



**ST. JOHNS COUNTY, FLORIDA
BUSINESS INCENTIVE PROGRAM SUMMARY
FOR SPECULATIVE SPACE**

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 the development of speculative space 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 Speculative Space Category:

1. Financial incentives are provided herein to encourage the development of speculative office and industrial space 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 developer or land owner may accumulate incentive points as described in the following table:

PROJECT CRITERIA		POINTS
Facility Size a. Points are provided based on the construction of new square footage available for occupancy.	<ul style="list-style-type: none"> • 10,000 to 20,000 SF • 20,001 to 50,000 SF • 50,001 to 100,000 SF • 100,001+ SF 	<p>1.0</p> <p>2.0</p> <p>3.0</p> <p>4.0</p>
Facility Type b. Points are provided based on the use of the facility.	<ul style="list-style-type: none"> • Office or Industrial/ Manufacturing 	2.0
Ownership Timeframe c. Land owner has owned the vacant parcel for a minimum of 5 years.		1.0
Location d. Location within an underutilized business zone or CRA		2.0

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
3.0 – 4.9 points	<ul style="list-style-type: none"> • 50% of impact, water and sewer fees paid* • Two years ad valorem tax**
5.0 points or higher	<ul style="list-style-type: none"> • 100% of impact, water and sewer fees paid* • Four years ad valorem tax**
Additional benefits	<ul style="list-style-type: none"> • Qualifying project is also eligible for expedited permitting.
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 SJSD, shall receive 1.0 point in consideration of a higher level of incentive.
<p>* It should be noted that water and sewer connection fees only apply to projects in the County Utility Service Area. Impact fees are based on shell construction.</p> <p>** Incentives are provided for the general County portion of taxes paid on the increase in improvement value added to the tax rolls.</p>	

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 904-209-2405 or EcoDev@sjcfl.us.