

**AGENDA**  
**TOWN OF MANGONIA PARK**  
**PLANNING AND ZONING BOARD**  
**JUNE 2, 2015**  
**6:00 P.M.**

**WILLIAM H. ALBURY, III**  
**MAYOR \_\_\_\_\_**

**SARITA C. JOHNSON**  
**VICE MAYOR \_\_\_\_\_**

**KELISHA BUCHANAN-WEBB**  
**COUNCILWOMAN \_\_\_\_\_**

**CLARENCE R. MCCONNELL**  
**COUNCILMAN \_\_\_\_\_**

**EDWARD E. SMITH**  
**COUNCILMAN \_\_\_\_\_**

**PUBLIC IN ATTENDANCE \_\_\_\_\_**

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**1. ROLL CALL**

**2. PUBLIC HEARING**

**SE 2015-02, Kids-R-Kreative Learning, Center, Inc., 1111 36<sup>th</sup> Street, West Palm Beach, FL 33407**, requests a special exception to allow a childcare learning center in the Planned Commerce Center "PCC" Zoning District, at 4480 West Tiffany Drive, Property Control No. 44 43 43 05 23 000 0220, Central Park Lts 22-24 & W 112' of Lt 25, Mangonia Park, Florida 33407.

**3. COMMENTS OF THE PUBLIC AND BOARD**

**4. DECISION OF THE BOARD**

**5. ADJOURNMENT**

**NOTE:** Any person who decides to appeal any decision of the Town Council with respect to any matter considered at this meeting will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and upon which the appeal is to be based. The Town of Mangonia Park does not provide this service.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATIVE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ADVANCE NOTICE. **FOR HEARING ASSISTANCE:** IF ANY PERSON WISHES TO USE A HEARING DEVICE, PLEASE CONTACT THE TOWN CLERK PRIOR TO ANY MEETING IN THE TOWN HALL.

From: Town of Mangonia Park  
1755 East Tiffany Drive  
Mangonia Park, FL 33407  
(561) 848-1235  
(fax) 848-6940  
[info@townofmangoniapark.com](mailto:info@townofmangoniapark.com)

To: Palm Beach Post  
Attn: Legal Ad Dept.  
2751 S. Dixie Hwy  
West Palm Beach, FL 33405  
(561) 820-3106 (fax) 820-4340  
legals@pbpost.com

**NOTICE OF PUBLIC HEARING**

**TO ALL CITIZENS** and owners of interest in real property in the **TOWN OF MANGONIA PARK, FLORIDA.**

**NOTICE IS HEREBY GIVEN** that on Tuesday, June 2, 2015, at 6:00 p.m., or as soon thereafter, at the Town Hall, 1755 East Tiffany Drive, Mangonia Park, Florida, and continuing from time to time and place to place, as the Council shall deem necessary, the Town Council, as the **PLANNING & ZONING BOARD** will hold a **PUBLIC HEARING** on the following matter:

**SE 2015-02, Kids-R-Kreative Learning, Center, Inc., 1111 36<sup>th</sup> Street, West Palm Beach, FL 33407**, requests a special exception to allow a childcare learning center in the Planned Commerce Center “PCC” Zoning District, at 4480 West Tiffany Drive, Property Control No. 44 43 43 05 23 000 0220, Central Park Lts 22-24 & W 112’ of Lt 25, Mangonia Park, Florida 33407.

All parties with an interest and citizens are urged to attend and will be accorded an opportunity to be heard and/or present written comments. Senior citizens and/or handicapped persons are encouraged to present written and/or oral comments. Those persons needing assistance or aid should contact the Town Clerk’s office at (561) 848-1235, prior to the meeting.

**NOTICE:** Any person who decides to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings be made, which record includes the testimony and evidence upon which the appeal is to be based. The Town of Mangonia Park does not provide such a record.

By order of the **TOWN COUNCIL, TOWN OF MANGONIA PARK, FLORIDA.**

By: \_\_\_\_\_  
Sherry Albury, Town Clerk

**PUBLISH: May 22, 2015**



## **NOTICE OF MAILING**

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By order of the **TOWN COUNCIL, TOWN OF MANGONIA PARK, FLORIDA.**

By: \_\_\_\_\_  
Sherry Albury, Town Clerk

**Mailed:** May 22, 2015

## NOTICE OF MAILING

*(SE 2015-02 ,David and Rhonda Young, 4109 Shelley Road S, West Palm Beach, FL 33407 (Kids-R-Kreative Learning, Center, Inc.), 4480 West Tiffany Drive, Property Control No. 44 43 43 05 23 000 0220, Central Park Subdivision, Lts 22-24 & W 112' of Lt 25, Mangonia Park, Florida 33407.*

SSIL, Inc.  
P. O. Box 13177  
North Palm Beach, FL 33408

Central Park, Lot 25 (Less 112')  
44-43-43-05-23-000-0251 AND  
West Tiffany Drive, Lot 14  
44-43-43-05-23-000-0140

Florida Community Health Centers , Inc.  
4450 South Tiffany Drive  
Mangonia Park, FL 33407-3241

Central Park, Lots 20-21  
44-43-43-05-23-000-0200

4440 South Tiffany LLC  
370 SE 5<sup>th</sup> Terrace  
Pompano Beach, FL 33060-8032

Mangonia Business Center Condo, Unit 5  
4440 S. Tiffany Dr., Unit 5  
44-43-43-05-27-000-0050

Delta MG Corporation  
4440 South Tiffany Drive, Ste. 8  
4440 South Tiffany Drive, Ste. 8  
4440 South Tiffany Drive, Unit 7  
Mangonia Park, FL 33407

Mangonia Business Center Condo, Unit 9  
44-43-43-05-27-000-0090  
Mangonia Business Center Condo, Unit 8  
44-43-43-05-27-000-0080  
Mangonia Business Center Condo, Unit 7  
44-43-43-05-27-000-0070

Domani Textile, Inc.  
300 34<sup>th</sup> Street  
West Palm Beach, FL 33407-4934

Mangonia Business Center Condo, Unit 2  
4440 South Tiffany Drive, Unit 2  
44-43-43-05-27-000-0020  
4440 South Tiffany Drive, Unit 1  
44-43-43-05-27-000-0010

K & M Commercial Development, LLC  
1412 Lake Bass Drive  
Lake Worth, Florida 33461-6111

Mangonia Business Center Condo, Unit 3  
4440 South Tiffany Drive, Unit 3  
44-43-43-05-27-000-0030

SouthCoast Orthopedics, Inc.  
219 Inlet Way  
Riviera Beach, FL 33404-6245

Mangonia Business Center Condo, Unit 4  
4440 South Tiffany Drive, Unit 4  
44-43-43-05-27-000-0040

Tiffany Drive LLC  
400 Clematis Street, Suite 209  
West Palm Beach, FL 33401-5322

Mangonia Business Center Condo, Unit 6  
4440 South Tiffany Drive, Unit 6  
44-43-43-05-27-000-0060

Gulfstream Goodwill Industries, Inc.  
1715 East Tiffany Drive  
Mangonia Park, FL 33407-3224

Central Park, Lots 1-4 and Lot 5, less N 40'  
44-43-43-05-23-000-0010  
1710 East Tiffany Drive  
Central Park, Lots 12-13  
44-43-43-05-23-000-0121

Purple Coin Holdings, LLC  
1860 Old Okeechobee Rd., Ste. 501  
West Palm Beach, FL 33409-5242

Central Park, Lots 10-11  
1720 East Tiffany Drive  
44-43-43-05-23-000-0100

**ORDER OF THE PLANNING AND ZONING BOARD  
TOWN OF MANGONIA PARK**

**CASE NO.**                **SE 2015-02**

**IN RE:**                    **Parikh, LLC, Owner  
Kids-R-Kreative Learning Center, Inc.**

**FOR PROPERTY  
LOCATED AT:**        **4480 West Tiffany Drive  
Mangonia Park, Florida 33407**

**LEGAL  
DESCRIPTION:**        Central Park, Lots 22, 2, 24 & W 112 FT of Lt 25

**PROPERTY  
CONTROL NO.**        44 43 43 05 23 000 0220

**ORDER APPROVING SPECIAL EXCEPTION APPLICATION**

**THIS CAUSE** came on to be heard upon the above application, and the Town of Mangonia Park Planning and Zoning Board, having considered the evidence presented by the applicant and other interested persons at a hearing called and properly noticed, and being otherwise duly advised,

**THEREUPON**, the Mangonia Park Planning and Zoning Board finds as follows:

1.     The property which is the subject of said application is classified and zoned within the Planned Commerce Center (PCC) Zoning District according to the Zoning Code of the Town of Mangonia Park and the Zoning Map made a part thereof by reference. (See Appendix A of the Town of Mangonia Park Code of Ordinances.)
2.     The applicant seeks a Special Exception in accordance with Appendix A, Zoning. Sections 9 and 19 of the Mangonia Park Code of Ordinances to allow a childcare learning center. The application and all supporting documentation are hereby incorporated herein as Exhibit A.
3.     According to Appendix A, Zoning. Sections 9 and 19 of the Mangonia Park Code of Ordinances, the use of the subject property as requested by the applicant is prohibited unless a Special Exception is granted.
4.     Under the provisions of such regulations, the Planning and Zoning Board of the Town of Mangonia Park has the right, power and authority to act upon the application herein made.
5.     In the judgment of the Planning and Zoning Board of the Town of

Mangonia Park, the public convenience and welfare will best be served by **Granting** the application.

**IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED** by the Planning and Zoning Board of the Town of Mangonia Park as follows:

The application for Special Exception, **SE 2015-02**, Kids-R-Kreative Learning Center, Inc. - **Applicant**, with reference to the property described herein, located in the Town of Mangonia Park, Palm Beach County, Florida, to allow a childcare learning center in accordance with the testimony at this hearing and the application attached hereto as Exhibit "A"

**IS HEREBY APPROVED** in accordance with the Town Zoning Code, as the Planning and Zoning Board hereby finds that the applicant's request meets each of the standards set forth in Section 19.3(a)-(f) of Appendix A of the Town of Mangonia Park Code of Ordinances.

\*The Applicant's special exception approval shall expire in six (6) months from the date of approval unless a building permit based upon and incorporating the special exception has been issued within the six (6) month period. If the building permit expires or is voided, the special exception approval also expires or becomes void.

**DONE AND ORDERED** this 2<sup>nd</sup> day of June, 2015.

**TOWN OF MANGONIA PARK**

\_\_\_\_\_  
**WILLIAM H. ALBURY, III, MAYOR**

**(SEAL)**

**ATTEST:**

\_\_\_\_\_  
Sherry Albury, Town Clerk