

RESOLUTION NO. ZR-2026-002

RESOLUTION APPROVING ZONING APPLICATION ZV-2025-02051  
CONTROL NO. 2021-00073  
TYPE II VARIANCE (*STAND ALONE*)  
APPLICATION OF Boca Raton Associates XI, LLLP - Kevin Ratterree  
BY Boca Raton Associates XI, LLLP, AGENT  
(JOHNS PUD)

WHEREAS, the Zoning Commission, pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the ULDC have been satisfied;

WHEREAS, Zoning Application ZV-2025-02051 was presented to the Zoning Commission at a public hearing conducted on April 2, 2026;

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

WHEREAS, the Zoning Commission hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Type 2 Variance;

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 action of the Zoning Commission be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application ZV-2025-02051, the Application of Boca Raton Associates XI, LLLP - Kevin Ratterree, by Boca Raton Associates XI, LLLP, Agent, for a Type 2 Variance to allow the elimination of a 25-foot Type 2 Incompatibility Buffer (and associated planting material) on Pod H (70.35 acres) of a 329.87 acre PUD, 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 April 2, 2026, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof and Variance request as described in EXHIBIT D, attached hereto and made a part hereof.

Commissioner           Caliendo           moved for the approval of the Resolution.

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

Cheri Pavlik, Chair	- Aye
Christopher Kammerer, Vice-Chair	- Aye
James Williams	- Aye
Claudia Mendoza	- Aye
Sam Caliendo	- Aye
Lori Vinikoor	- Aye
Alison Thomas	- Aye
Angella Jones-Vann	- Aye
Susan Kennedy	- Absent

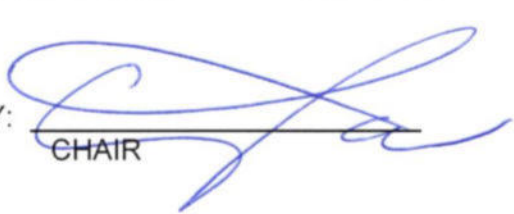
The Chair thereupon declared the resolution was duly passed and adopted on April 2, 2026.

This resolution is effective when filed with the Palm Beach County Zoning Division on April 2, 2026.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY:   
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA  
BY ITS ZONING COMMISSIONERS

BY:   
CHAIR

## EXHIBIT A

### LEGAL DESCRIPTION

ALL OF TRACTS 4, 5, 6, 9, 10, 11, 18, 19, 20, 23, 24 & 25 AND THOSE PORTIONS OF TRACTS 7, 8, 21 AND 22, BLOCK 76, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 2934, PAGE 1767, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 26.40 FEET OF SAID TRACTS 4 THROUGH 7.

TOGETHER WITH THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH LYING SOUTH OF SAID TRACTS 8, 9, 10, 11 AND NORTH OF SAID TRACTS 18, 19, 20, 21, SAID BLOCK 76, LESS AND EXCEPT THE WESTERLY 29.00 FEET THEREOF.

LESS AND EXCEPT THAT PARCEL OF LAND DENOTED AS "PARCEL 102" AND DESCRIBED IN AN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 21795, PAGE 1135, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### ALSO DESCRIBED AS:

ALL OF TRACTS 9, 10, 11, 18, 19, 20, 24 AND 25 AND A PORTION OF TRACTS 4 THROUGH 8, 21, 22 AND 23, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BOCA RATON GOLF COURSE PUD - PLAT THREE, AS RECORDED IN PLAT BOOK 134, PAGE 67, SAID PUBLIC RECORDS; THENCE SOUTH 00°21'35 EAST ALONG THE WEST LINE OF SAID BOCA RATON GOLF COURSE PUD - PLAT THREE AND THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 51.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°21'35 EAST ALONG THE EAST OF SAID TRACTS 4, 11, 18 AND 25, A DISTANCE OF 2,640.51 FEET; THENCE SOUTH 89°38'38 WEST ALONG THE SOUTH LINE OF SAID TRACTS 23, 24 AND 25, A DISTANCE OF 714.39 FEET; THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 21795, PAGE 1135, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 00°24'43 EAST, A DISTANCE OF 588.93 FEET; THENCE NORTH 89°35'17 WEST, A DISTANCE OF 584.48 FEET; THENCE NORTH 00°22'03 WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2934, PAGE 1767, SAID PUBLIC RECORDS, A DISTANCE OF 2,043.47 FEET; THENCE NORTH 89°37'44 EAST ALONG A LINE 26.40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 4 THROUGH 7, A DISTANCE OF 1,291.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.353 ACRES, MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

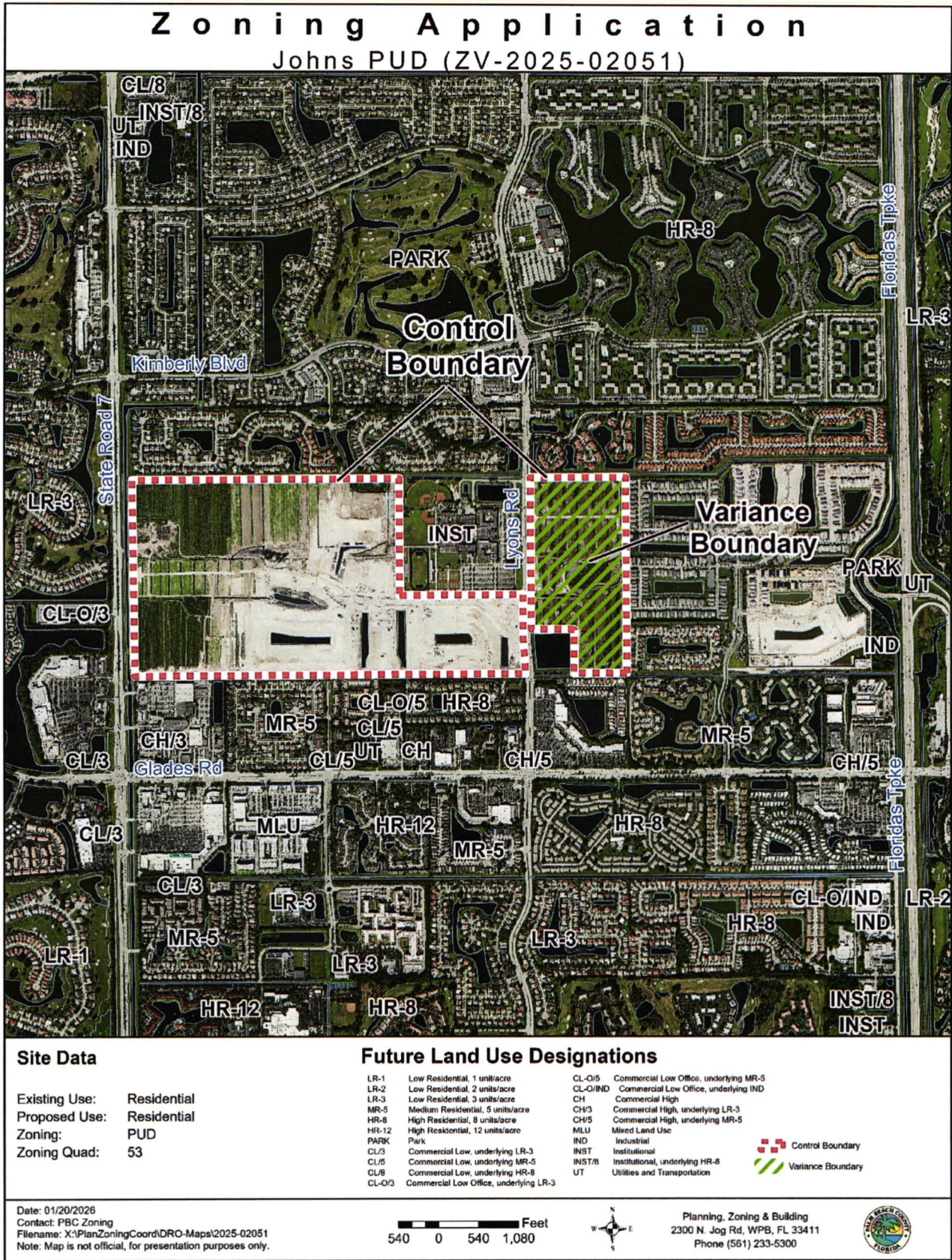


EXHIBIT C

## CONDITIONS OF APPROVAL

### Type 2 Variance - Standalone

#### ALL PETITIONS

1. The approved Preliminary Master Plans are dated January 26, 2026. 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 Zoning Commission. (ONGOING: ZONING - Zoning)
2. The approved Alternative Landscape Plans are dated January 23, 2026. Modifications to the Plans shall be revised and approved by the Development Review Officer. Reduction in plant material is not allowed. (ONGOING: ZONING - Zoning)
3. Prior to the submittal for Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Site Plan. (DRO/ONGOING: ZONING - Zoning)
4. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDGPMT/ONGOING: ZONING - Zoning)
5. Prior to the issuance of the first Certificate of Occupancy for a residential unit within the Plat for Pod H, the Property Owner shall revise and include in the Property Owners Association (POA) Documents, the POA's responsibilities for Maintenance of the County's Retention area and the associated landscaping, as described in the Maintenance Agreement. A copy of the recorded POA documents shall be submitted to the Zoning Division. (CO: MONITORING - Zoning)

#### VARIANCE

1. The Development Order for this Standalone Variance shall be tied to the timeframe for Commencement of Development of Pod H, as described on the Phasing Plan dated February 20, 2026. (ONGOING: MONITORING - Zoning)

#### COMPLIANCE

1. In Granting this Approval, the Zoning Commission 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 Zoning Commission 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. f 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**

**REQUEST**

**TYPE II VARIANCE SUMMARY**

ULDC Article	Required	Proposed	Variance
7.C.2.C. Incompatibility Buffer Types	15-foot Type 2 Incompatibility Buffer (25 feet existing)	Elimination and relocation of the required Type 2 Incompatibility Buffer	100 percent (15-feet)

<b>SITUS ADDRESS:</b>	20512 Lyons Rd Boca Raton 33434		
<b>OWNER NAME &amp; ADDRESS:</b>	Boca Raton Associates XI LLLP 1600 Sawgrass Corporate Pkwy, Ste 400 Fort Lauderdale, FL 33323-2890		
<b>PCN:</b>	00-42-43-27-05-076-0040		
<b>ZONING DISTRICT:</b>	PUD		
<b>BCC DISTRICT:</b>	5		
<b>LAND USE:</b>	LR-3	<b>S/T/R:</b> 27-43-42	
<b>CONTROL #:</b>	2021-00073		
<b>LOT AREA:</b>	70.35 acres +/-		
<b>REQUEST:</b>	to allow the elimination of a 25-foot Type 2 Incompatibility Buffer (and associated planting material) on Pod H (70.35 acres) of a 329.87 acre PUD		