

By Senator Crist

12-1405-04

See HB 827

1                                   A bill to be entitled  
2           An act relating to Meadow Pointe and Meadow  
3           Pointe II Community Development Districts,  
4           Pasco County; requiring owners to submit  
5           building plans to the district board under  
6           certain circumstances; permitting architectural  
7           review by each district board; providing for  
8           the enforcement of deed restrictions within  
9           each district; providing penalties; excluding  
10          certain villages from the provisions of this  
11          act; providing an effective date.

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13 Be It Enacted by the Legislature of the State of Florida:

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15           Section 1. Notwithstanding any other provision of law,  
16 the owner of a residential property within the Meadow Pointe  
17 Community Development District established by Pasco County  
18 Ordinance 91-15 and Meadow Pointe II Community Development  
19 District established by Pasco County Ordinance 94-13, when  
20 applying for a permit for the erection of any new building or  
21 for alterations or additions to any existing building on a  
22 residential parcel, must submit the plans as they relate to  
23 the appearance, color, texture of materials, and architectural  
24 design of the exterior to the appropriate district governing  
25 board, and the respective board shall approve the plans or  
26 recommend modifications to the plan within 30 calendar days  
27 after receipt thereof, such approval and recommendations to be  
28 based upon judicially reviewable standards which each board is  
29 authorized to adopt by rule. If modifications are recommended,  
30 the owner must then resubmit the amended plan to the district  
31 governing board for approval and, if agreement cannot be

1 reached, may apply to the court of appropriate jurisdiction  
2 for relief.

3       Section 2. Notwithstanding any other provision of law,  
4 each district governing board may enforce deed restrictions  
5 within its respective district, and actions at law or in  
6 equity, or both, may be used to redress alleged failure or  
7 refusal to comply with such restrictions. Each district  
8 governing board may levy fines and suspend the use of rights  
9 in accordance with the provisions of section 720.305(2),  
10 Florida Statutes, as it may be amended from time to time, when  
11 its rules so provide.

12       Section 3. The Villages of Longleaf, Lettingwell,  
13 Vermillion, Covina Key, and Sedgewick, which are within the  
14 Meadow Pointe II Community Development District and which have  
15 mandatory homeowners' associations, are excluded from the  
16 provisions of this act.

17       Section 4. This act shall take effect upon becoming a  
18 law.

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