

House Bill No. 827

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

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

Section 1. Notwithstanding any other provision of law, the owner of a residential property within the Meadow Pointe Community Development District established by Pasco County Ordinance 91-15 and Meadow Pointe II Community Development District established by Pasco County Ordinance 94-13, when erecting any new building or making alterations or additions to any existing building on a residential parcel, must submit the plans as they relate to the appearance, color, texture of materials, and architectural design of the exterior to the appropriate district governing board, and the respective board shall approve the plans or recommend modifications to the plan within 30 calendar days after receipt thereof, said approval and recommendations to be based upon judicially reviewable standards which each board is authorized to adopt by rule. If modifications are recommended, the owner must then resubmit the amended plan to the district governing board for approval and, if agreement cannot be reached, may apply to the court of appropriate jurisdiction for relief.

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

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

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

Approved by the Governor June 23, 2004.

Filed in Office Secretary of State June 23, 2004.