

ORDINANCE NO. 57

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING ORDINANCE NO. 46. LAND DEVELOPMENT REGULATIONS. AS AMENDED BY ORDINANCE NO. 50, BY AMENDING SECTION 3.03 RESIDENTIAL. TO PROVIDE FOR ARCHITECTURAL DESIGN GUIDELINES FOR RESIDENTIAL CONSTRUCTION OF NEW HOMES AND ADDITIONS TO EXISTING HOMES; AMENDING SECTION 10.03 ADMINISTRATIVE GUIDELINES. TO PROVIDE FOR CONSTRUCTION PERIOD REGULATIONS; PROVIDING THAT EACH AND EVERY SECTION AND SUBSECTION OF ORDINANCE 46. LAND DEVELOPMENT REGULATIONS. AS AMENDED BY ORDINANCE NO. 50 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 Village of Golf has developed a unique residential character over the past 40 years which includes an eclectic mix of architectural styles, while varied, still provides a consistency of neighborhood scale, design elements, and building materials; and

WHEREAS, the Village Council wishes to preserve the overall consistency of style, quality, and neighborhood character in evidence within the Village; and

WHEREAS, the design guidelines were developed to provide an overall framework for a design professional to ensure compatibility with the existing neighborhood, while still providing for creative flexibility.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, THAT:

SECTION 1: Ordinance 46. Land Development Regulations. is hereby amended at Section 3.03 Residential. by the adoption of a new sub-paragraph 6, to be entitled " Design Guidelines", which shall hereafter read as follows:

Section 3.03 Residential.

(Paragraphs 1 through 5 shall remain the same as previously adopted)

6. Design Guidelines. While the Village of Golf has a variety of architectural styles, the preferred styles are Bermuda, British or Dutch Colonial, Traditional Mediterranean, French Country, or Traditional. The following design guidelines are established to set forth parameters to apply to all residential construction within the Village of Golf to promote the goals of consistency of neighborhood character and consistency of color and materials. The design standards are either mandatory or discretionary. The use of the terms "preferred" or "discouraged" are discretionary. The preferred items are design elements that whenever possible should be used in order to maintain the desired existing character of the Village. Discouraged

items are design elements that should not be used in order to maintain the desired existing character of the Village. These items are not typically found in the Village and incorporating discouraged items into a design decreases the probability of project approval and may result in project denial. The Guidelines are as follows:

a. **Roof-** Roofs are a major visual element and similarities in roof types create visual continuity in a neighborhood:

- (1) The plate height or roof- bearing height of a single-story structure shall not exceed 12 feet.
- (2) The plate height or roof-bearing height of a two-story structure shall not exceed 24 feet.
- (3) The pitch of the roof shall be no steeper than 8:12 and no less than 4:12, excluding any flat roof area.
- (4) Flat roofs shall be allowed only over porches or patio areas, and shall not exceed 10% of the total roof area. Portions of a hip or gable roof that appear flat are not to be included in this calculation.
- (5) Roof colors shall be white or natural earth tones; no bright or primary colored tiles or shingles are permitted.
- (6) Hip or Gable roof designs are preferred, with roof overhangs not to exceed 3 feet.

b. **Windows and shutters** – Windows provide light and ventilation, as well as adding to the aesthetics of a building by creating proportion and articulation. The window style should conform to the building's architectural style, in addition to adhering to the following guidelines:

- (1) On a single-story home, the vertical dimension of the window shall not exceed 8 feet.
- (2) Muntin windows are preferred.
- (3) Casement, single-hung, or double-hung windows are preferred.
- (4) There shall be a higher percentage of wall covering per wall than window treatment. Window area should not exceed 50% of any single elevation and sliding glass or French doors are not considered windows in reviewing a design plan for compliance.
- (5) Shutters are preferred and should be proportional to the size of the window.

c. **Exterior materials, colors, driveways, and miscellaneous–**

- (1) Vinyl, metal or aluminum siding is not permitted.
- (2) Half elevation treatments, unfinished exposed concrete block, or logs (milled or rough), are not permitted as exterior treatments.
- (3) All sides of the house should relate to each other and the front of the house should not look substantially different from the other sides.
- (4) Earth tones or soft pastel colors should be the exterior color palette and no more than two colors of paint (excluding trim) should be used.
- (5) Porte Cochere (covered entry porches which vehicles can drive through) is not permitted.

- (6) Enclosed garages are preferred, as opposed to carports.
- (7) Pervious surfaces, such as pavers are preferred for driveways.
- (8) Continuous columns that exceed 20 feet in height are discouraged.
- (9) Permanent foundation planting is required on all four elevations, as well as area planting.
- (10) At least 30% of the total lot area must be open green space, landscaped or sodded.
- (11) Stand-alone storage sheds are prohibited.
- (12) Swimming pools on Golf Course lots, which are too close to the tee or green area and which would interfere with the normal play on the Course are prohibited. Determination of location approval will only be made after submittal of a site plan, a survey, a physical inspection of the property by staff, and an affirmative vote of the Village Council.

d) Denial- Any project which does not adhere to the requirements of these guidelines, or which does not, in the sole determination of the Village Council, include sufficient preferred design features or which incorporates discouraged design guidelines such that the property is not harmonious with the surrounding homes, may be denied by the Village Council.

Section 2: Ordinance 46, Land Development Regulations, as amended by Ordinance No. 50, is hereby amended at Section 10.03 Administrative Regulations, Construction Period, by the adoption of a new sub-paragraph to be numbered 5, which shall herein after read as follows:

Section 10.03 Construction Period

(Paragraphs 1 through 4 shall remain the same as previously adopted.)

5. The Construction Period Regulations contained in paragraphs 1-4 in this Section will apply only to property, regardless of zoning classification, located south of Golf Road. Property located north of Golf Road, regardless of zoning classification, may apply for land development approval and after receiving the appropriate approvals (site plan and building permit approval) may commence construction at anytime during the year.

Section 3: Each and every other section and subsection of Ordinance No.46, Land Development Regulations, as amended by Ordinance No. 50, 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, any paragraph, sentence or word be declared invalid by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

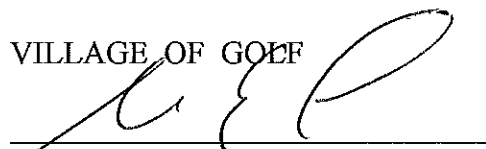
Section 6: Specific authority is granted to codify this Ordinance.

Section 7: This Ordinance shall take effect immediately upon passage.

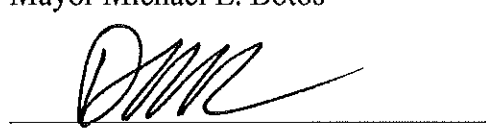
First Reading this 25th day of October 2000.

Adopted on second reading this 29th day of November, 2000.

VILLAGE OF GOLF

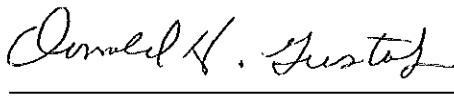

Mayor Michael E. Botos

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Vice Mayor Douglas K. Raborn

age

Treasurer John P. Ottaway, Jr.

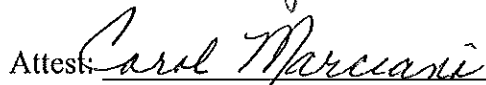

Councilman Donald H. Gustafson

- age


Councilman Erik E. Joh

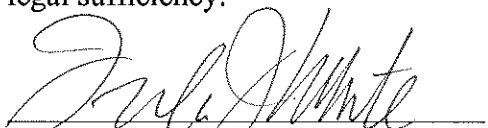
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Attest:


Village Clerk

(seal)

Approved as to form and
legal sufficiency.


Village Attorney