

School Board of Clay County

November 5, 2020 - Regular School Board Meeting

Title

C18 - School Concurrency Proportionate Share Mitigation (PSM) Development Agreement for Feed Mill Road Holdings LLC. (Avonlea Hills Project in the Lake Asbury Area)

Description

In August of 2020, representatives from Feed Mill Road Holdings LLC contacted the Clay County School Board's Planning department seeking approval to increase their Avonlea Hills project by 20 home lots, 754 to 774. It was determined "inadequate capacity (student stations) at Lake Asbury Elementary School and contiguous elementary schools" specifically, four (4) students stations.

In accordance with the Clay County Interlocal Agreement for Coordinated Planning (CCIA), to remedy the issue, a PSM agreement may be entered into between the School Board and the developer. Negotiations between the School Board's Planning department and Feed Mill Road Holdings LLC in accordance CCIA's calculation methodology, resulted in a mutually agreeable resolution. The sum of \$93,500.00 would be paid to the School Board's impact fee account to mitigate the capacity deficit. In return, the School District would ensure sufficient capacity to accommodate the elementary students generated by the Avonlea Hills project.

Gap Analysis

No action would result in a School Board Concurrency Reservation denial letter. In effect, Clay County would deny approval of the Avonlea Hills project home lot increase.

Previous Outcomes

The School Board recently approved the Bradley Creek Holdings LLC Agreement: May 2020

Expected Outcomes

It is expected the School Board will approve the PSM agreement and forward it to the BCC for their approval.

Strategic Plan Goal

Ensure effective management of the organization, operations, and facilities to maximize the use of resources and promote a safe, efficient and effective learning environment for Clay County students.

Recommendation

Approve the Clay County School Board / Feed Mill Road Holding LLC. PSM Agreement for the Avonlea Hills project.

Contact

Bryce Ellis, Interim Assistant Superintendent for Operations, (904) 336-6853, bryce.ellis@myoneclay.net,
James Fossa, Coordinator of Planning and Intergovernmental Affairs (904) 336-6849, james.fossa@myoneclay.net

Financial Impact

Payment of \$93,500 from Feed Mill Road Holdings LLC, to the School Board for projected growth impact to Lake Asbury Elementary School (impact fee account).

Review Comments

Attachments

📎 [Mitigation Agreement 11.5.20.pdf](#)