



RAPID

(Review Appropriate to Priority in Development)

BUSINESS DEVELOPMENT PROGRAM

MISSION:

To implement an expedited permitting system that incentivizes the development of businesses identified in the Lake County's Economic Development Strategic Plan by minimizing plan review timetables.

OBJECTIVE:

To provide a system whereby target business/industry wishing to establish, relocate or expand their operations in Lake County shall be offered expedited plan review and inspections effecting construction of a facility in a time frame that meets their corporate goals/deadlines.

ELIGIBILITY:

Lake County's Department of Economic Growth & Redevelopment will be responsible for reviewing RAPID Business Incentive Program applications and determining eligibility. In order to qualify the development must:

1. Have a proposed end-user classified as a target business/industry per the Lake County Economic Development Strategic Plan (see attached list); OR
2. Be located in the Christopher C. Ford Commerce Park; OR
3. Be located in a designated Brownfield Area; OR
4. Provide a significant number of jobs, OR be an enterprise that creates positions with significantly higher wages than the County average. (Statistics are published by Enterprise Florida – www.eflorida.com).

RAPID TEAM:

The RAPID Team shall be comprised of one representative from the following departments/divisions/sections: Economic Growth & Redevelopment; Growth Management (including one individual responsible for building, environmental, fire, landscaping, planning and zoning reviews); Public Works/Engineering (including individuals responsible for flood, stormwater and transportation review). Each department director shall be responsible for assigning staff to represent the County as RAPID Team members. These team members will remain with the project from pre-application to approval, and beyond as necessary. At the discretion of the Growth Management Director, plan review by representatives from other departments and outside agencies (i.e. Public Works Division of City supplying utilities to project, JPAs, DOH, Lake-Sumter MPO, Progress Energy, Sumter Electric Co-Operative, DEP, EPA, SJWMD, USFWS, etc.), shall be required if deemed necessary due the scope of the project.



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RAPID RESPONSE PROCESS:

1. Applicant completes RAPID Business Incentive Program Application and submits the application to the Department of Economic Growth and Redevelopment.
2. Within two (2) working days of receiving a RAPID Business Incentive Program Application, the Economic Growth and Redevelopment Director or designee reviews the application, and (a) determines eligibility status and provides written notification to the applicant of same, or (b) determines the need for additional information/discussion, holds a meeting with the applicant (if necessary), and then notifies the applicant of eligibility status.
3. In conjunction with a written notification of approval, Economic Growth & Redevelopment provides the applicant with RAPID identification stickers and direction to place them on all applications and plans submitted to Lake County.
4. When a project is deemed eligible for the RAPID Business Incentive Program, the Economic Growth & Redevelopment Director, by copy of the approval letter to the applicant, notifies the Growth Management Director, or designee.
5. The Development Processing Supervisor notifies the RAPID Team that a development qualifies as a RAPID project.
6. The applicant requests an advisory meeting, if desired, by submitting a letter request (see sample) and preliminary site plan to the Development Processing Supervisor. This meeting shall be a courtesy with no associated fee. Alternatively, the applicant submits plans and associated documents for formal review. Building permit and site plan applications may be submitted for review concurrently.
7. If an advisory meeting has been requested, the Growth Management Director or designee shall notify the applicant and RAPID Team of a meeting date, location and time within (two) 2 working days of receiving the request, and shall provide them with copies of submitted information. The advisory meeting shall be scheduled for a date within five (5) working days of the applicant's request. All team members must attend, or must arrange for another staff member to represent their department or agency if they have a conflict.
8. If a formal application is made, the RAPID Team reviews the project and provides comments to the applicant within seven (7) working days. Reviewers will conduct a thorough review. First round comments should be all-inclusive and subsequent review comments should only address items not satisfied by changes based on the first review.



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9. Applicant reviews, responds to comments, makes required changes and resubmits as necessary. Applicant may request a meeting with the RAPID Team or individual staff on an as-needed basis to discuss comments or other issues.

10. The RAPID Team reviews re-submittals in the same timeframe as the initial formal submittal, and, if all comments have been satisfied and there are no outstanding approvals from outside agencies, immediately notifies the applicant of final approval.

TIME FRAME FOR PLAN REVIEW:

Projects selected for the RAPID Business Incentive Program shall take priority over other projects in review. Review times shall be as outlined above; overall timeframe for final approval shall be dependent on the applicant's response time, number of re-submittals required, and receipt of required approvals from outside agencies (including JPA municipalities) as well as the RAPID Team review.

CONSTRUCTION STAGE:

During construction, the project will continue to be treated as a RAPID project. The Building Division will work with the applicant/contractor to expedite inspections, re-inspections and the issuance of Certificate of Occupancy.

CONFLICT RESOLUTION:

The Economic Growth & Redevelopment Director or designee will act in the capacity of an ombudsman to facilitate each RAPID project. "Review Appropriate to Priority in Development" is of utmost importance to us, so if an applicant has concerns regarding their project and this business incentive program process, they should contact the Economic Growth & Redevelopment Director who will make every effort to resolve any issues they may experience.



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Submittal Date: _____

APPLICANT NAME: _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY/STATE/ZIP: _____ EMAIL: _____

APPLICANT TYPE: CONTRACTOR: _____ ENGINEER: _____ OWNER: _____

PROJECT/SITE INFORMATION

SUBDIVISION: _____ ALTERNATE KEY #: _____

STREET/STREET ADDRESS: _____ ZONING/LAND USE: _____

NEW BUILDING S.F. _____ ADDITION BLDG. S.F. _____

ALLOCATION OF S.F.:
(i.e.: office/warehouse)

OCCUPANT BUSINESS/INDUSTRY INFORMATION

BUSINESS TYPE: _____ NAICS CODE: _____

DESCRIBE MAJOR BUSINESS/INDUSTRY ACTIVITIES:

BUSINESS IS: NEW: _____ EXPANDING: _____ TYPICAL WAGE _____

NUMBER OF NEW JOBS: _____

NUMBER OF JOBS W/HIGHER THAN AVERAGE WAGE: _____ TYPICAL WAGE _____

I hereby affirm that the above information is true and correct:

SIGNATURE

PRINT NAME

COMPANY & TITLE



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BUSINESS DEVELOPMENT PROGRAM
TARGETED BUSINESS/INDUSTRY
(PER THE LAKE COUNTY ECONOMIC DEVELOPMENT STRATEGIC PLAN)

- **AGRITECH**
(Including biotechnology and high-tech horticulture and agriculture, i.e.: nutraceuticals, extractions for medicinal purposes, genetic cloning, research and development, specialty foods, etc.).
- **BUSINESS SERVICES**
(Including corporate and technical services, i.e.: advertising agencies, banking, consultant offices, internet service providers, scientific and technical consulting services, other office back support, etc.).
- **CLEANTECH**
(Including green building and clean energy, i.e.: alternative fuels, energy-from-waste, alternative energies and energy efficiency systems, materials research, weather-proofing systems, computer systems integration, modular or prefabricated building assembly and design, related manufacturing, etc.).
- **HEALTH & WELLNESS**
(Including healthcare, recreation, sports training, physical rehabilitation, etc.).
- **MANUFACTURING & WAREHOUSE/DISTRIBUTION**
- **ARTS, RECREATION & LEISURE**



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SAMPLE ADVISORY MEETING REQUEST

May 30, 2008

Ms. Angi Thompson, Development Processing Supervisor
Department of Growth Management
Lake County
P.O. Box 7800
315 W. Main Street
Tavares, FL 32778

PROJECT: ANY INDUSTRY U.S.A.
LOT 97 – CHRISTOPHER C. FORD COMMERCE PARK
AK #05072008

SUBJECT: ADVISORY MEETING REQUEST

Dear Ms. Thompson:

On behalf of our client Any Industry USA, and in accordance with the RAPID Business Incentive Program, we hereby request an advisory meeting with the RAPID Team. We have completed the first steps of the process and have provided a copy of Economic Growth & Redevelopment's RAPID status approval letter herein.

The proposed project includes construction of a 200,000 square foot nutraceutical research and testing facility with associated parking on the subject 10 acre parcel. The City of Groveland will provide utility service to the site.

A preliminary site plan is attached for information and review. Please contact me with a meeting date and time as soon as possible.

Sincerely,

Project Engineer/Owner/Contractor