

1 A bill to be entitled
2 An act relating to growth management; amending s.
3 163.3167, F.S.; requiring local governments to address
4 the protection of private property rights in their
5 comprehensive plans; amending s. 163.3177, F.S.;
6 requiring the comprehensive plan to include a private
7 property rights element that sets forth principles,
8 guidelines, standards, and strategies to achieve
9 certain objectives; requiring counties and
10 municipalities within a specified period to adopt or
11 amend land development regulations consistent with the
12 private property rights element; providing deadlines
13 for each local government to adopt a private property
14 rights element; requiring the state land planning
15 agency to approve the private property rights element
16 adopted by each local government if it is
17 substantially in a specified form; providing an
18 effective date.

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

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22 Section 1. Subsection (9) of section 163.3167, Florida
23 Statutes, is amended to read:

24 163.3167 Scope of act.—

25 (9) Each local government shall address in its

26 | comprehensive plan, as enumerated in this chapter:r

27 | (a) The water supply sources necessary to meet and achieve
28 | the existing and projected water use demand for the established
29 | planning period, considering the applicable plan developed
30 | pursuant to s. 373.709.

31 | (b) The protection of private property rights.

32 | Section 2. Paragraph (i) is added to subsection (6) of
33 | section 163.3177, Florida Statutes, to read:

34 | 163.3177 Required and optional elements of comprehensive
35 | plan; studies and surveys.—

36 | (6) In addition to the requirements of subsections (1)-
37 | (5), the comprehensive plan shall include the following
38 | elements:

39 | (i)1. In recognition of the legitimate and often competing
40 | public and private interests in land use regulations and other
41 | government action, a property rights element that protects
42 | private property rights. The private property rights element
43 | must set forth principles, guidelines, standards, and strategies
44 | to guide the local government's decisions and program
45 | implementation with respect to the following objectives:

46 | a. Consideration of the impact to private property rights
47 | of all proposed development orders, plan amendments, ordinances,
48 | and other proposed government decisions.

49 | b. Encouragement of economic development.

50 | c. Use of alternative and innovative solutions to provide

51 equal or better protection than the comprehensive plan.

52 d. Consideration of the degree of harm created by
 53 noncompliance with provisions of the comprehensive plan.

54 2. Each county and each municipality within the county
 55 shall, within 1 year after adopting its private property rights
 56 element, adopt or amend land development regulations consistent
 57 with this paragraph.

58 3. Each local government shall adopt a private property
 59 rights element at its next evaluation and appraisal update
 60 review as required under this section or by July 2020, whichever
 61 occurs first.

62 4. The state land planning agency shall approve each
 63 private property rights element adopted by a local government if
 64 it is in substantially the following form:

65 GOAL: In all decisions, the ...(name of commission)...
 66 shall balance the comprehensive plan provisions with: protection
 67 of private property rights; the encouragement of economic
 68 development; the use of alternative and innovative solutions to
 69 provide equal or better protection than the comprehensive plan;
 70 and the degree of harm created by noncompliance.

71 OBJECTIVE 1: In all decisions rendered under the
 72 comprehensive plan and in implementing land development
 73 regulations, the ...(name of local government)... shall balance
 74 the protection of private property rights with the comprehensive
 75 plan provisions as applicable to the circumstance.

76 POLICY 1.1: The ...(name of commission)... shall render its
77 decisions in support of economic development and in deference to
78 private property rights.

79 POLICY 1.2: In all decisions, the ...(name of
80 commission)... may approve alternative and innovative solutions
81 that provide protection equal to or better than the
82 comprehensive plan.

83 POLICY 1.3: If the degree of harm created by noncompliance
84 with the provisions of the comprehensive plan is minimal or may
85 be mitigated, the ...(name of local government)... may approve
86 an applicable request or application.

87 OBJECTIVE 2: The ...(name of local government)... shall
88 bring its land development regulations into internal consistency
89 with the private property rights element.

90 POLICY 2.1: No later than 1 year after the ...(name of
91 local government)... adopts the private property rights element,
92 it shall review and revise its land development regulations as
93 necessary to make them consistent with that element.

94 Section 3. This act shall take effect July 1, 2018.