



## TOWN OF PALM BEACH

Planning, Zoning & Building Department  
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Palm Beach, FL 33480

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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~~ *WCB*

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:

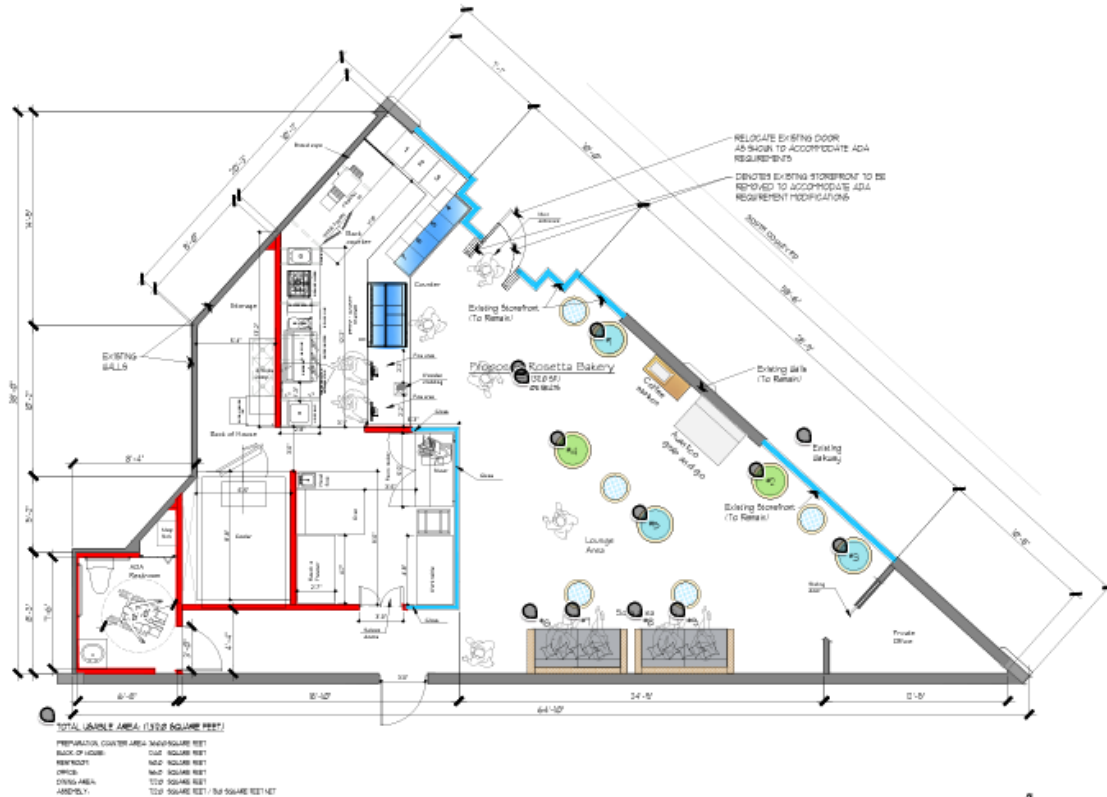
- **Special Exception #1**, Sec. 134-1159(a)(14) Retail specialty foods, including incidental sale of prepared foods for takeout.

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

houses seven (including the applicant) retail bays and provides for on-site parking in a surface lot for 56 spaces located behind the building and accessed from South County Road.



Rosetta Bakery is a purveyor of baked goods and coffees where the foods are baked off site, and prepared and available on the counter. Food is cooked and prepared in the commissary kitchen in Miami and stored in the walk-in refrigerator on site. No service is provided, but customers purchase the products at counter for take away; additionally there is limited seating the front area for nine (9) seats.



The exterior changes are limited to 'pulling out' the front door from the existing serrated storefront.

**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