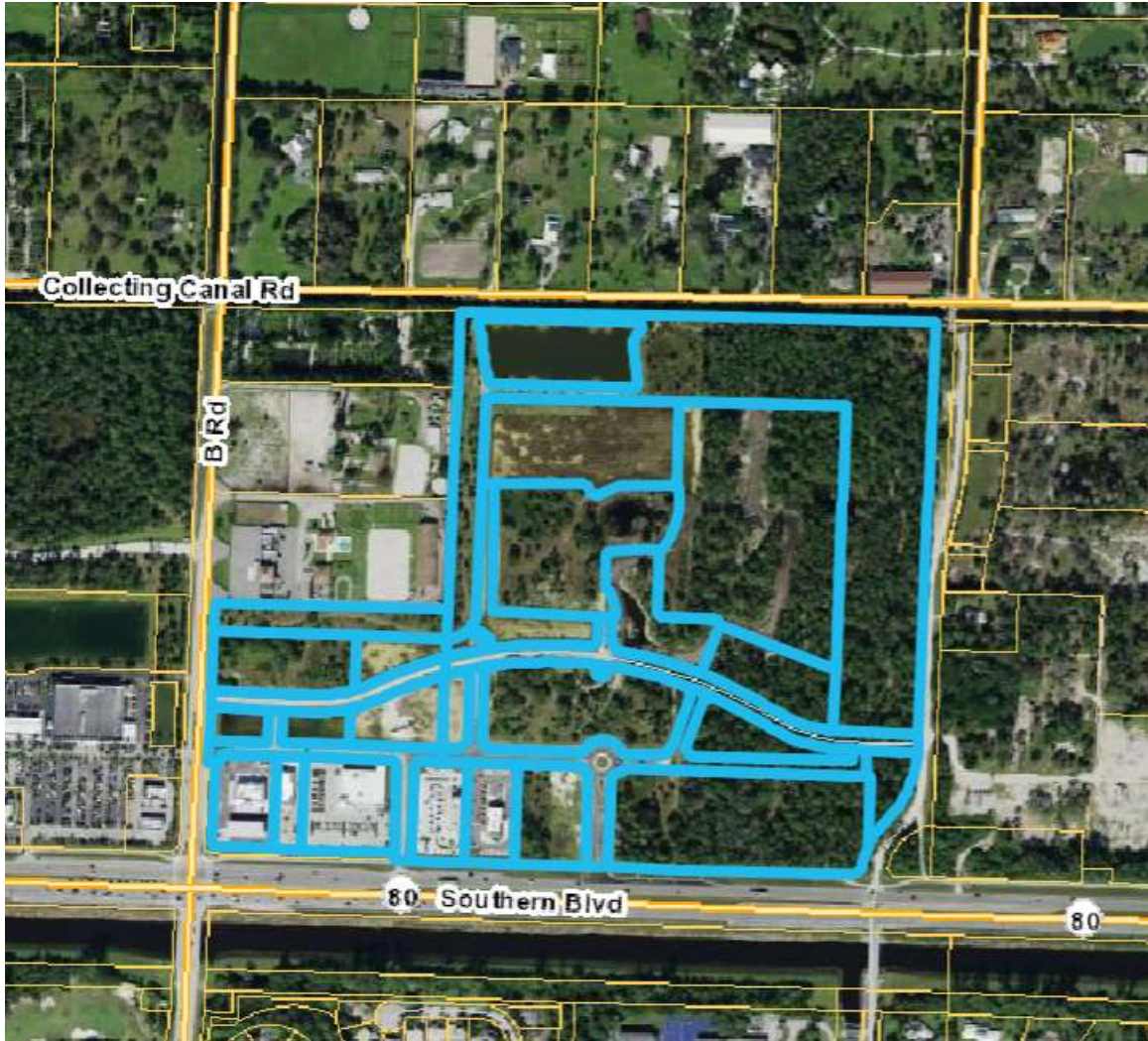# Groves at Town Center
Master Plan Amendment

January 7, 2025
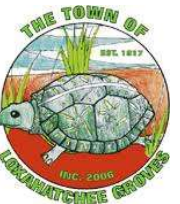
Applications and Site Location

Groves at Town Center, Approx. 90 acres.
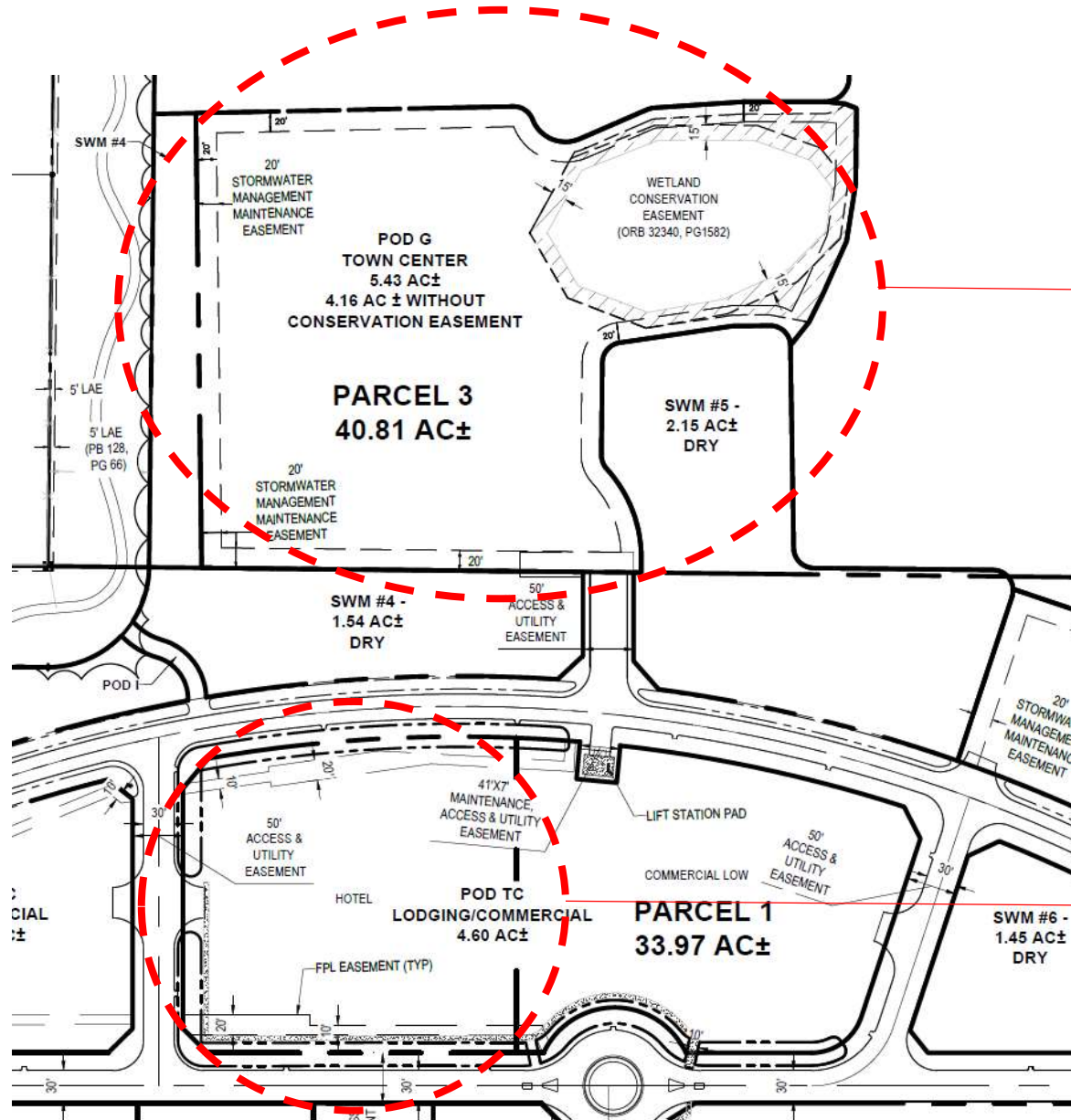Multi-land use PUD

Applications for Consideration:

- *Comprehensive Plan Text Amendment (Special Policy) – 1st Reading, Dec. 2024*

- **Master Plan Amendment**
  _____
- *Hotel Site Plan (with 2nd reading of ordinances)*

- *Public Park Site Plan (with 2nd reading of ordinances)*

Figure 2. Existing Groves Town Center Master Plan

Existing Master Plan

Master Plan Amendment (+ Conditions of Approval Revisions)

Proposed Master Plan

Updated to reflect current plat, previous site plan approvals, revised uses (hotel), park re-location
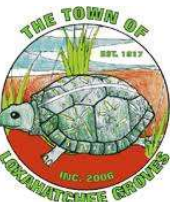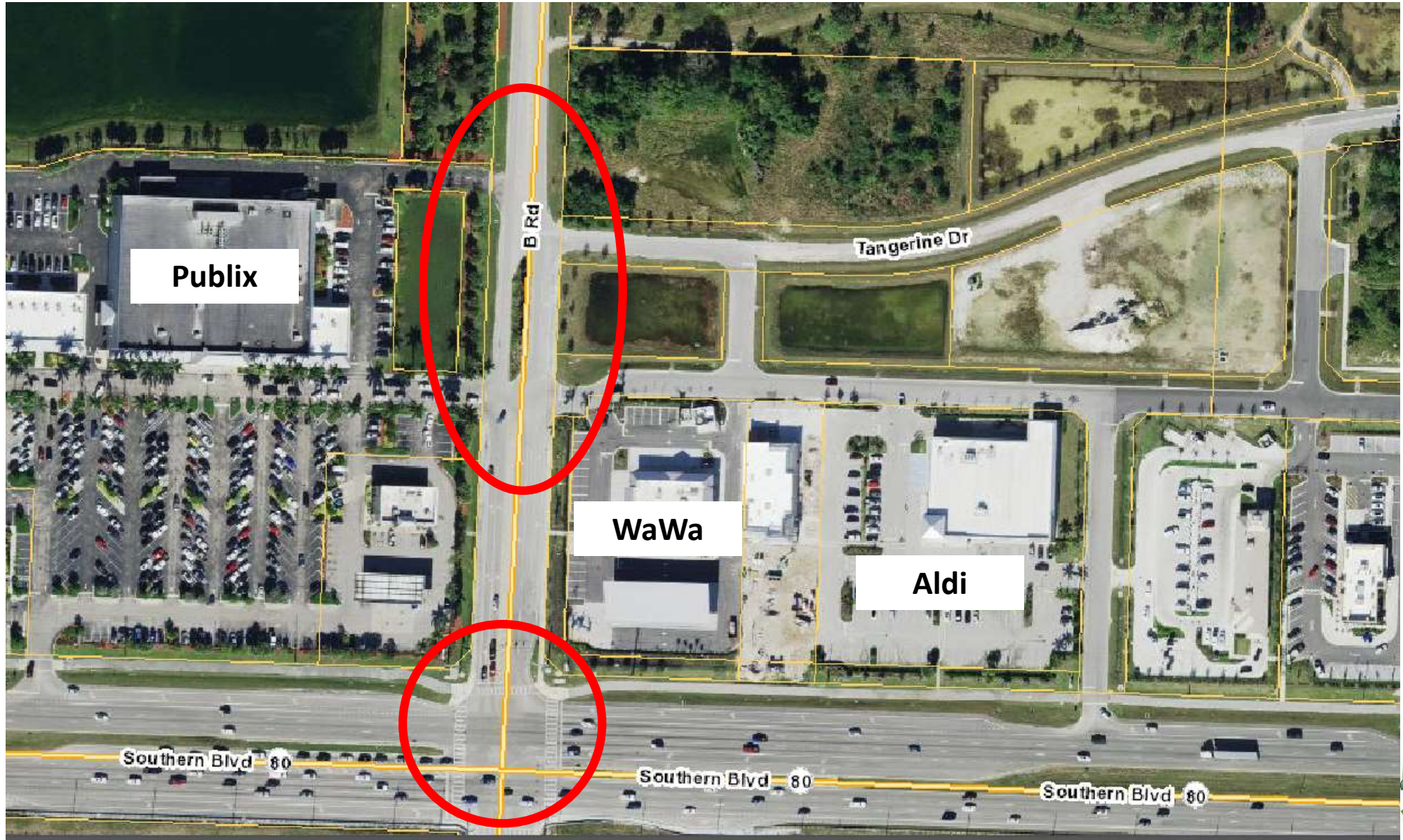
Pod G – Proposed Park

Portion of Pod TC – Proposed Hotel

B Road Summary:

Circulation Improvement Opportunities

Short Term Factors and Improvements

- "Un-striping" on B-Road to provide additional stacking (MOT approval)

- Wayfinding signage installed to distribute traffic

- Addition of "Do Not Block Box" at Avocado Ct. and Publix e-w Driveway

- "Pork chop" median in B-Road ROW

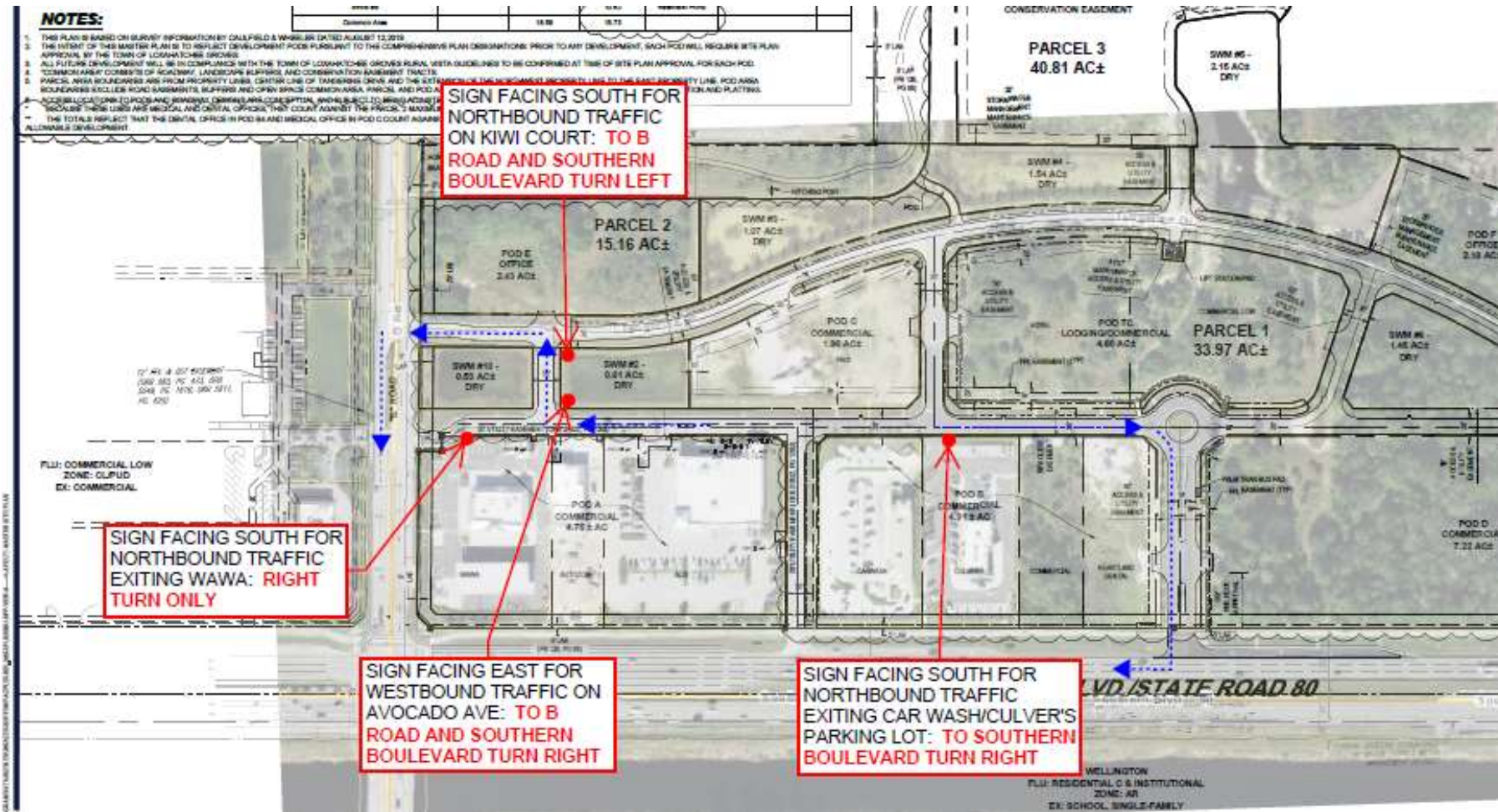- Publix to the south to re-open

Long Term Factors and Improvements

- Town is continuing coordination with County and FDOT re: signal timing improvements and other ROW improvements

- Continue to work with all property owners in area to improve circulation as applications are received
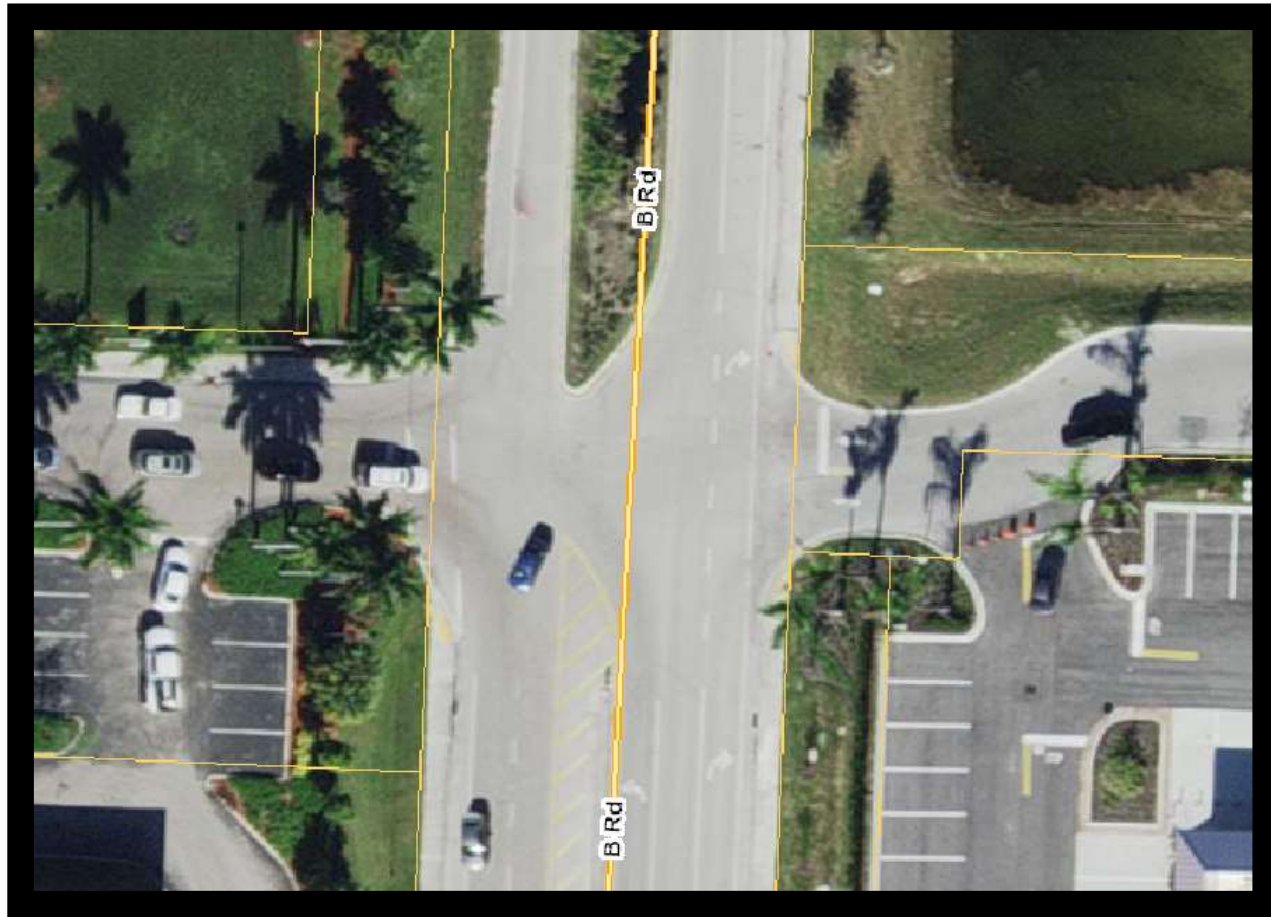
Wayfinding Improvements

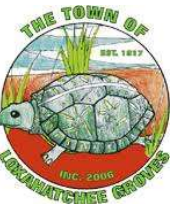**Wayfinding signage plan, internal to PUD, to divert and route traffic**

B Road Improvements

[Do Not Block Box / Pork Chop Median]

- Eliminates cross traffic and left-out movements from Avocado.

- Left outs from Town Center to be made from Tangerine to North

Staff Recommendation – Master Plan Amendment

Staff recommends <u>Approval</u> subject to conditions noted in staff report.

Groves at Town Center
Master Plan Amendment

January 7, 2025