

April 1, 2024

Town of Palm Beach

Planning, Building and Zoning Department
360 South County Road
Palm Beach, Florida 33480

Project Reference: ZON-24-048 Rosetta Bakery

450 South County Road
Palm Beach, Florida 33480

Letter of Intent:

Town of Palm Beach Planning, Building and Zoning Department,

Rosetta Bakery proposes to build out 1,312 square feet to be a retail specialty food store which approximately 722 square feet will serve as take out area and 590 square feet as back-of-house.

The scope of work involves minor modification to the existing storefront to accommodate ADA requirements. The bakery should be considered retail specialty foods including incidental sale of prepared foods for takeout. The bakery will source the majority of its products from their Miami facility and will prep the food on site. Seating will be limited to nine (9) seats.

The following zoning requests are being requested in conjunction with this application:

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

Section 134-229:

1. A retail specialty food take out business is a permitted use in the C-WA Zoning District with special exception approval.
2. The take out food specialty bakery will be operated that the public health, safety, welfare and morals will be protected.
3. The take out food specialty bakery will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
4. The take out food specialty bakery will be compatible with adjoining development and the intended purpose of the district in which it is to be located as there are other restaurants in the area.
5. The take out food specialty bakery will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.
6. The take out food specialty bakery will comply with all elements of the comprehensive plan.
7. The take out food specialty bakery will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district as the space is small and will have limited seating.
8. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to

automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe, all along Worth Avenue and abutting streets.

9. Any proposed signage will meet the Town's guidelines.

10. Location, availability and compatibility of utility service for the take out food specialty bakery will remain the same.

11. Refuse and service areas for the use shall not adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

12. The proposed take out food specialty bakery will not attract the principal portion of its customers/clients from off-island locations. Since there is no other type of take out café in the vicinity other than Starbucks, it will give the neighborhood another option and it is expected their customers will be merchant employees and retail customers of Worth Avenue and the neighboring streets. It is foreseeable that most customers will come on foot and not in a vehicle from off island.

13. There are no historic trees on site.

14. The proposed take out food specialty bakery will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations as the café is a small operation with limited seats and limited service.

We are available to answer any questions that may arise.

Warmest Regards,

Jerome I. Baumoehl, NCARB

Jerome Baumoehl Architect, Incorporated