

COMPOSITE PLAN

1 TRADITIONAL MAIN STREET DISTRICT

Recommendations

- 1A Destination Uses**
 - Destination Retail Uses**
 - Introduce storefront related retail
 - Restaurants/ Street cafes/ Grocery Store/ Bakery
 - Antique stores/ art galleries
 - Extend retail core fronting north-south streets between Alfred St. and Ruby St.
 - Encourage retail uses at ground level; office and residential uses on upper floors
 - Destination Tourism Uses**
 - Introduce Ancillary Tourism Uses (Museum/Outfitters)
 - Evaluate opportunities to relocate public facilities including public library/civic center/performance venue
- 1B Tavares Square (Town Plaza)**
 - Urban plaza with pedestrian amenities connecting to the waterfront
 - Examine opportunities to introduce a Farmers Market/Arts and Crafts Market
- 1C Parking Opportunities**
 - Explore potential for structured parking facilities as demand increases in the future
 - Evaluate additional on-street parking along downtown's north-south pedestrian connections
 - Shared parking
- Urban Design Elements**
 - Retain small town character through establishment of appropriate design guidelines and historic preservation efforts
 - 2 to 6 storied mixed-use: Vertical mixed-use (residential/office above retail)
 - Redistribute the massing of buildings from Main Street to mid-block
 - Maximize retail frontage
 - Utilize alleyways as extensions of sidewalks system/ access to shared parking lots/ service areas
 - Improvements to pedestrian environment- plant shade trees/ minimize curb cuts/ encourage rear or side parking for businesses
 - Identify need and appropriate locations for constructing public restrooms
 - Activate sidewalk environment (street cafes/ patios/ canopies/ glazed storefronts)

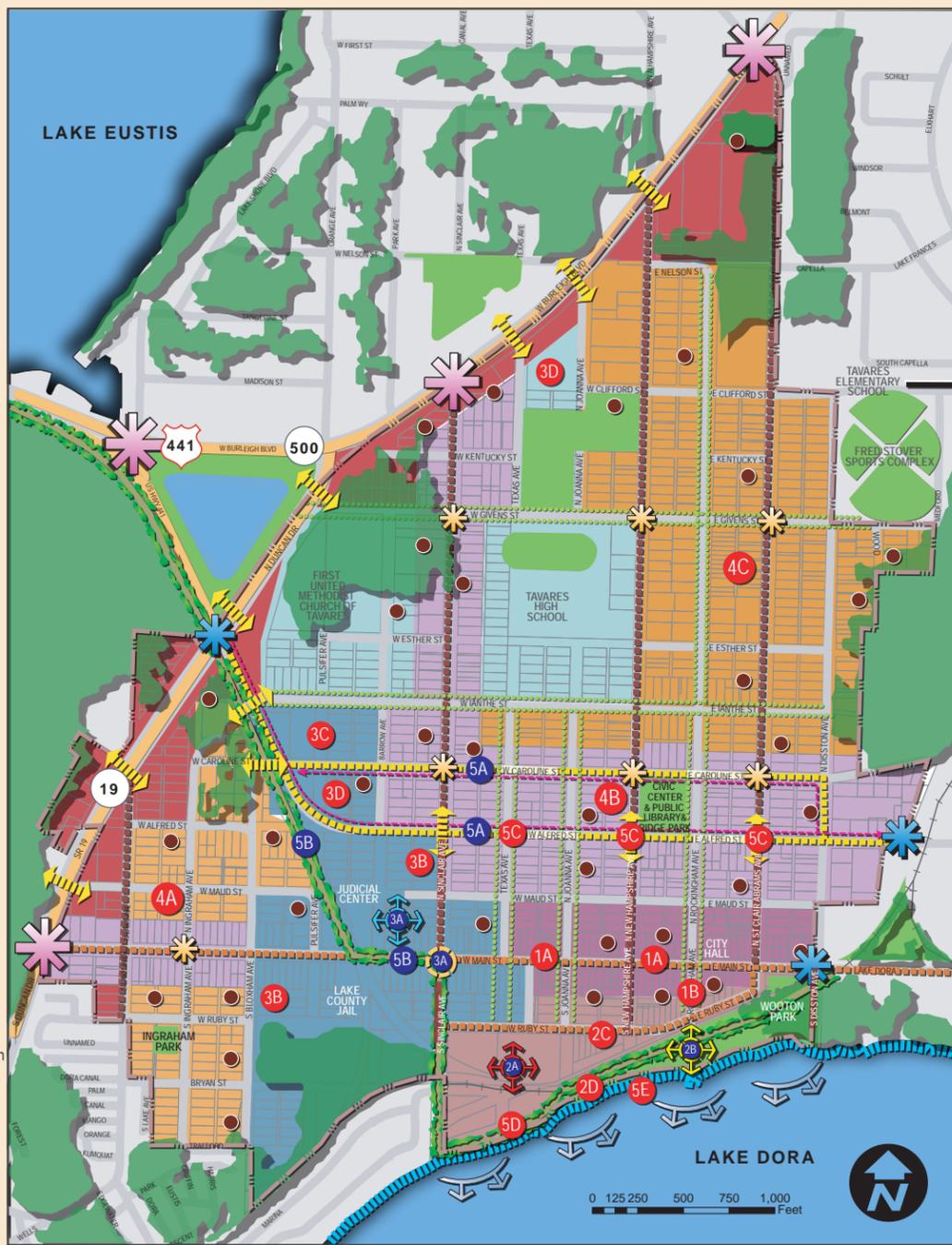
2 WATERFRONT ENTERTAINMENT DISTRICT

Planned

- 2A Tavares Station**
 - 3 storied town homes (25 units)
 - 98 boat slips
 - 14 story mixed-use complex: 175 condo units
 - 22,000 SF retail space/ 70,000 SF office
 - 9,000 SF restaurant space (Dragon Boat Café)
 - Extension of Tav-Lee Trail Connection
 - Parking: 1,206 spaces
 - Incorporate city's history and architectural styles
- 2B Wooton Park Improvements**
 - Seaplane Basin and Marina
 - 36 boat slips/ 4 seaplane moorings marina and aviation fuel station
 - Tavares to Mt. Dora Water Taxi service
 - Tav-Lee Trailhead (replica of historic Woodlea House/ Tavares Pavilion)
 - 12 Special Events
 - Performance areas
 - Proposed sandy beach
 - Lighting on pier in the park
 - Canoe/kayak rentals
 - Parking for boat trailers
- 2C Ruby Street Reconfiguration**
 - Mixed-Use(3-6 stories): restaurants/entertainment/ residential
 - Redefine Ruby Street as a waterfront promenade
 - Introduce restaurant/ food service establishments overlooking Lake Dora
 - Consider reuse of underutilized parcels fronting Ruby Street to accommodate marina related boutique stores
 - Work with existing property owners to assemble and develop a master planned public/private development transit oriented pilot project on the waterfront
- 2D Waterfront Development Recommendations**
 - Maximize waterfront views
 - Introduce hotel/tourist accommodation
 - Tiered 2-4 stories of buildings located to the south
 - Devise strategies to address economic feasibility of new development

Recommendations

- 3 COUNTY CAMPUS Planned**
- 3A Judicial Center Expansion**
 - 6-story Lake County Courthouse Expansion (Max. height: 120')
 - Central Energy Plant Expansion (Max. height: 35')
 - Governmental Office Building (Max. height: 38')
 - Parking Garage- 1,560 spaces (Max. height: 78')
 - Total parking spaces- 2,101
 - Restripe Main Street from Sinclair west to Pulsifer
 - Roundabout concept Main Street and Sinclair
 - two 12' travel lanes
 - two 6' bike lanes
 - two 18" gutters
 - Roundabout concept Main Street and Sinclair
 - Construct bikeway connecting existing bikeway
 - Traffic light at Sinclair Avenue parking garage entrance
- 3B** Pursue future development opportunities with the County for university extension facilities (legal/ nursing)
- 3C** Work with School Board to identify opportunities for potential relocation & reuse of vacant and underutilized school owned properties
- 3D** Consider developing a consolidated public facility complex- Fire/ EMS/ Police as a long-term strategy
- Design Standards**
 - Explore opportunities to introduce retail/ office uses in future county facility expansion and development projects
 - Ensure design standards and buffering requirements are established for institutional uses
 - Establish a coherent directional signage system for all public facilities and parking areas



DISTRICTS			
CRA Boundary	Downtown North Residential Neighborhoods	Highway Commercial District	Waterfront Entertainment District
West Main Neighborhoods	Downtown Transition Mixed-use Neighborhoods	Traditional Main Street District	Institutional Core / Civic Center
Institutional Uses	Parks and Open Space		
EXISTING	PROPOSED	RECOMMENDED	
Railroad	Planned Improvements	Recommendations	Primary Commercial Corridors
Local Streets	Tav-Lee Trail / Bikeway	Primary Gateways	Retail Streets
Views to Waterfront	Lake County Blueways	Secondary Gateways	Cottage Commercial Corridors
Tree Canopies	Judicial Center Expansion	Neighborhood Gateways	Neighborhood Connectors
Retention Pond	Tavares Station Mixed Use	Neighborhood Pedestrian Connectors	Downtown Pedestrian Connectors
	Wooton Park Improvement	Redevelopment / Opportunities	Pedestrian Cross Access

NEIGHBORHOODS

4A WEST MAIN NEIGHBORHOODS

Recommendations

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

4B DOWNTOWN TRANSITION MIXED-USE DISTRICT

Recommendations

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

4C DOWNTOWN NORTH RESIDENTIAL NEIGHBORHOODS

Recommendations

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

5 CIRCULATION AND CONNECTIVITY

Planned

- 5A Alfred Street and Caroline Street Realignment**
 - One-way pair
 - 12' travel lane with on-street parking
 - 6' sidewalk with planting strip
 - 2 new signals proposed
- 5B Tav-Lee Trail**
 - Completion of the proposed Tav-Lee Trail
 - Tav-Lee Trail Trailhead Facility: Wooton Park
- 5C Alfred Street and Caroline Street Realignment**
 - Traffic calming measures at key intersection to improve cross-access
 - Work with property owners to identify and modify impacted driveway access
- 5D Tav-Lee Trail**
 - Extend trail from Main Street to Waterfront
 - Establish connectivity with Lake County Trail system and Blueways System
- 5E Multimodal Transportation**
 - Continue to explore opportunities to expand the water-taxi service on Lake Dora to the Golden Triangle Area
 - Explore long-term opportunities with MPO to construct light rail transit service connecting Tavares to regional communities
 - Opportunity to create a transit oriented development pilot project
 - Explore opportunities for potential reuse of Tavares Fire Station as a multimodal facility
 - Ensure accessibility and parking for other transportation modes including bicycles, motorcycles, golf carts, and neighborhood electric vehicles

Recommendations

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

CITY OF TAVARES DOWNTOWN MASTER PLAN