



ST. JOHNS COUNTY, FLORIDA BUSINESS INCENTIVE PROGRAM SUMMARY FOR NEW INDUSTRY

Economic Development is the number one priority of the St. Johns County Board of County Commissioners. The Board shares a unified commitment to attract new business development to expand and diversify the tax base, and create jobs for local residents. Success in economic development ensures St. Johns County’s long-term financial ability to provide ongoing quality services and infrastructure and preserve the quality of life for its residential and corporate citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, St. Johns County will give consideration to providing economic development incentives as a stimulus for new business development within the County.

As referenced by Ordinance 2014-30, St. Johns County has an established point system for determining a base value an applicant could receive for each of these categories: Locating a new industry, expanding an existing business, or developing speculative space within the County.

The following summary provides the guideline for the New Industry Category:

1. Financial incentives are provided herein for new industry locating in the County and calculated through the accumulation of points upon review of the applicant’s incentive application.
2. Upon submittal of an economic development incentive application to the County, the proposed business or industry may accumulate incentive points as described in the following table:

PROJECT CRITERIA		POINTS
Target Industry a. Companies that are listed as a targeted industry within the Ordinance 2014-30.		2.0
Facility Size b. Points are provided based on the construction of new facility square footage.	<ul style="list-style-type: none"> 10,000 to 25,000 SF 25,001 to 50,000 SF 50,001 to 100,000 SF 100,001+ SF 	0.5 1.0 1.5 2.0
New Employment c. Points are provided based on new full-time equivalent jobs to be created in St. Johns County.	<ul style="list-style-type: none"> 5 to 29 new employees 30 to 69 new employees 70 to 99 new employees 100 or more new employees 	0.5 1.0 1.5 2.0
Wage Rates d. Points are provided for wages paid above the County’s average wage rate.	<ul style="list-style-type: none"> 100% to 114.9% avg. wage rate 115% to 119.9% avg. wage rate 120% to 124.9% avg. wage rate 125%+ avg. wage rate 	0.5 1.0 1.5 2.0

Location e. Location within an underutilized business zone or CRA		2.0
County Resident f. Applicant is County resident and owner or executive manager of target industry business, and wishes to relocate or expand the business into the County.		1.0

3. Financial incentives derived through the accumulation of points based on Paragraph 2 above will be considered to receive the following incentives:

POINT TOTAL RANGE	ECONOMIC DEVELOPMENT INCENTIVE RANGE
5.0 – 6.9 points	<ul style="list-style-type: none"> • 50% of impact, water and sewer fees paid* • Two years ad valorem tax** • Two years tangible business personal property tax
7.0 points or higher	<ul style="list-style-type: none"> • 100% of impact, water and sewer fees paid* • Four years ad valorem tax** • Four years tangible business personal property tax
Additional benefits	<ul style="list-style-type: none"> • Qualifying project is also eligible for expedited permitting and application assistance for State/County Incentives.
Additional consideration	<ul style="list-style-type: none"> • Qualifying project located in an unincorporated area of the County deemed deficient in a majority of school capacity due to overcrowding, as determined by SJSJ, shall receive 1.0 point in consideration of a higher level of incentive.

*It should be noted that water and sewer connection fees only apply to projects in the County Utility Service Area.

**Incentives are provided for the general County portion of taxes paid on the increase in improvement value added to the tax rolls. Primarily, new construction projects are eligible for ad valorem tax incentives. Capital improvements made to existing buildings may also be considered for a qualifying project.

Approval of any economic development incentive is authorized at the discretion of the St. Johns County Board of County Commissioners after submittal of an Economic Development Incentive Application and review by the County's Public Economic Development Agency.

For more details pertaining to the Business Incentive Program, please contact the St. Johns County Department of Economic Development at 904-209-0541 or srodgers@sjcfl.us.

