

PROPERTY RIGHTS ELEMENT GOALS, OBJECTIVES AND POLICIES

I. INTRODUCTION

A. Purpose

The purpose of the Property Rights Element is to implement requirements of House Bill 59, signed by the Governor on June 28, 2021. The bill modified Section 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. The purpose of the Element, per Section 163.3177(6)(i), is to identify property rights that shall be considered in local decision-making.

B. Assessment and Conclusions

As stated in Section A, Purpose, this Element meets the statutory requirements of Section 163.3177, F.S.

II. GOAL

*It is the **GOAL** of the City of Riviera Beach to respect judicially acknowledged and constitutionally protected private property rights.*

OBJECTIVE 1.1: Property Rights Element

The City shall consider property rights during local decision-making processes.

Policy 1.1.1: The right of a property owner to physically possess and control his or her interest in the property, including easements, leases, or mineral rights.

Policy 1.1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4: The right of a property owner to dispose of his or her property through sale or gift.

OBJECTIVE 1.2

Transparency, Reliability, and Predictability in Decision-making: The City shall continue its effort in promoting public involvements and afford property owners the opportunity to participate in public meetings and hearings where it is making decision involving a property owner's property.

Policy 1.2.1: Comprehensive Plan Amendments and Development Applications - All applications affecting the development or use of property in the City, including

amendments to the City's Comprehensive Plan, shall be made at duly noticed public meetings and the applications shall be made available for public review at any time before or after the date of any hearing wherein the application is to be considered within the City's business hours. All residents and businesses of the City shall be entitled to inspect public records associated with an application and to participate in any hearings regarding the applications.