

ORDINANCE NO. 481

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATLANTIS, FLORIDA, AMENDING CHAPTER 15. ZONING. AT ARTICLE I. IN GENERAL. SEC. 15-5 DISTRICT REGULATIONS. PARAGRAPH (f) DISTRICT – R1 SINGLE FAMILY RESIDENTIAL, TO AMEND CERTAIN AESTHETIC AND DESIGN STANDARD REQUIREMENTS FOR ROOF MATERIAL OR PAINT COLOR AT FIVE VILLA GROUPS LOCATED IN THIS ZONING DISTRICT WHICH ARE CONSISTENT WITH THE RESPECTIVE FIVE VILLA GROUP REGULATIONS FOR ROOF MATERIAL AND PAINT COLOR AS APPLICABLE; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 15. ZONING. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council adopted Ordinance 460 in 2021 as part of a city-wide comprehensive code update, and codified architectural design guidelines for the various villa groups located in this zoning district; and

WHEREAS, since the adoption of Ordinance 460, five of the individual villa groups have had to amend their architectural design guidelines due to circumstances beyond their control, such as the unavailability of materials or the discontinuation of supplies, and

WHEREAS, consistent, objective review and approval of development applications from properties within the City's villa groups by the City's Architectural Review Committee is not possible without consistency between Villa Group standards and City code; and

WHEREAS, the City Council now desires to update the City's code consistent with changes to villa group design guidelines.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTIS, FLORIDA, AS FOLLOWS:

Section 1: The foregoing recitals are true and correct, and are hereby made a specific part of this Ordinance.

Section 2: Chapter 15. Zoning. of the Code of Ordinances of the City of Atlantis, Florida, is hereby amended at Article I. In General. Sec. 15-5(f)(7), to revise roof material

standards consistent with revisions at four villa groups, and paint color standards consistent with revisions at one villa group as follows:

(7) *Villa group architectural aesthetics and design elements.*

- a. Applicability and purpose. All properties located within a villa group shall comply with architectural and design elements respective to each villa group in order to provide for consistency in aesthetics, development review, and redevelopment within all City villa group neighborhoods.
- b. Permitted Villa Group architectural and design elements. All architectural and design elements within a villa group are to be color, material, and style compatible with the overall villa group aesthetics. Architectural and design elements are not limited to the specific core elements listed below. Manufacturer equivalencies are acceptable.

Atlantis Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Cedar Key Villas

Roof: Boral Saxony Brown Blend Shake Tile

Windows: White Colonial or Plain

Body: (all walls): Benjamin Moore Natural Cream OC-14, Satin with Semi-gloss
Broadstreet Beige HC-48

Trim: (roof line gutters and flashing): Benjamin Moore Night Shade 2116-10,
Satin with Semi-gloss ~~Davenport Tan HC-76~~

Driveway: Asphalt

Cypress Key Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Forestview Villas

Roof: ~~Boral Saxony Brown Blend Shake Tile~~ Eagle Bel Air 4502 Arcadia
Canyon Brown

Windows: Bronze Frame Colonial

Body: Light Beige Stucco w/Board and Batten Corners

Trim: Brown

Driveway: Asphalt/Concrete/Pavers (All Elements Black)

Colony Key Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Driftwood Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

French Royale (French)

Roof: ~~Mansard Grey Shake B.M. 1460~~ Standing seam metal, Dove Gray

Windows: White (With/Without Mullions)

Body: Benjamin Moore Filtered Sunlight #2154-60

Trim: Benjamin Moore Vanilla Ice Cream #2154-70

Shutters: Louvres, Benjamin Moore 2154-70

Driveway: Asphalt / Pavers Amaretto

French Royale Villas (Royale)

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Muirfield Villas

Roof: ~~Boral Saxony Brown Blend Shake Tile~~ Westlake Royal, Saxony 900 Split Shake Sierra Brown w/Black Antique

Windows: Brown Frame

Body: Behr #205 1326 8125 Tan/Off-White

Shutters: Behr #205 1326 8391 Brown

Wood: Behr #205 1326 8126 Light Brown/Tan

Driveway: Asphalt/Pavers (Charcoal)/Concrete (Black)

Pine Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Rio Vista Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Woodland Villas

Roof: ~~Boral Saxony Brown Blend Shake Tile~~ Eagle Bel Air 4501 Arcadia Canyon Brown

Windows: Bronze Frame Colonial

Body: Benjamin Moore HC-84 Elmira White (Stucco)

Trim: Benjamin Moore 2112-20 Brown Sugar (Shutters)

Driveway: Asphalt / Pavers

Yorktowne Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

- c. Action by Architectural Committee and City Council. The City of Atlantis Architectural Committee as provided for in sec. 15-10 shall review all applicable aesthetic applications for a building permit and architectural approval (in the case of painting a building or structure) in accordance with the permitted elements listed above and in addition to provisions in sec. 15-10. The Architectural Committee shall function as a recommendation body to the City Council for any interpretations that may arise or requested deviations, in which case the City Council shall be the final decision-making authority.

SECTION 3: Each and every other section and subsection Chapter 15. Zoning. of the Code of Ordinances of the City of Atlantis, Florida, shall remain in full force and effect as previously adopted.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: Should any section or provision of this Ordinance, or any portion thereof, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 6: Specific authority is hereby granted to codify this Ordinance.

SECTION 7: This Ordinance shall take effect immediately upon adoption.

FIRST READING this 17th day of May 2023.

SECOND & FINAL READING this 21st day of June 2023.

CITY OF ATLANTIS

✓
Aye
Nay

Allen S. Kaulbach
Mayor Allan Kaulbach

✓
Aye
Nay

Kell Lanahan
Vice Mayor Keller Lanahan

✓
Aye
Nay

Derek Cooper
Councilor Derek Cooper

Aye
Nay

Michael LaCoursiere
Councilor Michael LaCoursiere

✓
Aye
Nay

Guy Motzer
Councilor Guy Motzer

ATTEST:

Kristen Puhalainen
Kristen Puhalainen, City Clerk

(SEAL)



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY.

Trey Nazarro
Trey Nazarro, Esq., City Attorney