

---

## Sec. 94-222. - Coleman Park overlay.

---

- a. *Intent.* The intent of the development standards for Coleman Park is to reinforce the existing architectural character; to create a place of common vision and physical predictability for all new construction and renovations; and to provide areas for the concentration of compatible land uses that are complementary to the surrounding residential neighborhood. This intent will be achieved by adding certain criteria to reinforce the quality of life, and to assist in the removal of blight and to discourage noxious uses.
- b. *District boundaries.* The development standards shall be utilized for properties located within the Coleman Park district. Coleman Park is generally bounded on the north by 25th Street, Palm Beach Lakes Boulevard on the south, and the FEC and CSX railroad tracks on the east and west, respectively, as shown in more detail on the Coleman Park overlay district regulating map.
- c. *Prohibited.* In order to maintain predictability in development, planned communities and height variances shall be prohibited. Planned developments are only permitted within the CP-MF32 overlay districts.
- d. *Variances; appeals.* Variances from the dimensional requirements or waivers from any other criterion may be approved by the zoning board of appeals, provided that the applicant meets the standards pertaining to such variance or waiver. The zoning board of appeals shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the planning and zoning administrator in the enforcement of these development regulations.
- e. *General development standards.*
  1. The Coleman Park (CP) overlay regulations consist of these regulations and the Coleman Park overlay regulating map.
  2. The provisions of the Coleman Park overlay shall take precedence over the existing zoning and land development regulations in the event of a conflict.
  3. The provisions of the building code shall take precedence over the provisions of the Coleman Park overlay in the event of a conflict.
  4. The regulating map designates the locations of the zoning sub-districts.
  5. Planned developments within the area affected by the Coleman Park overlay shall give consideration to the existing character of development in the Coleman Park neighborhood and shall comply with section 94-226(h) except a minimum of ten percent of the site area shall be dedicated to the creation of open space and shall comply with section 94-222(g).
  6. Automatic food and drink machines must be located inside buildings.
  7. The design of civic buildings shall be subject to these regulations.
- f. *Parking standards.*
  1. Parking shall conform to the requirements of [ARTICLE XV](#) of this chapter, except as specifically specified otherwise in these Coleman Park overlay regulations.
  2. Parking parks shall be allowed on existing vacant lots in the residential districts with the following requirements:
    - a. The surface parking lot shall directly abut a commercial parcel along Tamarind Avenue.
    - b. Seventy-five percent of the lot shall be finished with reinforced grass, permeable pavers or pavers with areas for grass plugs.
    - c. A five-foot landscape buffer is required along property lines adjacent to residential properties.
    - d. All surface parking lots shall be landscaped in accordance with the requirements of [Chapter 94](#).
    - e. A class B special use permit is required to establish a parking park.
  3. Surface parking lots for new developments shall be constructed behind buildings and shall be landscaped in accordance with the requirements of [Chapter 94](#). No new surface parking lots shall be created on vacant lots on Tamarind Avenue, 15th Street or Palm Beach Lakes Boulevard unless the parcel is unified with a commercially zoned parcel. In such cases, the surface parking lot shall be landscaped in accordance with the requirements of [Chapter 94](#).

g. *Open space standards.* Open space for Coleman Park shall be designed in accordance with the standards listed below:

1. *Urban park.* A continuous area for pedestrians which is open from the ground level to the sky for its entire width and length, with the exception of recreational equipment or pedestrian amenities such as benches or lighting, which fronts on a street or sidewalk and which is directly accessible by foot to the public during daylight hours for scenic or leisure purposes.

Minimum area: 10,000 square feet

Minimum width: 50 feet.

2. *Plaza.* A continuous area for pedestrians which is open from the ground level to the sky for its entire width and length, which fronts on a street or sidewalk, and which is directly accessible to the public at all times for use by the public for passive recreational purposes. An existing unimproved area between or next to a building or buildings shall not qualify. The plaza shall be located at street grade.

Minimum area: 1,000 square feet.

Maximum area: 43,000 square feet.

Required width: The width of the plaza shall be generally wider than deep. However, the width shall not exceed 2.5 times the depth.

3. *Street garden.* A continuous area for pedestrians which is open from the ground level to the sky for its entire width and length, the primary feature of which is a landscaping scheme that incorporates garden elements including trees, palms, shrubs, or ground cover, as well as water elements including a fountain or pond. The urban garden shall be located adjacent to a sidewalk, cross-block connection, pedestrian arcade, or building lobby and accessible on at least one side of its perimeter.

Minimum area: 1,000 square feet.

Maximum area: 5,000 square feet.

Required width: The width of the urban garden shall be generally wider than deep. However, the width shall not exceed 2.5 times the depth.

4. *Courtyard.* An uncovered area for pedestrians partly or wholly enclosed by buildings or walls and used primarily for supplying access, light, and air to abutting buildings. The courtyard shall be accessible from a public street or semipublic interior room and located at grade.

Spatial ratios - height to width: Min. = 1:1

Max. = 1.5:1

Required width: The width of the courtyard shall be generally wider than deep. However, the width shall not exceed 2.5 times the depth.

5. *Pocket park or snippet.* A small sitting area for relaxation and people watching. Varying sizes permitted. The primary purpose of this feature is to provide seating. The interior of the space shall be visible from the entrance.
6. *Arcade.* A continuous roofed or covered and unglazed portion of a building with supporting columns or piers that extends over a walkway or sidewalk and connects to another arcade, public space, prominent architectural or landscape feature, or other such pedestrian amenities. The arcade shall be accessible from streets, sidewalks or public spaces.

Minimum width: 12 feet clear.

Minimum height: 14 feet.

7. *Cross-block connection.* A continuous passage for pedestrians that connects two streets with a system of lobbies, pedestrian streets or sidewalks or other prominent architectural or landscape feature, or pedestrian amenities. The cross-block connection shall be accessible from streets, sidewalks or public spaces.

Minimum width: 10 feet clear.

Maximum width: 16 feet clear.

Interior proportion - height to width: 1:1 min. Where covered, heights should be dimensionally consistent with the principle lobby ceiling, but not less than 12 feet clear.

h. *Architectural standards:* Architectural standards for Coleman Park shall be as follows:

1. Exterior finish material may include stone, brick, stucco, exposed concrete, ceramic tile, any stone cladding material, limestone, precast concrete, clapboard siding, fiber cement siding and wood shingles. Walls shall combine no more than two materials and shall change material along a horizontal line, with the visually heavier material below the lighter material. Vinyl and aluminum siding shall be prohibited.
2. Front facing garden walls and fences shall be 48 inches in height.
3. Rear garden walls and fences not facing streets shall be 48 to 72 inches in height. Garden walls and fences shall consist of painted, stained, or pressure treated wood pickets, plastic coated chain link, decorative metal, indigenous rock, or block and stucco.
4. All buildings shall have their principal pedestrian entrance(s), inclusive of flat, stepped or sloped walkways, on the frontage line, connecting the front entrance of the primary structures with the street.
5. Windows shall be vertical or square in proportion.
6. Windows shall be recessed a minimum of two inches from the exterior face of the facade.
7. All windows shall be operable.
8. Multiple windows in the same rough opening shall be separated by a four-inch wide post and sit on one continuous sill.
9. If shutters are used, they must be operable, sized to match the opening, and provided for all windows on a given wall.
10. Sliding door shall only be allowed on rear facades. All other exterior doors shall be hinged, except garage doors.
11. Garages shall be setback a minimum of five feet behind the front Façade for front facing garage doors.

i. *Signage:* The signage requirements shall determine size, placement, and number of signs permitted for the sub-districts to support the identification of commerce and civic uses, provide consistency and continuity, and protect each district from the clutter and negative visual impact of excess signage.

1. *Requirements which apply to all districts.*

- a. Except as specifically provided in this section, the sign regulations in [ARTICLE XIII](#) of this chapter shall also apply.
- b. Audible, flashing, paper signs, and internally illuminated box-signs are prohibited. Signs with visible backs are prohibited. Monuments signs are prohibited except as expressly provided in this section.
- c. Calculation of sign face area shall be in accordance with the method established in section [94-405](#).

2. *Coleman Park neighborhood commercial districts.* Signage for commercial uses shall comply with the following requirements:

- a. One building identity sign shall be allowed on buildings. Corner building shall be allowed one identity per Façade along each street frontage line. Such signs shall not be internally illuminated and shall not exceed a total sign face of 40 square feet each.
- b. An external sign band may be applied on the facade of each building provided that it shall not exceed 36 inches in height by 60 percent of the applicable storefront width. Signage may be permitted on awnings or canopies, but shall be considered as square footage against the allowable signage area. The sign band shall be located within the first two stories of the building.
- c. Pedestrian blade signs may be attached perpendicular to the facade projecting out no more than four feet from the building facade, not exceeding three feet in vertical dimension, and with a minimum vertical clearance of eight feet. Pedestrian blades sign shall be set back a minimum of two feet from the end of the building or storefront. Pedestrian blade signs shall only be located within the first story of the building. Only one double-sided pedestrian blade sign shall be allowed per business.
- d. Vertical building signs may be attached perpendicular to the building facade, projecting out no more than three feet from the building facade. Vertical signs shall not exceed two feet in width and five feet in vertical dimension. Signs shall be located above the first story and shall be set back a minimum of two feet from the end of the building. Only one vertical sign shall be allowed per applicable storefront. In the event that a vertical sign is utilized, no sign band shall be permitted.

- e. For vacant storefronts, signage advertising a new business or development shall be limited to 50 percent of the glazing area; up to 100 percent of the glazing area may be comprised of urban lifestyle imagery which does not advertise any specific good, service, or business.
  - f. Permanent and temporary window signage shall be permitted for up to 25 percent of the glazed area of the storefront provided such signage shall not unreasonably obstruct views from the street into storefront spaces.
3. *Coleman Park professional office residential districts.* Those commercial and mixed-uses approved by right or subject to approval as a class B special use shall comply with following signage requirements:
- a. An external sign band may be applied on the facade of each building provided that it shall not exceed 36 inches in height by 40 percent of the storefront width. The sign band shall be located within the first two stories of the building. Signage may be permitted on awnings or canopies, but shall be calculated as square footage against the allowable signage area. Such signs shall not be internally illuminated. External illumination is permitted.
  - b. Pedestrian blade signs may be attached perpendicular to the facade projecting out no more than four feet from the building facade and not exceeding three feet in vertical dimension. Pedestrian blade signs shall be set back a minimum of two feet from the end of the building or storefront.
  - c. One building identity sign shall be allowed on buildings three or more stories in height. Such signs shall not be internally illuminated and shall not exceed a total sign face of 40 square feet. External illumination is permitted.
4. *Coleman Park community service districts:* Notwithstanding the provisions of [ARTICLE XIII](#) of this chapter, signage shall conform to the following:
- a. One single-faced low freestanding sign shall be permitted with a maximum sum total area of 20 square feet.
  - b. Wall, facade, canopy, marquee, and related building-mounted signs: One sign, located on any building side shall be permitted, not to exceed the lesser of one percent of gross wall area or 16 square feet.
5. *Schools and places of worship within residential enclaves.* The following signage shall be permitted:
- a. One low freestanding sign, located on the lot of the principal structure which shall not exceed four feet in height and 16 square feet in sign face area. The sign shall be located a minimum of ten feet from any lot line, and shall not be internally illuminated.
  - b. Bulletin boards shall be permitted provided they comply with the regulations established in section [94-407](#).
- j. *Alleys and rights-of-way:* Standards for alleys and rights-of-way provide guidelines for new streets and alleys to enhance pedestrian and vehicular circulation, and to provide safe service access for buildings.
- 1. Vacation of all rights-of-way shall be discouraged and must serve the public welfare; however, where an alley abandonment is granted which serves a development, the following requirements shall also apply:
    - a. Where a right-of-way is vacated to allow a development, such developments shall have all services, including but not limited to loading, trash removal and general services, internalized and screened from public view.
    - b. Where a right-of way is vacated to allow a development, such developments shall provide an open space equal to the size of the vacated right-of-way at a ratio of 1:1 and shall meet the criteria of the open space standards established in section [94-222\(e\)](#).
    - c. Where portions of a right-of-way are vacated to allow a development, the right-of-way shall be reconfigured to maintain two separate access points for entry and exit from the development onto the street. The reconfigured right-of-way shall have the minimum dimensions recommended by the city's engineering services department.
  - 2. Vacation and relocation of rights-of-way shall be discouraged and must serve the public welfare.
  - 3. Requests to abandon a right-of-way shall comply with [chapter 78](#); [article VII](#) - Vacating and Closing Street and Alleys.
  - 4. Where designated by the regulating map, new streets are encouraged to improve connectivity and integrate large tracts of land into the neighborhood.
- k. *Demolition of existing buildings.* The demolition of existing buildings shall comply with the following requirements:
- 1. Designated historic structures or structure located within a historic district proposed for demolition shall comply with section [94-49](#).

2. Before issuance of a demolition permit, the property owner shall obtain and keep in force a policy or policies of general liability and property damage insurance in an amount to be determined by the city for combined single limit, per occurrence, bodily injury, and property damage. A certificate of insurance shall be submitted to the city prior to issuance of the demolition permit and shall name the city as an additional insured party.
  3. Unsafe structures as defined by the Standard Unsafe Building Abatement Code adopted by the city may receive an emergency demolition order from the city building official due to unsafe structure conditions.
  4. The ZBA may also authorize the demolition of a structure on sites with contamination identified by a site environmental study.
  5. The ZBA may authorize the demolition of a structure to allow the creation of an urban open space. The urban open space shall be conveyed to the city or other public entity, and shall be rezoned as an urban open space.
- l. *Demolition standards.* Unless otherwise provided in these regulations, the ZBA may approve the request for a demolition upon the finding that the petition satisfies each of the following standards:
1. There exists a significant economic hardship to rehabilitate and reuse the structure based upon the structural condition of the building and practicality of rehabilitation and reuse.
  2. The demolition will not cause significant harm to the public's interest due to the lack of architectural or historic significance of the building.
  3. The structure does not maintain the continuity, scale and massing of adjacent structures and the structure lacks prominence within the block or its relationship to adjacent structures.
  4. The structure's reuse is inconsistent with the goals and intent of the specific district in which it is located.
  5. The removal of the structure will enhance the public safety, health, and welfare of resident and visitors.
  6. Due to the structure's condition and level of deterioration, it would be impractical to board and secure the structure.

If the demolition request does not satisfy each of the demolition standards, the request shall be denied.

- m. *Demolition materials.* Any proposed demolitions of a building larger than 50,000 square feet shall divert 50 percent of construction, demolition, and land clearing debris from landfill disposal by developing a waste management plan which quantifies material diversion goals. Calculations can be done by weight or volume, but must be consistent throughout as described in the Leadership in Energy and Environmental Design (LEED) Standards for Materials and Resources, Credit 2. Hazardous waste and excavation soil may not be included in the calculations. Structures which are to be demolished due to environmental contamination are not required to fulfill this standard.
- n. Before issuance of a demolition permit, the property owner shall pay a sustainability deposit to the city in an amount established by resolution of the city commission, in addition to any other deposits or bonds required by the city. The architect or contractor shall certify the implementation of this requirement 60 days after the demolition of the structure through the submittal of a report to the planning department. If diversion requirement is met, deposit is returned to applicant, if diversion requirement is not met, deposit will be forfeited to the city.
- (Ord. No. 4402-12, § 2, 9-18-2012; Ord. No. [5002-22](#), § 4, 07-11-2022)