

ORDINANCE NO. 484

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 DRIVEWAY ELEMENTS AT TWO VILLA GROUPS LOCATED IN THIS ZONING DISTRICT WHICH IS CONSISTENT WITH THE RESPECTIVE VILLA GROUPS’ REGULATIONS FOR DRIVEWAY ELEMENTS; 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, the City Council adopted Ordinances 481 and 482 in 2023, codifying changes to elements in individual villa groups due to circumstances beyond their control; and

WHEREAS, since the adoption of Ordinance 482, the French Royale villa group has amended their architectural design guidelines by Homeowner Association Board vote to reflect the desire of that community regarding driveway elements, 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 driveway elements consistent with revisions at two 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

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Cypress Key Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Forestview Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Colony Key Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Driftwood Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

French Royale (French)

Roof: 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

Driveway: ~~Asphalt / Pavers Amaretto~~ Pavers in a singular color which may be either gray or brown

French Royale Villas (Royale)

Roof: White Flat Cement Tile

Windows: White (With/Without Mullions)

Body: Benjamin Moore Beig #989

Trim: Benjamin Moore Super White

Driveway: ~~Asphalt, Pavers Amaretto~~ Pavers in a singular color which may be either gray or brown

Muirfield Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Pine Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Rio Vista Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

Woodland Villas

[SHALL REMAIN UNCHANGED AS PREVIOUSLY ADOPTED]

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

ATTEST:

Kristen Puhalainen

Kristen Puhalainen, City Clerk



APPROVED AS TO FORM AND
LEGAL SUFFICIENCY.

Keith W. Davis

Keith W. Davis, Esq., City Attorney