

RESOLUTION # -23

A RESOLUTION OF THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA, FINDING THAT ACQUIRING AND PURCHASING LAND IS INSTRUMENTAL IN PROVIDING A HIGH-QUALITY EDUCATION TO ITS STUDENTS; AND, SCHOOLS IN THE LAKE ASBURY AREA WILL REACH CAPACITY DUE TO CURRENT AND FUTURE GROWTH; AND, APPROXIMATELY 95 ACRES, MORE OR LESS, LOCATED AT 2770 RUSSELL ROAD IS FOR SALE AND AVAILABLE; AND, THERE IS A SHORTAGE OF AVAILABLE LARGE TRACTS OF LAND IN THE AREA; AND, THE PRICE PER ACRE FALLS UNDER THE MOST RECENT IMPACT FEE STUDY COUNTYWIDE AVERAGE; AND, IT IS IN THE BEST INTEREST OF THE STUDENTS, STAFF, AND COMMUNITY TO SECURE APPROPRIATE LAND PARCELS FOR FUTURE PLANNING AND DEVELOPMENT OF NEW SCHOOLS

WHEREAS, Clay County District Schools recognizes the need to expand its educational infrastructure to accommodate the growing student population and provide enhanced learning opportunities for students; and

WHEREAS, the acquisition of suitable land parcels is essential to the successful implementation of the district's long-term development plan; and

WHEREAS, the school district has experienced significant growth in student enrollment necessitating the need for additional school facilities; and

WHEREAS, the district has diligently assessed the location and determined that the following land parcel is highly suitable for meeting the district's objectives:

1. 2770 Russell Rd., Green Cove Springs, Florida, 32043; Parcel ID 39-05-25-010097-009-00; 95.64 acres as listed by the County Property Appraiser
2. Sale price: \$6,500,000.00

WHEREAS, according to the Tischler-Bise Impact Fee Study dated 29 November 2022, the average price per acre of land is \$90,000.00.

"Clay County District Schools anticipates the need to purchase land for future school sites to accommodate school capital needs brought about by future development in the county. Based on recent appraisals, Clay County District Schools expects to acquire land for \$90,000 per acre."

WHEREAS, the average cost per acre of the subject property is \$67,963.20.

WHEREAS, the sale price per acre is significantly lower than the price per acre proposed by the Impact Fee Study.

WHEREAS, in accordance with F.S 1013.14, two appraisals have been obtained by the district and are included as "Exhibit A."

NOW, THEREFORE, BE IT RESOLVED by the School Board of Clay County, Florida:

- 1. The Clay County School Board hereby authorizes the Superintendent or their designees to acquire the due diligence, surveys, and environmental reports necessary for the purchase of the land parcel in accordance with F.S. 1013.365 on behalf of the school district for the purpose of future school construction projects.
- 2. The Clay County School Board hereby authorizes the Superintendent or their designees to engage the services of legal and real estate professionals to assist in the identification, evaluation, and acquisition of the land parcel listed above.
- 3. The Clay County School Board hereby authorizes the Superintendent or their designees to advertise the proposed land acquisition for 30 days in accordance with F.S. 1013.14.
- 4. The Clay County School Board hereby authorizes the Superintendent or their designees to proceed with a purchase agreement or option contract provided the above criteria are met, subject to the approval of the Clay County School Board at a public meeting and hearing after 30 days' public notice in accordance with F.S. 1013.14.

DULY ADOPTED AND APPROVED this 29th day of June, 2023, by the School Board of Clay County, Florida.

**SCHOOL BOARD OF CLAY COUNTY,
FLORIDA**

By _____
ASHLEY GILHOUSEN, Its Chair

**SUPERINTENDENT, CLAY COUNTY
DISTRICT SCHOOLS**

By _____
DAVID BROSKIE

ATTEST:

By _____
WITNESS

Exhibit A

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