

HB 827

2004
CS

CHAMBER ACTION

1 The Committee on Local Government & Veterans' Affairs recommends
2 the following:

3
4 **Committee Substitute**

5 Remove the entire bill and insert:

6 A bill to be entitled

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

15
16 Be It Enacted by the Legislature of the State of Florida:

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18 Section 1. Notwithstanding any other provision of law, the
19 owner of a residential property within the Meadow Pointe
20 Community Development District established by Pasco County
21 Ordinance 91-15 and Meadow Pointe II Community Development
22 District established by Pasco County Ordinance 94-13, when
23 erecting any new building or making alterations or additions to

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24 | any existing building on a residential parcel, must submit the
25 | plans as they relate to the appearance, color, texture of
26 | materials, and architectural design of the exterior to the
27 | appropriate district governing board, and the respective board
28 | shall approve the plans or recommend modifications to the plan
29 | within 30 calendar days after receipt thereof, said approval and
30 | recommendations to be based upon judicially reviewable standards
31 | which each board is authorized to adopt by rule. If
32 | modifications are recommended, the owner must then resubmit the
33 | amended plan to the district governing board for approval and,
34 | if agreement cannot be reached, may apply to the court of
35 | appropriate jurisdiction for relief.

36 | Section 2. Notwithstanding any other provision of law,
37 | each district governing board may enforce deed restrictions
38 | within its respective district and actions at law or in equity,
39 | or both, may be used to redress alleged failure or refusal to
40 | comply with said restrictions and may levy fines and suspend the
41 | use of rights in accordance with the provisions of section
42 | 720.305(2), Florida Statutes, as may be amended from time to
43 | time, when its rules so provide.

44 | Section 3. The Villages of Longleaf, Lettingwell,
45 | Vermillion, Covina Key, and Sedgewick which are within the
46 | Meadow Pointe II Community Development District and which have
47 | mandatory homeowners' associations are excluded from the
48 | provisions of this act.

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