

**NOTICE OF PUBLIC HEARING  
ORDINANCE ESTABLISHING THE MAINSTREET AT COCONUT CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

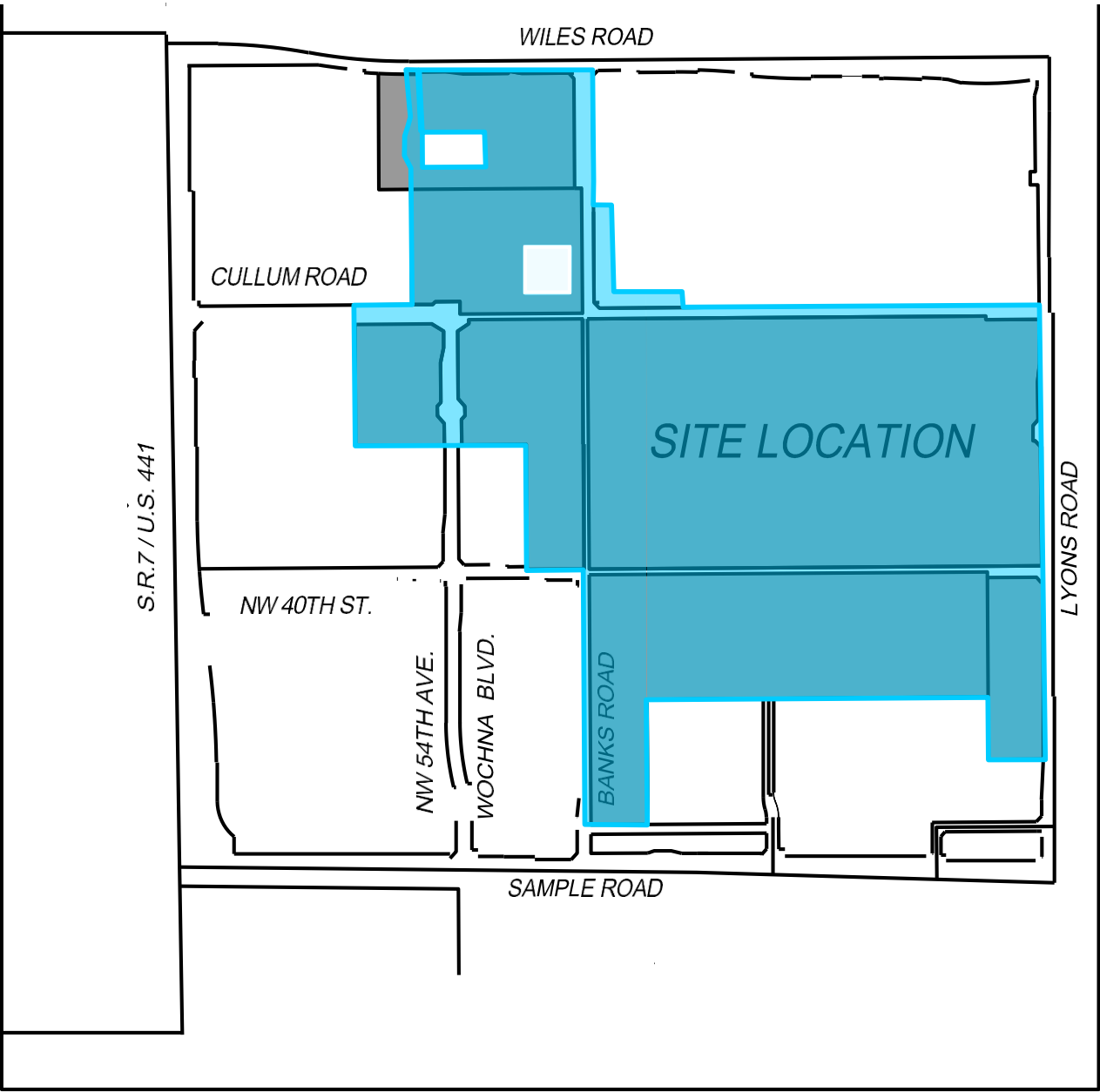
A Public Hearing will be held by the City Commission of the City of Coconut Creek, in the Coconut Creek Government Center, Commission Chambers, located at 4800 W. Copans Road, Coconut Creek, Florida 33063, on April 10, 2025, at 7:00 p.m., or as soon thereafter as practical, to consider an ordinance to create the Mainstreet at Coconut Creek Community Development District (CDD). The proposed CDD is located north of Sample Road, west of Lyons Road, south of Wiles Road and east of State Road 7, in the City of Coconut Creek, Florida, as shown on the map below.

The proposed CDD is designed to provide a financing mechanism for community infrastructure, services, and facilities, along with operations and maintenance for the proposed CDD. The development plan for the lands within the CDD includes approximately 187 acres, serving 484 townhomes/villas, 296 condominium units, 1,172 apartments, and 78,417 square feet of commercial uses, with associated roadway improvements, stormwater/surface water management system improvements, water distribution system, wastewater collection system, open spaces with associated landscaping, re-use water system for irrigation, and City public parking garage and Village Green/Lakeside Plaza.

Any and all interested parties may appear at the time and place specified above or file written support for or object to the establishment of the CDD with the City Clerk Department, City of Coconut Creek at 4800 W. Copans Road, Coconut Creek, Florida 33063 or [CityClerk@coconutcreek.net](mailto:CityClerk@coconutcreek.net).

Any person wishing to appeal any decision made by the City Commission with respect to any matter considered at such hearing will need a record of the proceedings, and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)

In compliance with the Americans with Disabilities Act and Section 286.86, Florida Statutes, any person with a disability who requires assistance to participate in the public meeting should contact the City Clerk Department at 954-973-6774 at least two (2) business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8700 (voice) and 1-800-955-8771 (TDD).



S.R.7 / U.S. 441

SITE LOCATION