



**MainStreet @ Coconut Creek Development of Regional Impact  
Revisions to Ordinance 2023-034 between 1<sup>st</sup> and 2<sup>nd</sup> Readings  
Date: January 10, 2024**

1. Section 3.: The acronym SFRPC has been revised to spell out South Florida Regional Planning Council and to define this term upon first appearance.
2. Section 5.: The acronym ADA has been revised to spell out Application for Development Approvals, and to define this term upon first appearance.
3. Section 7.A.5.: The acronym MSDS has been revised to spell out MainStreet Design Standards and to define this term upon first appearance.
4. Section 7, J.2: the words, “perpetual, irrevocable” have been added before the word “easement”.
5. Page 27, Paragraph X.: References related to transmittal to the Department of Economic Opportunity have been revised to reflect new name of the Department of Commerce.
6. Page 27, Paragraph Y. References related to transmittal to the Department of Economic Opportunity have been revised to reflect new name of the Department of Commerce.
7. Page 27, Section 8. Number 2. References entering into a Development Agreement: Section 380.06, Fla. Stat. has been revised to correctly reflect Section 163.3225, Fla. Stat.
8. Sec. 7(L)(3) first sentence: Removed the word “encourage” for the removal of all invasive species.
9. Sec 7(T)(2)(a)(i), (ii), (iii), (iv): the work “fund” has been added to the subject roadways to reflect that “Developer shall fund and construct, the portions..” of the subject roadways.
10. Sec 7(T)(2)(b)(i)(1), (2), and (3): revised to state “...in accordance with the Phasing Plan approved for the PMDD, and will continue until 3 years following the issuance of final Certificate of Occupancy..” from previous wording of “commence until 2 years”.
11. Sec (7)T(2)(d) – end of 1<sup>st</sup> paragraph: added “and illustrated in Exhibit “G-2” for clarification.
12. Sec (7)T(2)(d) the transportation mitigation fee residential types, has been revised to also include the word “apartment”, along with condominium/townhouse unit.

13. In Paragraph O.: The acronym EPFMD has been revised to reflect the updated name for this Broward County Department, the “Resilient Environment Department”.
14. Sec 7(T)(3)(I): Added language noting “Developer shall also work with the City to implement community transit stops, as may be identified by the City of Coconut Creek Transit Master plan”.
15. Exhibit D – Added “Condition Reference” column to clarify associated obligation within the DRI ordinance itself.
16. Exhibit G-1 and G-2 – Updated condition references to correlate with most updated DRI Ordinance.