



February 1, 2023

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

Application:	Busch Wildlife Sanctuary Foundation, EAC-2022-01587
Control:	Busch Wildlife Sanctuary, 2019-00070
Location:	Southwest corner of Indiantown Road and Rocky Pines Road
BCC Hearing:	February 23, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me at (561) 233-5206 or via VStark@pbcgov.org.

Sincerely,

Vincent Stark
Site Planner I

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Carlos Torres, AIA, Principal Site Planner
Wendy N Hernández, Deputy Zoning Director

Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200 Building
Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



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Official Electronic Letterhead

Zoning Application Summary

Application:	Busch Wildlife Sanctuary Foundation, EAC-2022-01587
Control:	Busch Wildlife Sanctuary, 2019-00070
Location:	Southwest corner of Indiantown Road and Rocky Pines Road
BCC District:	District 1, Commissioner Maria G. Marino
Title/Request:	a Development Order Amendment (Expedited Application Consideration (EAC)) to modify the Site Plan and Conditions of Approval on 19.46 acres
Overall Acres:	19.46 acres

Summary: Proposed is an amendment for the 19.46-acre Busch Wildlife Sanctuary Foundation development. The site was last approved by the Board of County Commissioners on April 22, 2021 to allow the Institutional Nonprofit Assembly use.

The proposed request will modify Engineering Condition of Approval related to the construction of a minimum eight-foot wide pathway along the west side of Rocky Pines Road from Indiantown Road to the south property line. In addition, the Applicant is also requesting modifications to the Site Plan relating to the layout of the animal exhibits and the internal pedestrian pathways. No other modifications are proposed and access will remain from Rocky Pines Road.

Location Map

