



**TOWN OF PALM BEACH**

Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**

PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

FROM: Wayne Bergman, Director, MCP, LEED-~~AP~~<sup>ARB</sup>

SUBJECT: ZON-24-048 (ARC-24-077) 450 S COUNTY RD

MEETING: MAY 15, 2024 TC  
MAY 29, 2024 ARCOM

**ZON-24-048 (ARC-24-077) 450 S COUNTY RD (204 WORTH AVE) (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW.** The applicant, Rosetta Bakery and FERRAGAMO USA INC, has filed an application requesting Town Council review and approval for a Special Exception with site plan review request to allow a retail specialty foods with indoor seating in the C-WA district. The Architectural Commission shall perform design review of the application.

Applicant: Rosetta Bakery and FERRAGAMO USA INC  
Professional: Jerome I Baumohl  
Representative: Marua Ziska

**THE PROJECT:**

The applicant has submitted plans, entitled "Rosetta Bakery 450 SOUTH COUNTY ROAD" as prepared by **Jerome I Baumohl**, date stamped by the Town, April 15, 2024.

The following is the scope of work for the project:

- Retail buildout in existing commercial bay of one-story commercial building at the southwest corner of South County Road and Worth Avenue.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **Special Exception #1**, Sec. 134-1159(a)(14) Retail specialty foods, including incidental sale of prepared foods for takeout.

Site Data			
Zoning District	C-WA	Future Land Use	COMMERCIAL
Use	RETAIL (specialty foods)	Square Footage (SF)	TOTAL: 1,322 SF

**STAFF ANALYSIS**

The application is for the interior buildout of a retail bay to accommodate Rosetta Bakery which proposes to build out 1,312 square feet to be a retail specialty food store which approximately 722 SF will serve as take out area (front of house) and 590 square feet (back-of-house). The scope of work involves minor modification to the existing storefront to accommodate ADA requirements. The existing building turns the corner at South County Road and Worth Avenue and currently



**CONCLUSION:**

Approval of the project will require one (1) separate motion to be made by the Town Council:

- (1) Special Exception request for retail specialty foods the C-WA zoning district.

Approval of the project will require one (1) separate motions to be made by the Architectural Commission:

- (1) For the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM