LOCAL GOVERNMENT COMPREHENSIVE PLANS
Expedited State Review Amendment Process

Section 163.3184(3) and (5), Florida Statutes

PROPOSED PHASE

Local government transmits three copies1 of the plan amendment to the State Land Planning Agency and one copy to review agencies.2 (Within 10 working days of initial public hearing)

Local government and agencies are notified by State Land Planning Agency of receipt of amendment. (Within five working days of receipt)

Reviewing agencies send comments directly to Local Government and State Land Planning Agency.3 (Must be received by local government within 30 days of receipt of amendment by review agencies)

State Land Planning Agency issues its comment letter to local government.3 (Must be received by local government within 30 days of receipt of amendment by State Land Planning Agency)

ADOPTED PHASE

Local government adopts plan amendments with effective date. (Within 180 days after receipt of agency comments)4

Affected person may file petition with Division of Administrative Hearings within 30 days after the local government adopts amendment.

Local government notified submittal is incomplete. (Within 5 working days of receipt)

Local government submits three copies1 of the adopted plan amendment to State Land Planning Agency; one copy to agency or local government that provided timely comments. (Within 10 working days after adoption)

State Land Planning Agency reviews adopted amendment. (Within 30 days of receipt of a complete adopted plan amendment)

State Land Planning Agency requests hearing, DOAH (Division of Administrative Hearings, Department of Management Services)

Administrative Proceedings pursuant to s. 120.57 and 163.3184(5), FS.

State Land Planning Agency or Administrative Commission Final Order. (Amendments become effective if the Final Order determines the adopted amendment is in compliance)

If challenged or found not in compliance, negotiation may lead to a compliance agreement and remedial plan amendment pursuant to s. 163.3184(6), FS.

Effective Date (Amendment becomes effective 31 days after State Land Planning Agency determines the adopted amendment is in compliance. No Petition was filed by an affected party.)

1) Local government should submit 1 complete paper copy and 2 complete electronic copies on CD-ROM in PDF format in order to assist in expediting processing and review.
2) Reviewing Agencies include: appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.
3) Comments must be received by local government no later than 30 days from the date on which the agency or local government received amendment.
4) If local government fails, within 180 days after receipt of agency comments, to hold second public hearing, the amendments shall be deemed withdrawn unless extended by agreement and notice to State Land Planning Agency and any affected party that provided comments on the amendment.