

**Local Planning Agency  
Board of Directors Meeting  
City of Atlantis, 260 Orange Tree Drive Atlantis FL  
June 16, 2021  
7:00 PM**

**This meeting will be conducted in person and via teleconference on Webex.com.  
See page 2 for attendance and public comment instructions**

**AGENDA**

1. Call to Order
2. Roll Call

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

3. **Consideration of 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.**

4. **Adjourn**

Note: If a person decides to appeal any decision made by the above City Council with respect to any matter considered at such meeting, he will need a record of the proceedings, and for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Atlantis does not provide such a record.

LOCAL PLANNING AGENCY  
CITY OF ATLANTIS  
In person and via teleconference on Webex.com  
June 16, 2021  
7:00 P.M.

## How to attend this Local Planning Agency Meeting

### In person

The Local Planning Agency will meet in person (HOWEVER, one or more members may participate remotely via Webex) for this meeting. Due to CDC social distancing guidelines, there will be limited seating available in the City Council chambers for the public, which will be available on a first come, first served basis. The City will not provide face coverings; please bring your own.

### By telephone

Dial 408-418-9388  
Enter Access Code 132 152 4586

### On your computer

Email the City Clerk at [kpuhalainen@atlantisfl.gov](mailto:kpuhalainen@atlantisfl.gov) to be added to the attendee list. You will receive an invitation via email with the sign-in instructions.

OR

Go to [www.webex.com](http://www.webex.com) and click on 'Join' in the upper right-hand corner.  
Enter access code 132 1524586  
Enter password Council0616

## Comments from Members of the Public

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit comments by noon on meeting day by email to the City Clerk at [kpuhalainen@atlantisfl.gov](mailto:kpuhalainen@atlantisfl.gov). All comments submitted by email that, if read orally, are three minutes or less shall be read into the record. All comments submitted by email shall be made part of the public record.



Brian R. Moree  
CITY MANAGER



## MEMORANDUM

To: Local Planning Agency

From: Brian R. Moree, City Manager *Brian R. Moree*

Re: Architectural Elements for Villa Groups in R-1 Zoning District

Date: June 16, 2021

**Agenda Item: Adoption of Ordinance 460**

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In July 2020, the City Council considered and approved a moratorium on architectural changes within the R-1 zoning district. The R-1 zoning district encompasses primarily single-family residential units in the areas referred to as the 'Villa Groups'. The City Council extended the moratorium in February 2021 with an expiration date of July 2021.

During the moratorium, City Administration worked with the Villa Groups and the Architectural Review Committee to define specific core architectural elements. The Villa Groups are defined by specific core architectural elements that provide for uniformity within each group. Each group maintains internal uniformity but are architecturally different from each other.

The City Council hosted a public workshop in March and City Administration finalized a listing of the architectural elements to be included in a proposed zoning change. The proposed changes were returned to the Villa Groups for confirmation.

The proposed zoning changes codify the included architectural elements and are reviewable and enforceable by the Architectural Review Committee. Requests for subsequent changes will be forwarded to the Architectural Review Committee for recommendation and the City Council for final approval.

City Administration recommends City Council consideration and adoption of Ordinance 460.

**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 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**

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

Windows: White Colonial or Plain

Body: Benjamin Moore Broadstreet Beige HC-48

Trim: Benjamin Moore Davenport Tan HC-76

Driveway: Asphalt

**Cypress Key Villas**

Roof: Boral Saxony Brown Blend Shake

Windows: Bronze Colonial Frames

Wood /Shutters: Behr Base 213 Custom

Concrete: Behr Base 9050 Custom

Driveway: Asphalt

**Forestview Villas**

Roof: Boral Saxony Brown Blend

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**

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

**Driftwood Villas**

Roof: Boral Saxony 900 Slate Flat White Tile

Windows: White Colonial

Body: Grey Board and Batten

Trim: White Stucco

Driveway: Asphalt

**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 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

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

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 Tuscan (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

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 (Without Mullions)

Body: Benjamin Moore 193 Dijon

Trim: Benjamin Moore 985 Indian River

Shutters Benjamin Moore 467 High Park Green

Driveway: Asphalt / Concrete / Pavers

- 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:** 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 Derek Cooper

\_\_\_\_\_  
Aye

\_\_\_\_\_  
Nay

\_\_\_\_\_  
Councilor Keller Lanahan

\_\_\_\_\_  
Aye

\_\_\_\_\_  
Nay

\_\_\_\_\_  
Councilor Guy Motzer

ATTEST:

(SEAL)

\_\_\_\_\_  
Kristen Puhalainen, City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY.

\_\_\_\_\_  
Keith Davis, Esq., City Attorney