

RESOLUTION NO. R-95- 121

RESOLUTION APPROVING ZONING PETITION DOA86-106 (E)
DEVELOPMENT ORDER AMENDMENT
PETITION OF MINTO COMMUNITIES, INC.

WHEREAS, on March 24, 1987, the Board of County Commissioners of Palm Beach County approved Resolution No. R-87-481, which issued a Development Order for the Smith Dairy Development of Regional Impact, repealed Resolution No. R-86-1924, and approved the special exception petition for the Smith Dairy planned unit development subject to 45 conditions; and

WHEREAS, Amerifirst Development Corporation was granted approval to develop a residential planned unit development consisting of 2908 dwelling units on 850 acres of land, a project which constitutes a Development of Regional Impact pursuant to Florida Statutes Section 380.06, on real property located in Palm Beach County and fully described in Exhibit A, Attached hereto and made a part hereof; and

WHEREAS, when approving Resolution No. R-87-481 the Board of County Commissioners made the following findings of fact:

1. The petitioner has agreed to contribute twenty-seven (27) acres of land to Palm Beach County. This land will be used partially to mitigate the land requirements of several public agencies which must provide additional services directly attributable to this development. This contribution of 27 acres exceeds the minimum of 17 acres required to be contributed by Zoning Code Section 500.21.H (Minimum Area Limitations). The 27 acre governmental services site shall be dedicated jointly to the Board of County Commissioners and School Board of Palm Beach County.
2. The Palm Beach County Department of Engineering and Public Works has determined that this project can satisfy the mandatory Traffic Performance Standard of the Comprehensive Plan if the petitioner:
 - (a) Complies with the conditions of this approval; and
 - (b) Executes a tri-partite agreement with Palm Beach County and the developers of the adjacent Ryan Homes Planned Unit Development (Petition 86-96). This agreement will allocate responsibilities for offsite roadway improvements among the three signatories.
3. The development is not located in an area of critical state concern designated pursuant to Section 380.06, Florida Statutes.