



538092

LEGISLATIVE ACTION

Senate	.	House
Comm: WD	.	
03/16/2021	.	
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The Committee on Community Affairs (Powell) recommended the following:

Senate Amendment to Amendment (353158)

Delete lines 9 - 38

and insert:

(5) (a) Land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling on an open lot unless:

1. The dwelling is listed in the National Register of Historic Places as defined in s. 267.021(5); is located in a National Register Historic District; or is designated as a



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11 historic property or located in a historic district, under the
12 terms of a local preservation ordinance;

13 2. The regulations are adopted in order to implement the
14 National Flood Insurance Program;

15 3. The regulations are adopted pursuant to and in
16 compliance with chapter 553;

17 4. The dwelling is located in a community redevelopment
18 area as defined in s. 163.340(10); or

19 5. The dwelling is located in a planned unit development or
20 master planned community created pursuant to a local ordinance
21 enacted on or before July 1, 2021.

22 (b) For purposes of this subsection, the term:

23 1. "Building design elements" means the external building
24 color; the type or style of exterior cladding material; the
25 style or material of roof structures or porches; the exterior
26 nonstructural architectural ornamentation; the location or
27 architectural styling of windows or doors; the location or
28 orientation of the garage; the number and type of rooms; and the
29 interior layout of rooms. The term does not include the height,
30 bulk, orientation, or location of a dwelling on a zoning lot; or
31 the use of buffering or screening to minimize potential adverse
32 physical or visual impacts or to protect the privacy of
33 neighbors.

34 2. "Open lot" means a lot that has not previously been
35 developed with a building or a structure or any lot that has not
36 previously been subject to development as defined in s. 380.04.

37 3. "Planned unit development" or "master planned community"