



169812

LEGISLATIVE ACTION

Senate

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House

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Floor: WD

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04/26/2023 04:33 PM

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Senator Stewart moved the following:

**Senate Amendment (with title amendment)**

Delete lines 143 - 168

and insert:

6. The dwelling is located in a planned unit development or master planned community, the building design elements for which were originally created pursuant to a local ordinance, resolution, or other final action approved by the local governing body before July 1, 2023; or

7. The dwelling is located within the jurisdiction of a local government that has a design review board or an



12 architectural review board created before January 1, 2020.

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

14 1. "Building design elements" means the external building  
15 color; the type or style of exterior cladding material; the  
16 style or material of roof structures or porches; the exterior  
17 nonstructural architectural ornamentation; the location or  
18 architectural styling of windows or doors; the location or  
19 orientation of the garage; the number and type of rooms; and the  
20 interior layout of rooms. The term does not include the height,  
21 bulk, orientation, or location of a dwelling on a zoning lot; or  
22 the use of buffering or screening to minimize potential adverse  
23 physical or visual impacts or to protect the privacy of  
24 neighbors.

25 2. "Planned unit development" or "master planned community"  
26 means an area of land that is planned and developed as a single  
27 entity or in approved stages with uses and structures  
28 substantially related to the character of the entire  
29 development, or a self-contained development in which the  
30 subdivision and zoning controls are applied to the project as a  
31 whole rather than to individual lots.

32  
33 ===== T I T L E A M E N D M E N T =====

34 And the title is amended as follows:

35 Delete lines 38 - 40

36 and insert:

37 elements; amending s. 189.08, F.S.; conforming a