

HB 0827

2004

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

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

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

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30 reached, may apply to the court of appropriate jurisdiction for
31 relief.

32 Section 2. Notwithstanding any other provision of law,
33 each district governing board may enforce deed restrictions
34 within its respective district and actions at law or in equity,
35 or both, may be used to redress alleged failure or refusal to
36 comply with said restrictions and may levy fines and suspend the
37 use of rights in accordance with the provisions of section
38 720.305(2), Florida Statutes, as may be amended from time to
39 time, when its rules so provide.

40 Section 3. The Villages of Longleaf, Lettingwell,
41 Vermillion, Covina Key, and Sedgewick which are within the
42 Meadow Pointe II Community Development District and which have
43 mandatory homeowners' associations are excluded from the
44 provisions of this act.

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