

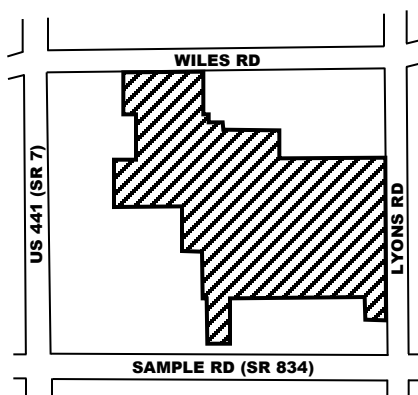
CITY OF COCONUT CREEK NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT

NOTICE IS HEREBY GIVEN that any and all interested parties may appear in person and be heard during the Coconut Creek City Commission Meeting scheduled for Thursday, August 7, 2025, at 7:00 p.m. at the Government Center, 4800 West Copans Road, Coconut Creek, Florida, 33063, regarding consideration of a Development Agreement for the MainStreet @ Coconut Creek Development as follows:

ORDINANCE NO. 2025-035

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND GSR RE PARTNERS, LLC AND AUTHORIZING THE MAYOR AND CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE SAME TO PROVIDE FOR A LONG TERM DEVELOPMENT CONTRACT TO GOVERN THE DEVELOPMENT OF THE APPROXIMATELY 200 ACRES LOCATED WEST OF LYONS ROAD AND EAST OF STATE ROAD 7/US 441, BETWEEN WILES ROAD AND SAMPLE ROAD TO BE KNOWN AS THE MAINSTREET @ COCONUT CREEK DEVELOPMENT; PROVIDING FOR MIXED-USE DEVELOPMENT INCLUDING RESIDENTIAL, COMMERCIAL, PARKS AND OPEN SPACE, AND CIVIC USES; ESTABLISHING A MAXIMUM RESIDENTIAL DENSITY OF APPROXIMATELY TWELVE (12) DWELLING UNITS PER ACRE; ALLOWING FOR BUILDING HEIGHTS NOT TO EXCEED EIGHT (8) STORIES; PROVIDING FOR CONFLICTS; PROVIDING FOR RECORDATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The development program consists of 2,360 dwelling units, 225,000 square feet of commercial uses, and public and private recreation facilities and amenity areas. The maximum building heights do not to exceed an overall height of eight (8) stories. The maximum residential density is approximately twelve (12) dwelling units per acre, subject to final site planning.



Any and all interested parties may appear in person and speak at the meeting. A copy of the proposed ordinance, development agreement, staff reports, and related backup

documents are available for public inspection:

- Online by accessing the August 7, 2025, City Commission Meeting Agenda at: www.coconutcreek.net/clerk/agendas-minutes; or

- By phone through the City Clerk Department at (954) 973-6774, during business hours: Monday through Thursday, 7:00 a.m. to 6:00 p.m.

This meeting will also be broadcast live for remote viewing via the following platforms:

- City Website Livestream: www.coconutcreek.net/livestream

- CreekTV YouTube Channel: www.youtube.com/creektv

NOTICE REGARDING APPEALS (F.S. 286.0105):

If any person, firm, or corporation decides to appeal any decision made by the above City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence, if any, upon which the appeal is to be based.

ADA NOTICE:

In accordance with the Americans with Disabilities Act, any person with a disability who requires assistance to participate in said meeting may contact the City Clerk Department at (954) 973-6774 at least two (2) days prior to said meeting.

City of Coconut Creek
July 31, 2025