

RESOLUTION NO. R-202 6-0107

RESOLUTION APPROVING ZONING APPLICATION DOA-2025-01103
(CONTROL NO. 1982-00013)
a Development Order Amendment
APPLICATION OF HFRE SP01 3 Canada Court, LLC
BY Urban Design Studio, AGENT
(TLC Village)

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

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA-2025-01103 was presented to the Board of County Commissioners at a public hearing conducted on January 22, 2026;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA-2025-01103, the Application of HFRE SP01 3 Canada Court, LLC, by Urban Design Studio, Agent, for a Development Order Amendment 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, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on January 22, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marino moved for the approval of the Resolution.

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

Commissioner Sara Baxter, Mayor	- Aye
Commissioner Marci Woodward, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Absent

The Mayor thereupon declared that the resolution was duly passed and adopted on January 22, 2026.

Filed with the Clerk of the Board of County Commissioners on January 22, 2026.

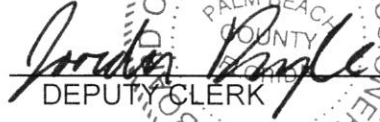
This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

MICHAEL A. CARUSO
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK




EXHIBIT A

LEGAL DESCRIPTION

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 CORNER 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 NO. 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
VICINITY SKETCH

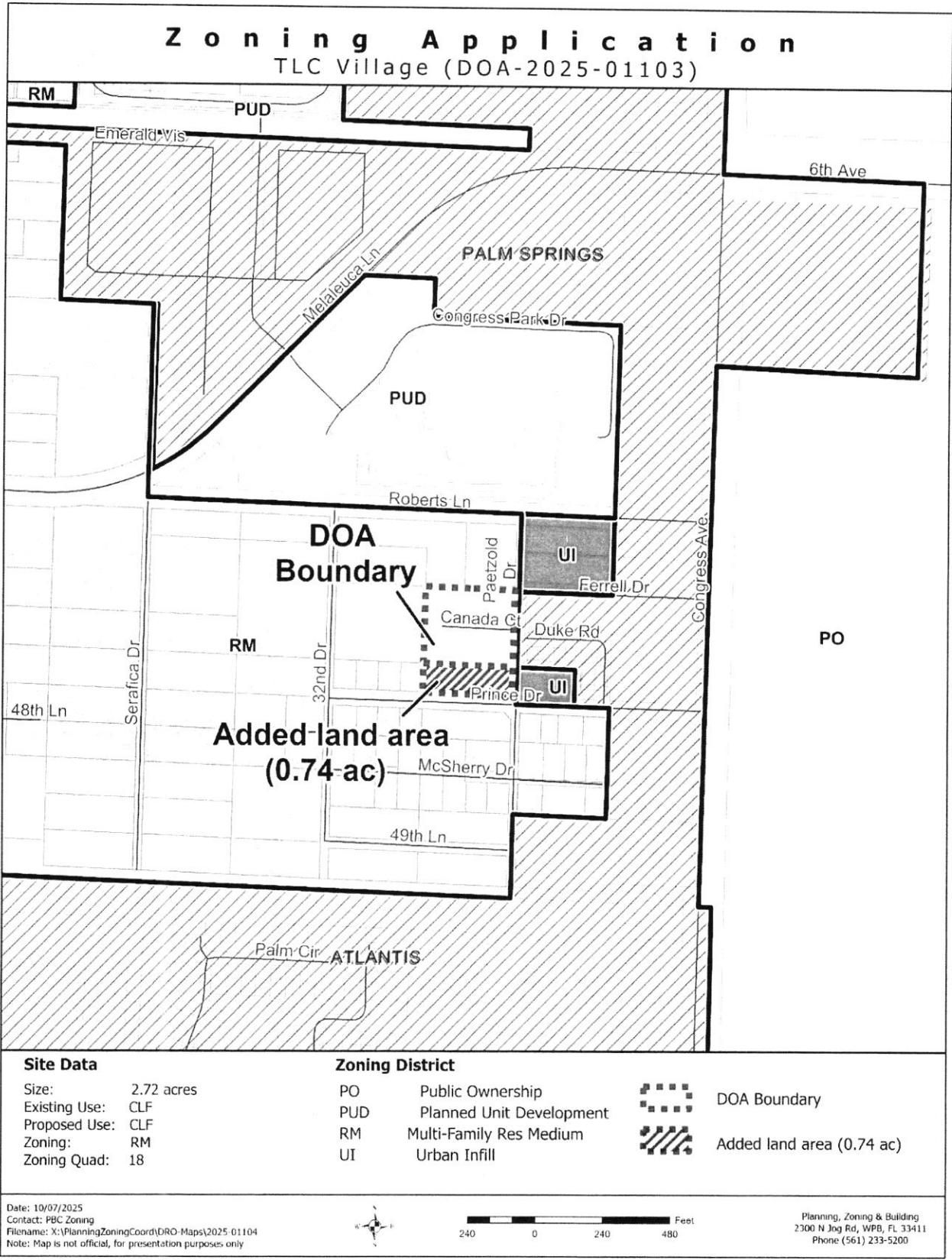


EXHIBIT C

CONDITIONS OF APPROVAL

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)

4. Prior to final approval by the Development Review Officer, the Applicant shall submit a Phasing Plan. The Applicant shall include timing of building permit submission that is applicable for the implementation of the Phasing Plan. (DRO: 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
- 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 to correct the violations associated with the canopy membrane structure, shed, and the gym conversion or remove the structures. (DRO/DATE: ZONING/MONITORING – 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 H) shall be limited as an Ancillary (Fitness) building. The Property Owner shall receive approval for applicable building permits for the change of use/occupancy. (ONGOING: ZONING - Code Enforcement)

4. The existing structure (Building I) shall be limited to its present use as a Kitchen/Dining building.

5. 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.]

6. 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.]

7. 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.