

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.

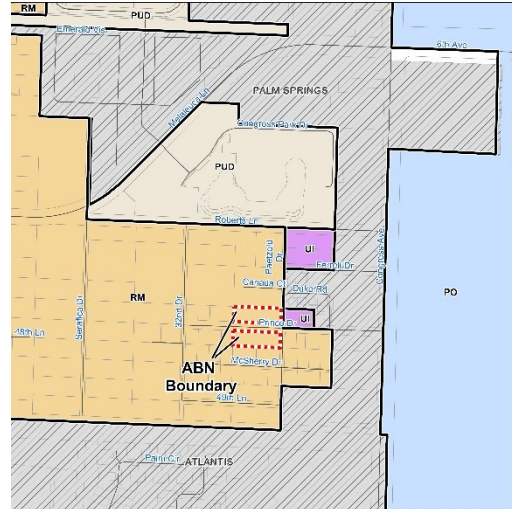
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

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: Canada Court II, ABN-2025-01104
Location: Northwest and southwest corners of Prince Drive and Paetzold Drive
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 18, 2025



Zoning Application Summary

Application:	Canada Court II, ABN-2025-01104
Control:	Canada Court II, 2010-00319
Location:	Northwest and southwest corners of Prince Drive and Paetzold Drive
District:	Commission District 3
Title/Request:	Title: a Development Order Abandonment Request: to allow an abandonment of a Type 3 Congregate Living Facility approved by Resolution R-2011-0004 on 1.48 acres
Summary: The application is for the existing Canada Court II development. The site was approved by the Board of County Commissioners (BCC) in 2011 for a Special Exception for a Type 3 Congregate Living Facility (CLF) with a maximum of 28 residents/beds on 1.48 acres. The request proposes to abandon the Development Order for the CLF with 25 residents, located in eight buildings on the north and south sites of Prince Drive. This application is being processed concurrently with application DOA-2025-01103 TLC Village, to allow the modification of a previously approved Special Exception for a CLF and Residential Treatment Facility (fka Housing and Treatment of the Chemically Dependent). The four existing buildings on the north side of Prince Drive are proposed to be added to the TLC Village development. The four existing buildings on the south side of Prince Drive will be reviewed through a future administrative application as a Recovery Community.	