

ORDINANCE NO. 460

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 PROVIDE NEW ZONING REQUIREMENTS THAT ARE CONSISTENT WITH EXISTING VILLA GROUP AND ASSOCIATION REGULATIONS FOR AESTHETICS AND DESIGN STANDARDS, IN ORDER TO PROVIDE FOR CONSISTENT AND OBJECTIVE ARCHITECTURAL REVIEW AND APPROVAL OF DEVELOPMENT AND RE-DEVELOPMENT APPLICATIONS IN SUCH VILLA GROUPS AND ASSOCIATIONS; FURTHER ACKNOWLEDGING THE EXPIRATION OF THE DEVELOPMENT MORATORIUM IN THE R1 ZONING DISTRICT PREVIOUSLY ESTABLISHED BY ORDINANCE 457; 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 of the City of Atlantis, Florida is currently undertaking a comprehensive review of the City of Atlantis' Code of Ordinances, including land development regulations; and

WHEREAS, the R-1 Zoning District includes a number of villa groups, each with its own association regulations that vary from group to group; and

WHEREAS, the City Council has put into place a moratorium on development in the R-1 Zoning District City in order to maintain the status quo in the City and simultaneously allow City staff to conduct a comprehensive review of the City's existing codes, meet with citizen representatives of each villa group to review villa group regulations, determine compliance with the City's Comprehensive Development Plan and to determine what revisions are required to provide internal consistency, best protect the residents of the City as permitted by law, and to ensure compatibility during villa group re- development and improvement; and

WHEREAS, during the pendency of said moratorium, City staff has, as directed by the City Council, coordinated with appropriate citizen representatives of each villa group, and has reviewed all association regulations that may conflict with, or otherwise impose challenges for the proper codification, and enforcement of applicable City land development regulations and property standard regulations, especially in terms of re-development; and

WHEREAS, the City's planning consultant has taken the information obtained during the aforesaid coordination efforts between City staff and villa group representatives and has provided proposed revisions to the City's R-1 Zoning District which will accomplish the goals as explained above

and add consistent regulations to the City's zoning code that will ensure compatibility during villa group re-development and improvement in compliance with the City's Comprehensive Development Plan; and

WHEREAS, the City Council believes that amending its code by adopting the planning consultant's proposed revisions to the City's R-1 Zoning District will enhance community aesthetics, and will better serve general health, safety, and welfare of the community.

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, 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) R-1 Single Family Residential, to provide revised code and updated and new regulations for each villa group within the City in order to provide for consistency in aesthetics, development review, and re-development within all City villa group neighborhoods; providing that Chapter 15 Article I., Sec. 15-5(f) R-1 Single Family Residential (7) shall hereafter read as follows:

(7) Villa group architectural aesthetics and design elements.

- a. Applicability and purpose. All structures located within a villa group shall comply with the unique core architectural and design elements identified herein below for the respective villa group in order to preserve property values of each residence within each villa group, and to provide for consistent enforcement of these regulations as they exist and may be amended from time to time.
- b. Permitted Villa Group core architectural and design elements. All architectural and design elements within a villa group shall 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.
- c. Elements. The Architectural Review Committee shall enforce the core architectural and design elements applicable to each respective villa group as part of its normal permit approval process set forth at Sec. 15-10 of the City's Zoning Code. The denial of a permit application may be appealed to the City Council as provided in Sec. 15-10(3) of the City's Zoning Code.

Atlantis Villas

Roof: Entegra Butterscotch
Tile

Windows: White Colonial

Body: Benjamin Moore Low Lustre
Sailcloth

Trim: Brick (Natural)

Wood Trim, Soffit: Benjamin Moore Soft Gloss
Sailcloth

Driveway: Asphalt

Cedar Key Villas

Roof: Boral Saxony Brown Blend Shake Tile

Windows: White Colonial or Plain

Body: Benjamin Moore Broadstreet Beige HC-
48

Trim: Benjamin Moore Davenport Tan HC-76

Driveway: Asphalt

Colony Key Villas

Roof: White Flat Cement Tile

Windows: White Colonial (With/Without
Mullions)

Body: Benjamin Moore PM-01/OC-152 Super
White

Trim: Brick

Driveway: Asphalt / Gray Pavers

Cypress Key Villas

Roof: Boral Saxony Brown Blend Shake Tile

Windows: Bronze Colonial Frames

Wood /Shutters: Behr Base 213 Custom

Concrete: Behr Base 9050 Custom

Driveway: Asphalt

Driftwood Villas

Roof: Boral Saxony 900 Slate Flat White Tile

Windows: White Colonial

Body: Grey Board and Batten

Trim: White Stucco

Driveway: Asphalt

Forestview Villas

Roof: Boral Saxony Brown Blend Shake Tile

Windows: Bronze Frame Colonial

Body: Light Beige Stucco w/Board and Batten
Corners

Trim: Brown

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

French Royale (French)

Roof: Mansard Grey Shake B.M. 1460

Windows: White (With/Without Mullions)

Body: Benjamin Moore Filtered Sunlight
#2154-60

Trim: Benjamin Moore Vanilla Ice Cream
#2154-70

Shutters: Louvres, Benjamin Moore Vanilla Ice
Cream # 2154-70

Driveway: Asphalt / Pavers Amaretto

French Royale Villas (Royale)

Roof: White Flat Cement Tile

Windows: White, (With/Without Mullions)

Body: Benjamin Moore Beige #989

Trim: Benjamin Moore Super White Driveway:
Asphalt / Pavers Amaretto

Muirfield Villas

Roof: Boral Saxony Brown Blend Shake Tile

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

Roof: Boral Saxony Brown Blend Shake Tile

Window: Bronze Frame Colonial

Body: Cream (Satin Finish)

Trim: Bronzestone (Satin Finish)

Driveway: Asphalt /Concrete/Paver (All

Elements Black)

Rio Vista Villas

Roof: Crown Smoked Fireclay Tuscany (Red Barrel)

Windows: White Frame Colonial
(With/Without Mullions) or Glass Block

Body: Sherwin Williams Ext A-100 Flat Latex,
Exterior Tan

Trim: Sherwin Williams 6325 Constants Coral,
Satin Exterior, Earth

Inserts: Sherwin Williams Exterior A-100 Flat
Latex

Driveway: Asphalt/Natural Concrete/White
Pavers

Woodland Villas

Roof: Boral Saxony Brown Blend Shake Tile

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

Roof: White Flat Cement Tile Windows: White

Frames, No Grids Body: Benjamin Moore 193
Dijon

Trim: Benjamin Moore 985 Indian River
Shutters Benjamin Moore 467 High Park Green

Driveway: Asphalt / Concrete / Pavers

- d. 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: The City Council hereby formally acknowledges the expiration of the development moratorium in the R-1 Zoning District previously established by Ordinance 457.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: 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 7: Specific authority is hereby granted to codify this Ordinance.

SECTION 8: This Ordinance shall take effect immediately upon adoption.

FIRST READING this _____ day of _____, 2021.

SECOND & FINAL READING this _____ day of _____, 2021.

CITY OF ATLANTIS

_____ Aye	_____ Nay	_____ Mayor Michael LaCoursiere
_____ Aye	_____ Nay	_____ Vice Mayor Allan Kaulbach
_____ Aye	_____ Nay	_____ Councilor Keller Lanahan
_____ Aye	_____ Nay	_____ Councilor Guy Motzer
_____ Aye	_____ Nay	_____ Councilor Derek Cooper

ATTEST:

(SEAL)

Kristen Puhalainen, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY.

Keith Davis, Esq., City Attorney