

Property Rights do not guarantee maximum density!

Florida property rights law does not guarantee a landowner the maximum densities or intensities permitted by a local Comprehensive plan or zoning code. *Brevard County v. Snyder*, 627 So.2d 469 (Fla. 1993).

There is no vested right to the continuation of existing comprehensive planning or zoning designations and allowances. *Smith v. City of Clearwater*, 383 So. 2d. 681 (Fla. 2nd DCA 1980).

Publishing information well before significant decisions “allows citizens, commissioners, and others to fairly evaluate the document with data and analysis and not be subject to an endless ‘shell game’ of last-minute changes.”

1000 Friends of Florida Citizen Planning Bill of Rights.

RELIABILITY

Local government keeps commitments.

- Make and follow a realistic plan.
- Change plan only after thorough consideration and broad support.
- Supports long-term investments in community.

TRANSPARENCY

People can see and participate in decision-making process.

- Transparency protects due process.
- Key concept is fairness.
- Every person should have access, not just professionals.

PREDICTABILITY

Local government follows rules that are clear and unambiguous.

- Residents know what will happen in community.
- Investors know whether government will permit development.