

SECTION 6.0 EXPEDITED REVIEW

Section 6.01 Purpose

In order to encourage Economic Development within St. Johns County and strengthen our local economy the following procedures have been established to expedite the development approval process. The expedited review process does not modify, qualify or otherwise alter existing standards for development permit approval.

Section 6.02 Criteria

- A. To qualify for the expedited review, new businesses must provide the following:
1. At least 25 full-time, permanent jobs at 100% of the ¹county average wage rate; or,
 2. At least 15 full-time, permanent jobs at the ¹county average wage rate plus 15%; or,
 3. At least 5 full-time, permanent jobs at the ¹county average wage rate plus 50%.

Note: The numbers of jobs used above are based on 100% of the total number of jobs within your business.

- B. Expansion of existing projects will qualify for expedited review when the expansion generates at least one-half of the full-time, permanent jobs as described in paragraph A above.
- C. The numbers referenced above may be amended by the County Administrator when the proposed project is within a designated community redevelopment area. The administrator shall consider economic impact factors that include, but are not limited to:
1. The proposed wage and skills levels relative to those existing in the area in which the project may be located;
 2. The project's potential to diversify and strengthen the area's economy;
 3. The amount of capital investment; and
 4. The number of jobs that will be made available for persons served by the welfare transitions program.
- D. Projects that have been approved by the County for incentives through the St. Johns County Business Incentive Program automatically qualify for expedited review.

¹ Based on Enterprise Florida's Average Wage Data – the current update

Section 6.03 Exemptions

- A. The following projects are ineligible for review under these procedures:
1. A project funded and operated by St. Johns County.
 2. A project, the primary purpose of which is to:
 - Effect the final disposal of solid waste, biomedical waste, or hazardous waste.
 - Produce electric power, unless the production is incidental and not the primary function of the project.
 - Extract natural resources.
 - Produce oil.
 - Construct, maintain, or operate an oil, petroleum, natural gas, or sewage pipeline.

Section 6.04 Pre-Application

In order to reduce the need for re-submittals it is recommended that all Economic Development Projects utilize the Pre-Application process as outlined in Sec. 12.0 of this Manual.

Section 6.05 Application Submittal

An Application for Economic Development determination must be completed and submitted to the Project Liaison, St. Johns County Growth Management Services, Permitting Center, 4040 Lewis Speedway, St. Augustine, FL 32084 or fax to (904) 209-0584. Please call 209-0583 if assistance is needed with the application. If the project meets the criteria for expedited review as an Economic Development Project a copy of the approved application will be provided for inclusion with the formal application as appropriate (for example, application for construction plan approval).

Prior to acceptance of an Application for Construction Plan Approval etc. all required review fees must be paid. Submittal shall include all information, signatures and forms appropriate to the Application type as outlined in this Manual.

Upon receipt of a complete submittal the Application will be processed as outlined in this Manual except as to review times. The first submittal will be processed at one half of the normal review time but not less than five (5) working days for staff comments/sign-off. Resubmittals will be processed with a five (5) working day review.

The review times as stated above do not apply to public hearing notices.

Section 6.06 Architectural Plan Review

Once construction plans have been submitted for paving and drainage review, the architectural plans (building plans) may be submitted to the Building Department for a courtesy review prior to acquiring paving and drainage approval and prior to obtaining a

Clearance Sheet. The goal is to be able to obtain your building permit as soon as you obtain your paving and drainage approval and Clearance Sheet. Utilizing this benefit will eliminate a separate Building Department Plan review.

Section 6.07 Economic Development Department

Economic Development is the number one priority of the St. Johns Board of County Commissioners. As a result of this unified focus, the County has established an Economic Development office to implement a sustained effort to attract and retain businesses to enhance the commercial tax base and promote job creation for local residents. The Growth Management Project Liaison and other associated staff works closely with Economic Development to assist designated projects through the development process. Economic Development staff will also provide assistance and referrals to businesses seeking other resources available to help grow and expand, including SBDC business consulting, employee recruitment, job training, demographic information, potential incentives and general business assistance.

Contact Melissa Glasgow, Director of Economic Development at 904-209-0552.