

ORDINANCE NO. 494

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ATLANTIS, FLORIDA, AMENDING CHAPTER 4. BUILDINGS AND BUILDING REGULATIONS. AT ARTICLE VII. MINIMUM PROPERTY STANDARDS. BY AMENDING SECTION 4-61. MAINTENANCE AND APPEARANCE STANDARDS FOR ALL STRUCTURES. IN ORDER TO PROHIBIT THE USE OF METAL ROOFS THAT EXHIBIT A “SILVER TONE” FINISH ON STRUCTURES IN THE CITY; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 4. BUILDINGS AND BUILDING REGULATIONS. 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 has previously adopted regulations minimum appearance standards for all structures within the City, which currently allow the use of certain metal roofs; and

WHEREAS, the City Council of the City of Atlantis, Florida desires to revise current City code based on current construction and architecture trends and prohibit the use of metal roofs that exhibit a silver tone finish on structures in the City; and

WHEREAS, the City Council believes that amending its code to provide for the above-stated code revisions is in the best interests of the citizens of the City of Atlantis.

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

SECTION 1: The facts and recitations contained in the preamble of this ordinance are adopted and incorporated by reference as if set forth herein.

SECTION 2: Chapter 4. Buildings and building regulations. of the Code of Ordinances of the City of Atlantis, Florida, is hereby amended at Article VII. Minimum property standards. Section 4-61. Maintenance and appearance standards for all structures. to prohibit the use of metal roofs that exhibit a silver tone finish throughout the city; providing that Section 4-61 shall hereafter read as follows:

Sec. 4-61. - Maintenance and appearance standards for all structures.

(a) The owner and/or manager of all real property within the city shall maintain the exterior of the premises in such a manner to conform with all city codes and ordinances to avoid blighting influences on neighboring properties, and to avoid the creation of hazards to public health, safety and welfare. Properties shall be maintained in accordance with the following standards:

(1) [This subsection shall remain in full force and effect as previously adopted].

(2) [This subsection shall remain in full force and effect as previously adopted].

(3) [This subsection shall remain in full force and effect as previously adopted].

(4) [This subsection shall remain in full force and effect as previously adopted].

(5) a. Allowed roofing materials. Only the following roofing materials are allowed:

1. Concrete tile or concrete derivatives;

2. Barrel tile; or

3. Wood shake shingles.

4. Standing seam, interlocking shingle and faux clay metal except as limited below.

b. Prohibitions. All roofing materials made of asphalt and/or fiberglass and/or exposed fastener metal are strictly prohibited on residential structures located within the city. Metal roof materials that exhibit a silver tone, or shiny finish achieved by, among other products, coatings such as "Galvalume" or paint material that is silver and / or shiny in appearance, are strictly prohibited.

c. Maintenance responsibilities. All roofs must be of a uniform color; thus, all repairs must blend with the predominant color of the roof.

(6) [This subsection shall remain in full force and effect as previously adopted].

(7) [This subsection shall remain in full force and effect as previously adopted].

(8) [This subsection shall remain in full force and effect as previously adopted].

SECTION 3: Each and every other section and subsection of Chapter 4. Buildings and building regulations. of the Code of Ordinances of the City of Atlantis, Florida, shall remain in full force and effect as previously enacted.

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 16th day of April 2025

SECOND AND FINAL READING this 21st day of May 2025

CITY OF ATLANTIS

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

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY.

City Clerk Kristen Puhalainen

Keith Davis, City Attorney

(SEAL)