

RESOLUTION APPROVING RECOMMENDATION OF
STATUS REPORT NO. SR 80-236(A)
TO AMEND CONDITIONS OF APPROVAL OF RESOLUTION NO. R-87-123
WHICH APPROVED THE SPECIAL EXCEPTION OF
TORONTO INVESTMENTS LTD., INC.
PETITION NO. 80-236(A)

WHEREAS, the Board of County Commissioners, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider petitions relating to zoning; and

WHEREAS, systematic monitoring and review of approved zoning actions help implement the goals and objectives of the Comprehensive Plan.

WHEREAS, the notice and hearing requirements as provided for in Section 402.9 of the Palm Beach County Zoning Code have been satisfied; and

WHEREAS, pursuant to Section 402.9, Status Report SR 80-236(A) was presented to the Board of County Commissioners of Palm Beach County, sitting as the Zoning Authority, at a public hearing conducted on May 24, 1990; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, has reviewed Status Report SR 80-236(A) and considered testimony presented by the applicant and other interested parties, and the recommendations of the various county review agencies; and

WHEREAS, Section 402.9 of the Palm Beach County Zoning Code authorizes the Board of County Commissioners, sitting as the Zoning Authority, to add or modify conditions of approval; and

WHEREAS, the Board of County Commissioners, sitting as the Zoning Authority, made the following findings of fact:

1. This proposal is consistent with the requirements of the Comprehensive Plan and local land development regulations; and
2. The conditions listed below require this petition to develop more in conformity with current standards of development.

WHEREAS, Section 402.5 of the Zoning Code requires that the action of the Board of County Commissioners, sitting as the Zoning Authority, be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that the recommendation of Status Report No. SR 80-236(A), amending Conditions of Approval of Resolution No. R-87-123, the Special Exception of Toronto Investments Ltd., Inc., Petition No. 80-236(A), on Lots 52 thru 62, less the East 3.0 feet thereof; and Lots 239 thru 241, Plat of Kenwood, according to the plat thereof, in Section 24, Township 44 South, Range 42 East, as recorded in Plat Book 3, Page 44. Together with that portion of the 20.0 foot service alley shown on the Plat of Kenwood, Plat Book 3, Page 44, more particularly described as being that right of way bounded on the North by the South right of way line of Cambridge Street, on the East by the West line of Lots 52 thru 59 inclusive, and on the South by the North right of way line of Springfield Street. And on the West by the East line of Lots 60 and 241 of said Kenwood., and being located on the southwest corner of the intersection of Cambridge Street and Military Trail in a CG-General Commercial Zoning District, is approved as amended, subject to the following

conditions:

1. The petitioner shall comply with all previous conditions of approval unless expressly modified herein.
2. In Phase 1, the use of the site shall be limited to vehicle sales only. No repair, maintenance, or vehicle washing shall take place on site as long as this project is served by an on site sewage treatment system. The one (1) building shall be approximately 2,000 square feet with no bay doors, and limited to office use. At such time as the project is connected to public sewer and the septic tank is abandoned in accordance with Palm Beach County ECR #1, the remainder of the project to include the second building and repair uses, shall then be a permitted use.

Commissioner Elmquist moved for approval of the Resolution.

The motion was seconded by Commissioner Roberts and, upon being put to a vote, the vote was as follows:

Karen T. Marcus, Chair	--	Aye
Carole Phillips	--	Absent
Carol Roberts	--	Aye
Carol J. Elmquist	--	Absent
Mary McCarthy	--	Aye
Ken Foster	--	Aye
Maude Ford Lee	--	Aye

The Chair thereupon declared the resolution was duly passed and adopted this 23rd day of April, 1991.

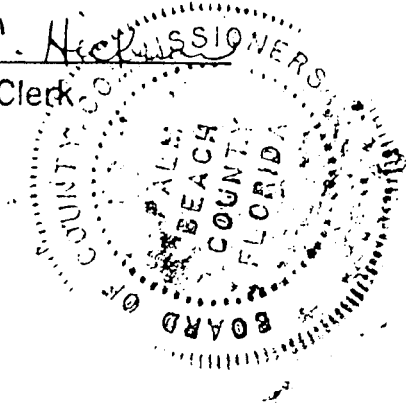
APPROVED AS TO FORM AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: *Richard Altman*

BY: *Linda C. Hickman*
Deputy Clerk



orig. date: June 27, 1986

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