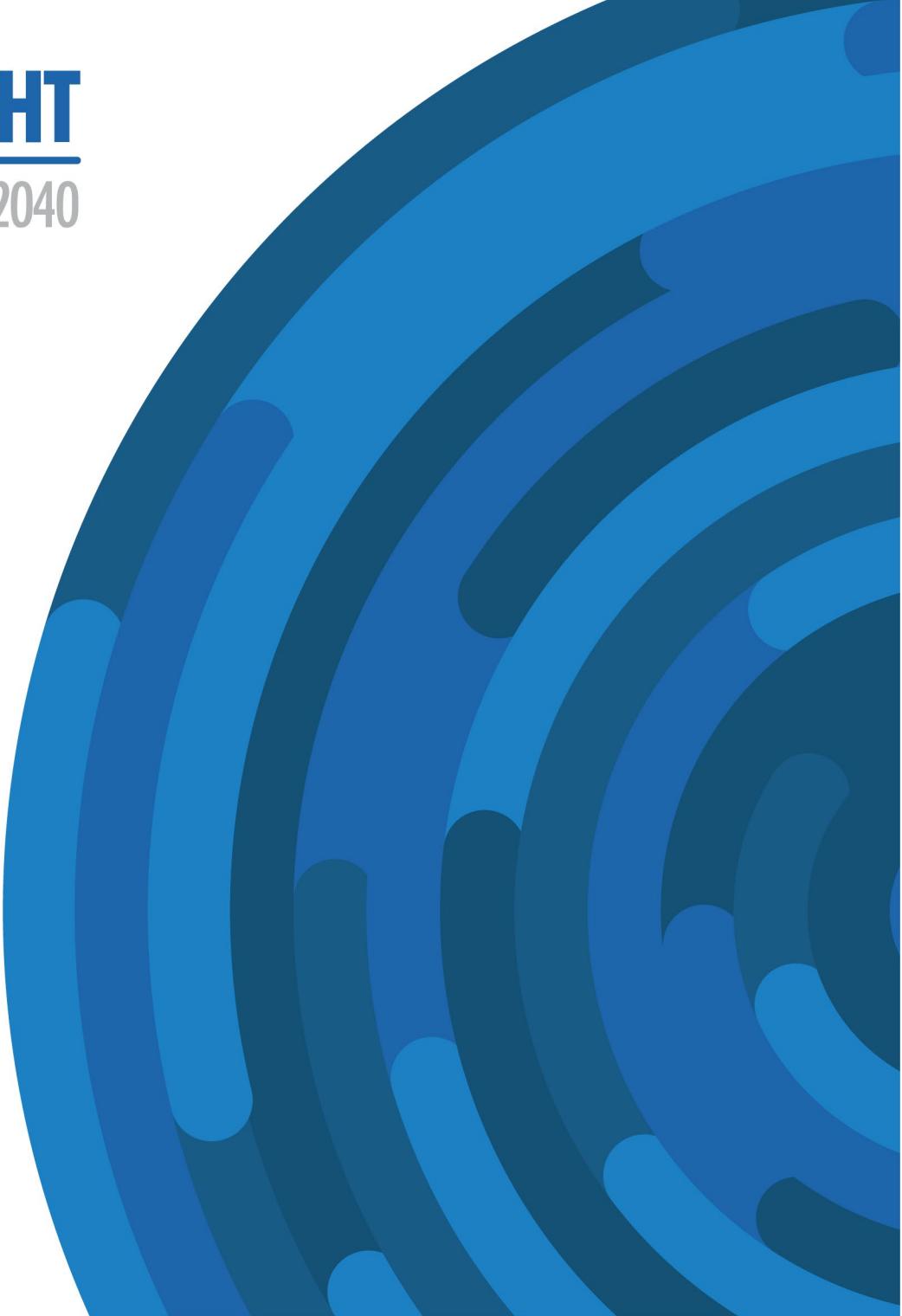
Policy 4-11.4 The City shall continue to coordinate with the appropriate local, state, and federal agencies to achieve regional aquifer recharge protection objectives.

Policy 4-11.5 The City shall implement feasible Central Springs/East Coast Regional Water Supply Plan and Consumptive Use permit projects as needed to meet current and future water demands.

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COMPREHENSIVE PLAN 2040



Conservation

Goals, Objectives, and Policies



GOAL

Conserve, protect, manage, and restore the natural resources and environmentally sensitive areas in Tavares.

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COMPREHENSIVE PLAN 2040



Objective 5-1 – Lakes and Surface Water

Protect and conserve the quality of the City's lakes and surface waters.

Policy 5-1.1

The City recognizes land use activities may adversely impact the quality of surface and groundwaters. To limit pollution and conserve water, the City shall continue to implement provisions within the land development regulations (LDRs) that stipulate permitted activities, address nutrient loading and water conservation techniques (e.g. low-impact development design practices, use of Florida-friendly landscaping), and which define performance criteria restricting development, including the storage and placement, use, and disposal management of chemicals and other environmentally hazardous material.

Any proposed development that may include potential sources of contaminants shall provide an impact assessment which shall be defined within the LDRs. This assessment will provide the basis for evaluation of potential contamination of surface and groundwater and corrective/preventive measures.

Policy 5-1.2

The City shall continue to implement its Shoreline Protection Ordinance to restrict shoreline clearing or removal of native shoreline vegetation, provide setback standards for septic tanks, and prohibit all waste disposal including yard waste or placement of additional fill material along or within the shoreline of all natural or manmade water bodies.

Objective 5-2 – Groundwater

Protect and conserve the quality of the City's groundwater resources.

Policy 5-2.1

Consistent with **Policy 4-9.1** of the Public Facilities Element, and in accordance with best practices identified by the St. Johns River Water Management District (SJRWMD) Regional Water Supply Plan, the City's LDRs shall include standards to protect the City's aquifer recharge areas and minimize potential contamination of water supplies.

Policy 5-2.2

The City shall continue efforts to conserve potable groundwater sources and to accomplish reasonable reductions in water consumption in accordance with best practices identified by SJRWMD. The City shall maintain a water conservation program in accordance with its Consumptive Use Permit and shall:

- Maintain a public education and outreach program.
- Maintain landscape demonstration gardens.
- Display and distribute water conservation material.
- Post water conservation information on the City's website and social media platforms.
- Provide high water user customer support.
- Promote irrigation restrictions.
- Maintain a water conserving rate structure.
- Provide notification to the SJRWMD on the presence of any abandoned free flowing artesian wells identified within its municipal jurisdiction.
- Require development to use non-potable water for irrigation use where such non-potable water sources are available.
- Require the utilization and application of water saving plumbing fixtures compliant with the State Water Conservation Act (F.S. 553.14) in all new construction or renovations when available in the local marketplace.
- Evaluate the performance of its water distribution system consistent with policies within the Public Facilities Element
- Continue to implement provisions within the LDRs which require new development to use and/or preserve native or drought resistant vegetation for landscaping to the greatest reasonable extent.
- Establish a maximum level of service standards for all land uses served by the City's water system.
- Promote water conservation awareness and the need for water resource protection.
- Ensure all potable and reclaimed water service connections are metered and the reliable accounting of water usage

Policy 5-2.3

The LDRs shall continue to include provisions to regulate development within wellfield areas of public wells drawing water from an aquifer in an unconfined condition.

Policy 5-2.4 The City shall regulate land uses which may have the potential to adversely affect the quality of groundwater resources. The LDRs shall grant the City rights and privileges to deny development that may represent a threat to the quality of groundwater or to the health and safety of City residents.

Policy 5-2.5 The LDRs shall be designed to maximize quality and quantity of stormwater percolating downward to groundwater storage areas through the following practices:

- Implement open space requirements applicable to new development
- Requiring post development recharge to be similar to pre-development recharge levels
- Promoting land use activities and development densities which are compatible to high recharge potential percolation rates

Policy 5-2.6 The City shall coordinate with SJRWMD in the implementation of emergency water conservation efforts required to preserve regional water supplies

Policy 5-2.7 The City shall notify the Florida Geological Survey, SJRWMD, and Lake County to any new sinkhole developments or signs of potential activity occurring within or adjacent to the City's jurisdictional area, and shall take appropriate action to amend land use regulations to include performance criteria which regulate development activities on sites adjacent to sinkholes or sites showing signs of potential formation.

Policy 5-2.8 The City shall implement stipulations within the LDRs that no development shall be permitted to fill or to construct upon a sinkhole unless the site is deemed safe for development by a professional or licensed geologist, hydrologist, or certified construction engineer with supporting documentation provided to the City for review.

Objective 5-3 – Wetlands

Protect and preserve the City's wetlands and their natural functions.

Policy 5-3.1 The City shall maintain standards for defining wetlands, surface waters, and their boundaries consistent with applicable state and federal regulations.

Policy 5-3.2 The City shall protect local wetland resources by designating all wetlands as Conservation within the Land Use Element and on the Future Land Use Map. These boundaries are approximate and are adapted from the best available geographic data-based information systems (GIS), including the Natural Wetland Inventory (NWI) and Florida Land Use, Cover, and Forms Classification System (FLUCFCS). The developer shall be responsible for delineating the exact location of wetland boundaries. These boundaries shall be presented during site development review and formally verified by applicable state and federal regulatory agencies prior to final site or construction plan approval by the City. If through formal field verification, land originally identified by the Future Land Use Map as wetlands are determined to be uplands, then that land may assume the Future Land Use Category of the adjacent property.

Policy 5-3.3 No development shall be permitted in wetlands other than approved passive recreation, open space, restricted access to the property (where unavoidable and kept to minimum width), bird sanctuary, natural preserve, or other similar land uses regulated by the Land Development Regulations.

Policy 5-3.4 The City shall require undisturbed upland buffers of a minimum average width of 25 feet adjacent to all wetlands and lake shore. The width of the wetland buffer shall be measured parallel to the edge of the approved wetland delineation.

Policy 5-3.5 The City may require the dedication of conservation easements or wetland preservation reservations where the City finds that the dedication is reasonable to protect the value and function of a wetland system.

Policy 5-3.6 In the consideration of development proposals, the City shall prefer solutions that preserve or restore the natural structure and connectivity of wetlands and that minimize adverse impacts to wetlands, over development alternatives that result in the loss or degradation of wetland systems. The City shall, on a case by case basis, reserve the right to require the protection of wetlands on site and may deny a proposal to destroy or alter wetlands. If wetland mitigation is allowed, the City shall require compliance with all federal and state regulations.

If wetlands are impacted, mitigation shall be performed within the same drainage basin where the loss occurred in order to ensure no net loss of wetland functionality.

Objective 5-4 – Floodplains

Protect and conserve the natural functions of existing floodplains and the water quality of their associated water bodies and minimize the potential of flood impacts to public safety and property.

Policy 5-4.1 The City shall maintain a Floodplain Management Ordinance to preserve the nature functions of floodplains and regulate development within the 100-year floodplain.

Policy 5-4.2 In order to minimize impacts within floodplains, the City will continue to implement Land Development Regulations that require no net reduction of compensation storage within the 100-year flood zone and no reduction in the flood conveyance capabilities of a floodway except for structures elevated on pilings or traversing works.

Objective 5-5 – Fish

Conserve and protect fish populations and associated habitat indigenous to the City's lakes.

Policy 5-5.1 The City shall protect native fish habitat from detrimental impacts through the Shoreline Protection Ordinance.

Policy 5-5.2 The City shall support the policies of the appropriate state and federal environmental and wildlife preservation agencies to protect and effectively manage fish populations in the City's lakes.

Policy 5-5.3 The City shall coordinate with the Lake County Water Authority Florida Fish and Wildlife Conservation Commission (FWC), and/or the SJRWMD to control any aquatic weed, algae blooms, or other aquatic plant proliferation occurring within the City's lakes that may be detrimental to the City's fish populations.

Objective 5-6 – Wildlife

Conserve and appropriately protect local wildlife and their habitats through effective management of growth and development within the City.

Policy 5-6.1 The City shall maintain LDRs to regulate development activities in areas serving as habitat for state and federal endangered and threatened species, and state species of special concern.

Policy 5-6.2 The City's LDRs shall provide for innovative and flexible development techniques to guide development away from wildlife habitat without unduly restricting a property's use.

Policy 5-6.3 The City shall encourage the provision of contiguous conservation easements and preservation areas to maintain wildlife corridors and minimize the isolation and fragmentation of habitat.

Policy 5-6.4 Through provisions within the LDRs, the appropriate parties shall notify the FWC to the presence of any roosting, nesting, or frequently utilized habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

Policy 5-6.5 The City shall obtain technical assistance from the FWC, FDEP, the U.S. Fish and Wildlife Service, and other appropriate agencies, as needed, in the identification and protection of endangered, threatened, and species of special concern.

Objective 5-7 – Vegetative Communities

Preserve and protect native vegetation and aquatic habitats within the City.

Policy 5-7.1 The City shall promote the preservation of trees and native vegetation and the removal of nuisance and invasive exotic plant species through landscape/buffering standards and tree protection requirements within the LDRs.

Policy 5-7.2 The City shall coordinate with neighboring jurisdictions and the appropriate state and federal agencies to conserve, appropriately use, or protect native vegetative communities located within more than one jurisdiction.

Policy 5-7.3 The City shall notify the Florida Department of Agriculture and Consumer Affairs of any significant occurrence of endangered or threatened plant (fauna) species occurring within its jurisdiction.

Objective 5-8 – Soils and Mineral Resources

Protect and effectively manage the City's natural soils and mineral resources.

Policy 5-8.1 The City shall maintain provisions within the LDRs which require that appropriate measures be taken during land clearing and development operations to ensure that exposed, destabilized, or otherwise altered soil is expeditiously and permanently stabilized.

Policy 5-8.2 Recognizing the importance of the City's shorelines, and consistent with **Policy 5-1.2** and **Policy 5-5.1**, the City shall maintain a shoreline protection ordinance to minimize soil erosion along the City's lakeshores and shorelines.

Policy 5-8.3 The City shall utilize Best Management Practices as established by SJRWMD, FDEP, FDOT, Florida Cooperative Extension Service, Florida Department of Agriculture and Consumer Services, Institute of Food and Agricultural Sciences, and Natural Resources Conservation Service to inform the City's regulations related to soil erosion.

Policy 5-8.4 No mining activities shall be permitted within the City's jurisdictional area.

Objective 5-9 – Air Quality

Protect and improve air quality by complying with or exceeding state and federal air quality standards.

Policy 5-9.1 The City shall promote land uses within the City and adjacent lands which do not adversely impact air quality when considering the effects on adjacent land uses.

Policy 5-9.2 In coordination with the Future Land Use and Mobility Elements, the City shall minimize the impact of vehicle emissions through measures within the LDRs addressing, but not limited to, the following:

- Mixed use developments and zoning districts that limit the need for automobile use, support connectivity within and between land uses, and increase trip capture, consistent with **Policy 2-1.3**
- Multimodal transportation strategies to promote walking, biking, transit, and other alternative modes of transportation
- Requirements for vegetative buffers and medians
- Tree protection, consistent with **Policy 5-7.1**

Objective 5-10 – Hazardous Waste

Regulate and manage the generation, storage, and disposal of hazardous waste and substances to protect the environment and public health and safety.

Policy 5-10.1 The City shall coordinate with Lake County in the monitoring and management of hazardous waste generators within Tavares and notify the County of development within the City that may use or generate hazardous waste.

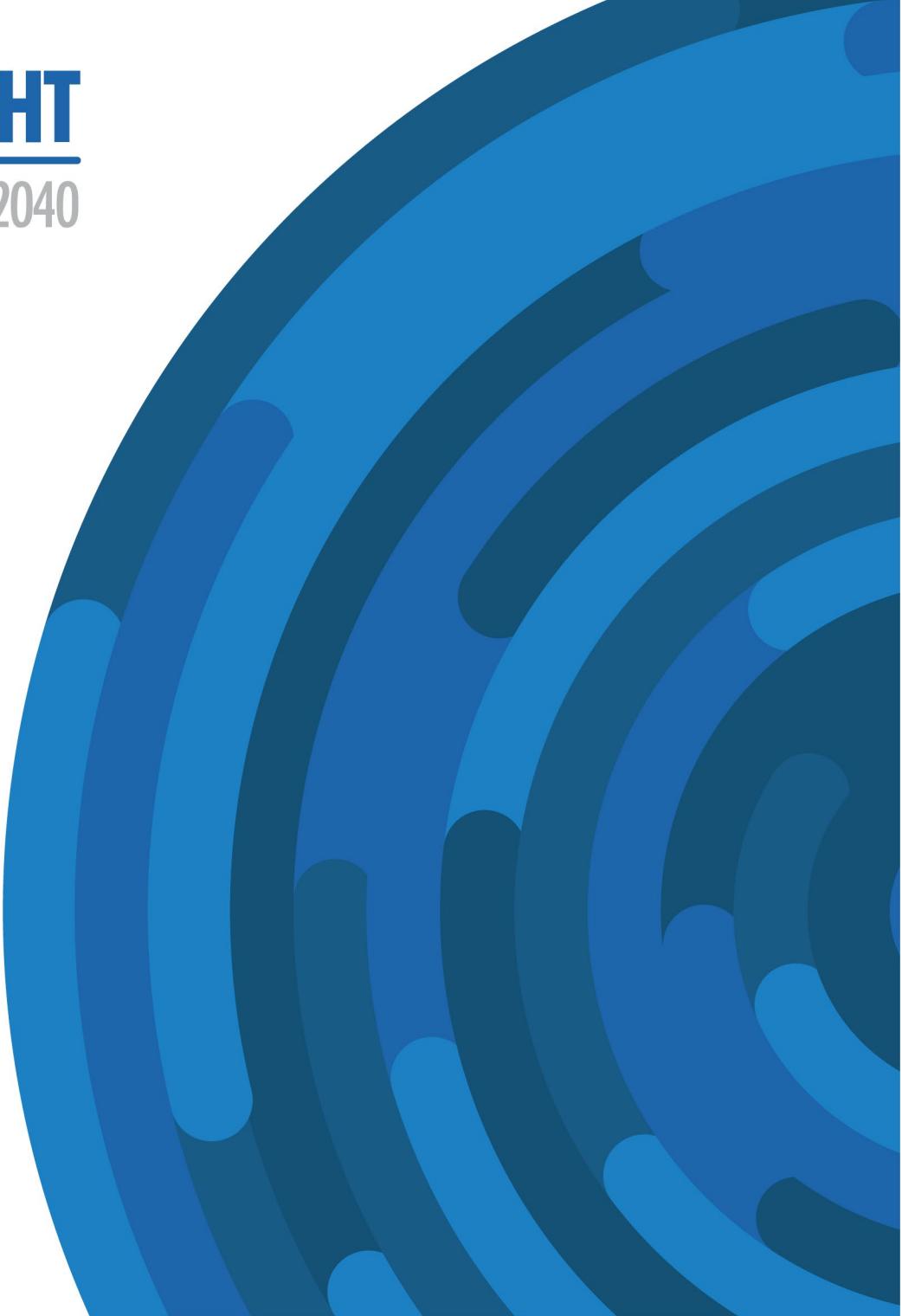
Policy 5-10.2 The City shall notify Lake County of the presence of any disposed, buried, or stored wastes or material for which the volatility and chemical contents thereof are unknown.

Policy 5-10.3 The City shall maintain standards within the LDRs to minimize the negative impacts of hazardous waste and preserve natural ecological systems and resources.

Policy 5-10.4 The City shall support education and outreach efforts aimed at informing the public and business community on proper hazardous waste management and disposal practices.

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COMPREHENSIVE PLAN 2040



Recreation and Open Space

Goals, Objectives, and Policies



GOAL

Provide a system of open space and recreational facilities, complemented by tailored programming, that meets the diverse needs of the City, and safely and efficiently serves all residents of Tavares.

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COMPREHENSIVE PLAN 2040



Objective 6-1 – Parks and Recreation Master Plan

Continue to plan, develop, maintain, and improve a system of recreation facilities and open spaces, consistent with the needs of the City's population through an update of its 2008 Parks Master Plan.

Policy 6-1.1 By 2025, the City will develop an update to the City's Parks Master Plan. The Parks Master Plan should evaluate and address the needs of the City's system of parks, open space, and recreation facilities, with respect to factors including, but not limited to, alternative approaches to service delivery, level of service standards, reclassification of City facilities, access, links between facilities and to other activity centers, geographic distribution, programs, design guidelines, and maintenance.

Objective 6-2 – Adequate Inventory and Implementation

Meet the City's needs for recreational facilities and open space by providing and maintaining an adequate inventory of land distributed equitably throughout the City. The City's system of parks, recreational facilities, and open space will serve as an essential part of the City's traditional residential areas, civic and private spaces, natural resources, public school sites and related support facilities, and linear corridors.

Policy 6-2.1 The City shall provide and maintain a system of parks, recreational facilities, and open space which provides at least 1.7 acres per 1,000 permanent residents, consistent with the City's adopted level of service standards.

Policy 6-2.2 The City shall maintain land development regulations to implement the adopted standards for recreation and open space.

Policy 6-2.3 The City shall utilize recognized best practices of the parks and recreation industry and common landscape design principles in the development and redevelopment of parks in order to address buffers between adjacent uses and provide consistency throughout the parks, recreation, and open space system.

Policy 6-2.4 The City shall evaluate existing parks, recreational facility sites, and open space relative to adjacent land uses, and implement buffering where appropriate.

Policy 6-2.5 Prioritize the personal safety of residents of all ages through design criteria.

Policy 6-2.6 Employ Crime Prevention Through Environmental Design (CPTED) principles or other crime prevention programs, when possible, in the design of new parks, recreation facilities, or amenities.

Policy 6-2.7 The City shall pursue new funding, including federal, state, local, and private sources to augment existing recreation revenues to preserve, maintain, and improve existing assets and services.

Objective 6-3 – Accessibility and Connectivity

Improve connectivity and accessibility to parks, recreational facilities, and open space for all residents of Tavares.

Policy 6-3.1 Consistent with this plan's Mobility Element, improve multimodal connections to recreation and leisure activities throughout the City.

Policy 6-3.2 The City shall assess potential accessibility barriers to parks and recreation locations, including missing links within the transportation network or inadequate infrastructure to identify strategies to address areas of deficiency.

Policy 6-3.3 Allocate funds to improve ADA accessibility within the parks, recreation, and open space network within the annual capital improvement program as funding permits.

Policy 6-3.4 Maintain design criteria for new parks and recreation facilities that includes accessibility provisions for all users.

Policy 6-3.5 The City shall explore opportunities to utilize and expand its parks, recreational facilities, and open space system to provide indoor and outdoor recreational and educational programming for residents with unique needs, including youth that may be economically and socially at-risk and seniors.

Objective 6-4 – Access to Waterfronts and Waterways

Improve access to waterfronts and waterways throughout the City for the use and enjoyment of all residents through improvements at existing facilities and the preservation of existing and potential access opportunities, consistent with the Conservation Element.

Policy 6-4.1 The City shall pursue funding sources to acquire lakefront lands, where available, to increase public access to passive and active recreation opportunities on the City's lakes.

Objective 6-5 – Capital Improvements

Adopt and maintain a capital improvements program specific to Recreation and Open Space improvements that is consistent with the City's general Capital Improvements Program.

Policy 6-5.1 Parks and Recreation improvements are located within **Table 8-1** in the Capital Improvements Element.

Objective 6-6 – Support Other City Plans

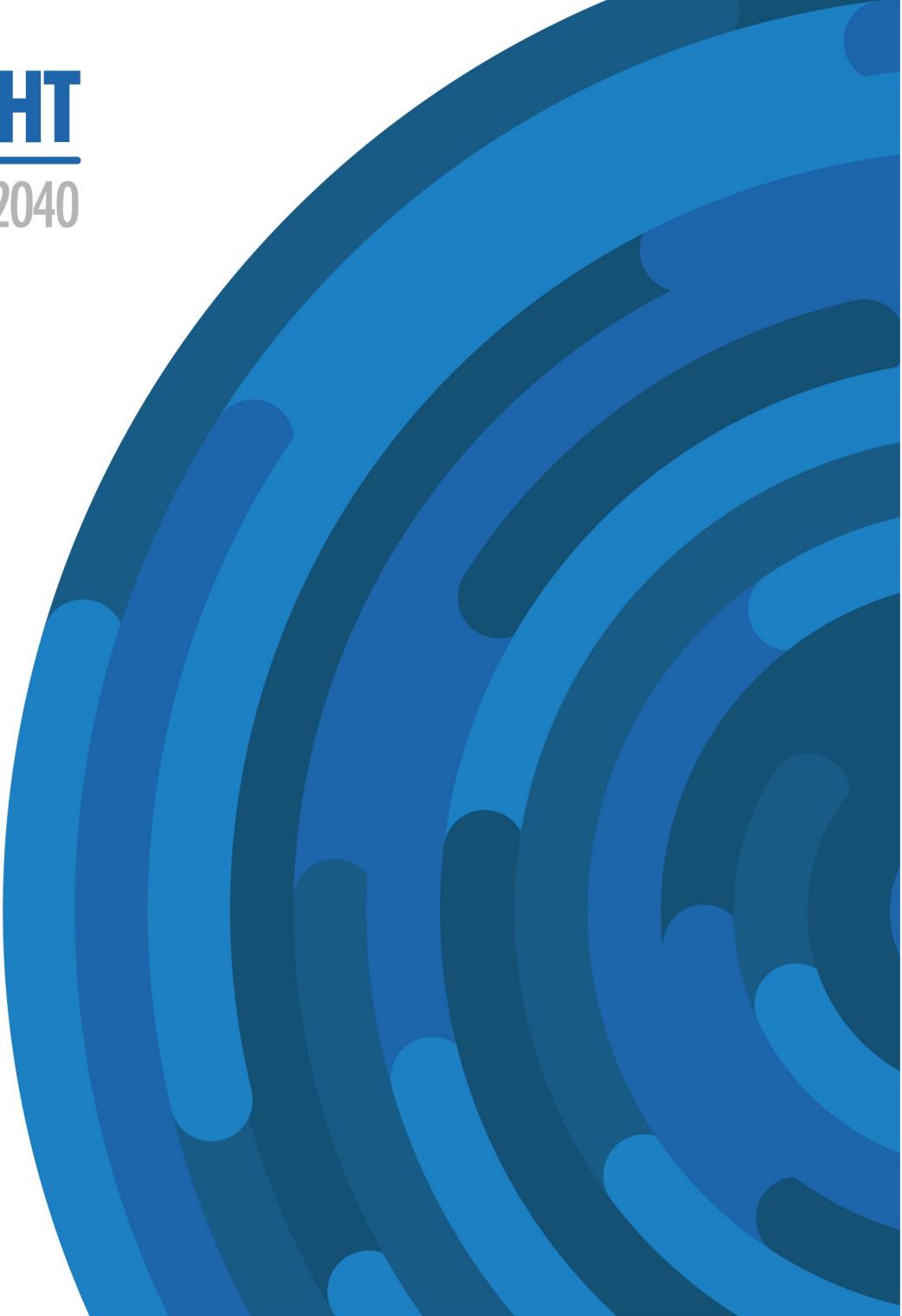
Utilize and promote the recreational and natural assets of Tavares to support the City's adopted plans for economic development and downtown redevelopment.

Policy 6-6.1 The City shall explore strategies to support the *Economic Development Strategy*, especially as it relates to ecotourism and sports tourism, through attracting visitors and events to Tavares facilities and the waterfront.

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TAKING FLIGHT

COMPREHENSIVE PLAN 2040



Intergovernmental Coordination

Goals, Objectives, and Policies



GOAL

Maintain consistent and cooperative coordination with other government agencies and planning organizations to achieve the goals and objectives of the Tavares Comprehensive Plan, as well as other local and regional initiatives.

Objective 7-1 – Coordination of the Comprehensive Plan

Coordinate elements of the City's Comprehensive Plan with the relevant plans and activities of Lake County and other neighboring jurisdictions.

Policy 7-1.1 The City shall promote consistency and compatibility between policies within this plan and the plans of neighboring jurisdictions including, but not limited to, land use, transportation, utilities and service delivery.

Policy 7-1.2 The City shall provide notification of amendments to the Comprehensive Plan and land development regulations to neighboring jurisdictions and other agencies, as appropriate.

Objective 7-2 – Impacts of Development

Establish coordination mechanisms to address impacts of proposed development with neighboring jurisdictions and other appropriate agencies.

Policy 7-2.1 The City shall distribute information pertaining to proposed developments for review to affected jurisdictions and agencies and shall likewise provide comments where applicable in the review of proposed developments in adjacent jurisdictions.

Policy 7-2.2 The City shall coordinate with Lake County to maintain consistency and compatibility between the City's and County's respective concurrency management systems.

Policy 7-2.3 The City shall participate in the planning activities and proceedings of other appropriate jurisdictions and agencies to foster cooperative communication and coordination.

Policy 7-2.4 In the event of intergovernmental coordination conflicts, the City shall participate in an informal mediation process with the appropriate jurisdictions. Where informal mediation fails to resolve these conflicts, the City Council shall determine if the issue warrants an unbiased mediation forum. Such mediation shall be granted to the East Central Florida Regional Planning Council (ECRPC).

Objective 7-3 – Interlocal Service Boundary Agreement

Maintain coordination with Lake County on matters related to land use and the provision of public services within the Interlocal Services Boundary Agreement (ISBA) boundary.

Policy 7-3.1 The provisions of the ISBA (April 15, 2015 or as amended) shall supersede all other language within the elements of this plan that may be in conflict with the Agreement.

Policy 7-3.2 The City shall maintain, and amend as necessary, the existing ISBA with Lake County. Issues shall be considered that ensure implementation of the agreement to the fullest extent possible and provide regular review of land development applications of mutual interest as standard procedure.

Objective 7-4 – Lake County School Board

Continue to coordinate with the Lake County School Board on plans and activities with mutual impacts and to minimize the duplication of services.

Policy 7-4.1 The City shall maintain cooperative and reciprocal coordination with the Lake County School Board consistent with policies within the Future Land Use Element and Recreation and Open Space Element of this plan, as well as with the adopted Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (December 26, 2007) and with the intergovernmental agreement between the City and the Lake County School Board related to shared use of facilities (October 17, 2018).

Objective 7-5 – Regional, State, & Federal Coordination

Coordinate with regional, state, and federal entities on the development of relevant plans and activities.

Policy 7-5.1 The City shall coordinate relevant plans and proposed/scheduled improvements related to drainage, solid waste, potable water, sanitary sewer, and natural groundwater aquifer recharge within the Comprehensive Plan with those planned by the respective state and federal agencies having authority to implement such improvements.

Policy 7-5.2 The City shall coordinate with the ECFRPC on regional planning issues and utilize technical assistance resources provided by the ECFRPC where appropriate.

Policy 7-5.3 Consistent with **Public Facilities Element**, the City shall continue to coordinate with water management districts, state and federal regulatory agencies, other public and private utilities on the development and implementation of regional alternative water sources and solutions.

Objective 7-6 – Transportation & Mobility Coordination

Actively coordinate with local, regional, state, and federal agencies to achieve the City's mobility objectives and implement policies within the Transportation & Mobility Element.

Policy 7-6.1 The City shall coordinate with Lake County, Lake-Sumter MPO, FDOT, and East Central Florida Regional Planning Council to analyze transportation plans and programs to establish consistency and compatibility with plans and policies set forth within the Comprehensive Plan. The City shall likewise notify the appropriate entities of relevant programs, improvements, and amendments to the Comprehensive Plan.

Policy 7-6.2 The City shall coordinate with Lake County and other transit providers to provide reliable public transportation services in Tavares.

Policy 7-6.3 The City shall coordinate with Lake County to utilize transportation impact fees for roadway improvements included in the City's Five-Year Capital Improvement Program.

Policy 7-6.4 The City shall participate in the long-range transportation planning process and other regional planning activities undertaken by the Lake-Sumter MPO.

Policy 7-6.5 The City shall coordinate with Lake County, Lake-Sumter MPO, FDOT, and other entities, as appropriate, to implement transportation systems management and operations (TSM&O) strategies and principles on roadways within the City, including, but not limited to, traffic signal system optimization, variable speed signage, and traffic incident management.

Policy 7-6.6 The City shall coordinate with Lake County and the FDOT District Five Complete Streets Coordinator to identify opportunities to implement Complete Streets principles and other multimodal and safety improvements in the planning, programming, and construction of new county and state roadways, redesigns, and resurfacing of existing roadways.

Policy 7-6.7 The City shall coordinate with Lake County, Lake-Sumter MPO, and FDOT on the planning and implementation of emergency evacuation procedures.

Policy 7-6.8 The City shall coordinate with the appropriate governmental agencies and the private sector in the planning for potential commuter or other passenger rail service to Tavares.

Policy 7-6.9 The City shall coordinate with Florida Central Railroad on improvements to pedestrian and vehicular railroad crossings.

Objective 7-7 – Parks and Recreation Coordination

Improve coordination with other government agencies, non-profit organizations, and the private sector to increase recreational opportunities and public access to open space for the residents of Tavares.

Policy 7-7.1 The City shall coordinate and partner with Lake County, where possible, to provide recreational opportunities and leverage facilities to the benefit of residents of Tavares and Lake County.

Policy 7-7.2 The City shall continue to coordinate with Lake County School Board on the shared use of each party's facilities for athletic, recreational, cultural, and educational activities, consistent with the intergovernmental agreement between the City and the Lake County School Board signed October 17, 2018.

Policy 7-7.3 The City shall coordinate with Lake County and the Lake County School Board in order to minimize duplication of services already in place at County recreational facilities or school sites.

Policy 7-7.4 The City shall coordinate recreation plans with proposed programs and plans established by the Florida Department of Environmental Protection.

Policy 7-7.5 Consistent with **Policies 2-2.7, 2-2.8, and 2-2.9**, the City shall continue to coordinate with neighboring municipalities, Lake County, Lake-Sumter MPO, FDOT, and other appropriate agencies in the pursuit of funding for, and the development and completion of regional greenway, trail, and blueway networks.

Policy 7-7.6 The City shall explore partnership opportunities with community organizations and private vendors to provide leisure services and programs to the residents of Tavares.

Objective 7-8 – Conservation Coordination

Maintain coordination with other appropriate governmental agencies regarding regional natural resource and conservation issues transcending the City's jurisdictional area.

Policy 7-8.1 The City shall coordinate with Lake County and neighboring municipalities, where appropriate, in the management of natural resources and conservation activities.

Policy 7-8.2 Where applicable, the City shall coordinate with the appropriate state and federal agencies regarding conservation issues and whose activities and regulations may impact natural resources within Tavares.

Objective 7-9 – Waste Collection and Disposal

Maintain coordination and communication with Lake County and other appropriate state and federal agencies on issues related to solid waste collection and disposal, and the collection, disposal and monitoring of hazardous wastes.

Policy 7-9.1: The City shall coordinate with Lake County to ensure that Tavares is allocated a proportional share of capacity in county-operated landfills, or other disposal facilities.

Policy 7-9.2: The City shall maintain coordination with Lake County related to future solid waste disposal opportunities, consistent with the Interlocal Service Boundary Agreement.

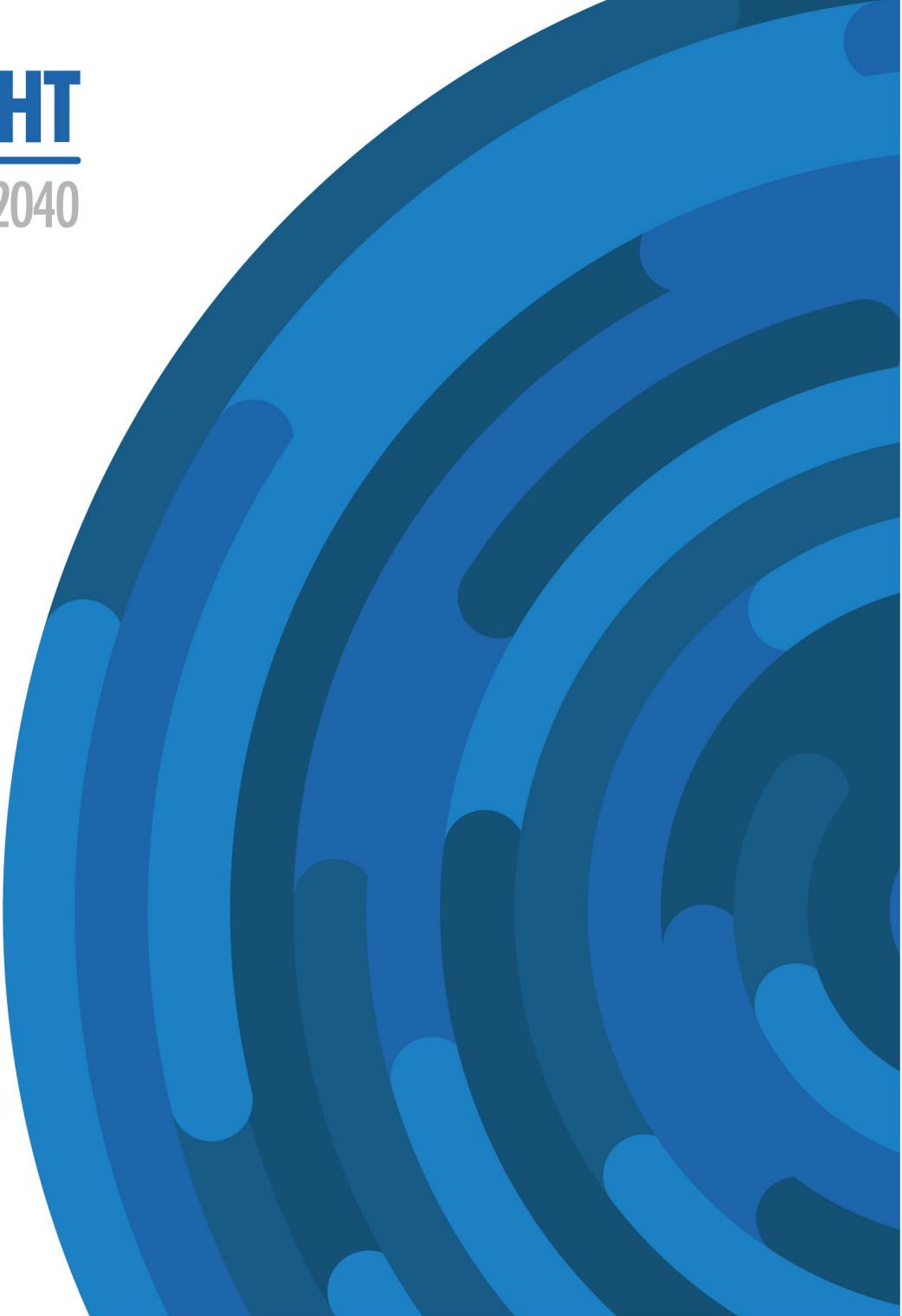
Policy 7-9.3: The City shall participate in multi-jurisdictional planning efforts to ensure the provision of adequate waste disposal capacity to meet adopted level of service standards.

Policy 7-9.4: The City shall coordinate with Lake County on the management and disposal of hazardous waste in compliance with applicable state and federal law.

Policy 7-9.5: The City shall continue to coordinate with Lake County regarding recycling programs and strategies; curtailing illegal dumping and other disposal practices which may impact natural resources and ecological communities; monitoring of ground water quality adjacent to County waste disposal facilities in proximity to Tavares; and other issues, where appropriate.

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COMPREHENSIVE PLAN 2040



Capital Improvements

Goals, Objectives, and Policies



GOAL

Provide and maintain adequate public facilities within the City and its utility service area for both present and future needs in a manner that effectively manages growth, maximizes existing investments and facilities, protects environmentally sensitive lands, and is consistent with available financial resources.

Objective 8-1 – Provide Necessary Capital Improvements

Ensure the City's capital improvements will be provided for purposes of correcting existing deficiencies, accommodating future growth, and replacing deteriorated or obsolete facilities.

Policy 8-1.1 The City shall adopt the five-year Capital Improvements Program (**Table 8-1**) in the Comprehensive Plan as part of the City's budget process.

Policy 8-1.2 The City shall continue to include as part of its annual budget process, capital improvements identification and mechanisms for implementation as described and budgeted by the various City Departments. In preparation of the budget, City staff will review and determine if the goals, objectives, and policies of the Capital Improvement Element are being met and will determine if the capacity for the essential facilities are available for future growth. The identified capital improvements shall be reviewed on an annual basis to assure that the required fiscal resources are available concurrent with the capital improvements included within the annual budget. The capital improvements identified shall be evaluated each year in conjunction with the upcoming fiscal year annual capital budget.

Policy 8-1.3 Prior to the adoption of the annual budget, the Tavares City Council shall evaluate and consider updating the Five-Year Capital Improvement Program considering criteria including, but not limited to, the listing below. Financial feasibility or budget impact will be evaluated in all cases.

The City shall assign highest priority, when reasonably possible or when emergency conditions dictate otherwise, to capital improvement projects listed in the Five-Year Capital Improvement Program which are designed to correct existing deficiencies.

- Elimination of existing capacity deficits
- Elimination of public hazards
- The requirements of other Goals, Objectives, and Policies within the City's Comprehensive Plan
- The obligations of the City to provide essential facilities (i.e. water, sewer, etc.) for potential growth
- Impacts on the total budget
- Financial feasibility
- The relationship of the improvement to the plans of state agencies that provide public facilities within the City of Tavares
- Emergency and post-disaster mitigation
- Public involvement during budget adoption process

Policy 8-1.4 The City Administrator shall have the authority and responsibility to evaluate and recommend a rank order of priority for capital improvements which are proposed for inclusion in the Five-Year Capital Improvement Program. The City Council shall review and retain its authority to adopt the recommendations of the City Administrator with or without modifications.

Policy 8-1.5 As part of the annual budget process, the City shall evaluate the condition of existing infrastructure and equipment and identify a timeframe for replacement and/or maintenance, as appropriate.

Policy 8-1.6 The City also hereby incorporates by reference the projects of outside agencies into the Capital Improvements Element of this Comprehensive Plan, except as expressly excluded during the annual adoption of the Five-Year Capital Improvements Program by the Tavares City Council. These agencies include, but are not limited to, Lake County, Lake County School Board, and projects included in the Lake-Sumter MPO's 5-year Transportation Improvement Plan. The City of Tavares is not financially responsible for those capital projects which are funded, maintained and/or under the control of other agencies or jurisdictions.

Objective 8-2 – Fees for Future Development

Ensure future development shall bear its proportional share of the cost for facility improvements necessitated by the development in order to maintain adopted level of service standards.

Policy 8-2.1 The City shall enforce provisions within the land development regulations which require new development to bear all or their proportionate share of costs associated with the provision of public facilities needed to accommodate demands generated by such development and to maintain facilities and infrastructure according to adopted level of service standards.

Policy 8-2.2 The City shall continue to utilize impact fees and/or other funding mechanisms to fully finance facility improvements that are required to support new growth and development.

Policy 8-2.3 The City shall review impact fees, or similar funding mechanisms, at least every 5 years to ensure new development pays a proportionate share of the capital facility and capacity improvement costs needed to address the demands generated by new development. During this review, the City may consider implementing fees for public facilities, services, and infrastructure systems not yet charged.

Policy 8-2.4 The City will continue to participate in the Lake County Transportation Impact Fee Program and Library Impact Fee Program.

Objective 8-3 – Requirements for Development

Coordinate land use decisions and projected fiscal resources with the Capital Improvements Program to maintain adopted level of service standards and meet the existing and future facility needs of the City of Tavares.

Policy 8-3.1 The City shall coordinate land use decisions with the Five-Year Schedule of Capital Improvements by assuring that the Comprehensive Plan and the land development regulations shall be consistent with the Five-Year Capital Improvement Program, as amended.

Policy 8-3.2 The City shall not issue a development order for new development or redevelopment which results in an increase in demand on deficient facilities, as defined by the City, prior to the completion of improvements required to meet demand or in certain cases where the improvement is identified and funded as part of the City's CIP. The City, at their discretion, may limit the development potential consistent with available facility capacity(s) if facilities are not available or provided for, until such time as capacity is available.

Policy 8-3.3 Capital improvements scheduled within the Five-Year Capital Improvement Program shall be consistent with the provision of public facilities and services needed to meet or exceed the minimum level of service standards adopted by the City (**Table 8-2**) and shall use those LOS standards to review impacts of new development and redevelopment upon the adoption of this Comprehensive Plan. All impacts from vested development orders as defined in the City of Tavares Land Development Regulations must be included as background impacts for all concurrency studies for new developments.

Objective 8-4 – Concurrency Management System

Maintain the concurrency management system established within the land development regulations.

Policy 8-4.1 The City shall ensure the issuance of a development order or development permit is conditioned upon the availability of essential services (water, waste water, solid waste, and stormwater retention) necessary to serve new development.

Policy 8-4.2 The City of Tavares shall hereby maintain the adopted level of services (**Table 8-2**) for all essential services. This shall be accomplished by requiring new development to comply with this Concurrency Management System and by providing the capital facilities as defined within this Comprehensive Plan.

Policy 8-4.3 The land development regulations shall identify the process for making a concurrency determination for each development for each essential service. In general, prior to the issuance of any final development permit or development order, the impacts of said development shall be reviewed for concurrency for the essential services in the following manner:

- a) Water & Wastewater - The Land Development Regulations shall determine how concurrency for water and wastewater is established. This methodology shall take into account vested and approved developments.
- b) Stormwater - Each proposed development must retain the amount of stormwater to comply with the adopted level of service. Additional capacity of any proposed facilities identified in **Policy 8-4.4** may be included in this analysis.
- c) Solid Waste - Adequate solid waste facilities must be available before each development permit is issued. Additional capacity of any proposed facilities identified in **Policy 8-4.4** may be included in this analysis.

Policy 8-4.4 The following facilities, and agreements for facilities shall be deemed available for concurrency determinations:

- a) Wastewater, Potable Water, Drainage, and Solid Waste facilities shall be deemed available for the purpose of a concurrency analysis if the facilities are either:
 1. In place at the time of the issuance of the final development order, or
 2. Are guaranteed to be provided before the issuance of a Certificate of Occupancy through an enforceable Development Agreement (as defined by the Florida Statutes).
 3. Are listed in the Capital Improvements Program, consistent with 8-3.2

Objective 8-5 – Fiscal Resources

Manage the City's fiscal resources in order to provide the required capital improvements for previously issued development orders and for future development and redevelopment.

Policy 8-5.1 The Five-Year Capital Improvement Program shall be coordinated with projected fiscal resources. The cost of capital improvements within the program shall not exceed the projected available funding. If future revenues collected by the City fall short of projections determined within the Capital Improvements Element, the City shall reevaluate available fiscal resources to identify opportunities to maintain needed funding levels. The City shall also update the Capital Improvements Element to revise revenue projections to reflect current conditions impacting future revenue sources and anticipated collections.

Policy 8-5.2 The City shall ensure, when reasonably possible or when emergency conditions dictate otherwise, that sufficient funding is available, from local or other revenue sources, to finance all capital improvements proposed within the Five-Year Capital Improvement Program.

Policy 8-5.3 The City shall demonstrate the ability to finance improvements programmed in the Five-Year Capital Improvement Program for the purpose of eliminating existing deficiencies, replacing obsolete facilities, or providing for demands created by new growth and development, and shall establish policies that efficiently manage public investments in a manner conducive to establishing a balanced government budget.

Policy 8-5.4 The City shall not create excessive debt obligations which exceed the City's debt capacity. The maturity date for any debt shall not exceed the reasonable expected useful life of the project so financed.

Policy 8-5.5 The City shall use special assessments, revenue bonds, and/or any other available self-liquidating debt measures as an alternative to general obligation bonds where and when feasible and applicable.

Policy 8-5.6 The City shall limit the use of long-term bond financing for those capital improvements programmed in the Five-Year Capital Improvement Program for which current revenues are insufficient to amortize the cost.

Policy 8-5.7 The City shall identify and pursue available grant funding for which the City may be eligible to support capital investments necessary to support growth.

Policy 8-5.8 The City shall reserve capacity of public facilities for development orders that are considered vested by the City.

Table 8-1 – Capital Improvements Program 2019-2024

Project	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Total	Funding Source
Sanitary Sewer								
Woodlea WWTF Expansion / Upgrades Design	-	-	\$1,500,000	-	-	-	\$1,500,000	Impacts
Woodlea WWTF Expansion / Upgrades Construction	-	-	-	-	-	\$8,000,000	\$8,000,000	Impacts
ISBA Study: Extension of Sewer Lines	\$75,000	\$75,000	\$50,000	\$50,000	-	-	\$250,000	Impacts
David Walker 16" Force Main Extension to City Limits	\$115,000	-	-	-	-	-	\$115,000	Impacts
Lake Frances Estates LS #49 WW Improvements ²		\$5,696,000		-	-	-	\$5,696,000	SRF
Lift Station Fencing	\$10,000	\$10,000	\$10,000	-	-	-	\$30,000	W/WW RR&I
Low Pressure Sewer System	\$25,000	\$25,000	\$75,000	-	-	-	\$125,000	Impacts
Lane Park Expansion	\$150,000	-	-	-	-	-	\$150,000	Impacts
WM Old 441 David Walker to Bay Expansion	-	-	-	\$1,000,000	-	-	\$1,000,000	SRF
Pole Barn (Split w/ Water, Sw)	-	\$30,000	-	-	-	-	\$30,000	W/WW
Pipe bursting at Caroline Plant	-	\$25,000	-	-	-	-	\$25,000	W/WW RR&I
Pipe Lining Ls 19 Area	\$32,000	-	-	-	-	-	\$32,000	W/WW
Upgrade Scada System For 10 Liftstations	\$200,000	-	-	-	-	-	\$200,000	Impacts
Grout Work Ls 19 & 33 Area Test and Seal	\$75,000	\$50,000	-	-	-	-	\$125,000	W/WW RR&I
Water								
Alternative Potable Water Supply WTP #1 Upgrades (design, construct)	-	-	\$398,300	\$4,350,000	-	-	\$4,748,300	Mixed
David Walker 12" Water Main Extension	\$400,000	-	-	-	-	-	\$400,000	Impacts
Water Main - 1700 ft. Along Lake Dora Ave	-	-	-	\$215,000	-	-	\$215,000	W/WW RR&I
ISBA Utility Master Plan 448 / 561 / 19	\$100,000	\$100,000	-	-	-	-	\$200,000	Impacts
Lake Frances Water Upgrade LS #49	\$1,000,000	-	-	-	-	\$1,000,000	\$1,000,000	SRF
Distribution Main Upgrades / Relocations	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	-	250,000	W/WW RR&I
Water Main - Dora to David Walker along Alfred Street	\$400,000	-	-	-	-	-	\$400,000	SRF
WM Old 441 David Walker to Bay Expansion	-	-	-	\$1,200,000	-	-	\$1,200,000	SRF
Lane Park Expansion	-	525,000	-	-	-	-	\$525,000	Impacts
Service Line to Warehouse (Split with Water Department)	\$5,000	-	-	-	-	-	\$5,000	W/WW

Project	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Total	Funding Source
Land Acquisition	\$300,000	-	-	-	-	-	\$300,000	W/WW
Painting of Water Tank	\$100,000	-	-	-	-	-	\$100,000	W/WW RR&I
Pilot Study - Base Read	\$50,000	\$75,000	-	-	-	-	\$125,000	W/WW
Replacement of Wells 3 & 4 Design	\$398,300	-	-	-	-	-	398,300	Impacts
Avalon Booster Pump Station (Temporary)	-	\$150,000	-	-	-	-	\$150,000	Impacts
Avalon Booster Pump Station (Permanent) - Land Acquisition (\$350,000)	-	-	-	-	-	-	-	Impacts
Avalon Booster Pump Station (Permanent) - Design	-	-	\$800,000	-	-	-	\$800,000	Mixed
Avalon Booster Pump Station (Permanent) - Construction	-	-	-	\$4,200,000	-	-	\$4,200,000	Mixed
Rehab Water Plant #1 floors	-	\$25,000	-	-	-	-	\$25,000	W/WW RR&I
Solid Waste								
Solid Waste Joint Use Facility - Design and Construction	-	\$8,400,000	-	-	-	-	\$8,400,000	Solid Waste
Transportation								
State Road Wayfinding Signs	-	-	\$14,000	-	-	-	\$14,000	GEN
Comprehensive Plan Update	\$150,000	-	-	-	-	-	\$150,000	GEN
Tav-Dora Trail (Cost Share with MPO)	\$90,000	-	-	-	-	-	\$90,000	Grants
Wayfinding Signs Downtown	-	\$43,000	-	-	-	-	\$43,000	Sales Tax
Sidewalks - Repair, Construction, & Grinding	\$5,000	\$5,000	\$47,500	\$45,000	\$45,000	-	\$147,500	GEN
Alleyway Improvements	-	-	\$250,000	\$250,000	\$250,000	\$250,000	\$1,000,000	GEN
Road Paving Improvements Construction	\$172,000	\$225,000	\$775,000	\$775,000	\$775,000	-	\$2,722,000	Sales Tax
Pavement Management Plan	-	-	\$104,022	-	-	-	\$104,022	GEN
Traffic Signal Cabinet Replacements	-	-	\$96,000	\$55,000	\$36,000	\$36,000	\$223,000	GEN
West Main Street Gateway Feature	-	-	\$150,000	-	-	-	\$150,000	Mixed
West Main Streetscape - Design & Engineering	-	-	\$145,000	-	-	-	\$145,000	Mixed
West Main Streetscape - Construction	-	-	\$1,240,554	-	-	-	\$1,240,554	Mixed
Stormwater								
Downtown CRA Stormwater Upgrades	-	\$500,000	\$5,750,000	-	-	-	\$6,250,000	Mixed
Sinclair Ave Drainage Improvements (Construction)	-	-	\$500,000	-	-	-	\$500,000	SRF
Dykes Dr Drainage Improvement (Design)	\$40,000	\$40,000	-	-	-	-	\$80,000	Stormwater
Banning Beach Drainage Improvements	\$45,000	-	-	-	-	-	\$45,000	Stormwater

Project	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Total	Funding Source
Public Exercise Stations - Ecological Park	-	\$25,000	-	-	-	-	\$25,000	Stormwater
Fountains for Ecological Park	-	\$20,000	-	-	-	-	\$20,000	Stormwater
Demolition of Existing Landscape Chris Daniels Memorial (Stormwater Portion, Split with General Fund)	-	\$72,499	-	-	-	-	\$72,499	GEN
Parks and Recreation								
Wooton Park West (Fishing Pier)	-	-	\$200,000	-	-	-	\$200,000	GEN
Wooton Park West Trail Lighting & Electrical Upgrades	-	-	\$24,000	-	-	-	\$24,000	GEN
Wooton Park West (Open Space Improvement & Landscaping)	-	-	\$375,000	-	-	-	\$375,000	Mixed
Replace Dugouts at Fred Stover Sports Complex	-	-	-	-	-	\$110,000	\$110,000	SALES TAX
Replace Fencing at Fred Stover Sports Complex	-	-	-	-	-	\$220,000	\$220,000	Grants
Tavares Nature Park Security Camera	-	-	\$7,000	-	-	-	\$7,000	GEN
Tavares Nature Park Restoration	-	-	-	-	-	\$10,000	\$10,000	GEN
Shuffleboard Courts Roofing or Shade Structure	-	-	-	-	-	\$120,000	\$120,000	GEN
Woodlea Sports Park BF/MPF/Parking	-	-	-	-	-	\$525,000	\$525,000	Mixed
Fred Stover Sports Complex Paved Parking Lot	-	-	-	-	-	\$51,500	\$51,500	GEN
Tavares Nature Park Security Fencing	-	-	-	-	-	\$21,000	\$21,000	GEN
Small Ingraham Park Picnic Gazebo and Tables	-	-	-	-	-	\$7,500	\$7,500	GEN
Performing Arts Center/State College Downtown Campus Feasibility Study	\$120,000	-	-	-	-	-	\$120,000	GEN
Aesop's Park Rubberized Running Trail	-	-	-	-	-	\$49,000	\$49,000	Grants
Aesop's Park Aeration Fountain	-	-	-	-	-	\$10,000	\$10,000	Grants
Construct one (1) pickleball court at Ridge Park	-	-	\$30,000	-	-	-	\$30,000	GEN
Ridge Park Buildout Plan (Senior Center, Pickle & Bocce Ball, Parking)	-	\$12,500	-	-	-	-	\$12,500	GEN

¹ At budget preparation time City received notice that SRF funding is included in State funding list.

² These projects will be funded using SRF funds, and may start in FY 2019-2020 if SRF funding is secured. If funding is secured earlier than FY 2020-2021 we will adjust the budget accordingly.

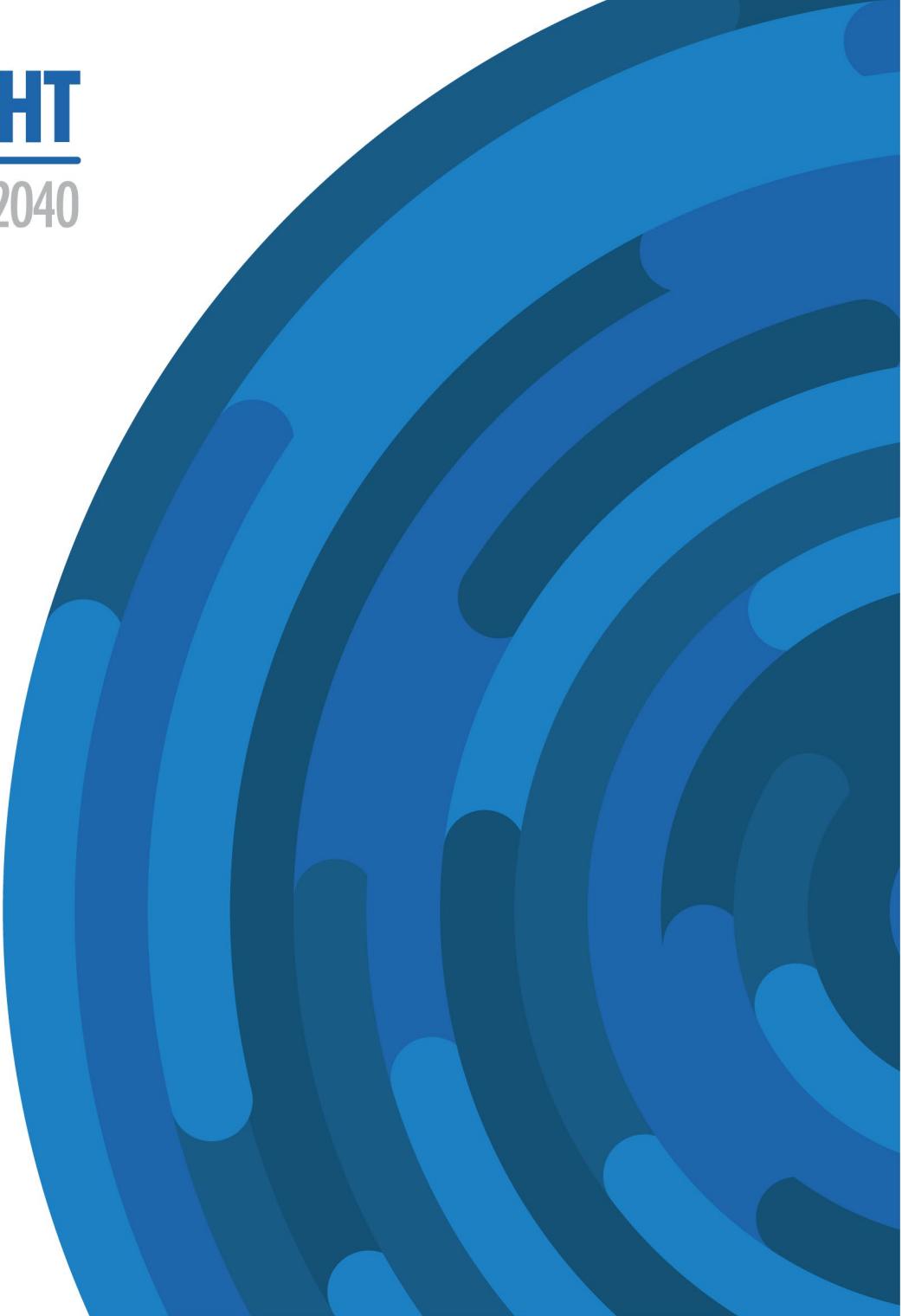
Table 8-2 – Level of Service Standards

Facility Type	Level of Service Standard
Sanitary Sewer	250 gpd/eru (gallons per day/equivalent residential unit)
Potable Water	325 gpd/eru (gallons per day/equivalent residential unit)
Solid Waste	4.57 LBS. Per Resident Per Day
Stormwater	<ol style="list-style-type: none"> 1. Bridges. Hydraulic Profile shall be below the top cord of the bridge for the 50-year, 24-hour storm. 2. Stormwater detention and retention ponds, which are contributory to land-locked areas with no positive outlet, shall be designed for the 25-year, 96-hour storm. 3. Canals, ditches, or culverts external to the development, and stormwater detention or retention basins which are not part of a project that is contributory to a land-locked area with no positive outlet, shall be designed for the 25-year, 24-hour storm. 4. Stormwater flooding for arterial and collector roadways shall not exceed one-half (½) of the roadway width. For local roads, stormwater flooding shall not exceed the crown of the road for the 10-year, 24-hour storm 5. Storm sewers and roadside swales shall be designed such that the hydraulic gradient is 1.0 foot below the gutter line or edge of pavement for arterial roadways; and 0.5 feet below the gutter line or edge of the pavement for collector and local roadways for the 10-year, 24-hour storm.
Transportation	See Transportation and Mobility Element Policy 2-3.2
Recreation	1.7 acres per 1,000 residents

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TAKING FLIGHT

COMPREHENSIVE PLAN 2040



Property Rights

Goals, Objectives, and Policies



GOAL

Protection of private property rights.

TAKING FLIGHT
COMPREHENSIVE PLAN 2040



Objective 9-1

Consistent with HB 59 (2021), ensure that private property rights are protected and considered in the City's decision-making processes.

Policy 9-1.1 The City shall protect and preserve private property rights as follows:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

TAKING FLIGHT

COMPREHENSIVE PLAN 2040