



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, DECEMBER 4, 2025

A. Application Summary

I. General

Application Name: TLC Village , DOA-2025-01103
Control Name: Canada Court II (1982-00013)
Applicant: HFRE SP01 3 Canada Court, LLC
Owner: HFSE SP01 3 Canada Court, LLC
Agent: Urban Design Studio - Bradley Miller & Ailish Villalobos
Project Manager: Vismary Dorta, Site Planner II

Title: a Development Order Amendment **Request:** to amend the previously approved Special Exception for an Adult Congregate Living Facility and Housing and Treatment of the chemically dependent approved under R-1987-095 and R-1990-0271, to add: land area (0.74 acres), square footage, and the number of beds from 28 to 76 on 2.72 total acres

Application Summary: The application is for an amendment to an existing development on 1.98 acres called TLC Village. The site was initially approved by the Board of County Commissioners (BCC) in 1982 for a Special Exception to allow a Congregate Living Facility (CLF) with a maximum of 28 residents/beds. The BCC amended the development order on January 13th, 1990 to expand the CLF to include Housing and Treatment of the Chemically Dependent.

The request proposes a Development Order Amendment to the Conditional Use (previously Special Exception) to add 0.74 acres for a total of 2.72 acres. The additional 0.72 acres will add four existing structures to the overall development. The added land area is currently part of the Canada Court (Control 2010-00319) CLF which is proposed to be abandoned in concurrent application ABN-2025-01104. The total number of residents/beds overall on the subject site is proposed to increase by 48 beds to a new total of 76.

The Preliminary Site Plan (PSP) indicates 12 buildings 22,687 square feet (sq. ft.) with 76 beds, one accessory structures (123 sq. ft.), and 47 parking spaces. Access to the site will be from Paetzold Avenue and Prince Drive.

II. Site Data

Acres: 2.72 acres
Location: Northwest corner of Prince Drive and Paetzold Drive
Parcel Control: 00-43-44-30-01-099-0030 and 00-43-44-30-01-099-0050
Future Land Use: High Residential (HR-8)
Zoning District: Multi-Family Residential (Medium Density) District (RM)
Proposed Zoning: Multifamily Residential (RM)
Tier: Urban/Suburban
Utility Service: City of Atlantis
Overlay/Study: N/A
Neighborhood Plan: N/A
CCRT Area: Congress Park- 32nd Drive South
Comm. District: 3, Commissioner Joel G. Flores

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B, and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

STAFF RECOMMENDATION: Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contact from the public regarding this application.

ZONING COMMISSION: *Scheduled for December 4, 2025*

BCC HEARING: *Scheduled for December 10, 2025*

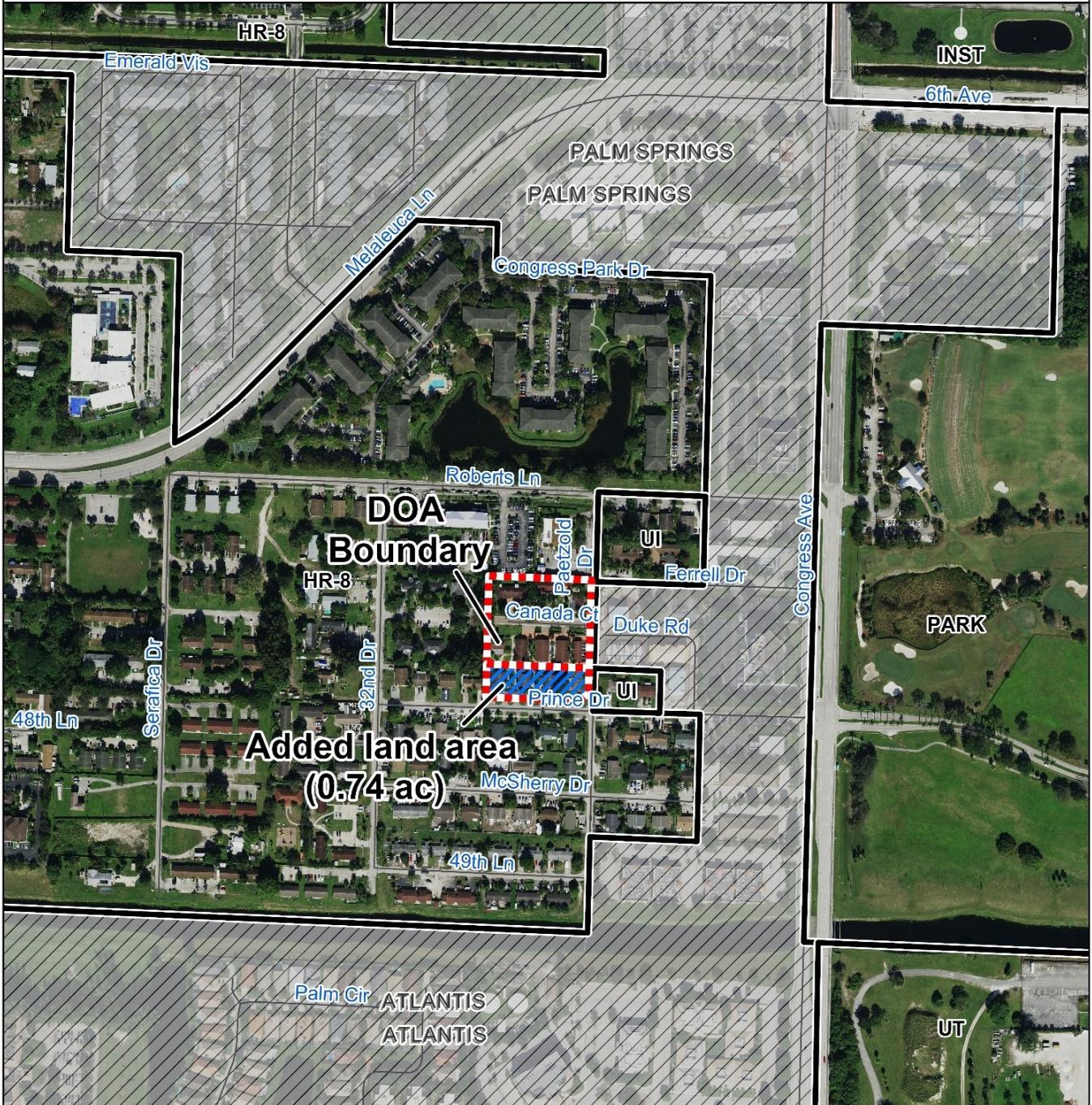
B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

I. Exhibits	Page
A.1 Future Land Use Map	3
A.2 Zoning Map	4
B. Standards Analysis & Findings	5
C. Conditions of Approval	10
D. Project History	13
E. Applicant's Exhibits	
E.1 Preliminary Site Plan October 10, 2025	E-1
E.2 Preliminary Regulating Plan October 10, 2025	E-2
E.3 Previously Approved Final Site Plan August 27, 1986	E-3
E.4 Disclosure of Ownership	E-4
E.5 Utility Letter	E-5
E.6 Justification Statement	E-6
E.7 Floor Plans Dated September 22, 2025	E-7

Exhibit A-1 - Future Land Use Map

Z o n i n g A p p l i c a t i o n TLC Village (DOA-2025-01103)



Site Data

Size: 2.72 acres
 Existing Use: CLF
 Proposed Use: CLF
 Zoning: RM
 Zoning Quad: 18

Future Land Use Designations

HR-8 High Residential 8 units/ac.
 INST Institutional
 PARK Park
 UI Urban Infill
 UT Utilities and Transportation



DOA Boundary
 Added land area
 (0.74 ac)

Date: 10/07/2025
 Contact: PBC Zoning
 Filename: X:\PlanningZoningCoord\DRO-Maps\2025-01103
 Note: Map is not official, for presentation purposes only



Planning, Zoning & Building
 2300 N Jog Rd, WPB, FL 33411
 Phone (561) 233-5200

Exhibit A-2 - Zoning Map

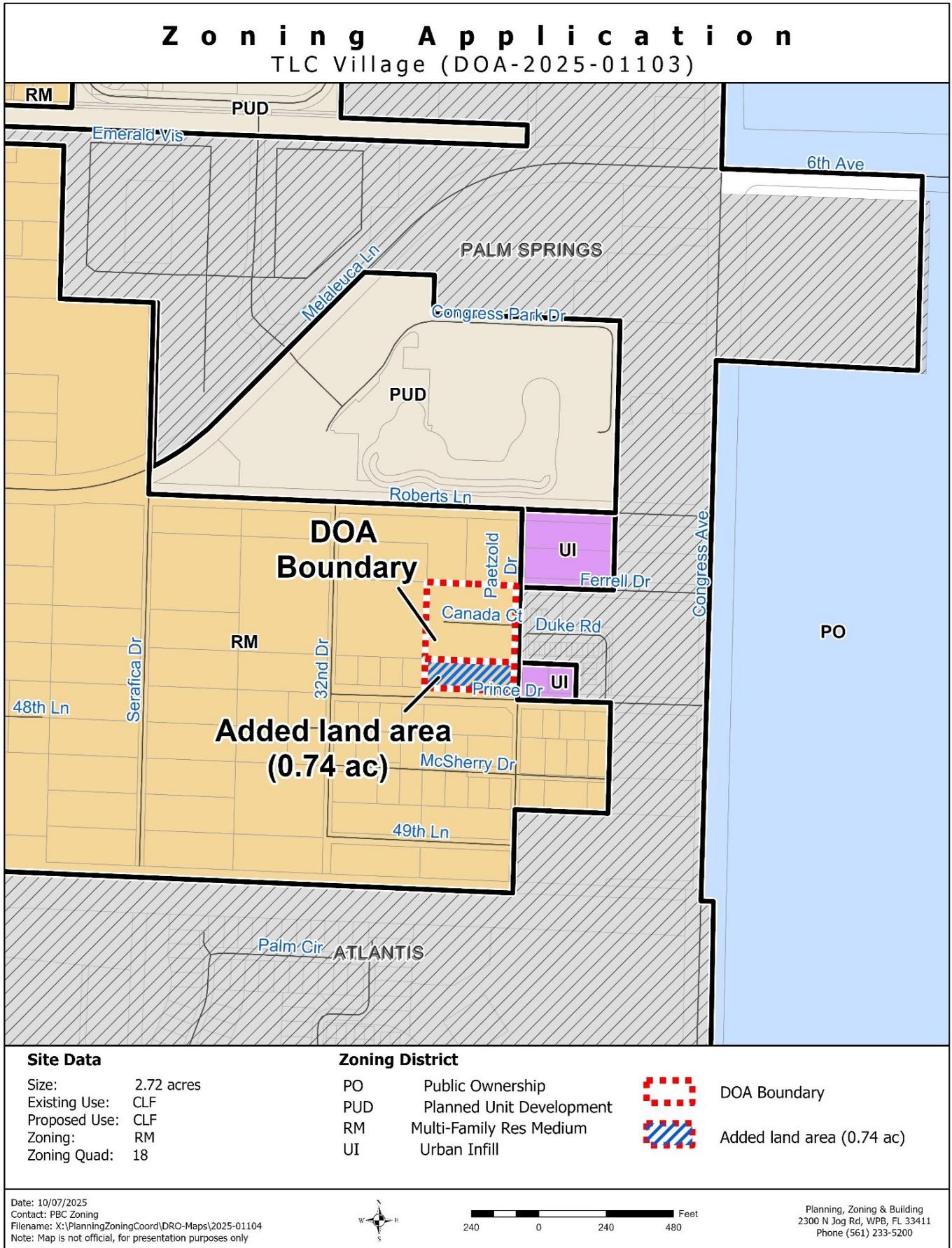


Exhibit B - Standards Analysis & Findings

FINDINGS:

Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

- a. **Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*
 - *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
 - *Relevant Comprehensive Plan Policies:* Future Land Use Element (FLUE) Policy 2.2.1-j establishes consistent residential Zoning Districts with their corresponding Future Land Use (FLU) designation in Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency. Per this table, the existing High Residential, 8 units per acre (HR-8) FLU designation is consistent with the existing Multifamily Residential (RM) Zoning District. Further, the Skilled Nursing/Residential Treatment Facility is classified by the ULDC as an Institutional use, and is permitted within all FLU designations per FLUE Policy 2.2.8-a.
 - *Intensity:* A maximum Floor Area Ratio (FAR) of 0.45 is allowed for nonresidential uses in the HR-8 FLU designation in the Urban Suburban Tier. The request for a total of 22,810 sq. ft. of Skilled Nursing or Residential Treatment Facility equates to a FAR of approximately 0.19 (22,810 sq. ft./2.72 acres or 118,357 surveyed sq. ft. = 0.19). The request is therefore below the maximum allowed FAR.
 - *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The property is located within the CCRT Congress Park - 32nd Drive South Area. The Applicant has contacted the Office of Community Revitalization (OCR) to discuss the project. No objections or concerns have been received by the Planning Division to date.
- b. **Consistency with the Code** - *The proposed use or amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The proposed Development Order to the approved uses are consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC). The development was previously granted Special Exception (SE-1982-00013) to include housing and treatment of the chemically dependent. The request modifies the Development Order to add land area, add square footage, and to increase the number of beds from 28 to 76.

The Applicant provided an exhibit that indicates how the facility will comply for the proposed increase in the resident count. Staff has included a Condition of Approval that at time of Final Site Plan approval by the Development Review Officer, the Applicant shall graphically indicate the proposed number of residents and individual sleeping room areas on the existing building footprint of the floor plan.

Building	Bedrooms	Max Number of Beds
C	8	16
D	3	6
F	7	14
G	5	10
J	4	10
K	4	10
L	4	10
Total	35	76

- *Nonconformities* – The development changes do not impact the nonconformities found on the site. All present non-conformities related to Property Development Regulations, Landscaping and Access are vested and noted within the non-conforming chart indicated on the Preliminary Site Plan in accordance with Article 1.F, Non-conformities, and the Technical Manual.
- *Use criteria - Skilled Nursing or Residential Treatment Facility:* When the development was last amended to include the housing and treatment of the chemically dependent the ULDC classified the use as a Congregate Living Facility. Under the current ULDC the use is consistent with the definition of a Skilled Nursing or Residential Treatment Facility.

- *Licensing:* The site shall be licensed by the State of Florida. The Applicant states in the Justification Statement that the site is currently licensed and operating as a Congregate Living Facility for housing and treatment of the chemically dependent. The Applicant will obtain applicable licensure by the State of Florida; more specifically the Department of Children and Families (DCF) for addiction treatment (pursuant to Ch. 397, Florida Statutes) and the Agency for Health Care Administration (AHCA) for mental health treatment (pursuant to Ch. 394, Florida Statutes).
 - *Lot Size:* Minimum lot size shall be 10,000 square feet or the minimum requirement of the zoning district, whichever is greater. The site meets the 10,000 square feet requirement.
 - *Frontage:* Minimum 100 feet of frontage or minimum requirement of the zoning district. A total of 118,357 square feet of lot area is provided and exceeds the greater square footage.
 - *Access:* If located in a residential FLU designation, access shall be provided from a Collector or Arterial Street. No change is proposed to the access. The site meets the access requirement with access remaining from Prince Drive and Paetzold Avenue.
 - *Maximum number of Patient Beds:* One bed per 1,000 square feet of lot area. The Applicant is proposing 76 beds which is below the maximum allowed. Although the site is in compliance with Code requirements, the Applicant shall also comply with the, the Palm Beach County, Florida Code of Ordinance / Chapter 14-44, which states: that “every habitable room used for sleeping purposes by one (1) occupant shall contain at least seventy (70) square feet of floor area, and every room occupied for sleeping purposes by more than one (1) person shall contain at least fifty (50) square feet of floor area for each occupant thereof.” The exhibit as provided is in compliance with the Code.
- *Architecture:* No change is proposed to the existing buildings. No site design change is proposed for parking.
 - *Parking and Loading:* The use requires a total of 34 parking spaces, the Applicant is proposing 47 spaces. A Skilled Nursing or Residential Treatment Facility with more than 20 beds shall provide at least one loading space per building unless approved as a Type 1 Waiver. With a modification of the use from residential to institutional, a waiver is required. The Applicant is proposing one loading space north of Building G.
 - *Violation:* It is the Applicant’s intent to resolve all violation issues through this application. Staff has included a Condition of Approval that at time of Final Site Plan approval by the Development Review Officer, the Applicant shall submit the applicable applications to correct the following violations:
 - Obtain required building permits for the large canopy membrane structure or remove the large canopy membrane structure.
 - Obtain required building permits for the shed or remove the shed.
 - Obtain numerical address and post the numerical address on the premises.
 - Obtain required building permits for the gym conversion of building or remove the gym conversion.
- c. Compatibility with Surrounding Uses-** *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The proposed amendment to add land area, add square footage and to increase the number of beds is generally consistent with the surrounding uses. The Congregate Living Facility and Treatment Facility was approved by the Board of County Commissioners in 1982; the subject request is seeking to expand the use to a parcel which is currently part of the Canada Court (Control 2010-00319) CLF which is proposed to be abandoned in concurrent application ABN-2025-01104. There are no new structures proposed, or expansion of square footage. The request is to increase the number of residents/patients in the facility. The use is existing and requesting to expand the number of residents in the existing buildings. The use fronts/abuts a collector road and is surrounded by other multifamily and institutional uses.

d. Design Minimizes Adverse Impact *-The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The site was approved in 1982. The existing site elements that are not affected by the proposed request are vested. Some of the site elements that are affected by site design changes are proposing corrections to the active code compliance violations and an approval will bring the site closer to compliance after associated building permits could be issued.

e. Design Minimizes Environmental Impact *-The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Environmental Resource Management Review Staff were provided with this application for review and provided the following analysis:

- *Vegetation Protection:* The application request does not impact native vegetation.
 - *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
 - *Irrigation Conservation Concerns And Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non-stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
 - *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.
- f. Development Patterns** *The proposed use or amendment will result in a logical, orderly, and timely development pattern.*

The existing development is located in an area characterized primarily by multifamily. The adjacent parcel to the north is also institutional with an existing Place of Worship. The use with residents living on site as they undergo their treatment for illness. The proposed expansion of the institutional use as a Skilled Nursing and Residential Treatment Facility is not inconsistent with the development pattern of the area and is a logical amendment for existing structures and use.

- g. Adequate Public Facilities -** *The extent to which the proposed use complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

TRAFFIC DIVISION:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application. The proposed modification from an Assisted Living/Congregate Care Facility to a Nursing Home/Rehabilitation Facility is expected to result in 137 additional net daily trips, 5 additional net AM peak trips, and 3 additional net PM peak hour trips. Overall, the new site plan is expected to generate 210 net daily trips, 10 net AM peak hour trips, and 10 net PM peak hour trips. The build out of the project is assumed to be by 2029.

Since there will be less than 21 additional peak hour trips, no detailed traffic study is required. The project meets Palm Beach County Traffic Performance Standards (TPS).

LAND DEVELOPMENT:

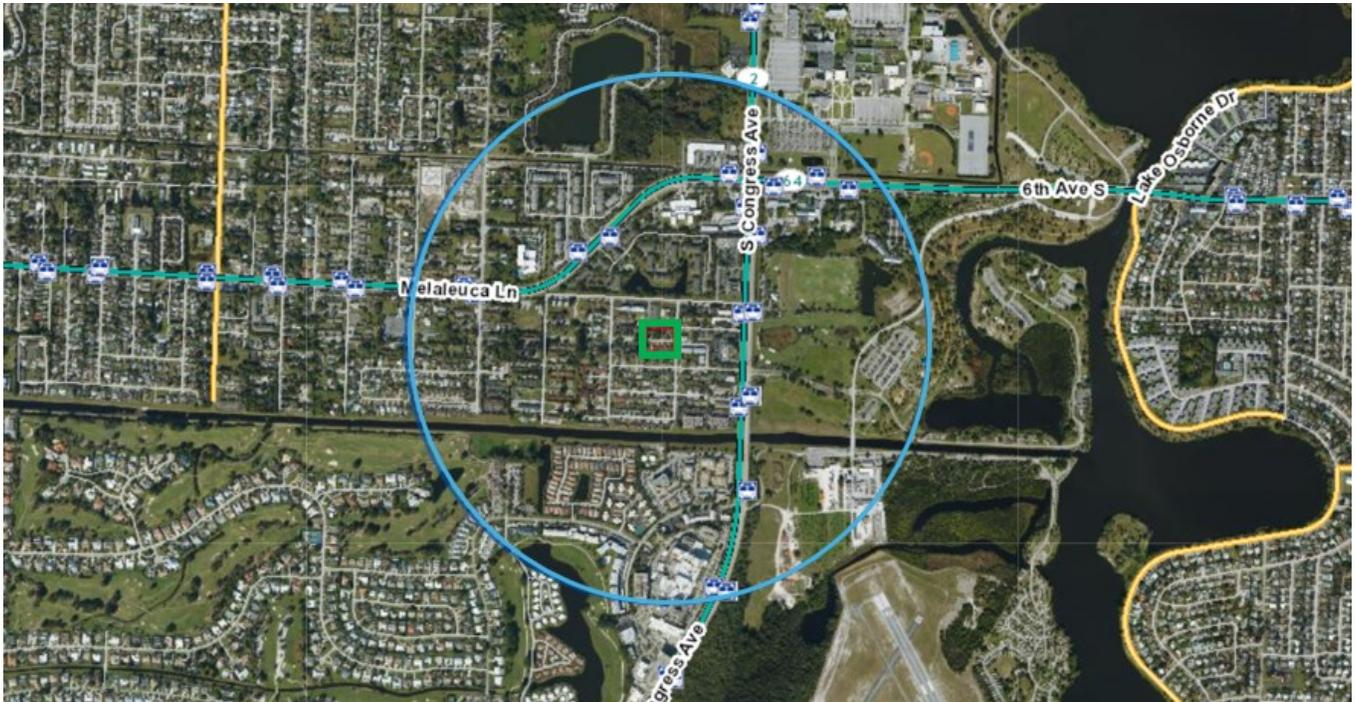
The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modification have been incorporated by the Applicant. The project site is located within the jurisdictional boundaries of the South Florida Water Management District and Lake Worth Drainage District. With this application there will not be any improvements that will impact the existing drainage. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division, subject to the condition of approval to configure the property into a legal lot of record.

DRAINAGE DISTRICT:

The subject site is located with the service boundaries of Lake Worth Drainage District (LWDD). There are no proposed modifications to structures. If the Applicant proposes any changes that impacts drainage, they are required to obtain the applicable permits from the District.

MASS TRANSIT:

Palm Tran review staff have no staff report comments on this application. The subject property is located within a ½ mile radius of two bus routes and related bus stops, running north and south along S Congress Avenue, and east and west along Melaleuca Lane/6th Avenue S.



WATER AND WASTEWATER PROVIDER:

The subject site is within the water and wastewater service boundaries of the City of Atlantis. The City of Atlantis confirms that the referenced property is within its water and wastewater service area and that it currently has the capacity to provide service. Prior to the increase in occupancy the Property Owner shall obtain the applicable permits to connect to water and wastewater service, or provide documentation that it is connected prior to the issuance of any building permits.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Florida Department of Health review staff were provided the application for review. The Florida Department of Health has no objections to this project.

FIRE PROTECTION:

The development is within the service boundary of Palm Beach County Fire Rescue Station #34. Fire Rescue review Staff have no comments on the application.



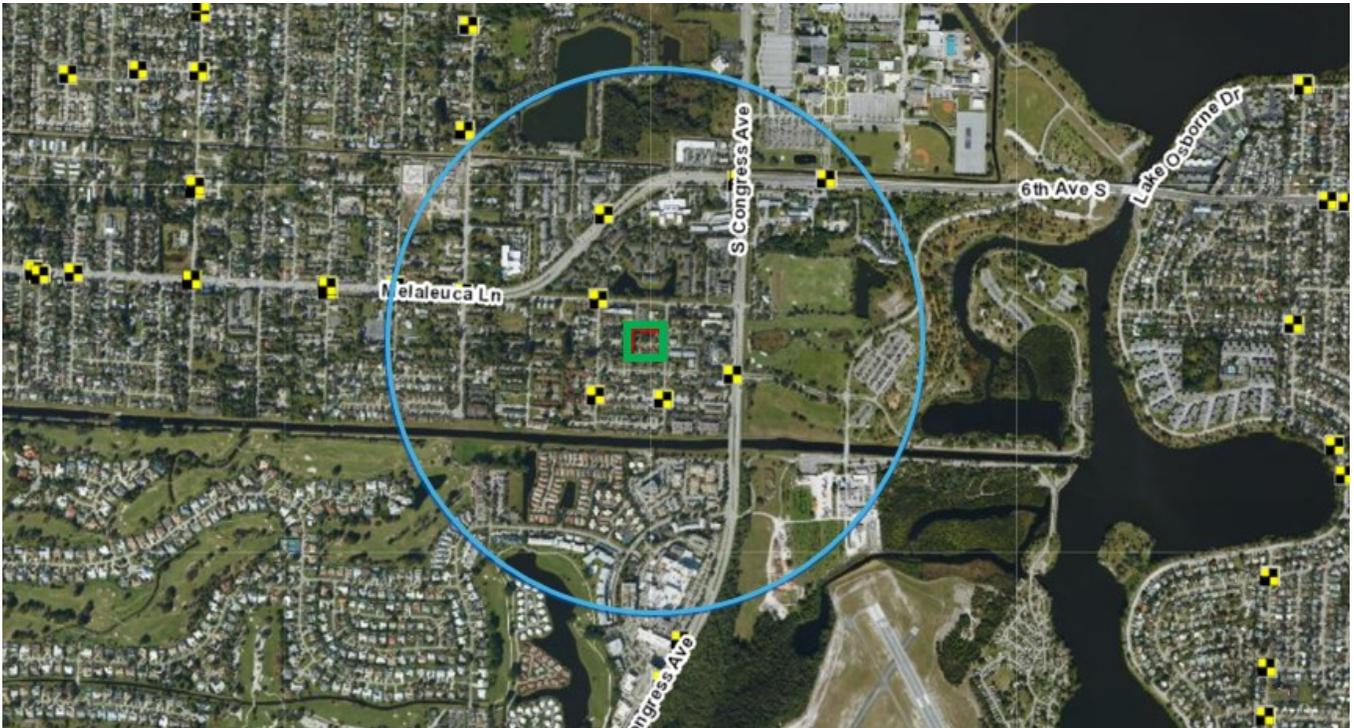
PARKS AND RECREATION:

The Parks and Recreation Department review staff have no comment regarding this application as this is a non-residential application, and the requirements for the provision of level of service for Regional, District, Beach and Local Parks and the Parks and Recreation Department ULDC requirements do not apply.

SCHOOL IMPACTS:

The PBC School District Staff have no comments regarding this non-residential application as there is no density proposed.

There are six bus stop within a ½ mile of the subject property. The closest bus stop is at the intersection of Paetzold Drive and McSherry Drive.



- h. Changed Conditions or Circumstances-** *There are demonstrated changed site conditions or circumstances, provided by the Applicant's Justification Statement that necessitate a modification.*

The Applicant's Justification Statement (Exhibit E.6) indicates the following for their changed conditions of circumstances: *"The proposed DOA will allow the two properties under common ownership to be joined as one parcel and approval under the same development order. The re-classification of use as a Skilled Nursing or Residential Treatment Facility aligns with changes made to the ULDC use classification. The change of use will also allow for an increase in capacity to allow for an increase of care for Palm Beach County residents."*

Exhibit C- Conditions of Approval

EXHIBIT C

Development Order Amendment – Congregate Living Facility and Skilled Nursing and Treatment

ALL PETITIONS

1. Previous Condition 6 of Resolution R-1987-95, Control No.1982-00013, which currently states:

The conditions of all previous approvals shall remain in effect unless expressly modified herein.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-1982-00496 and R-1987-00095 (Control 1982-00013), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: ZONING - Zoning)

2. The approved Preliminary Site Plan is dated October 10, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

3. There shall be no increase in the number of beds until this Development Order, including the structures and site elements depicted on the Site Plan have been permitted and approved. (ONGOING: ZONING - Zoning)

ENGINEERING

1. Pursuant to the Traffic Analysis dated July 2, 2025, the Buildout Date is December 31, 2029. No Building Permits for the site may be issued after December 31, 2029. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: MONITORING - Engineering)

3. The development shall retain onsite 85% of the stormwater runoff generated by a three (3) year-one hour storm per requirements of the Permit Section, Land Development Division. The drainage system shall be maintained in an acceptable condition per the County Engineers approval. (ONGOING: ENGINEERING - Engineering) (Previous Condition 4 of Resolution R-1987-95, Control No.1982-00013)

4. The property owner shall pay a Fair Share Fee in the amount and manner required by the "Fair Share Contribution for Road Improvements Ordinance" as it presently exists or as it may from time to time be amended. The Fair Share Fee for this project presently is \$2,411 (90 trips X \$26.79 per trip). (ONGOING: ENGINEERING - Engineering) (Previous Condition 5 of Resolution R-1987-95, Control No.1982-00013)

SITE DESIGN

1. Previous Condition 1 of Resolution R-1987-95, Control No.1982-00013, which currently states:

Prior to site plan certification, the site plan shall be amended to reflect the following: a) proposed number of residents and individual sleeping room areas b) location of central kitchen and dining facilities c) required number and dimensions of parking spaces. The parking spaces shall meet requirements of Section 500.17 of the Zoning Code. d) required number of trees e) one of three (3) alternative perimeter landscape strips shall be established between the site and the abutting residential lots.

Is hereby amended to read:

Prior to final approval by the Development Review Officer (DRO), the Final Site Plan shall be amended to reflect the following:

- a) proposed number of residents and individual sleeping room areas
- b) location of the kitchen and dining facilities (DRO/ONGOING: ZONING - Zoning)

2. Prior to final approval by the Development Review Officer (DRO) or June 1, 2026, whichever occurs first, the Applicant shall submit the applicable application to the Building Division for the changes to the floor plans generally consistent with the floor plans dated September 22, 2025. (BLDG/PMT/DATE/DRO/ONGOING: ZONING - Zoning)

3. Prior to final approval by the Development Review Officer (DRO) or June 1, 2026, whichever occurs first, the Applicant shall submit the applicable application to the Building Division to correct the violations associated with the canopy membrane structure, shed, and the gym conversion or remove the structures. (BLDG/PMT/DATE/DRO/ONGOING: ZONING - Zoning)

USE LIMITATIONS

1. Previous Condition 3 of Resolution R-1987-95, Control No.1982-00013, which currently states:

The number of beds shall be restricted to twenty eight (28) until the site is, connected to a central collection system.

Is hereby amended to read:

The site is limited to a maximum of 76 residents, and licensed pursuant to applicable State Statutes. (ONGOING: ZONING - Zoning)

2. Treatment services shall be limited to residents only. No outpatient treatment shall be permitted on the site. This condition shall not prevent onsite counseling of families of residents under the direction of treatment personnel. (ONGOING: ZONING - Zoning) (Previous Condition 2 of Resolution R-1987-95, Control No.1982-00013)

3. Previous Condition 8 of Resolution R-1987-95, Control No.1982-00013, which currently states:

The existing structure --on the southeast-corner shall remain in its present use as a storage building.

Is hereby amended to read:

The existing structure (Building I) shall be limited to its present use as a Kitchen/Dining building. The Property Owner shall receive approval for applicable building permits for the change of use/occupancy. (ONGOING: ZONING - Code Enforcement)

4. Previous Condition 7 of Resolution R-1987-95, Control No.1982-00013, which currently states:

Petitioner shall meet all conditions in its operating licenses imposed by the State Department of H.R.S.

Is hereby deleted. [REASON: No longer applicable.]

5. Previous Condition 9 of Resolution R-1987-95, Control No.1982-00013, which currently states:

Adequate supervisory staff shall be provided on site at all-times at a ratio of one (1) staff member per three (3) adolescent patients.

Is hereby deleted. [REASON: No longer applicable.]

6. Previous Condition 10 of Resolution R-1987-95, Control No.1982-00013, which currently states:

Total number of patients shall not exceed twenty-eight (26) at anytime.

Is hereby deleted. [REASON: No longer applicable.]

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any

- other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

- 1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
SE-1982-00013	Title: Special Exception Request: to allow an Adult Congregate Living Facility	R-1982-00496	Approved With Conditions	3/25/1982
SE-1982-00013 (A)	Title: Special Exception Request: to amend and expand the Site Plan for an Adult Congregate Living Facility, previously approved under Zoning Petition No. 82-13 and to include Housing and Treatment of the chemically dependent	R-1987-00095	Approved With Conditions	01/27/1987
SE-1982-00013	Title: Corrective Resolution Request: to amend the legal description contained in R-1987-00095 which inadvertently contained an error	R-1990-00271	Approved With Conditions	01/27/1987

Exhibit E-1 - Preliminary Site Plan

Exhibit E-2 - Preliminary Regulating Plan

Exhibit E-3 - Previously Approved Site

TLC VILLAGE

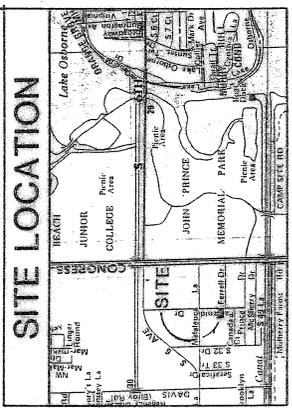
SITE PLAN

Northridge Centre
515 North Flagler Drive
Suite 502
West Palm Beach, Florida
33401 (305) 859-7177

SCALE: 1" = 20'-0"
DRAWN BY: EAS
DRAWING #
FILE #
DATE: 8/6/86
REVISED
SHEET # 1-1

5. Condition No. 1 of Petition 82-13, which presently states:
- The Petitioner shall construct a building and service structure on the site which shall be used for the purpose of a day care center for children, to be built in accordance with the Florida Building Code, and shall be ready occupied in 1986.
 - The property owner shall pay a fair share for the improvement of the site, including the construction of a parking area, to be paid by the property owner in accordance with the provisions of the Florida Building Code, and shall be ready occupied in 1986.
 - The Petitioner shall construct a building and service structure on the site which shall be used for the purpose of a day care center for children, to be built in accordance with the Florida Building Code, and shall be ready occupied in 1986.
 - The Petitioner shall construct a building and service structure on the site which shall be used for the purpose of a day care center for children, to be built in accordance with the Florida Building Code, and shall be ready occupied in 1986.

6. The following conditions are hereby imposed on the site plan which is hereby approved, and the Petitioner shall be bound to comply with the following conditions:
- Minimum number of residents and individual sleeping quarters.
 - Location of central kitchen and dining facilities.
 - Required number and dimensions of parking spaces.
 - Required number of trees.
 - One of three (3) alternative tree, shrub, or landscape plans shall be submitted to the Planning Department for review and approval.
 - Approved landscape plan shall be installed in accordance with the conditions of the Florida Building Code, and shall be ready occupied in 1986.
 - The number of beds shall be restricted to twenty (20) until the site is connected to a central collection system.
 - The development shall retain on-site 80% of the existing trees, and shall be ready occupied in 1986.
 - The Petitioner shall be responsible for the cost of any utility improvements required for the facility.

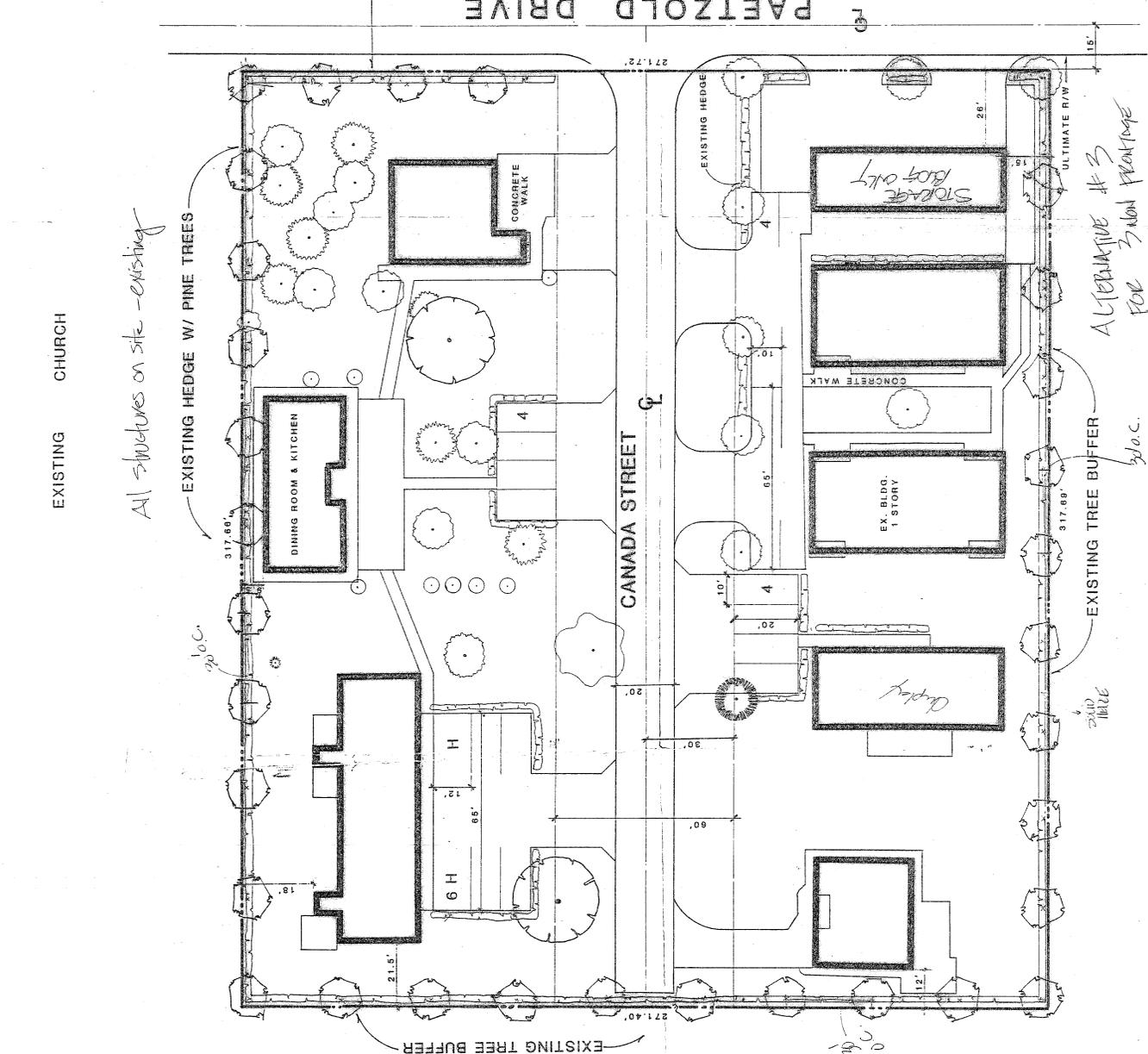
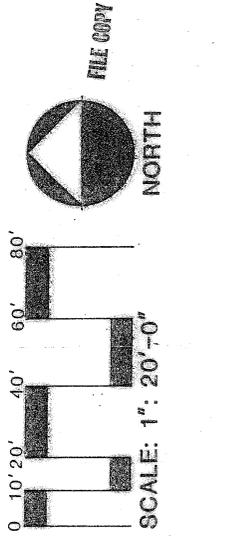


PROJECT DATA

TOTAL LOT AREA	1.98 AC.
BUILDING FLOOR AREA	14,856 SF.
FLOOR/LOT AREA RATIO	17.22 %
REQUIRED PARKING	16 SP.
PROPOSED PARKING	18 SP.
TOTAL NO. BEDS ALLOWED	28 #B
<i>MAY 10 beds until site connected to water, sewer.</i>	
ELDERLY	→ 20 #B
ADOLESCENT	→ 28
REQUIRED NO. TREES	58

- NOTE:**
- LANDSCAPING SHALL BE ALTERNATE NO. 3
 - SEE TREE SURVEY FOR IDENTIFICATION OF TREE SPECIES
 - MINIMUM NET SLEEPING AREA 3840 SF (80 SF PER PERSON)
 - TOTAL NO. OF ROOMS 32 MAY 28 #B-10
 - ALL BLDG'S AS SHOWN ARE EXISTING

PETITION NO. 82-13 (A)
DATE SUBMITTED 8/13/86
APPROVED BY: [Signature]
SCHEDULED FOR NO. 20



ALTERNATIVE #3 FOR 3rd FRONT PORCH PERIMETERS.

EXISTING TREE BUFFER s.d.c.

2' x 4' TABLE

beds 28/12/82

Exhibit E-4 - Disclosure of Ownership

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Carlos Ulloa, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the individual or MGR *[position - e.g., president, partner, trustee]* of HFRE SP01-3 Canada Court, LLC *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 2300 Weston Road, Ste 202
Weston, FL 33326
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Carlos Ulloa, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 14th day of JANUARY, 20 25 by CARLOS ULLOA (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Elizabeth Tina Blocker
(Name - type, stamp or print clearly)

Elizabeth Tina Blocker
(Signature)

My Commission Expires on: 6/26/26

NOTARY'S SEAL OR STAMP

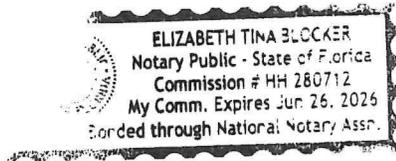


EXHIBIT "A"**PROPERTY**

LOT "E", BLOCK 99, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 34 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST COMER OF LOT "E", BLOCK 99, PALM BEACH FARMS CO. PLAT NO. 7, RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST; RUNNING THENCE SOUTH 01 DEGREES 24 MINUTES 43 SECONDS WEST, 76.57 FEET ALONG THE WESTERLY LINE OF PAETZOLD DRIVE, A 30 FOOT RIGHT OF WAY PER PLAT OF PALM BEACH FARMS CO. PLAT NO. 7, RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE POINT AND PLACE OF BEGINNING; RUNNING THENCE ALONG THE WESTERLY SIDE OF PAETZOLD DRIVE SOUTH 01 DEGREES 24 MINUTES 43 SECONDS WEST, 25.42 FEET TO THE NORTHERLY LINE OF PRINCE DRIVE, A 60 FOOT RIGHT OF WAY RECORDED IN O. R. BOOK 2225, PAGE 1071, 1073 AND 1083 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUNNING THENCE ALONG THE NORTHERLY LINE OF PRINCE DRIVE NORTH 87 DEGREES 38 MINUTES 40 SECONDS WEST, 25.42 FEET; RUNNING THENCE THROUGH LOT "E", BLOCK 99, PALM BEACH FARMS CO. PLAT NO. 7, RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTH 46 DEGREES 53 MINUTES 02 SECONDS EAST, 35.65 FEET TO THE WESTERLY SIDE OF PAETZOLD DRIVE AND THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH:

A. THE EAST 186 FEET OF LOT "C", BLOCK 99, THE PALM BEACH FARMS CO. PLAT NO 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 30 FEET THEREOF AND LESS THE EAST 15 FEET THEREOF. B. THE SOUTH 30 FEET OF LOT "C" AND THE NORTH 30 FEET OF LOT "B", BLOCK 99, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. C. LOT "C", LESS THE EAST 186.0 FEET AND THE SOUTH 30 FEET THEREOF, BLOCK 99, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. D. THE WEST 66.68 FEET OF LOT "D", BLOCK 99, THE PALM BEACH FARMS CO. PLAT 7, LESS THE NORTH 30 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. E. THE EAST 90 FEET OF THE WEST 152.60 FEET OF LOT "D", BLOCK 99, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, LESS AND EXCEPTING THE EAST 11 FEET, LESS AND EXCEPTING THE WEST 4 FEET, AND LESS AND EXCEPTING THE NORTH 30 FEET THEREOF. F. THE EAST 165 FEET OF LOT "D", BLOCK 99, LESS THE NORTH 30 FEET, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. G. THE EAST 11.0 (ELEVEN) FEET OF THE EAST 90.0 (NINETY) FEET OF THE WEST 152.68 FEET OF LOT "D", BLOCK 99, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 118,357 SQUARE FEET (2.717 ACRES), MORE OR LESS.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address	
HFRE SP01-3 Canada Court, Inc. (Carlos Ulloa & Debra Corchia)	2300 Weston Road, Ste. 202 Weston, FL	99%
HFRE SP01-3 Canada Court GP, Inc. (Carlos Ulloa & Debra Corchia)	2300 Weston Road, Ste. 202 Weston, FL	1%

Exhibit E-4 - Utility Letter



CITY OF

Atlantis
FLORIDA

260 Orange Tree Drive
Atlantis Florida, 33462-1183
Phone: 561-965-1744
Fax: 561-642-1806
WWW.Atlantisfl.gov

July 3, 2025

Bradley Miller
Urban Design Studio
610 Clematis Street
Suite CU02
West Palm Beach, Florida 33401

Re: TLC Village Utility Service Availability

Dear Mr. Bradley:

Please accept this letter as confirmation that the referenced property is located within the service area of the City of Atlantis Public Utilities. Following a review of the existing infrastructure and current customer base in the vicinity of the property, we confirm that the City of Atlantis Public Utilities presently has the capacity to provide the required level of services.

Please note that this correspondence does not constitute a final commitment for service until the final design has been reviewed and approved by the City of Atlantis. Furthermore, the addition of new developments or customers prior to the initiation of service to the referenced property may impact available capacity. The City of Atlantis makes no representations or guarantees regarding the availability of capacity as of the future service initiation date.

Sincerely,

A handwritten signature in black ink that reads "Brian R. Moree". The signature is written in a cursive style with a long, sweeping underline.

Brian R. Moree
City Manager

Exhibit E-6 - Justification Statement

TLC VILLAGE JUSTIFICATION STATEMENT



Urban Design
Land Planning
Landscape Architecture

Request(s): Development Order Amendment

Control No: 1982-00013

Application No: DOA-2025-01103

Submittal: July 16, 2025

Resubmittal: August 25, 2025

Resubmittal: September 22, 2025

CONCURRENT APPLICATION SUMMARY

This request is part of concurrent applications pertaining to property on the west side of Paetzold Drive, starting at the southwest corner of Prince Drive to the northwest corner of Canada Court. Currently, there are two separate approvals, one for the parcels on both sides of Prince Drive and the other for parcels on both sides of Canada Court. Both properties are approved for Type 3 CLF (Class A Conditional Use) for rehabilitation and detox facilities. The approvals for the Prince Drive parcels are under Canada Court II (Control No. 2010-00319). The approvals for the Canada Court parcels are under TLC Village (Control No. 1982-00013). The two properties are under separate ownership and operations. Since the original approvals, there has also been a change in parcel ownership, in which the north side of Prince Drive was acquired by the owner of the Canada Court parcels to expand their rehabilitation and detox facilities. The proposed applications will allow the property owners to act independently of one another and reclassify their uses in accordance with current ULDC standards.

Accordingly, the purpose of these concurrent applications is to update the approvals based on current ULDC regulations and ownership by processing applications to request the following:

- Abandon the Type 3 CLF, Class A Conditional Use, for Canada Court II, the Prince Drive parcels.
- Development Order Amendment to add land area and increase bed count for a Skilled Nursing or Residential Treatment Facility, including an updated Site Plan, for TLC Village, the Canada Court parcels, plus the north side of the Prince Drive parcels.
- The remainder parcel south of Prince Drive will be used for Recovery Community housing as a use permitted by right.

APPLICATION OF REQUESTS & PROPERTY INTRODUCTION

On behalf of HFRE SP01-3 Canada Court, LLC ("Applicant"), Urban Design Studio ("UDS") has prepared and hereby respectfully submits this application for Development Order Amendment to amend and expand the Site Plan for the site known as TLC Village ("Subject Property").

The 2.72-acre Subject Property is comprised of two parcels, located approximately 1/3 mile south of 6th Ave S and west of S Congress Ave, on the north and south side of Canada Court in unincorporated Palm Beach County and identified in the Palm Beach County Property Appraisers records under property control numbers 00-43-44-30-01-099-0030 and 00-43-44-30-01-099-0050.

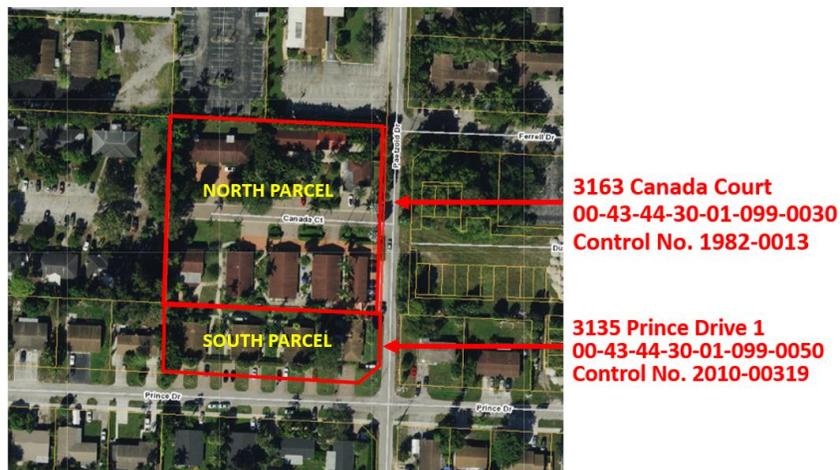
610 Clematis Street, Suite CU02, West Palm Beach, FL 33401
P: 561-366-1100 www.udsfloida.com LA0001739



The Subject Property has a future land use designation of High Residential, 8 units per acre (“HR-8”) and located within the Multi-Family Residential District (“RM”) zoning district. The two parcels are under the same ownership and operating as one facility, however approval is granted under two separate Development Orders.

The as-built features on the 1.97-acre north parcel were approved and constructed as an Adult Congregate Living Facility, to include Housing and Treatment of the Chemically Dependent (Control Number 1982-00013), first under Resolution R-1982-0496 and subsequently amended under Resolution R-1987-095 and R-1990-0271. The site is approved for 28 residents.

The as-built features on the south parcel, including the parcel located directly across Prince Drive, was approved and constructed as a Type 3 Congregate Living Facility (Control Number 2010-00319), under Resolution R-2011-0004 which approved a Class A Conditional Use for a Type 3 Congregate Living Facility. The overall site is approved for 25 residents.



In 1987, when the project was originally approved, a “rehabilitation and detox facility” was classified in the ULDC as a Congregate Living Facility (Type 3). The subject site also included approval to include Housing and Treatment of the Chemically Dependent. In 2021, there were changes to the ULDC, Supplement 30, which updated code to include Skilled Nursing or Residential Treatment Facility use. The Skilled Nursing or Residential Treatment Facility use which is now more applicable under current ULDC regulations will allow the Applicant to continue its operation as a “rehabilitation and detox facility” as previously indicated under the CLF use and be licensed for an increase of patients within the existing facility, under the Skilled Nursing or Residential Treatment Facility use. As such, the Applicant is proposing an amendment to the development order to increase land area from 1.97-acres to 2.72-acres for a Skilled Nursing or Residential Treatment Facility (“RTF”) with a maximum capacity of 76 beds.

There are no proposed modifications to the existing as-built site improvements with this application, aside from the restriping of parking spaces, addition of a dumpster enclosure and a sliding gate located along Canada Court.

In order to achieve this proposal, the Applicant is requesting approval of the following from the PBC Zoning Commission ("ZC") and Board of County Commissioners ("BCC"):

- Development Order Amendment ("DOA") to add land area and increase bed count for a Skilled Nursing or Residential Treatment Facility, including an updated Site Plan to reflect the changes.

Following public hearing approval, the Site Plan will subsequently be approved by the Development Review Officer ("DRO") along with a Type 1 Waiver for a reduction in number of required loading spaces (Table 6.B.1.B, Minimum parking and loading requirements, Note 12).

LEGAL LOT OF RECORD

The two parcels that make up the Subject Property will be combined in accordance with ULDC Article 11 following Final Site Plan approval.

HISTORY

On May, 18, 1982, the BCC approved a Special Exception to allow an Adult Congregate Living Facility via Resolution R-1982-0496.

On January 27, 1987, the BCC approved a Special Exception to amend and expand the Site Plan for an Adult Congregate Living Facility, to include Housing and Treatment of the Chemically Dependent via Resolution R-1987-0095.

On February 13, 1990, the BCC approved a correction to the legal description within R-1987-0095 for a Special Exception to amend and expand the Site Plan for an Adult Congregate Living Facility to include housing and treatment for the chemically dependent via Resolution R-1990-0271.

In 2017 and 2018, Zoning Confirmation letters were issued from Staff confirming operation for a Residential Detoxification, Intensive Inpatient and Residential Treatment Level 1 (under the Congregate Living Facility use) and building conformance with the ULDC at the time of CO.

SURROUNDING USES

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east, and west of the overall property.

North

FLU Designation: HR-8

Zoning District: RM

Use: Place of Worship (Control No. 1980-0189) and Place of Worship (Control No. 1993-0019)

South

FLU Designation: HR-8

Zoning District: RM

Use: Type 3 CLF (Control No. 1982-0013), under common ownership

East

FLU Designation: Urban Infill (UI)

Zoning District: UI

Use: Single-family residential

FLU Designation: Palm Springs

Zoning District: Palm Springs (RM)

Use: Multi-family Townhomes

West

FLU Designation: HR-8

Zoning District: RM

Use: Multi-family residential (duplexes)

COMMUNITY PLANNING/NEIGHBORHOOD PLANNING AREA

The Subject Property is located within the Urban Redevelopment Area (URA) and Countywide Community Revitalization Area (CCRT) Congress Park – 32nd Drive South. The site is located in a residential area of the URA and not located within a Primary Redevelopment Area (PRA), therefore the request is not inconsistent with the policies of the URA.

SITE DESIGN

The Subject Property is improved with a total of twelve (12) existing one-story buildings which currently serve as a rehabilitation and detox treatment facility under the current approval. Per the Property Appraiser, the existing structures were constructed in 1963 and 1978 and the existing CLF use was approved utilizing the existing structures, parking configuration, landscape buffers and access. Pursuant to Zoning Confirmation Letter (ZCL-2018-01252), the buildings were in conformance with ULDC at the time of CO or other valid development order was issued. The Owner/Operator will continue to utilize the same structures and as-built conditions to continue providing the services under the reclassified use of Skilled Nursing or Residential Treatment Facility.

Per ULDC Article 4.B.4.C.15.g, the capacity of the RTF use is calculated at a rate of 1 bed per 1,000 square feet of land area. Accordingly, the 2.72-acres (or 118,357 square feet) of land area could support up to 118 RTF beds.

Per Housing Code, Section 14-44(c) – Occupancy Limitations, every habitable room used for sleeping purposes by one occupant shall contain at least 70 square feet of floor area, and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor area for each occupant thereof. Based on the existing structures and compliance with Housing Code, the Applicant is proposing a maximum of 76 beds which is below ULDC density limitations. Floor Plan Exhibits for each building providing patient beds will be provided with this application for cursory review to confirm proposed maximum occupancy details. Below is a building summary:

Building	RTF	Max. Beds	GFA (Existing) SF
A	Admin/Office	0	1,436
B	Ancillary (Library & Music)	0	1,619
C	Residential	16	2,705
D	Ancillary/Residential	6	1,647
E	Ancillary	0	2,060
F	Residential (Detox)	14	2,113
G	Residential (Detox)/Office	10	2,109
H	Ancillary (Fitness)	0	1,445
I	Kitchen/Dining	0	2,070
J	Residential/Office	10	1,829
K	Residential	10	1,827
L	Residential	10	1,827
-	Shed	0	123
TOTAL		76	22,810

Two dumpsters are currently located within paved area and being accessed along Paetzold Avenue. The dumpsters however are not identified on the approved Site Plans for the north or south parcels. With this application, a dumpster enclosure is proposed between Building I (kitchen/dining building) and Building H. The dumpsters will be rolled out on trash pick-up days and then put back in the enclosure. The dumpster enclosure is setback 29.3’ from the property line, which meets and exceeds code separation requirements from residential zoning districts.

Also now identified on the Site Plan, along Canada Drive, is the restriping of existing pavement for a loading space, and the Owner/Operator has added a sliding gate (with knox box for emergency vehicle access) along Canada Court, which is a private driveway.

ACCESS

The Subject Property is accessed from Paetzold Avenue (30’ – 40’ Public ROW) and Prince Drive (60’ Public ROW) with Canada Court (Private Driveway) bisecting the project. There is no change to site access with this application.

PARKING & LOADING

The site is built-out with 47 parking spaces located along Paetzold Avenue, Prince Drive and Canada Court. There are no proposed changes to the approved/existing parking spaces with this application, aside from the restriping of two handicap spaces located centrally within the site and the striping of a loading space. In accordance with prior approvals, the existing condition to allow back out parking into the right of way will continue forward as a non-conformity. Please refer to the Non-Conformity subsection and chart for further details.

Per ULDC Table 6.B.1.B – *Minimum Parking and Loading Requirements*, a Residential Treatment Facility is required to have 1 space for every 3 beds, plus 1 space for every 250 square feet of office area. Based on the proposed 76 RTF beds and 1,836 square feet of office area, 34 parking spaces are required and 47 parking spaces are provided, as calculated below:

USE	SF/BEDS	RATE (1 SP/X)	SPACES
Office	1,836	250	8
RTF	76	3	26
TOTAL REQUIRED			34
TOTAL PROVIDED			47

Per Table 6.B.1.B Note 12 Loading Standards of the ULDC, an RTF with more than 20 beds shall provide at least one loading space per building unless approved as a Type 1 Waiver. The required loading space dimension stall size is 12-feet wide by 18.5-feet long. The site consists of 12 free standing buildings, which requires 12 loading spaces.

A loading space was not designated on the prior approved Site Plan, however with this application, a loading space has been stripped out in place of existing parking, located centrally within the site along Canada Court, which meets the dimensional stall size requirements. This loading space will sufficiently serve the existing “detox facility” operation. The Applicant is requesting a Type 1 Waiver for a reduction in required loading spaces from 12 spaces to 1 space.

PERIMETER LANDSCAPE & SETBACKS

The existing buildings on the site were constructed in the 1970’s for multi-family residential (duplexes) in accordance with RM zoning regulations. The site, and structures, were later approved for use as a Type 3 CLF in 1982 and have remained in the existing condition since.

In accordance with the Property Development Regulations of ULDC Article 3, the site requires a front and side street setback of 25-feet, and a rear and side interior setback of 15-feet. Existing/provided setbacks include 25.5-feet front setback; 24.6-feet side street setback; 9.7-feet rear setback; and 13.1-feet side interior setback.

Based on current ULDC Article 7, an 8-foot compatibility buffer is required along the north and west property lines; a 10-foot ROW buffer along Paetzold Avenue; and a 15-foot ROW buffer along Prince Drive. The current development provides for an existing 5-foot compatibility buffer along the north and west property lines; a 10-foot ROW buffer along Paetzold Avenue; and a 15-foot ROW buffer along Prince Drive. Additionally, the existing structures do not provide for the required foundation planting along the front and side building façades, however landscaping is provided around the perimeter of each building and the site is heavily vegetated throughout.

The project setbacks, perimeter landscape buffers and foundation planting were considered vested conditions on the prior approvals and it is the intent of this application to carry the conditions forward. A Non-Conformity Chart is provided accordingly on the Preliminary Site Plan that identifies the existing conditions.

NON-CONFORMITY

As mentioned above, the site is built out with 12 existing structures, parking, access and landscape. There are no proposed changes to the existing conditions of the approved site elements with this application. In accordance with Article 1.F.5.B.3.a., below is a summary of the existing non-conformities. This chart is also identified on the Site Plan along with identifying markers within the Site Plan corresponding with the non-conforming element.

	ULDC CODE SECTION	REQUIRED	PROVIDED	EXTENT OF NON-CONFORMITY	VESTING DO/DATE
1	Art. 7 - Table 7.C.2.C	Compatibility Buffer width of 8-feet	5-feet	3-feet	
2	Art. 7 - Table 7.C.4.A	8-foot landscape island minimum width	0-feet	8-feet	
3	Art. 7 - Table 7.C.3.B	8-feet wide planting for 40% of front and side building façade	No foundation planting	8-feet wide planting for 40% of front and side building façade	R-1982-0496 / March 25, 1982
4	Art. 3 - Table 3.D.1.A	15-foot side interior setback; 25-foot side street setback; 15-foot rear setback	13.1-foot side interior setback; 24.6-foot side street setback; 9.7-foot rear setback	1.9-foot side interior setback; 0.4-foot side street setback; 5.3-foot rear setback	R-2011-0004 / January 6, 2011
5	Table 7.F.7.A-5	15' ROW Buffer on Prince Drive	No ROW buffer	15' ROW buffer	
6	Table 7.F.7.A-5	10' ROW Buffer on Paetzold Avenue	No ROW buffer	10' ROW	
7	Art. 6. A.1.D.15.a - Access	Maneuvering shall permit vehicles to leaving parking lot in a forward motion	Allow parking spaces to back into the right of way	Allow parking spaces to back into the right of way	

SIGNAGE

It is noted that all signage to be implemented at time of permitting and compliant with ULDC Article 8. There is currently no monument or wall signs on property.

CODE ENFORCEMENT

The north parcel (00-43-44-30-01-099-0030) is subject to a Notice of Violation through Case Number C-2024-02070008. It is the Applicant’s intent to resolve all issues with the filing of this application and updated Site Plan. Below is a summary of the *Requirements for Correction* and a response to each:

- 1) **Obtain required building permits for the large canopy membrane structure or remove the large canopy membrane structure.**

Response: The canopy is existing over the patio located to the east of Building B. The “covered patio” and “building overhang” areas have been identified on the Site Plan and the building coverage area accounted for within the Tabular Data. Upon approval of the Site Plan, the appropriate permit will be filed for review/approval.

- 2) **Obtain required building permits for the shed or remove the shed.**

Response: The 123 SF shed has been properly identified on the Site Plan and within the Tabular Data. Upon approval of the Site Plan, the appropriate permit will be filed for review/approval.

- 3) **Obtain numerical address and post the numerical address on the premises.**

Response: Address has been obtained and posted on premises.

- 4) **Obtain required building permits for the gym conversion of building or remove the gym conversion.**

Response: With the prior Type 3 CLF approval, Building H was limited as a storage use only. Ownership has altered the space to a fitness room/gym (ancillary space) for residents of the rehabilitation center. It is the Property Owners intent to remedy the violation with this application which will abandon the Type 3 CLF use and request for deletion of the condition to limit Building H to storage only. The proposed Site Plan identifies Building H as Ancillary Space (Fitness) which aligns with current use of the

space. Upon approval of the Site Plan, the appropriate permit will be filed for review/approval.

DEVELOPMENT ORDER AMENDMENT:

Pursuant to Article 2.B.7.C.1., a Development Order may be amended only pursuant to the standards and procedures established for its original approval. The standards for the DOA, per Article 2.B.7.B.2 are addressed below:

a. Consistency with the Plan - The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.

Response: The Subject Property has an HR-8 future land use designation, is zoned RM and is located within the Urban/Suburban Tier, which is consistent with Residential FLU-Zoning Consistency Table 2.2.1-J.1. The property is not located within any planning overlays, but located within the Countywide Community Revitalization Area (CCRT) Congress Park – 32nd Drive South Area.

Pursuant to Table 2.2-e.1, the subject property has a maximum FAR of 0.45 (or 53,261 SF) based on the total site acreage of 2.72-acres. The development plan provides for a total of 0.19 FAR (or 22,810 SF) which is in compliance with the Comp Plan.

According to Art. 4.B.4.C.15.g, the maximum capacity of a Skilled Nursing or Residential Treatment Facility is calculated at a rate of 1 bed per 1,000 square feet of lot area. The Subject Property consists of 2.72-acres or approximately 118,357 square feet which would allow up to 118 beds. The proposed capacity is 76 beds which is consistent with the ULDC rate and Plan.

b. Consistency with the Code - The proposed use or amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.

Response: The CLF (rehabilitation and detox facility) use has existed on the Subject Property since 1982 and was developed in accordance with the prior approvals. All site improvements will remain as existing/approved aside from the striping of 2 handicap parking spaces and striping of a loading space, along with the addition of a dumpster enclosure and sliding entrance gate. With the reclassification of use to a Skilled Nursing or Residential Treatment Facility, per current ULDC standards, the subject site is proposing a total of 76 maximum beds for the 2.72-acre site.

Also, the existing development is in compliance with the specific supplemental regulations for the Skilled Nursing or Residential Treatment Facility use found in Art. 4.B.4.C.15 as indicated below:

15. Skilled Nursing or Residential Treatment Facility

a) Definition

An establishment where care is offered or provided for three or more persons suffering from illness, other than a contagious disease, sociopathic or psychopathic behavior which is not of sufficient severity to require Hospital attention, or for three or more persons requiring further institutional care after being discharged from a hospital, other than a mental hospital. In addition to nursing care, patients may require medical or psychiatric treatment for a disability, disease, or other condition, in an institutional or medical setting.

Response: The proposed use is consistent with the definition.

b) Licensing

Shall be required to be licensed by the State of Florida.

Response: The site is currently licensed and operating as a rehabilitation and detox facility under the CLF use, which includes Housing and Treatment of the Chemically Dependent. Upon DOA approval for the ULDC reclassification of use to a Skilled Nursing or Residential Treatment Facility, the Applicant will obtain applicable licensure by the State of Florida; more specifically the Department of Children and Families (DCF) for addiction treatment (pursuant to Ch. 397, Florida Statutes) and the Agency for Health Care Administration (AHCA) for mental health treatment (pursuant to Ch. 394, Florida Statutes).

c) Typical Uses

Typical uses may include, but are not limited to:

- 1) Addiction receiving facility;
- 2) Detoxification Treatment Facility;
- 3) Residential Treatment Facility;
- 4) Nursing Home;
- 5) Convalescent Facility; or,
- 6) Hospice larger than a Single-Family Dwelling unit.

Response: the existing operation is licensed and conforms with the typical uses.

d) Lot Size

A minimum of 10,000 square feet or the minimum requirement of the zoning district, whichever is greater.

Response: the 2.72-acre site exceeds the minimum lot size of 10,000 square feet.

e) Frontage

A minimum of 100 feet of frontage or the minimum requirement of the zoning district.

Response: The subject site meets and exceeds the minimum 100-foot frontage requirements.

f) Access

If located in a residential FLU designation, access shall be provided from a Collector or Arterial Street.

Response: The access from Prince Drive and Paetzold Avenue remains the same as currently existing.

g) Maximum Number of Patient Beds

One bed per 1,000 square feet of lot area.

Response: The proposed capacity is 76 beds which is below the maximum of one bed per 1,000 square feet of lot area or 118 beds.

Per Housing Code, Section 14-44(c) – Occupancy Limitations, every habitable room used for sleeping purposes by one occupant shall contain at least 70 square feet of floor area, and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor area for each occupant thereof. Based on the sleeping area square footage provided within the buildings identified on the Site Plan for “residential”, the site can have a maximum occupancy of 76 beds.

c. Compatibility with Surrounding Uses - The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

Response: The Subject Property is located in an area characterized by multi-family residential to the north, east and west and recovery housing to the south. The fact that the existing CLF (rehabilitation and detox facility) has been operating on the Subject Property since 1980's without compatibility issues further illustrates that the proposed change in use to a Skilled Nursing or Residential Treatment Facility (treatment facility) use is compatible with surrounding uses.

d. Design Minimizes Adverse Impact - The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

Response: There are no proposed changes to the existing site development design and therefore will not create any adverse impact.

e. Design Minimizes Environmental Impact - The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Response: There are no proposed changes to the existing site development design and therefore will not create any adverse environmental impact.

f. Development Patterns - The proposed use or amendment will result in a logical, orderly, and timely development pattern.

Response: The Subject Property is located in an area characterized by multi-family residential to the north, east and west and recovery housing to the south. The fact that the existing CLF (rehabilitation and detox facility) has been operating on the Subject Property since 1980's without compatibility issues further illustrates that the proposed reclassification of use to a Skilled Nursing or Residential Treatment Facility (treatment facility) use is compatible with surrounding uses.

g. Adequate Public Facilities - The extent to which the proposed use complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).

Response: All required infrastructure is available to serve the Subject Property, including water and sewer, drainage, solid waste collection and other utilities. A traffic report prepared by PTC Engineering is included in the application materials to address traffic. As there is no increase in turning movement or traffic volumes, these have not been included to the Site Plan. A drainage statement was required since there are no physical changes to the existing site improvements. A letter from the City of Atlantis is provided confirming the site is serviced with water and sewer.

h. Changed Conditions or Circumstances - There are demonstrated changed site conditions or circumstances, provided by the Applicant's Justification Statement that necessitate a modification.

Response: The proposed DOA will allow the two properties under common ownership to be joined as one parcel and approval under the same development order. The reclassification of use as a Skilled Nursing or Residential Treatment Facility aligns with changes made to the ULDC use classification. The change of use will also allow for an increase in capacity to allow for an increase of care for Palm Beach County residents.

STATUS OF CONDITIONS OF APPROVAL

Provided with this application is a Status of Conditions document for Resolution R-1982-0496, Resolution R-1987-0095 and Resolution R-1990-0271.

Conditions of approval for Resolution R-1982-0496 were consolidated within Resolution R-1987-0095, and there are no conditions of approval included within Resolution R-1990-0271.

TYPE 1 WAIVER

ULDC	Required	Proposed	Waiver
Table 6.B.1.B (Note 12)	1 loading space per building for a Residential Treatment Facility with > 20 beds = 12 loading spaces	1 loading space	11 loading spaces

Per Table 6.B.1.B Note 12 Loading Standards of the ULDC, a Skilled Nursing or Residential Treatment Facility with more than 20 beds shall provide at least one loading space per building unless approved as a Type 1 Waiver. The site consists of twelve (12) free standing buildings, which requires 12 loading spaces. Presently there is no loading space identified on the approved plan. With this application, a 12-foot wide by 18.5-foot long loading space is being provided in place of existing parking/pavement located internal to the site (north of Building G), along Canada Court. This loading space is sufficient to serve the detox facility operations.

Pursuant to Article 2.C.5.G.3., When considering a DO application for a Type 1 Waiver, the DRO shall consider the following Standards in addition to any other Standards applicable to the specific Waiver as contained in this Code.

1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is consistent with the stated purpose and intent for the Zoning district or Overlay.

RESPONSE: Allowing a reduction in number of required loading spaces does not create additional conflicts with other requirements of the ULDC. The site is currently operating as a “detox facility” which when approved in 1982, classified as a CLF. It is the intent of the Applicant/Operator to continue operating as a “detox facility”, however modifying the use to a Skilled Nursing or Residential Treatment Facility use, which is more in line with UDLC use classification based on the services provided. The existing loading space provided on site meets dimensional criteria and is located centrally within the site.

2. The Waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development.

RESPONSE: Allowing a reduction in the number of loading spaces will not cause a detrimental effect on the overall design and development standards of the project. On the contrary, the subject site is a 2.72-acre parcel, with structures existing on site since the 1960’s and an established parking configuration, as shown on the Site Plan. There are 47 parking spaces and 1 loading space provided on site. If the Applicant was required to provide 12 loading spaces at 12-wide, per Code, that would result in a 60-foot-wide loading area, and the loss of multiple parking spaces, which would cause a detrimental effect on the design and site layout.

3. The alternate design option recommended as part of the Waiver approval, if granted, will not adversely impact users of the project or adjacent properties.

RESPONSE: The site is currently operating without a defined loading space on site and there is no adverse impact on uses of the project or adjacent properties. With this application and the addition of a designated loading space, it will only improve on current operations.

CONCLUSION

The subject site is approved for an Adult Congregate Living Facility, to include Housing and Treatment of the Chemically Dependent, and operating as a residential treatment (detox and

rehabilitation) center. On behalf of the Applicant, Urban Design Studio requests consideration for approval of a Development Order Amendment to add land area and increase bed count, along with a reclassification of use to Skilled Nursing or Residential Treatment Facility.

Should you have any questions regarding this application, please contact Bradley Miller or Ailish Villalobos from Urban Design Studio at bmiller@udsflorida.com or avillalobos@udsflorida.com.

Exhibit E-7 - Floor Plans Dated September 22, 2025

FLOOR PLAN EXHIBITS

TLC Village

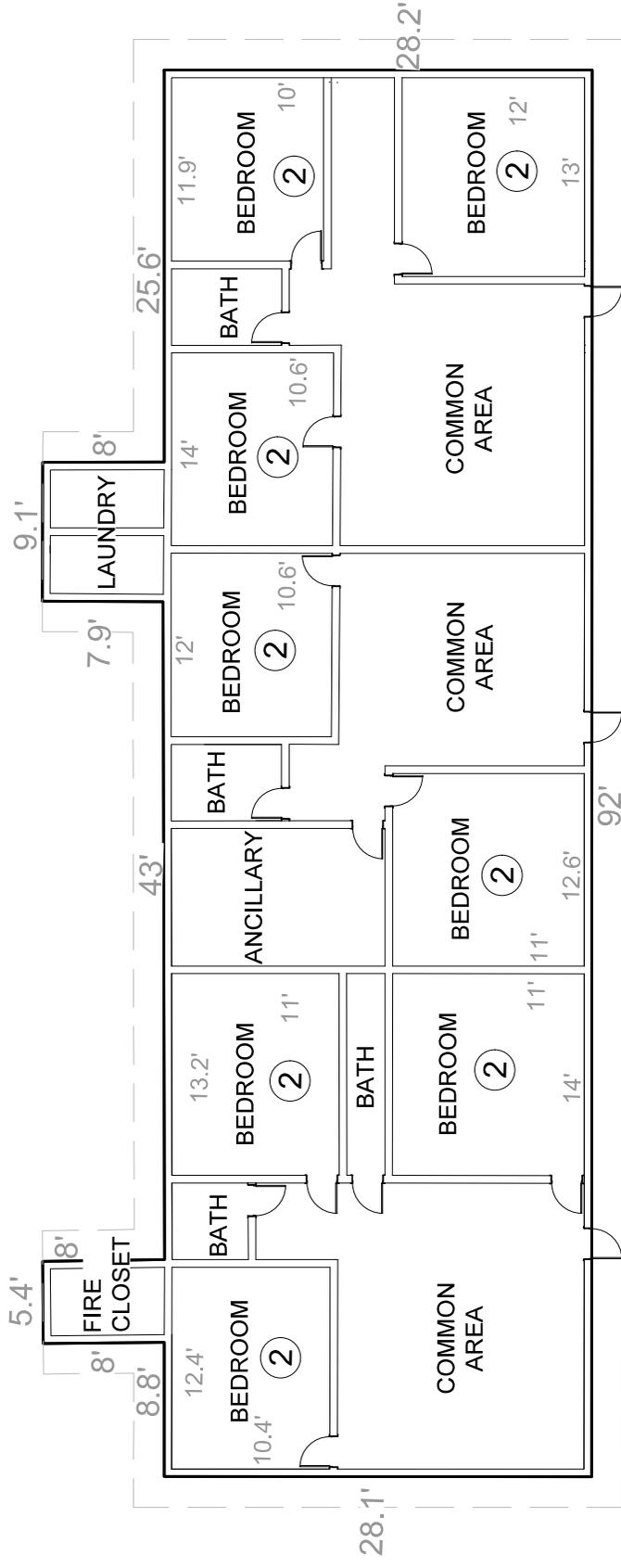
Control No. 1982-00013

Application No. DOA-2025-01103

BUILDING	MAX NUMBER OF BEDS
C	16
D	6
F	14
G	10
J	10
K	10
L	10
TOTAL	76

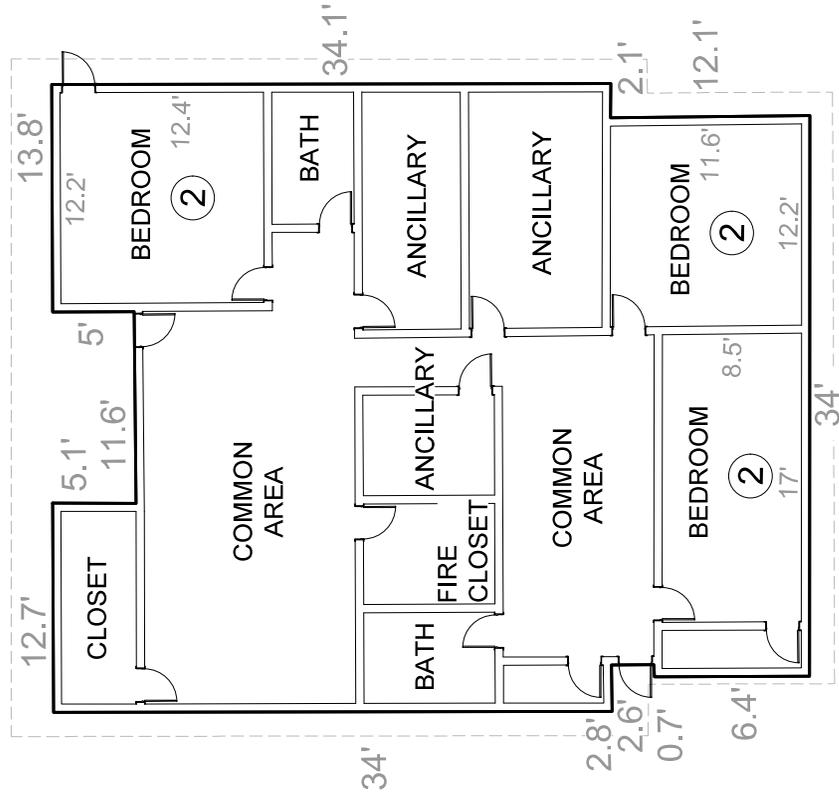
NOTES:

- 1) Per Housing Code – Section 14-44, bed count calculated for 1 occupant at min. 70 SF of floor area, and every room occupied of more than 1 occupant, min. 50 SF of floor area for each occupant thereafter.
- 2) Floor Plans to be approved at time of permitting.



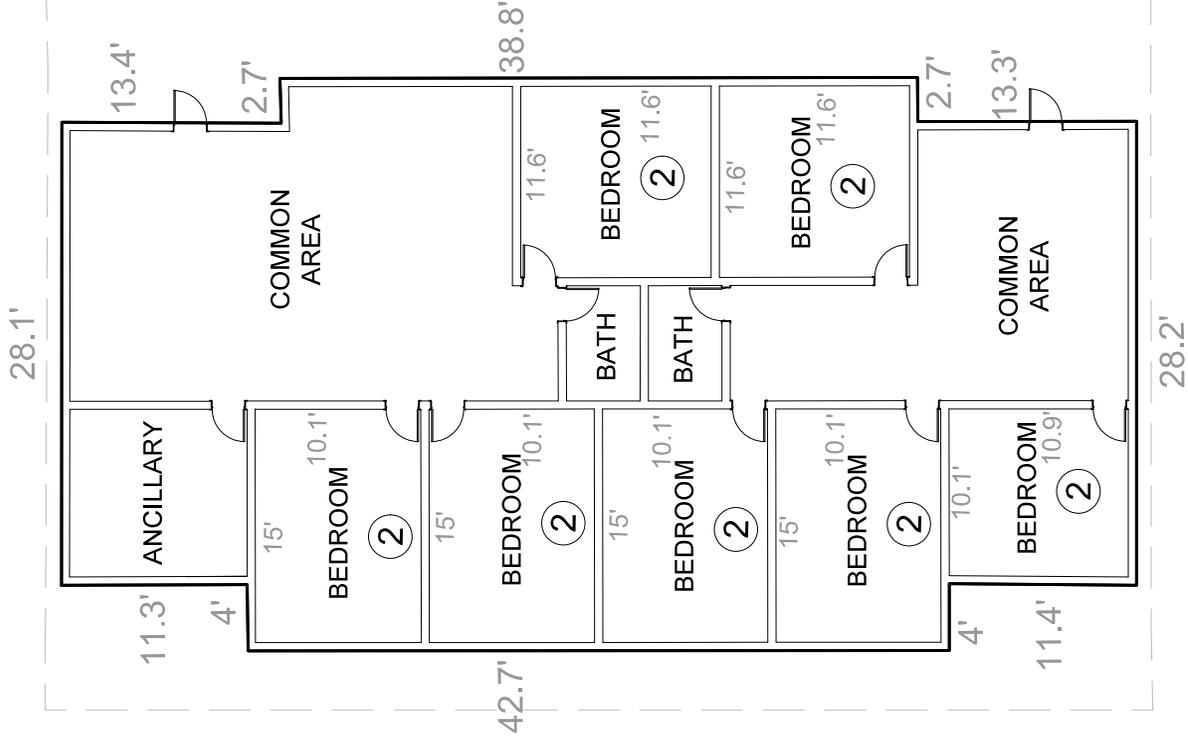
BUILDING C
16 RESIDENTS

TLC VILLAGE

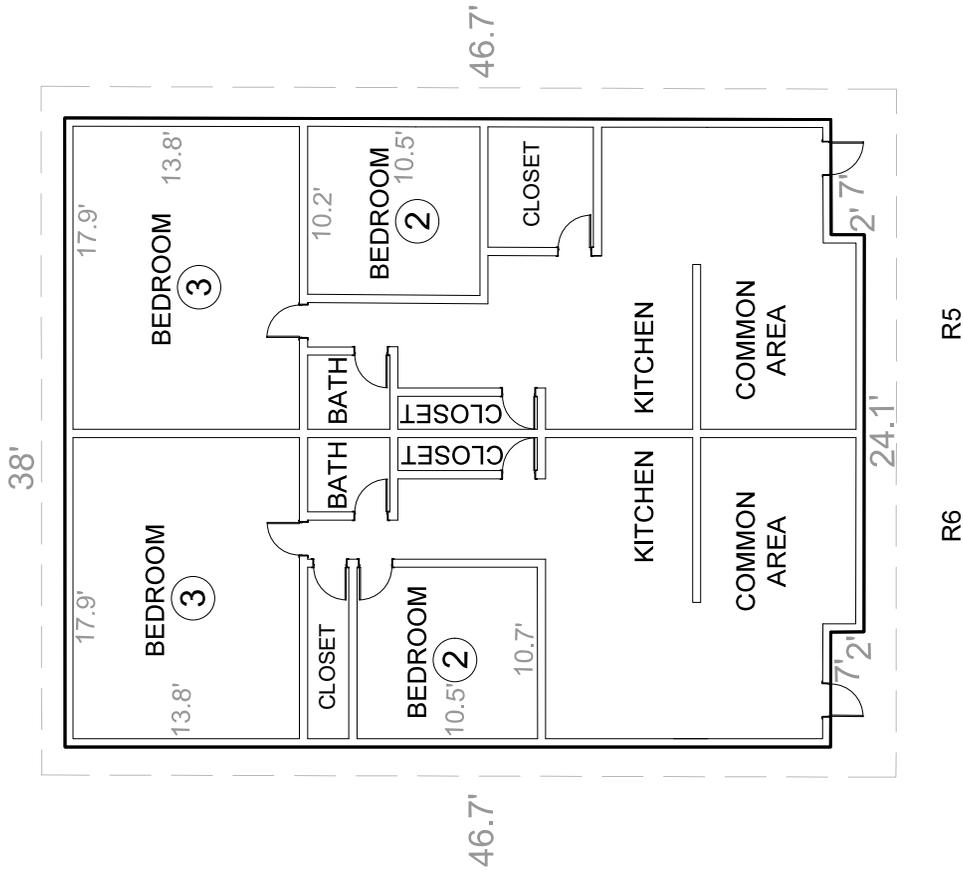


BUILDING D
6 RESIDENTS

TLC VILLAGE



BUILDING F
14 RESIDENTS
TLC VILLAGE



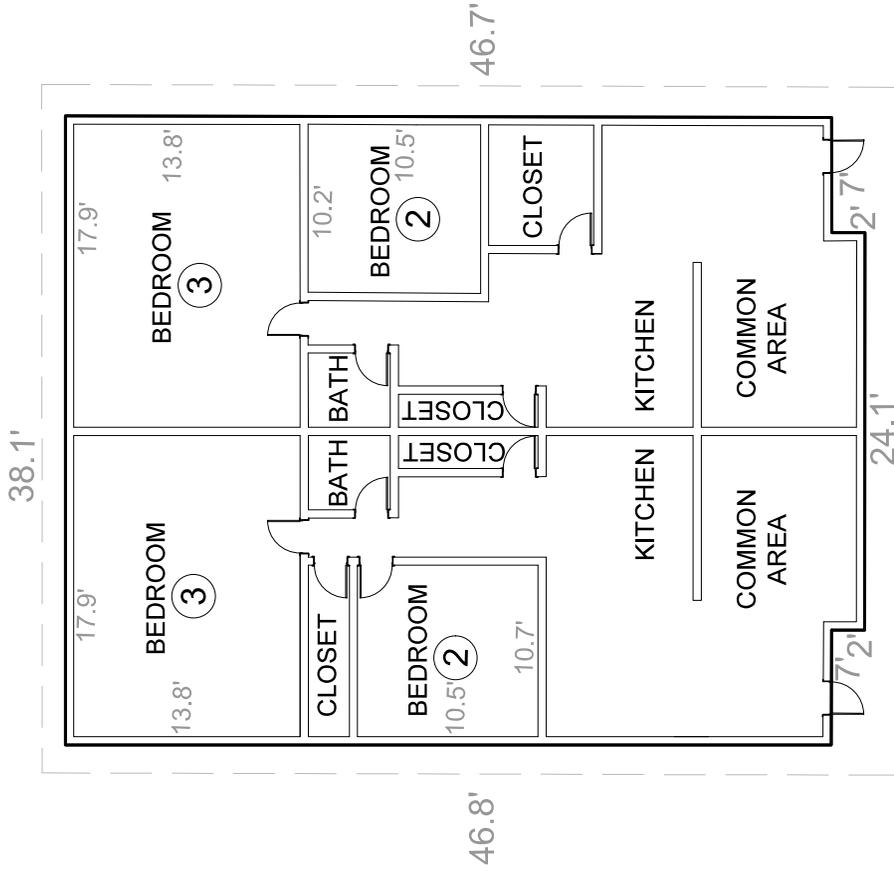
R6

R5

BUILDING K

10 RESIDENTS

TLC VILLAGE



R8

R7

BUILDING L

10 RESIDENTS

TLC VILLAGE

THIS PAGE LEFT BLANK INTENTIONALLY