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LEGISLATIVE ACTION

Senate

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House

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Floor: 1/AD/2R

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04/26/2023 04:44 PM

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Senator Stewart moved the following:

**Senate Amendment (with title amendment)**

Delete lines 151 - 176

and insert:

6. The dwelling is located in a planned unit development or master planned community 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 architectural review board created before January 1, 2020.



12 (b) For purposes of this subsection, the term:  
13 1. "Building design elements" means the external building  
14 color; the type or style of exterior cladding material; the  
15 style or material of roof structures or porches; the exterior  
16 nonstructural architectural ornamentation; the location or  
17 architectural styling of windows or doors; the location or  
18 orientation of the garage; the number and type of rooms; and the  
19 interior layout of rooms. The term does not include the height,  
20 bulk, orientation, or location of a dwelling on a zoning lot; or  
21 the use of buffering or screening to minimize potential adverse  
22 physical or visual impacts or to protect the privacy of  
23 neighbors.  
24 2. "Planned unit development" or "master planned community"  
25 means an area of land that is planned and developed as a single  
26 entity or in approved stages with uses and structures  
27 substantially related to the character of the entire  
28 development, or a self-contained development in which the  
29 subdivision and zoning controls are applied to the project as a  
30 whole rather than to individual lots.

31  
32 ===== T I T L E A M E N D M E N T =====

33 And the title is amended as follows:  
34 Delete lines 38 - 40  
35 and insert:  
36 elements; amending s. 189.031, F.S.; precluding an