

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

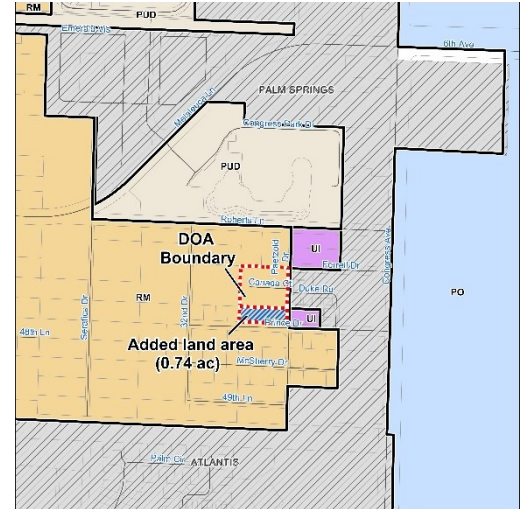
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: TLC Village , DOA-2025-01103
Location: Northwest corner of Prince Drive and Paetzold Drive
Zoning Commission Hearing: **December 4, 2025** at 9:00 a.m.
 2300 North Jog Road, Vista Center, VC-1W-47,
 West Palm Beach, Florida 33411
Board of County Commissioners Hearing: **December 10, 2025** at 9:30 a.m.
 301 North Olive Avenue
 Governmental Center, Chambers 6th Floor
 West Palm Beach, Florida 33401
Zoning Staff Contact: Vismary Dorta, Site Planner II
 (561) 233-5575 or VDorta@pbc.gov
Notice Date: November 12, 2025



Zoning Application Summary

Application:	TLC Village , DOA-2025-01103
Control:	Canada Court II, 1982-00013
Location:	Northwest corner of Prince Drive and Paetzold Drive
District:	Commission District 3
Title/Request:	Title: a Development Order Amendment Request: to modify the Development Order for a Congregate Living Facility approved by Resolutions R-1987-095 and R-1990-0271, to add land area (0.74 acres), to add square footage, and to increase the number of beds from 28 to 76 on 2.72 total acres

Summary:

The application is for an existing approval 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 for 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 for 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.