**EXHIBIT A**

# Nassau County 2030 Comprehensive Plan
## Property Rights Element (PR)
### Goals, Objectives and Policies

**Goal**

**Protect property rights as required by Chapter 2021-195, Laws of Florida.**

### OBJECTIVE PR.01

Consider the property rights of private property owners in the County's review of proposed actions.

### Policy PR.01.01

When real property is the subject of and directly impacted by a proposed action being considered by Nassau County, the County shall consider property rights as part of its decision making in the following ways.

1.  The right of a real property owner to physically possess and control his or her interests in the real property, including easements, leases, or mineral rights.

2.  The right of a real 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 applicable federal, state law and local law.

3.   The right of the real property owner to privacy and to exclude others from the property to protect the owner's legal interests in such property, subject to applicable federal, state, and local law.

4.  The right of a real property owner to dispose of his or her property interest through sale or gift.

### Policy PR.01.02

The County will not be involved in private disputes of interest in property ~~except if the Board of County Commissioners makes a finding that supporting a party would be in the best interest of the public~~.

<span style="color:red">Change recommended by P&Z Board on advice of County Atty. 8/17/21</span>

### Policy PR.01.03

Nothing herein shall require the County to ascertain or determine the existence of any purported private interest in real property; those matters are within the jurisdiction of the circuit courts not the County (see s. 26.012(g), Florida Statutes (2021), and Art. V, Sec. 20(c)(3), Fla. Const. as may be amended from time-to-time).

### Policy PR.01.04

Nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights in accordance with the law.