

BREAK



Clay County District Schools Projected Growth Update

May 28, 2019

Projected Growth Update



Presentation Objectives:

- ❖ Identify Projected Areas of Growth in Clay County
- ❖ Identify Projected School Needs
- ❖ Identify Projected Financial Cost to District
- ❖ Identify Timeline for Projected Growth



Clay County Growth 5-10 Years

- ❖ Beltway Will Increase Development in Clay
- ❖ Green Cove Springs Will Expand Rapidly
- ❖ Final Phase of First Coast Expressway is Now Fully Funded & Movement will be Expected
- ❖ Clay's Phenomenal Quality of Life Continues to Attract Larger Share of Floridians
- ❖ Named Largest Growing County in Florida





First Coast Expressway Timeline



The map displays the proposed First Coast Expressway (FCE) route in Florida, highlighted in yellow. The route starts at the top left, near the intersection of I-10 and Blanding Blvd, and proceeds south through various segments. Key landmarks include Doctors Lake, the Challenger Center, and the St Johns River. The map is divided into colored regions, and various points of interest are marked with letters and symbols. The text boxes provide details about the different segments of the project.

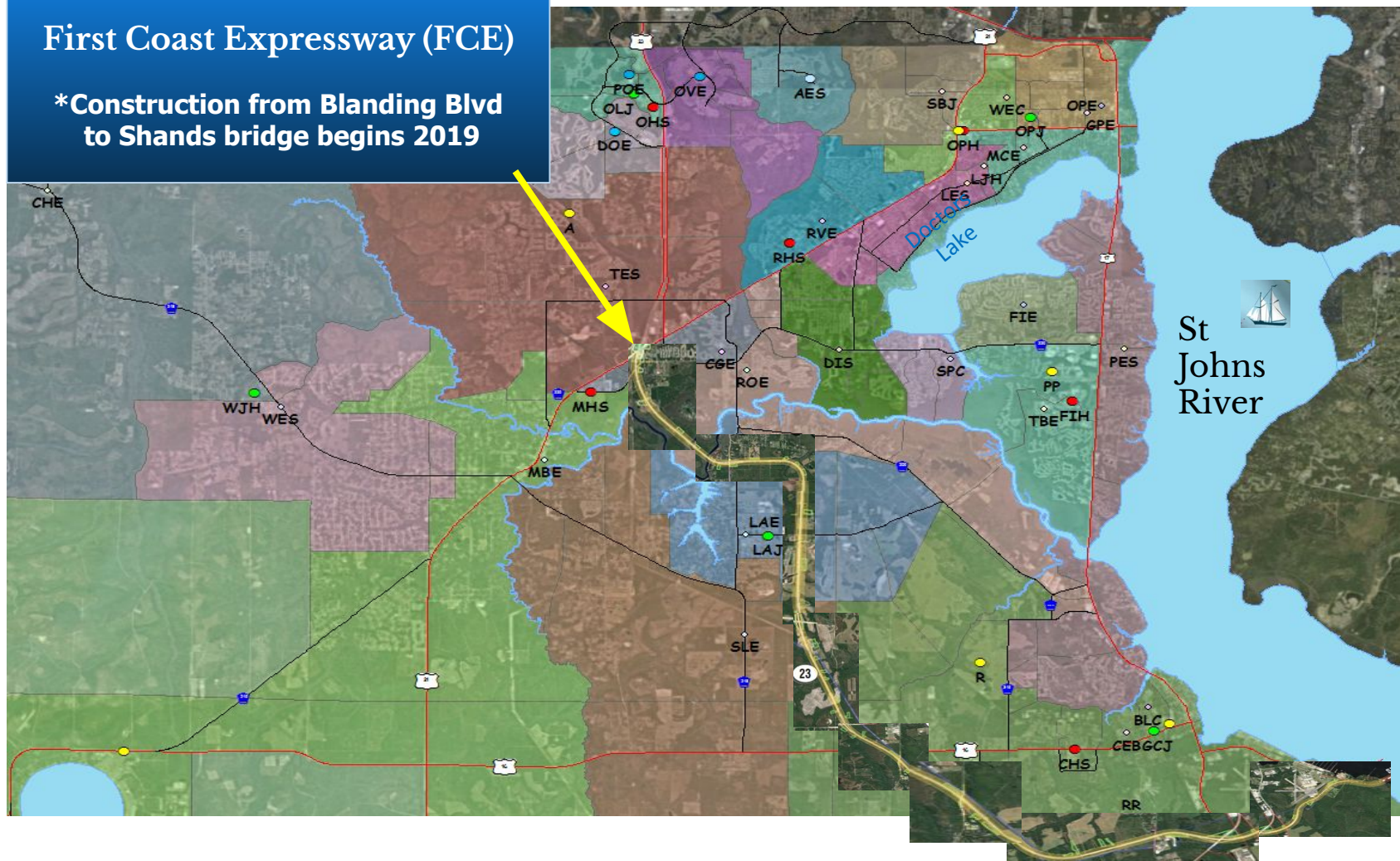
First Coast Expressway (FCE)
Segment 1: I-10 to Blanding Blvd
(completed)

First Coast Expressway (FCE)
Segment 2N: Blanding Blvd to SR 16
(March 2019-2025)

First Coast Expressway (FCE)
Segment 2S: SR 16 to St Johns River
(April 2019-2026)

First Coast Expressway (FCE)

***Construction from Blanding Blvd to Shands bridge begins 2019**

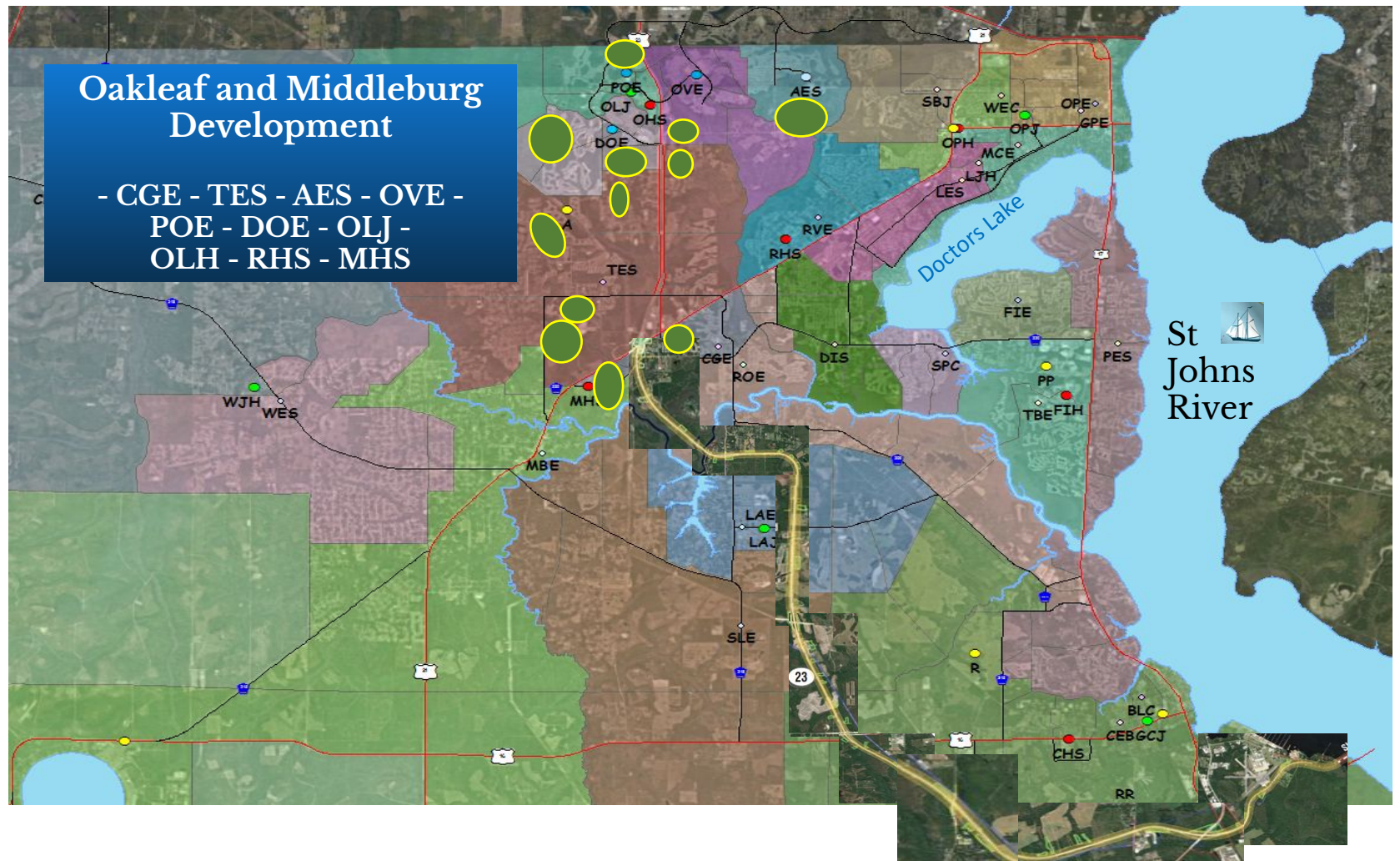




Projected School Need #1
Oakleaf & Tynes Area (School A)
Projected Build 2022-23

Oakleaf and Middleburg Development

- CGE - TES - AES - OVE -
POE - DOE - OLJ -
OLH - RHS - MHS



Oakleaf and Middleburg Areas

School	Percent capacity
Argyle ES	86% up from 84%
Discovery Oaks ES	98%
Plantation Oaks ES	103% up from 99%
Tynes ES	101% up from 94%
Oakleaf JH	76%
Oakleaf HS	103%

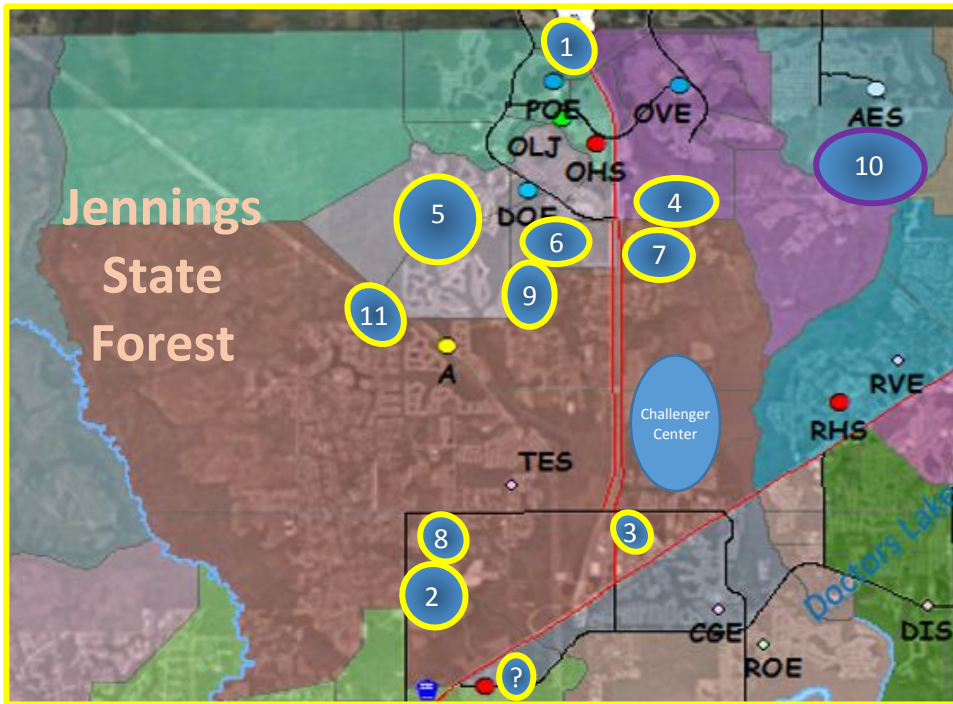
Growth (TES/DOE/AES)

- 1). Arbor Mill ✓
- 2). Azalea Ridge ✓
- 3). Branan Field Village ✓
- 4). Cameron Oaks
- 5). Eagle Landing ✓
- 6). Grey Hawk ✓
- 7). Kindewood ✓
- 8). Linda Lakes ✓
- 9). Westbank ✓
- 10). Wilford Preserve
- 11). Pine Ridge ✓

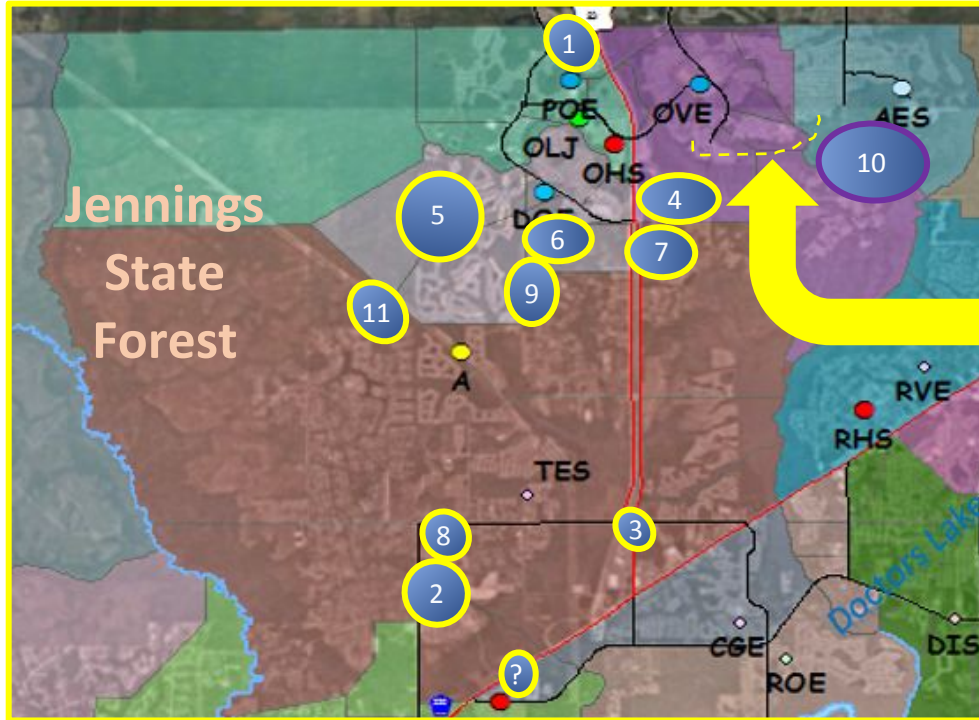
Homes

26
350
600
227
167
348
73
122
169
471
140

Total Outlook for All Development Currently:
2,424 Potential Homes ≈ 560 elementary students



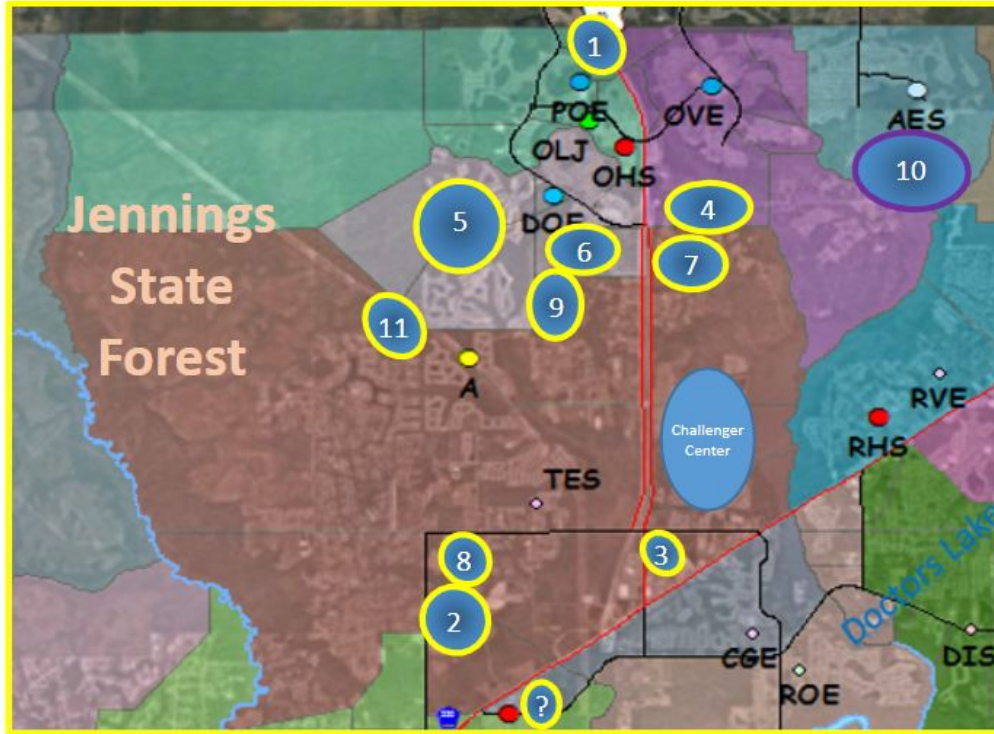
Oakleaf and Middleburg Areas



1-5 year outlook	6-10 year outlook
415 elementary students	324 elementary students

- No consideration to growth along Oakleaf Village Pkwy to Cheswick Oak Ave (Argyle)
- School (A) on Tynes Blvd 20 acres 1-5 years

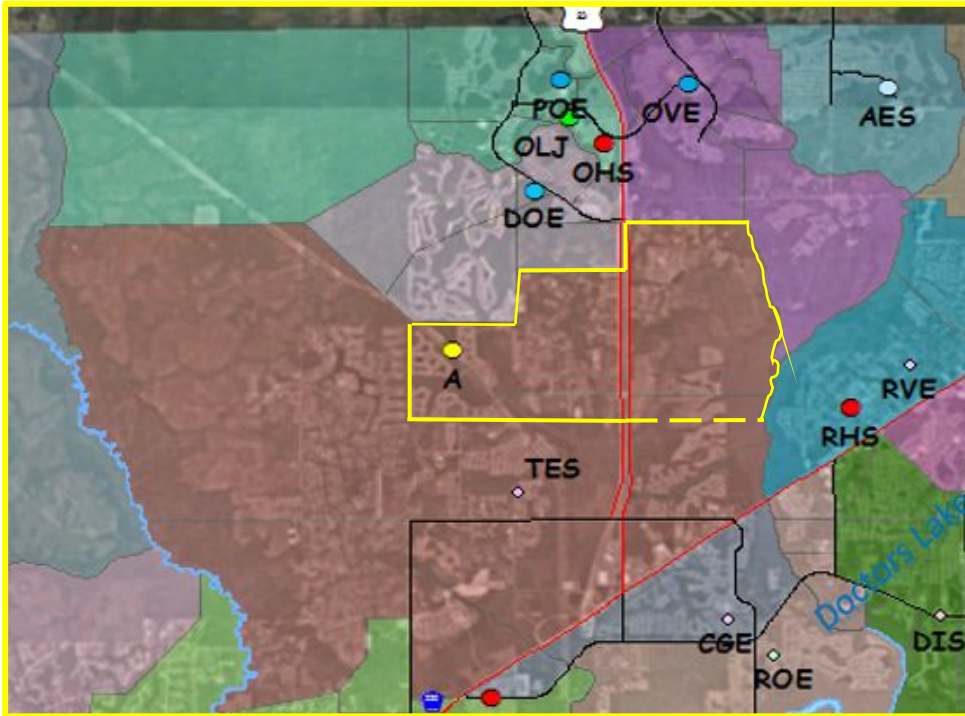
Tynes Elementary Five Year Outlook



- ❖ Neighborhoods under construction in TES attendance zone completed by the end of the SY 2023-2024, may generate over **180 students to TES** $1204/1004 = 120\% *$
- ❖ Three remaining years of **planned** construction... What is coming beyond 2025?
- ❖ Note: 37 portables at TES (640 seats)

School	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Total	Capacity % by 2023-2024 SY
TES	40	46	40	32	32	190	$1204/1004 = 120\%$

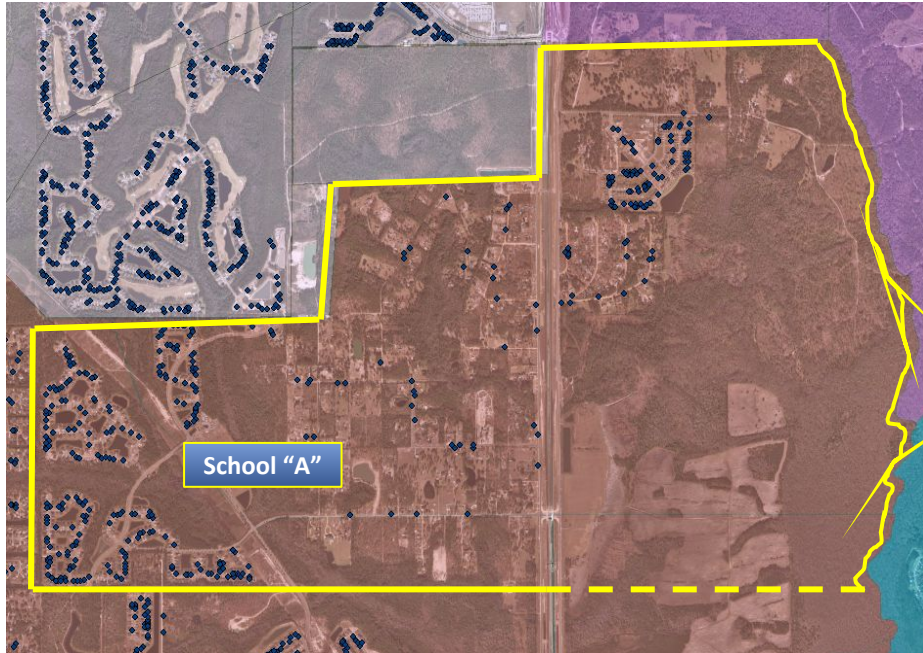
School “A” Proposed Attendance Zone



Grade	Projected Students from TES	Documented growth through 2024
PK-K	59	-
1-2	97	-
3-4	100	-
5-6	92	-
Total	348	136

School	Attendance from TES	Projected growth through 2024	School “A” Attendance for Opening 2024-2025
“A”	348	136	484

School “A” Proposed Attendance Zone Effect on Tynes Elementary Enrollment



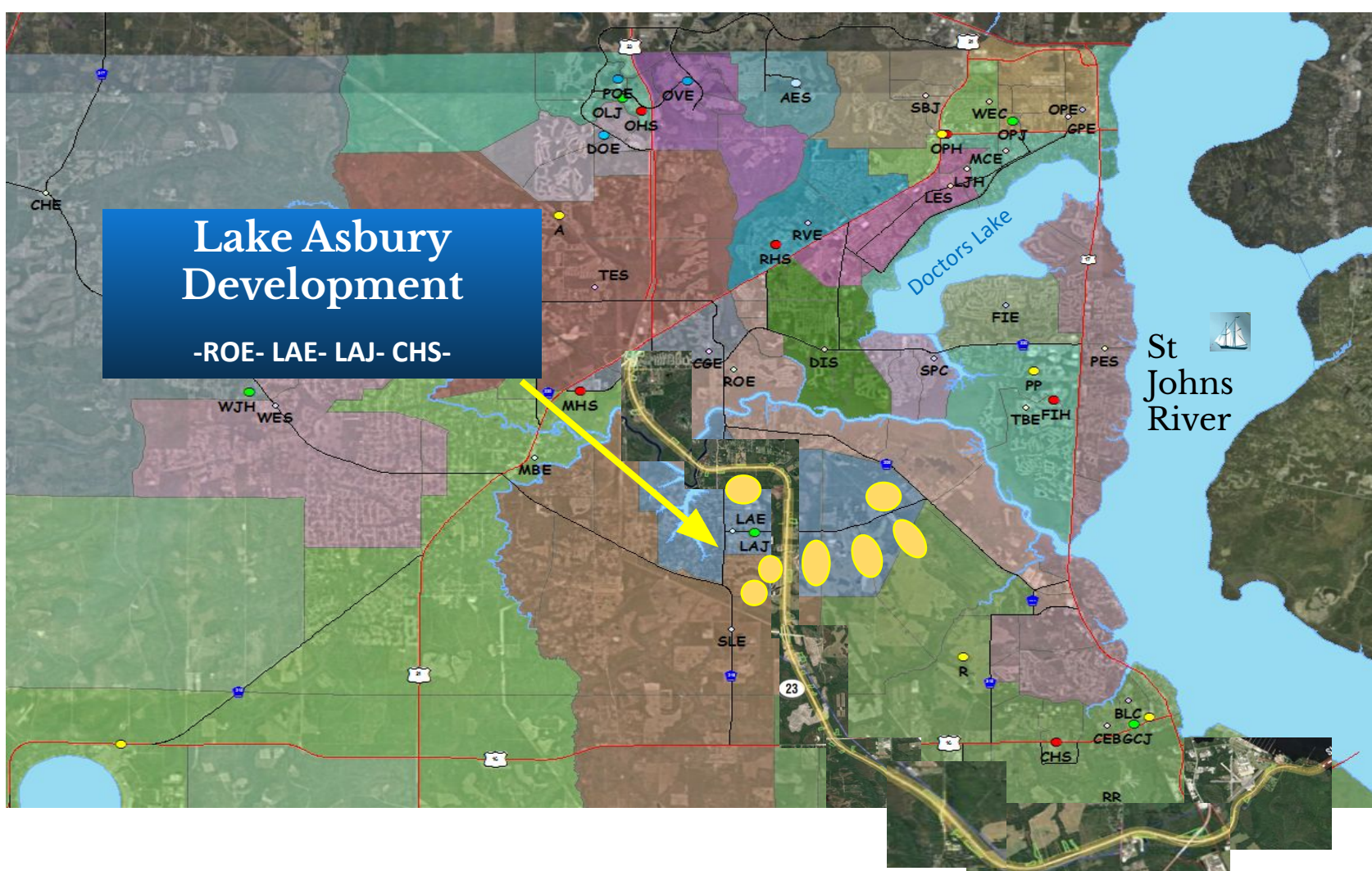
School	Enrolled	Capacity	% Utilized	Notes
TES	1,017	1,004	101.2%	Current configuration
TES	1,207	1,004	120.2%	No action taken
TES (rezoned)	669	790	84.6%	Remove 11 portables
School "A"	484	643	75.3%	Room for growth



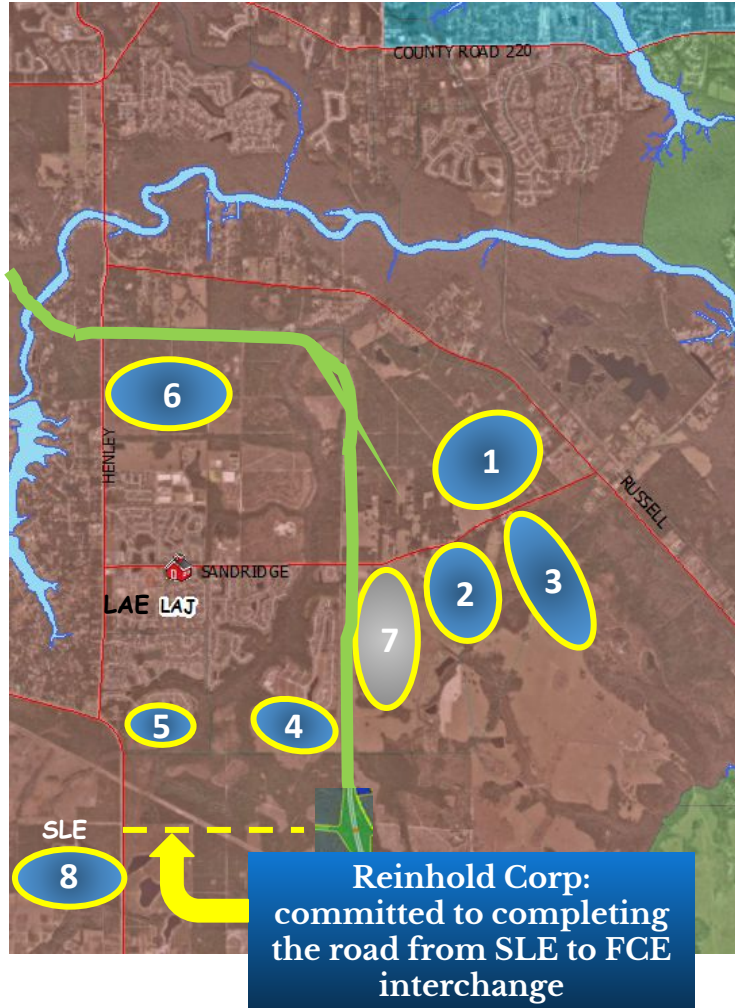
Projected School Need #2
Lake Asbury (School R)
Projected Build 2023-24

Lake Asbury Development

-ROE- LAE- LAJ- CHS-



Lake Asbury Area; Russell and Sandridge Roads School “R” 315 Property (20 acres)



School (April 2019)	Percent capacity
Lake Asbury ES	90%
Shadowlawn ES	83%
Lake Asbury JH	83%
Clay High School	78%

Growth (LA)

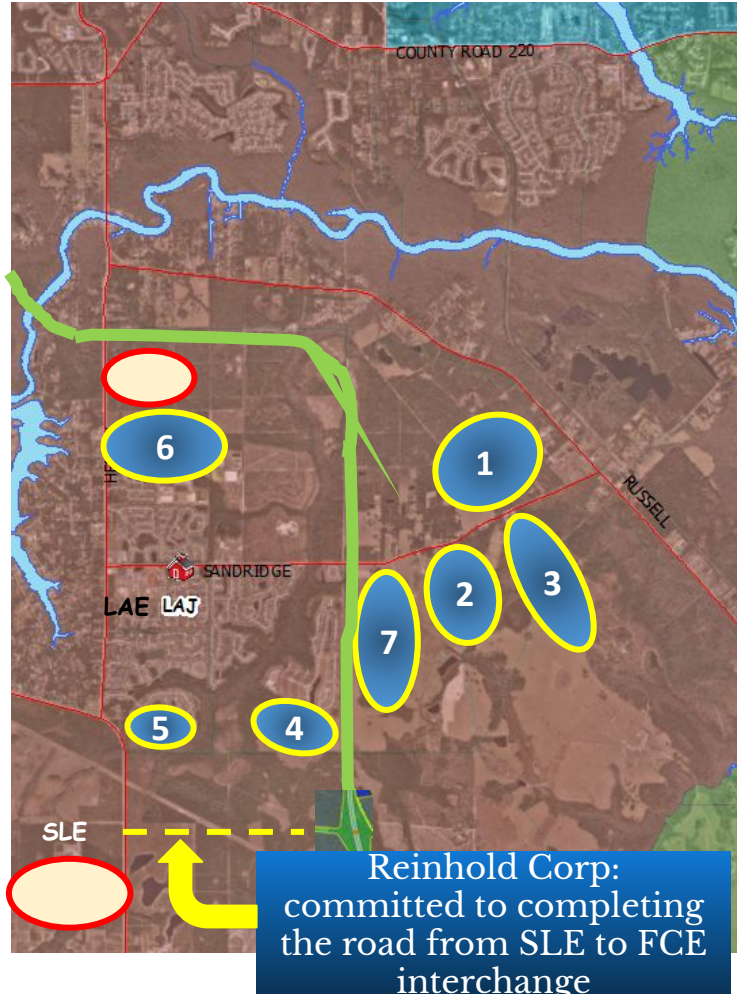
- 1). Annabelle Island Ph 1
- 2). Avonlea Hills
- 3). Cross Creek ✓
- 4). Rolling Hills ✓
- 5). Royal Pointe ✓
- 6.) Village Park
- 7). Wisteria Farms
- 8). Reinhold North

Homes

200
754
998
53
47
648
847
725

Total Outlook for All Development Currently:
3,435 Potential Homes ≈ 780 elementary students

Lake Asbury Area; Russell and Sandridge Roads



- ❖ Reinhold North Residential Permit request has been denied.
- ❖ Concurrency reservations for LAE on file: over 440!
- ❖ Overflow to contiguous schools: SLE and ROE.
- ❖ Reinhold North Residential in SLE attendance zone: 725 homes which generates approximately 167 elementary students.
- ❖ Triggers Proportionate Share Mitigation (IAW Clay County Interpositional agreement regarding school concurrency).
- ❖ Before CCDS can issue a favorable Concurrency Reservation letter, Mitigation for student capacity must be reached.
- ❖ Need to Mitigate capacity for 167 students.

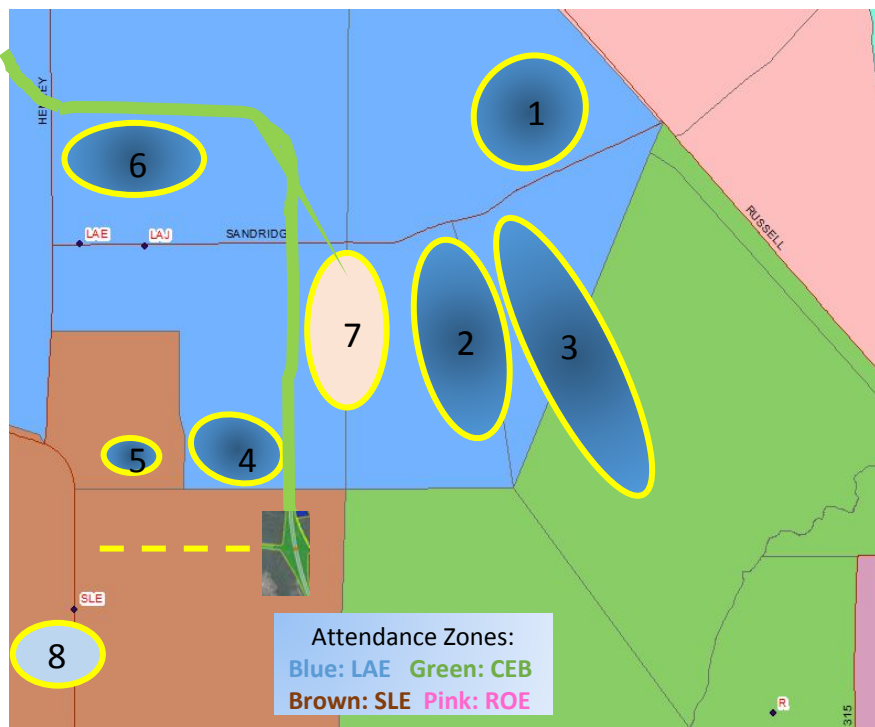
1-5 year outlook	6-10 year outlook
400 elementary students	500 elementary students

- ❖ No consideration to any growth along the Reinhold connector.
- ❖ School (R) on CR 315 - 20 acres - 1-5 years.

Lake Asbury Area; Russell and Sandridge Roads

School “R” 315 Property (20 acres)

- ❖ Neighborhoods under construction in LAE attendance zone completed by the end of the SY 2023-2024, may generate over **190 students to LAE**
- ❖ Ten remaining years of **planned** construction ...what is coming beyond 2025?
- ❖ Note: 42 portables at LAE (= 750 seats)
- ❖ School “R” 315 property (20 acres)



School	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Total	Capacity % by 2022-2024 SY
LAE	21	30	55	38	48	192	1068/970 = 110%
SLE	10	10	16	16	16	58	778/863 = 90%



Projected School Need #3, 4, & 5
Governor's Park (B, C, and K-8)
Projected Build 2025-29

Points South Development Development of Regional Impact (DRI)



Gov's Park

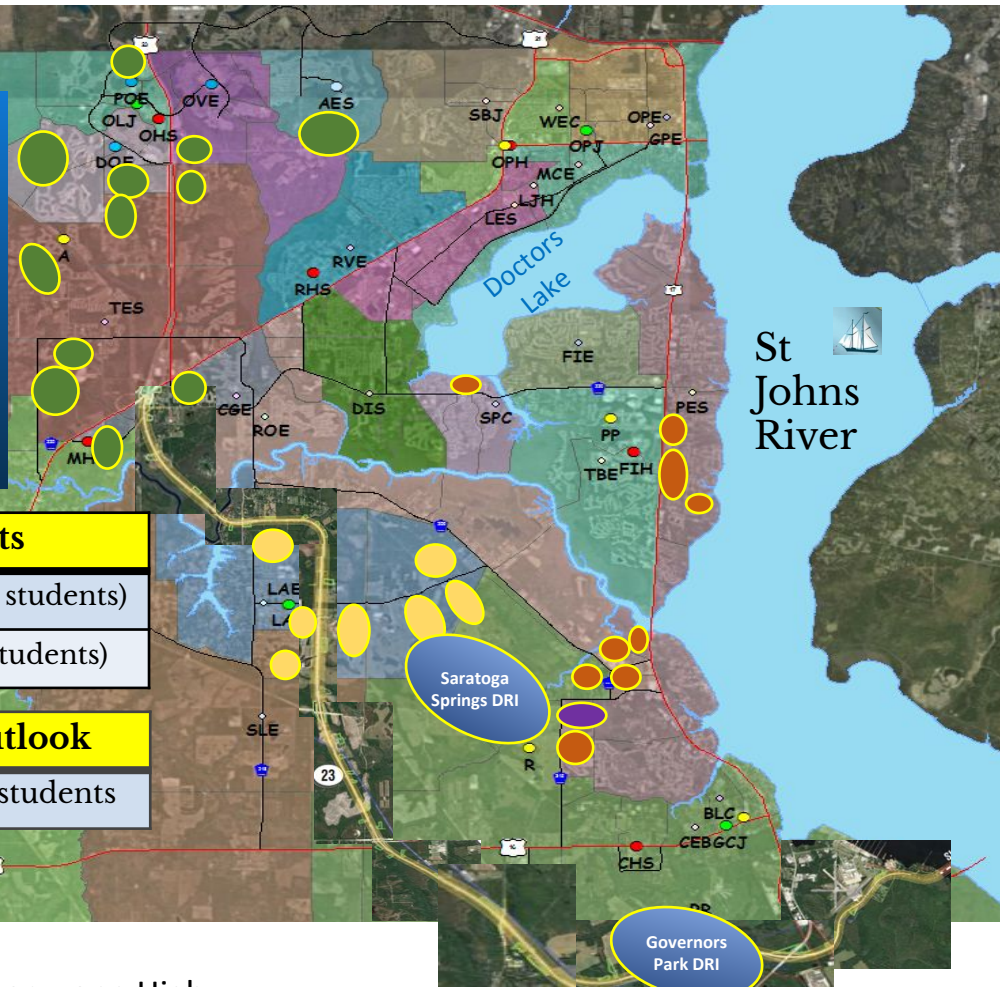


Saratoga Springs

DRI	Dwelling units
Governors Park	6,294 (1,384 elementary students)
Saratoga Springs	4,256 (936 elementary students)

1-5 year outlook	6-10 year outlook
112 elementary students	300 elementary students

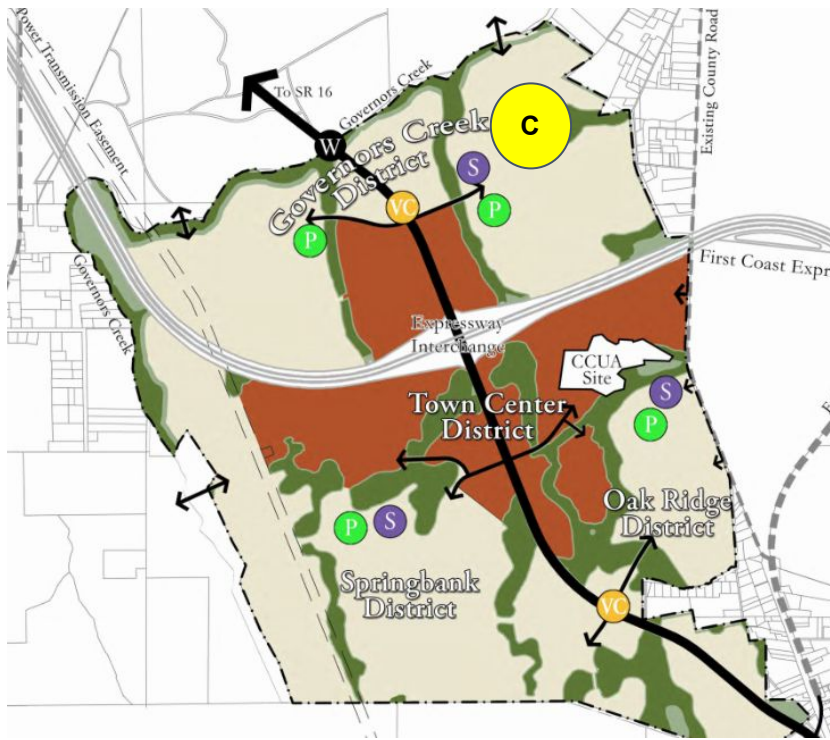
❖ Three school sites from PSM; 2 elementary, one High



Proposed Site for Governors Park “B” Elementary School



School	2022- 2023 Phase I	2023- 2024 Phase II	2024-2025 Phase II	2025- 2026 Phase II	2026- 2027 Phase II	Total
Gov Park "B" Elementary	96	96	96	96	96	480



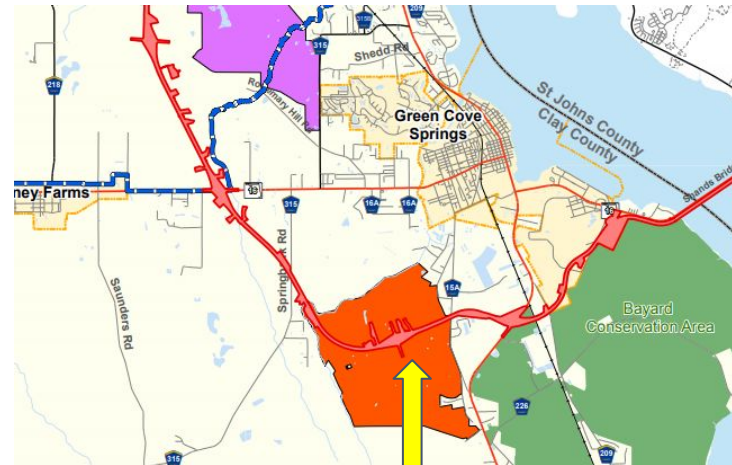
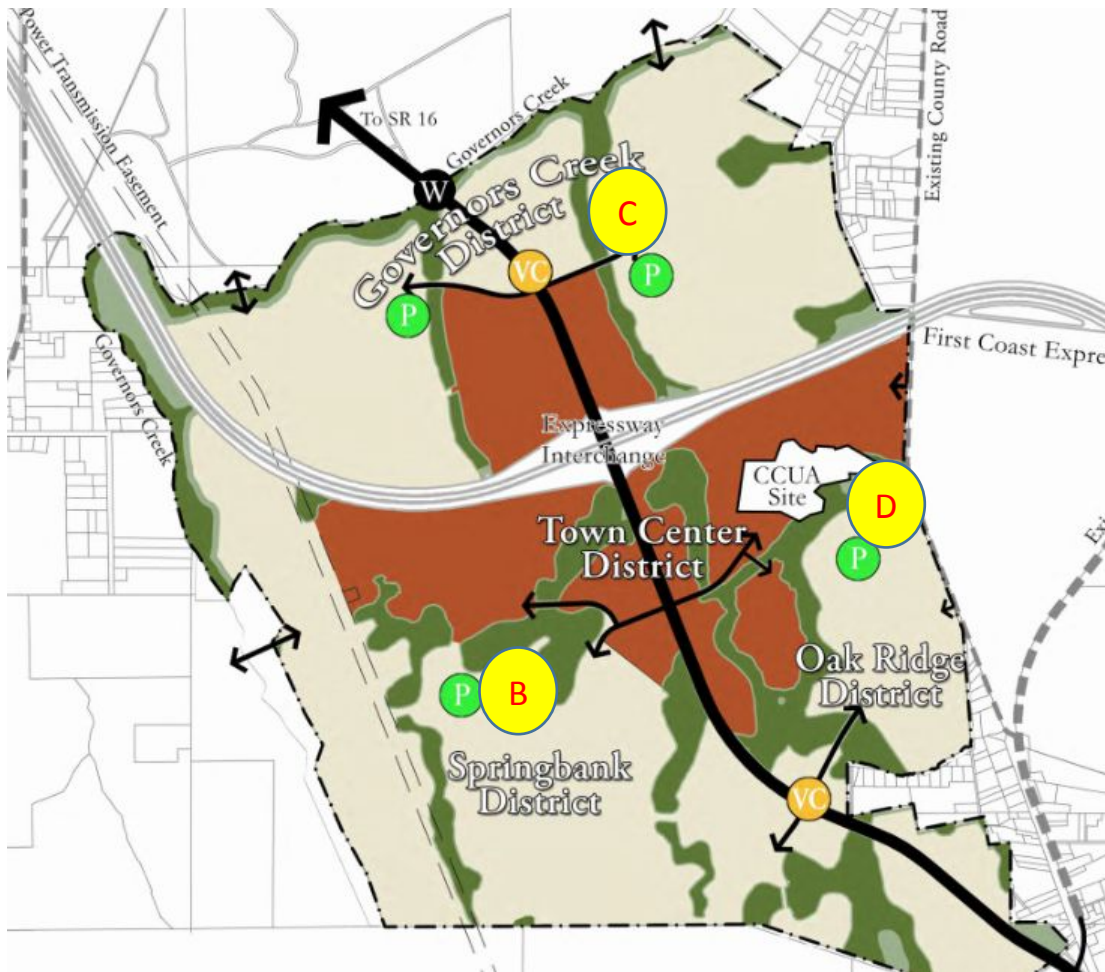
Proposed Site for Governors Park “C” Elementary School



School	2028- 2029 Phase II	2029- 2030 Phase III	2030-2031 Phase III	2031- 2032 Phase III	2032- 2033 Phase III	Total
Gov Park “B” Elementary	96					96
Gov Park “C” Elementary	96	96	96	96	96	480

Proposed Site for Governors Park “D” High School





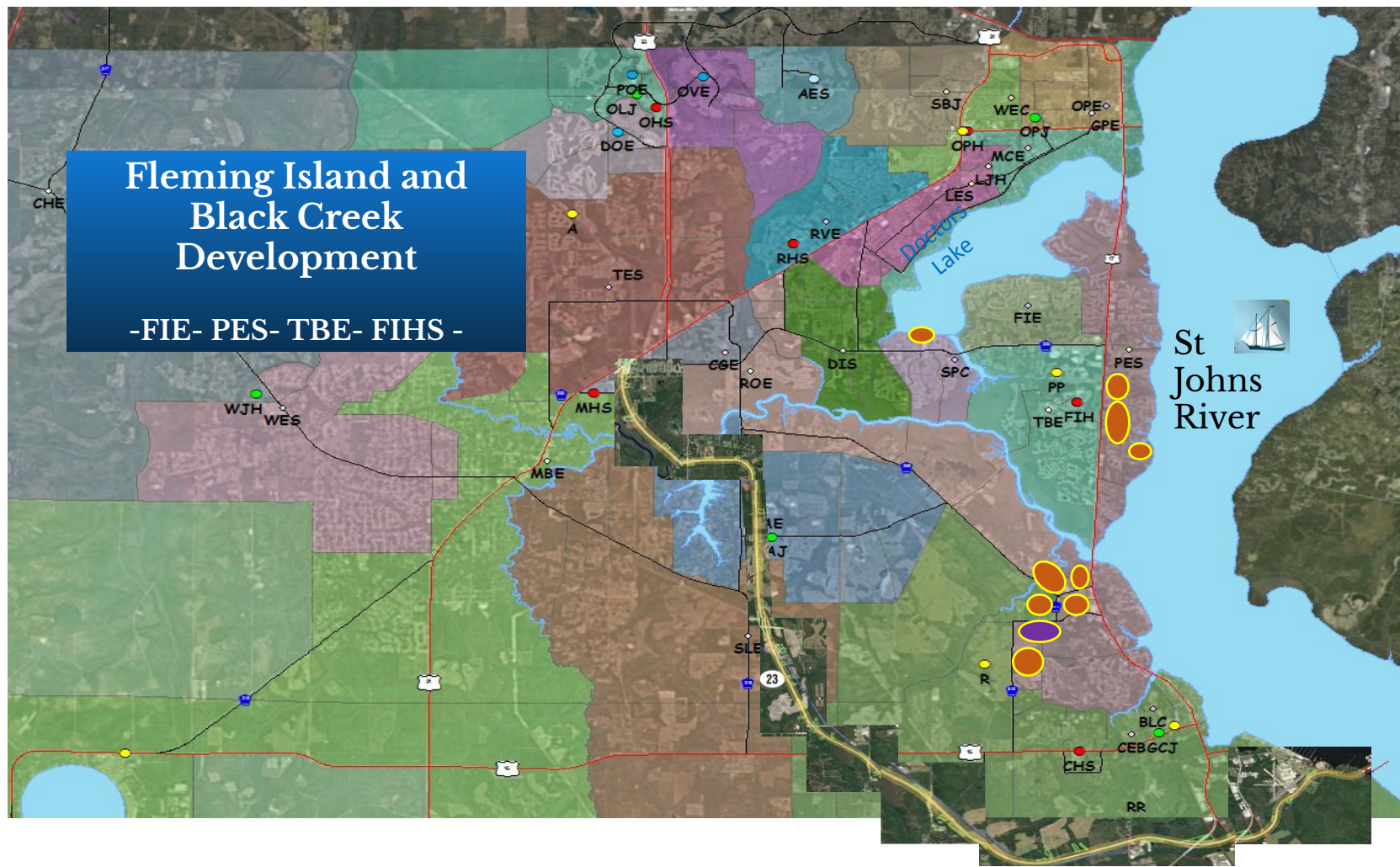
The First Coast Expressway
Cuts Directly Through
Governors Park.



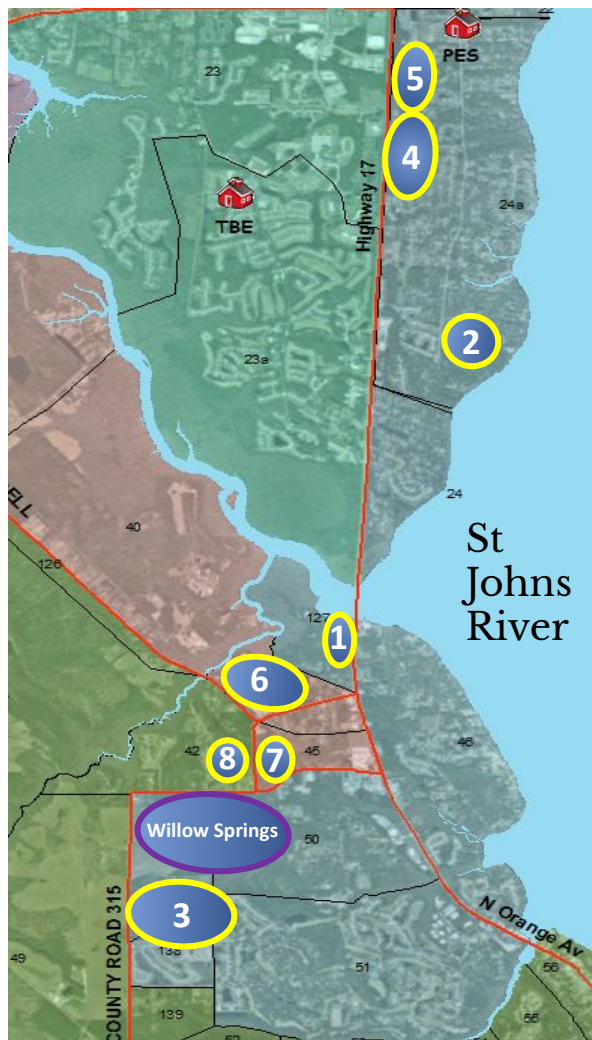
Projected Redistricting Due to Growth Fleming Island Area (FIE & PES)

Fleming Island and Black Creek Development

-FIE- PES- TBE- FIHS -



Fleming Island; US 17 and CR 315



School	Percent capacity
Paterson ES	98%
Thunderbolt ES	85%
Green Cove Spgs JH	84%
Clay High School	78%
Fleming Island HS	92%

Growth (PES)

1). Black Creek Village ✓	80
2). Fleming Estates ✓	40
3). Magnolia West Ph III and IV ✓	194
4). Eagle Harbor Reserve ✓	148
5). Eagle harbor Unnamed	43
*Willow Springs	<u>407</u>
	912

Homes

Elementary students ≈ 200

Other Projected Growth:

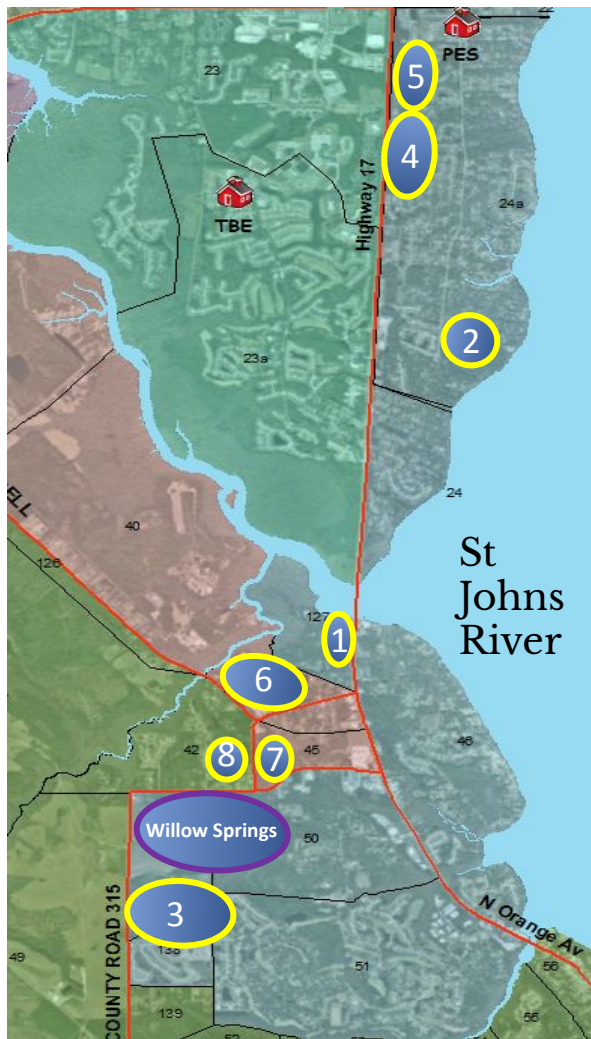
6). Edgewater ✓	171
7). Traceland ✓	107
8). 315 C East	<u>59</u>
	337

Elementary students ≈ 74

Fleming Island; US 17 and CR 315

1-5 year outlook	6-10 year outlook
200 elementary students	minimal elementary students

* This is the reason for proposed PES boundary change





Overall Summary

Clay County District Schools



Overall Projected Growth Summary

Residential Area	Number of Homes
Lake Asbury	3,547
Fleming Island/Black Creek	550
Oakleaf/Middleburg	3,173
Governors Park DRI	6,294
Saratoga Springs DRI	4,256
Total	13,564

- ❖ First Coast Expressway completion: 2025
- ❖ 7,456 homes brings in approximately:
 - 2,848 Elementary Students
 - 1,085 Junior High Students
 - 1,898 High School Students

Total Projected Students: 5,831

Projected School Needs and Cost



School Name	Build year	School Capacity	Area Impacted	Grade level	Projected Cost
School A (Two Creeks)	2022-23	862	Two Creeks Oakleaf & Tynes	K-6	\$30M
School R (315)	2023-24	862	Lake Asbury	K-6	\$30M
School B (Governor's Park)	2025-26	862	Governor's Park	K-6	\$30M
School C (Governor's Park)	2028-29	862	Governor's Park	K-6	\$30M
CGJH K-8 Replacement (Governor's Park)	Dependent Upon Growth and Need	1,500	Green Cove Fleming Island Governor's Park	K-8	\$50-60M



Proposed Funding Plan

School Name	Projected Year	Funding Source
School A (Two Creeks)	2022-23	TBD
School R (315)	2023-24	TBD
School B (Gov. Park)	2025-26	TBD
School C (Gov. Park)	2028-29	TBD
GCJH Replacement	Dependent Upon Growth and Need	TBD



Proposed Funding Options

- ❖ Use Funding from General Fund
- ❖ Bond Funding
 - \$70 Million Max
 - 20 Years for Debt Services paid from LCIF
- ❖ Use Impact Fees
 - \$5 Million Per Year
 - 6 Years to Build Elementary School
- ❖ Seek New Revenue Streams
 - Facilities Restricted Revenue
 - Follow Impact Fee Technical Report Guidance
- ❖ Redistricting is a NO COST Option
 - This would occur annually to increase Capacity

Options to Address Impending Clay County Growth



- ❖ Redistrict: Maximize existing capacity (no \$ cost)
- ❖ Expand and/or renovate existing facilities (\$ cost)
- ❖ New construction of schools (\$ cost)

Clay County Ordinance 2008-31: excerpt regarding, public school concurrency management; "...when determining available school capacity to accommodate Development Proposals...the school board shall determine which concurrency service area will receive the impacts of the Development Proposal...methods to shift impacts may include:

- ❖ Redistricting
- ❖ Transportation planning
- ❖ Operational adjustments..."

"In order to use state tax dollars to build a new school, FDOE would have to see both of the existing school operating at or very near 100% capacity with a show of 7-8 grade growth that would exceed capacity in both schools by the fifth year out of your current survey."

-Mark Jeter, FDOE facilities, Mark.Jeter@fldoe.org

Existing Facilities Need



- ❖ Identified more than \$300M in need to repair existing facilities
- ❖ Average facility age 60 years. Some schools approaching 100 years old
- ❖ HVAC Mechanical Systems, Building Envelope, Plumbing, etc. absolutely must be replaced
- ❖ Deferred maintenance due to low funding priority over decades has reached a critical point
- ❖ Clay County has the 3rd highest portable population in the state (only behind Miami-Dade and Orange County-Orlando)
 - Inefficient, Difficult to maintain and harden, not to mention unsightly.

Other Districts Addressing the Change



Thank You St. Johns County Voters!

The half-cent sales surtax was passed by St. Johns County voters on November 3, 2015. The sales surtax became effective on January 1, 2016, lasting 10 years until December 31, 2025. Voters signaled their approval of funding additional capital outlay project for St. Johns County students with over 60%

Plans Taking Shape For Half-Cent Sales Tax Revenue To Improve Alachua County Schools

By Samantha Serbin

November 13, 2018 Education

By a margin of more than two to one, Alachua County voters approved a half-cent local sales tax to improve school facilities. The total is expected to be about \$22 million a year.

School Board votes for Duval sales tax referendum

By Steve Patterson

Posted May 7, 2019 at 9:22 PM

Updated May 7, 2019 at 10:21 PM

Duval County's School Board voted Tuesday night to seek a Nov. 5 special election for voters to decide whether to raise their sales tax a half-penny to finance school construction.

If voters approve, the new tax could raise an estimated \$80 million yearly for new construction and to handle a backlog of more than \$1 billion of maintenance and building repairs.

1/2 Penny Sales Tax

Since 2003, Orange County Public Schools has opened 49 new schools to make room for growth and relieve overcrowding. Through the 2017-18 school year, 108 schools have been replaced or renovated.

Volusia Schools Half-Cent Sales Tax at Work

The half-cent sales tax extension was approved on August 26, 2014 by Volusia County voters, and went in effect January 1, 2017.

The extension will run for the next 15 years (2017-2031), focused on capital improvements. Those improvements include security enhancements, technology upgrades, replacement schools, and significant school renovations. Every school and every student will benefit.





Our Role is to Ensure that
Clay County Students
Continue to be Offered a
Relevant and Reliable
Learning Environment!