

City of Cooper City
Comprehensive Plan

Chapter _
Property Rights Element

Prepared May 2022 by
Leigh Robinson Kerr & Associates, Inc.
808 E. Las Olas Blvd, #104
Fort Lauderdale, Florida 33301
Phone: 954-467-6308

PROPERTY RIGHTS ELEMENT

TABLE OF CONTENTS

I.	PURPOSE	1
II.	GOALS, OBJECTIVES, AND POLICIES	1

I. PURPOSE

The purpose of the Property Rights Element is to respect judicially acknowledged and constitutionally protected private property rights. The local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

This Element has been prepared to satisfy requirements as set forth in Chapter 163.3161(10) and 187.101(3), F.S.

II. GOALS, OBJECTIVES, AND POLICIES

GOAL - To meet the requirements of Chapter 163.3177, as amended, to require a property rights element.

Objective 1 – Private Property Rights

To ensure that judicially acknowledged and constitutionally protected private property rights continue to be respected and considered in local decision-making.

Policy 1.1 The City will continue to respect the judicially acknowledged and constitutionally protected right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy 1.2 The City will continue to respect the judicially acknowledged and constitutionally protected right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3 The City will continue to respect the judicially acknowledged and constitutionally protected right of the property owner to privacy and to exclude others from their property to protect the owner's possessions and property.

Policy 1.4 The City will continue to respect the judicially acknowledged and constitutionally protected right of a property owner to dispose of their property through sale or gift.

Objective 2 – Implementation

To ensure the continued implementation of private property rights and public participation.

Policy 2.1 Through continued implementation of the City Code of Ordinances, as may be amended, regarding land development; comprehensive planning and zoning

CITY OF COOPER CITY COMPREHENSIVE PLAN

Policy 2.2 Through continued adherence to Florida Statutes, as may be amended, regarding private property rights and public participation including Chapters 163 and 166.

Policy 2.3 Through continued implementation of City administrative procedures informing interested parties regarding private property rights and public participation.