



ST. JOHNS COUNTY, FL ECONOMIC DEVELOPMENT



Community Overview

St. Johns County is the 8th fastest growing County in the United States with a 4.2% growth rate. The most recent population figure is 254,261 representing an estimated 100,186 households. The County has a relatively wealthy demographic profile with a median household income of over \$76,500 and per-capita income of more than \$64,000. In the past six years, St. Johns County has issued more than 19,300 new single-family residential permits to meet the needs of our surging popularity.

2019 County Demographics	
Population	254,261
Households	100,186
Median Household Income	\$76,509
Per Capita Income	\$64,177
Median Age	43.3
Cost of Living Index (MSA)	91.8

Sources: US Census (2018), BEA, ESRI, COLI

Labor Force Statistics	
Labor Force	130,627
Employment	126,841
Unemployment	3,786
Unemployment Rate	2.9%

Source: FL Dept. Economic Opportunity, June 2019

2019 St. Johns County Population 25+ by Educational Attainment	
School Level	Total: 181,800
Less than 9th Grade	1.4%
9th - 12th Grade, No Diploma	3.5%
High School Graduate/GED	20.7%
Some College, No Degree	19.8%
Associate Degree	9.4%
Bachelor's Degree	28.6%
Graduate/Professional Degree	16.6%

Source: ESRI 2019

Notable Major Employers			
Employer	Operation	Industry	Employment
St. Johns County School District	Government	Education	5,039
Flagler Health+	Hospital	Healthcare	1,564
St. Johns County	Government	Public Administration	1,299
Northrop Grumman	Manufacturing	Aviation/Aerospace	1,110
Florida Army National Guard Headquarters Office	Headquarters	Military	900
PGA TOUR, Inc.	Headquarters	Event Management	800
Carlisle Interconnect Technologies	Manufacturing	Aviation/Aerospace	644
Ring Power Corporation	Headquarters	Heavy Equipment Sales	548
D.R. Horton	Regional	Homebuilder	213
Advanced Disposal Services	Headquarters	Waste Disposal	156

Source: St. Johns County Office of Economic Development, St. Johns County Chamber of Commerce



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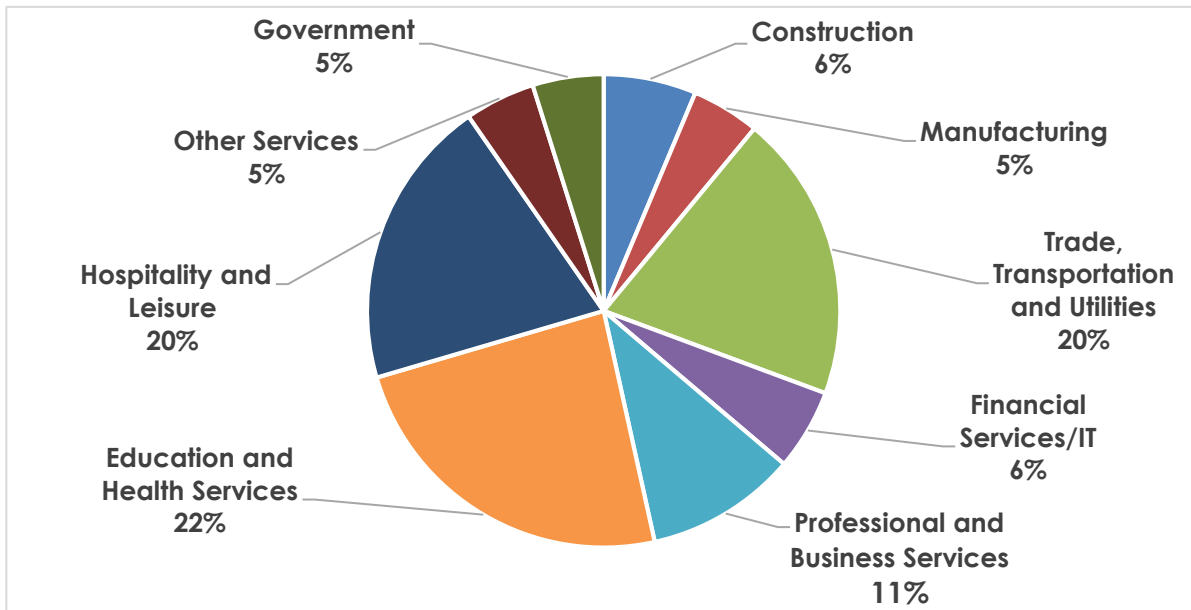
Business Climate

Contributing to St. Johns County's popularity is our low overall cost of living. In addition to not having any state personal income tax, St. Johns County does not charge a local gas tax or utility franchise tax, and has a 0.5% local option sales tax to support schools. St. Johns County's real estate taxes are also the lowest in Northeast Florida with a millage of 14.1233 for residents in unincorporated areas of the County. This rate is 22% lower than the average millage assessed within Florida, according to Florida Tax Watch.

2018 County Millage	
County	5.1000
Schools	6.2780
Other	2.7453
Total Millage	14.1233

Per \$1,000 of assessed appraised value. Nearly 95% of St. Johns County property is located within an unincorporated area.

Business Diversity





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Labor Force

CNN Money Magazine ranked St. Johns County as #5 of the Top 25 Counties for Best Places to Live: Where the Jobs Are in 2013. St. Johns County has the lowest unemployment rate in Northeast Florida and one of the lowest in the state, averaging 2.9% and providing a labor force of 127,595 in 2018.

Notable major employers that call St. Johns County home are defense manufacturer Northrop Grumman (1,110), Florida Army National Guard Headquarters Office (900), the PGA TOUR (800), Ring Power Corporation (548), and Advanced Disposal (156).

Other headquarters operations located in St. Johns County include D.R. Horton, Ideal Aluminum, Rulon International and Historic Tours of America. We are particularly proud of PGA TOUR's recent decision to consolidate its headquarters into one location in Ponte Vedra Beach. The 187,000-square-foot headquarters is expected to be complete in 2020, creating 300 new jobs. From a manufacturing perspective, we are proud of Northrop Grumman's decision to establish an Aircraft Integration Center of Excellence at our regional airport, Northeast Florida Regional Airport.



Employment Wage Statistics		
Area Name	Total Avg. Employment	Avg. Annual Wage
St. Johns County, Florida	76,657	\$45,475
Northeast Florida (JAX MSA)	673,692	\$50,921
Florida	8,700,271	\$50,090

Source: Florida Department of Economic Opportunity, Bureau of Workforce Statistics and Economic Research, Quarterly Census of Employment and Wages Program (QCEW) – Annual 2018



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Training and Education

St. Johns County has attracted a well-educated population and benefits from its top-ranked public school system. Total population in St. Johns County with high school education is 95.1%, compared to Florida average at 88.8%. Total population with Post-Secondary Education: 74.4%.

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Source: Esri, 2019

St. Johns County is proud to be home to Flagler College, ranked 2nd best regional college in the South by U.S. News & World Report. Other local institutions that support professional services-related education include:

Local Educational Institution	Enrollment/ Graduation Rates	Degrees/Certificates Offered
Flagler College	2018 Enrollment: 2,574	BA/BS Art/Design, Business Administration, Education, Math & Technology, Communication, Theatre Arts, and others.
St. Johns River State College	2017 Enrollment: 1,829 (SJC Campus)	AS degrees Computer Information Technology, Computer Network Engineering Technology, Computer Programming/Analysis, Internet Services Technology. SJRSC is an authorized Cisco Networking Academy partner.
First Coast Technical College	2017-18 Enrollment: 1,162	Certificates for Aircraft Fabrication, Agriculture, Food & Natural Resources (Landscape/Nursery/Pest Control/ Turf Management), Commercial Foods and Culinary Arts, Health Sciences (Dental/Medical), Automotive Services Technology, and others.
St. Johns County School District	Enrollment 2018-19: 40,449 Graduation Rate 2017: 90.9% CA Enrollment 2018-19: 5,388	20 Career Academies Aerospace, Communications, Emerging Technology, Business/Finance, Int'l Business/Mktg, Engineering and Environmental Sciences, Information Technology, Biotechnology and Medical Research, and others.

Sources: St. Johns County School District 2018-2019, National Center for Education Statistics Fall Enrollment 2017, Institutional Websites

Regionally, there are more than 20 colleges, universities and community colleges in the area with a total enrollment of over 69,000 students.



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Transportation

Business locations within St. Johns County and Northeast Florida are connected to multi-modal transportation networks through Interstate 95 and U.S. 1 corridors, which provide convenient access to regional assets such as Jacksonville International Airport and JAXPORT, as well as local assets like Northeast Florida Regional Airport in St. Augustine.

Airports: Jacksonville's commercial airport, **Jacksonville International Airport (JAX)**, offers over 90 non-stop scheduled flights to 27 markets around the US and is located within 30 minutes of Ponte Vedra and an hour of downtown St. Augustine.

Northeast Florida Regional Airport (UST) along U.S. 1 in St. Augustine is a controlled airfield featuring an 8,000-foot runway to accommodate all size jets. Full-service fixed-based operation (FBO) amenities are provided through Atlantic Aviation for corporate and general aviation travel. Northeast Florida Regional Airport also facilitates U.S. Customs and Border Control services for international travel.

Roadway connectivity: In addition to I-95, regional travelers now enjoy direct access to St. Johns County from I-295 (southeast side of I-95) on 9B to US 1. In 2016, 9B will be extended to directly connect to I-95 at the Duval/St. Johns County border. St. Johns County is also within 30 minutes of I-10, an hour of I-4, and 90 minutes of I-75. Average commute times throughout the region are between 20-30 minutes, providing relative ease with little to no traffic congestion that other major metropolitan areas experience.

Rail: The region is served by three major rail lines: CSX, Norfolk Southern and Florida East Coast (FEC). FEC travels directly through St. Johns County and CSX and NS are accessed through JAXPORT.

Seaports: JAXPORT is 36 miles from St. Augustine. Its Foreign Trade Zone #64 is Florida's 3rd largest FTZ and includes all areas of St. Johns County.





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Quality of Life

Bordered by the scenic Atlantic Ocean and St. Johns River, St. Johns County embraces its historic heritage and uniquely diverse communities, which have piqued people's interest for centuries, such as the City of St. Augustine – the Nation's Oldest City that celebrated its 450th anniversary in 2015; St. Augustine Beach, Ponte Vedra, and Hastings – the Potato Capital of Florida.

Exceptional quality of life, beautiful public parks and natural waterways, low crime rate and an overall low cost of living are just some of the amenities luring residents and businesses to St. Johns County. The Wall Street Journal ranked St. Johns County the #1 County in Florida and top 4% nationally for its quality of life in 2014. Other noteworthy accolades include St. Johns County and St. Augustine being selected by:

- *Southern Business & Development magazine* - as **Top Small and Medium-Sized Markets for Foreign Direct Investment in the American South**
- *Trip Advisor* - as #8 on list of **Top 25 Beaches - United States**
- *Robert Wood Johnson Foundation at the University of Wisconsin Population Health Institute* – as the **Healthiest County in Florida** for the eighth year in a row
- *24/7 Wall Street* - as the **Richest County in Florida** and **Top-Performing Local Economy in Florida**
- *Jetsetter magazine* - as **9 Cutest Small Towns in America for a Weekend Escape**

Area enthusiasts enjoy numerous outdoor recreational activities such as golf, tennis, boating, fishing and musical entertainment at the nationally-recognized St. Augustine Amphitheatre. Shopping, dining, arts and culture are also on the list of things to experience with a variety of choices for residents and visitors alike.

