



Comprehensive Plan Review Process


Northeast Florida Regional Council
Presented by Ed Lehman
March, 2011



















Presentation format




- The review process is identified in Section 163.3184, Florida Statutes.
- TWO amendment review phases:
 1. Proposed (Transmitted) Amendment
 2. Adopted Amendment

A decorative graphic on the left side of the slide consists of a vertical column of seven squares. The top four squares are filled with a dark blue color, while the bottom three are white with a dark blue outline. To the right of this column, there are several other squares of varying sizes and positions, some filled with dark blue and some with white outlines, scattered across the top and middle of the slide.

PROPOSED (TRANSMITTED) AMENDMENT REVIEW PROCESS









Review Process for a Proposed (Transmitted) Amendment

- Local government transmits PROPOSED (TRANSMITTED) amendment within 5 working days (Sec. 163.3184(3)(a), F.S.)
 - Review agencies include Regional Council, WMDs, DEP, Fish and Wildlife, DOE etc. (Sec. 163.3184(3)(a), F.S.)
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Review Process for a Proposed
(Transmitted) Amendment *continued*

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- The Regional Council must complete review and submit comments to DCA within 30 days AFTER receipt of proposed (transmitted) amendment (Sec. 163.3184(4), F.S.)








Review Process for a Proposed
(Transmitted) Amendment *continued*

- The review of the regional planning council is limited to effects on regional resources or facilities identified in the strategic regional policy plan and extrajurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government. (Sec. 163.3184(5), F.S.)
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Review Process for a Proposed
(Transmitted) Amendment *continued*

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- A regional planning council shall not review and comment on a proposed comprehensive plan it prepared itself unless the plan has been changed by the local government subsequent to the preparation of the plan by the regional planning agency. (Sec. 163.3184(5), F.S.)
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Review Process for a Proposed
(Transmitted) Amendment
continued

- DCA issues an Objection, Recommendations and Comments (ORC) report within 60 days of a complete proposed amendment (Sec. 163.3184(6)(c), F.S.)



Alternative Review Process





- Urban Areas (which includes Jacksonville) follow an alternative review process. (Sec. 163.32465(2), F.S.)
- For the alternative review process (Jacksonville), all review agencies, including the state land planning agency and the Regional Council must complete review and submit comments to the **local government** within 30 days AFTER receipt of proposed (transmitted) amendment (Sec. 163.32465(4), F.S.)

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ADOPTED AMENDMENT REVIEW PROCESS





Review Process for an Adopted Amendment

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- Local government adopts amendment within:
 - 60 days after receipt of ORC
 - OR within 120 days for an EAR based amendment (Sec. 163.3184(7)(a), F.S.)
 - Local government submits adopted plan amendment to DCA within 10 working days after adoption (Sec. 163.3184(7)(a), F.S.)
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Review Process for an Adopted Amendment *continued*

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- IF AMENDMENT IS UNCHANGED AND NO ORC REPORT WAS ISSUED:
 - DCA issues the Notice of Intent (NOI) within 20 days of receipt of a complete adopted amendment (Sec. 163.3184(8)(a), F.S.)
 - IF AMENDMENT IS CHANGED
 - DCA issues the NOI within 45 days of receipt of a complete adopted amendment (Sec. 163.3184(8)(b), F.S.)
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Review Process for an Adopted
Amendment *continued*

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- Affected party has 21 days to challenge DCA NOI (Sec. 163.3184(9)(a), F.S.)
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Alternative Review Process

- The state land planning agency, or any “affected person”, may file a petition with the Division of Administrative Hearings to request a formal hearing. This petition must be filed with the Division within 30 days after the state land planning agency notifies the local government that the plan amendment package is complete. (Sec. 163.32465(6)(a) and (b), F.S.)
- The state land planning agency’s challenge shall be limited to those issues raised in the comments provided by the reviewing agencies pursuant to paragraph (4)(b). (Sec. 163.32465(6)(b), F.S.)