

Environmental Protection and Growth Management Department
STAFF REPORT
Amendment 21-T6: Property Rights Element

I. Item Summary

Commission District	All
Proposed modifications	Amendments are proposed to the Broward County Comprehensive Plan (BCCP) that address the requirements HB 59: Growth Management, adopted by the Florida Legislature in 2021.
Effect of Proposed Change	Adds a new Property Rights Element to the BCCP.
Comprehensive Plan Consistency	Consistent

II. Staff Recommendation

The Broward County EPGMD, Planning and Development Management Division (PDMD) recommends that the Local Planning Agency (LPA) find the proposed amendments consistent with the Broward County Comprehensive Plan.

III. Background.

In 2021, the Florida Legislature adopted HB 59: Growth Management. The legislation includes changes to Chapter 163.3177, Florida Statutes that require local governments to include a property rights element in their comprehensive plans.

IV. Description of Amendments.

The amendments ensure that private property rights are considered in local decision-making.

V. Data and Analysis.

The proposed amendments are based upon the requirements Section 163.3177(6)(i) Florida Statutes. The element also was developed in consideration of the model Property Rights Element developed by the 1,000 Friends of Florida.