



INTERNAL SUPPORT PROPERTY RIGHTS ELEMENT

Principles

A local government's process for regulating land impacts real estate markets and property rights includes transparency, predictability, and reliability are three strategies for implementing land use rules in a way that benefits people and respects property rights.

- *Transparency* means people can see and participate in the development review and approval process.
- *Predictability* means a local government follows rules that are clear and unambiguous. Real estate investors should be able to read the rules and know whether local government will permit a development proposal. Residents should be able to read the rules and know what kind of development will occur in their community.
- *Reliability* means a local government follows through on its commitments. Realistic plans should be made and followed. Generally, local governments should only change their plans after thorough consideration and consensus building. When government is reliable, people can make long-term investments in the community which is a key component of a successful local economy.



GOAL 1: The City shall consider private property rights in all local decision-making and with respect for people's rights to participate in decisions that affect their lives and property.

OBJECTIVE PROP 1.1: The City will respect judicially acknowledged and constitutionally protected private property rights.

POLICY PROP 1.1.1: The City will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

POLICY PROP 1.1.2: The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

POLICY PROP 1.1.2: The City will consider in its decision-making the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

POLICY PROP 1.1.1: The City will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

OBJECTIVE 2.1: The City's planning and development procedures will be transparent so that all people may participate in decisions that affect their lives and property.

POLICY PROP 2.1: The City shall continue to follow the public participation procedures outlined in the land development regulations which provide a framework for public participation in the development review process, and early involvement of neighbors and civic associations.

POLICY PROP 2.2: The land development regulations shall provide standards for notifying citizens of the City about public hearings before the Planning and Zoning Board and the City Commission to promote public participation in the decision-making process and meet the requirements of Florida Statutes.