

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 erecting any new building or making alterations or additions to
19 any existing building on a residential parcel, must submit the
20 plans as they relate to the appearance, color, texture of
21 materials, and architectural design of the exterior to the
22 appropriate district governing board, and the respective board
23 shall approve the plans or recommend modifications to the plan
24 within 30 calendar days after receipt thereof, said approval and
25 recommendations to be based upon judicially reviewable standards
26 which each board is authorized to adopt by rule. If
27 modifications are recommended, the owner must then resubmit the
28 amended plan to the district governing board for approval and,

29 | if agreement cannot be reached, may apply to the court of
30 | appropriate jurisdiction for relief.

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

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

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