

In case you hadn't noticed... Clay County is growing!

Beltway Driving Development to Clay

Maple Street Biscuit Co. Moving Headquarters to Clay

Green Cove Springs on the Verge of Boom



Final Phase of First Coast Expressway is Now Fully Funded



Clay's Phenomenal Quality of Life Continues to Attract Larger Share of Floridians

NEWS

Green Cove Springs prepares for population boom

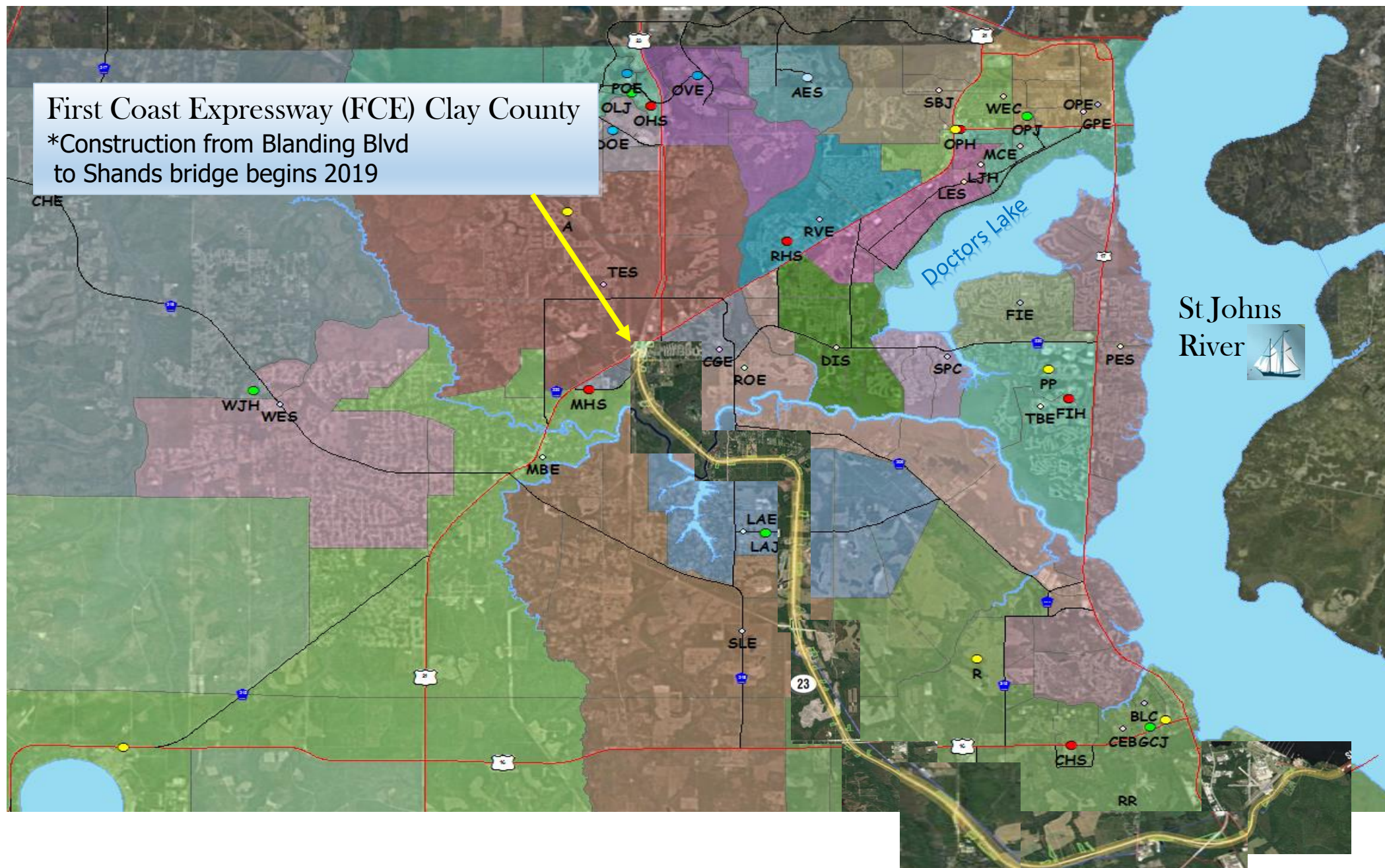
WJXT News4Jax Sept 2018

St. Vincent's Plans \$23M Expansion

MIDDLEBURG – A \$23 million expansion plan is in the works for St. Vincent's Medical Center Clay County.

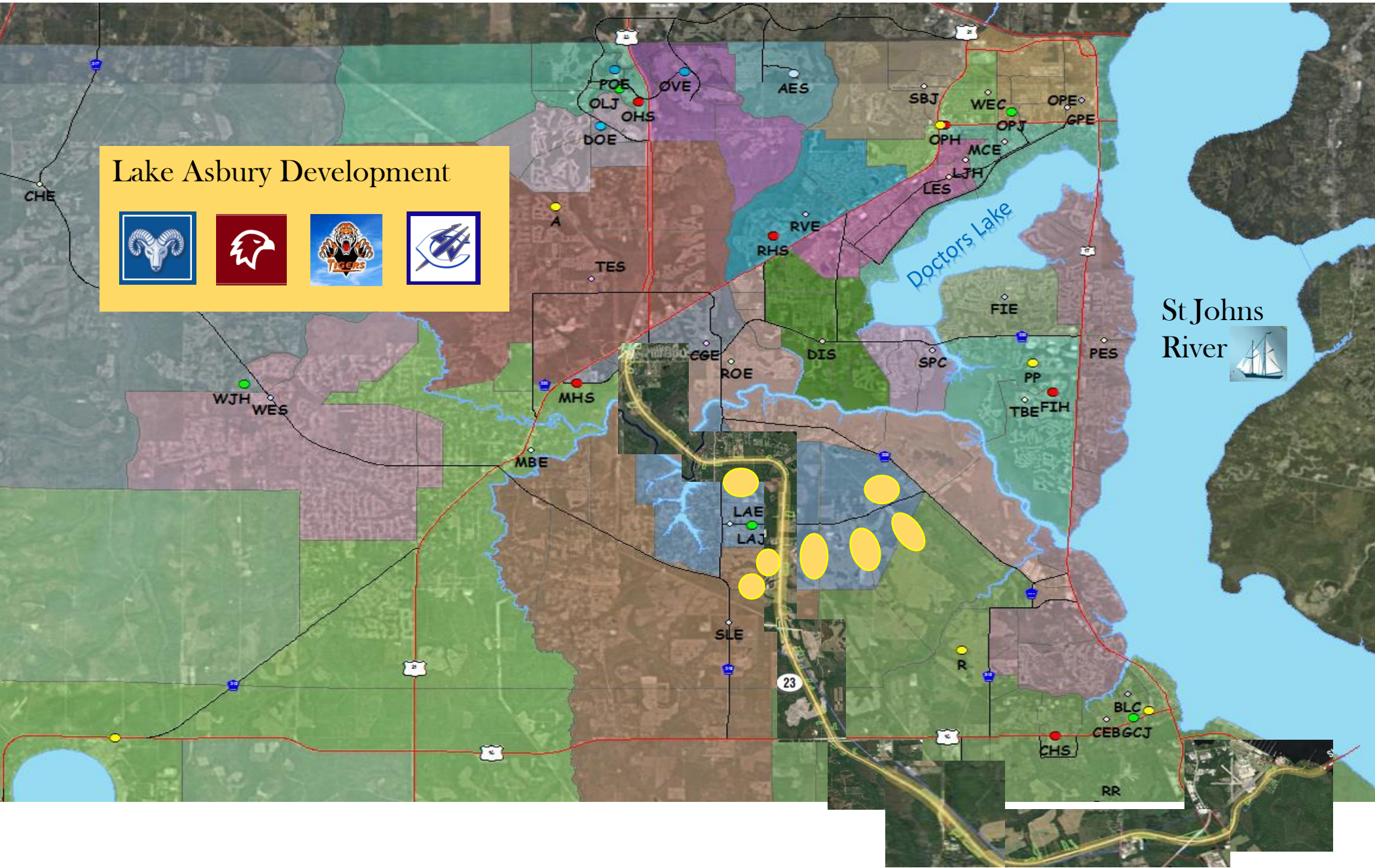
First Coast Expressway (FCE) Clay County

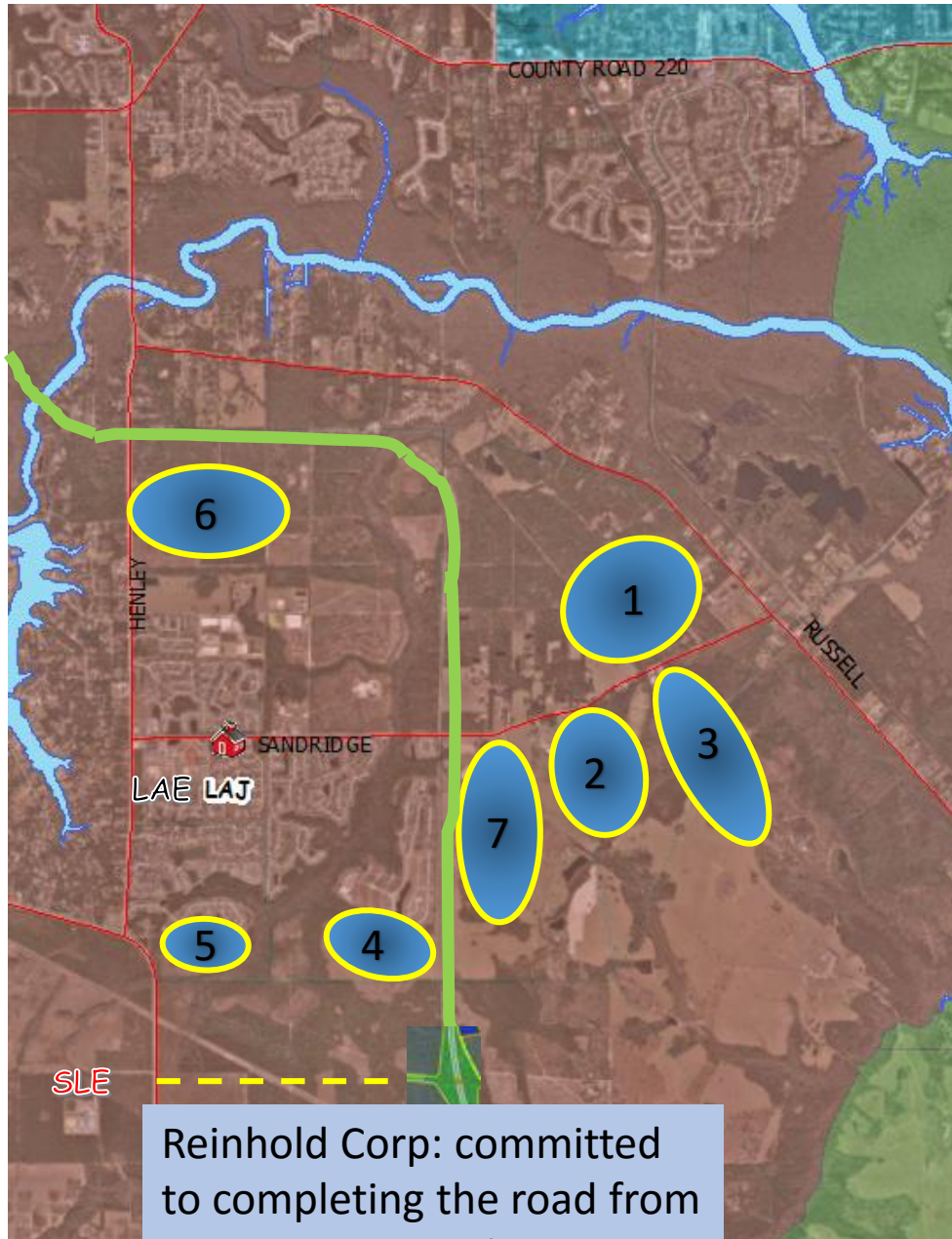
*Construction from Blanding Blvd
to Shands bridge begins 2019



Lake Asbury Development







Reinhold Corp: committed to completing the road from SLE to FCE interchange

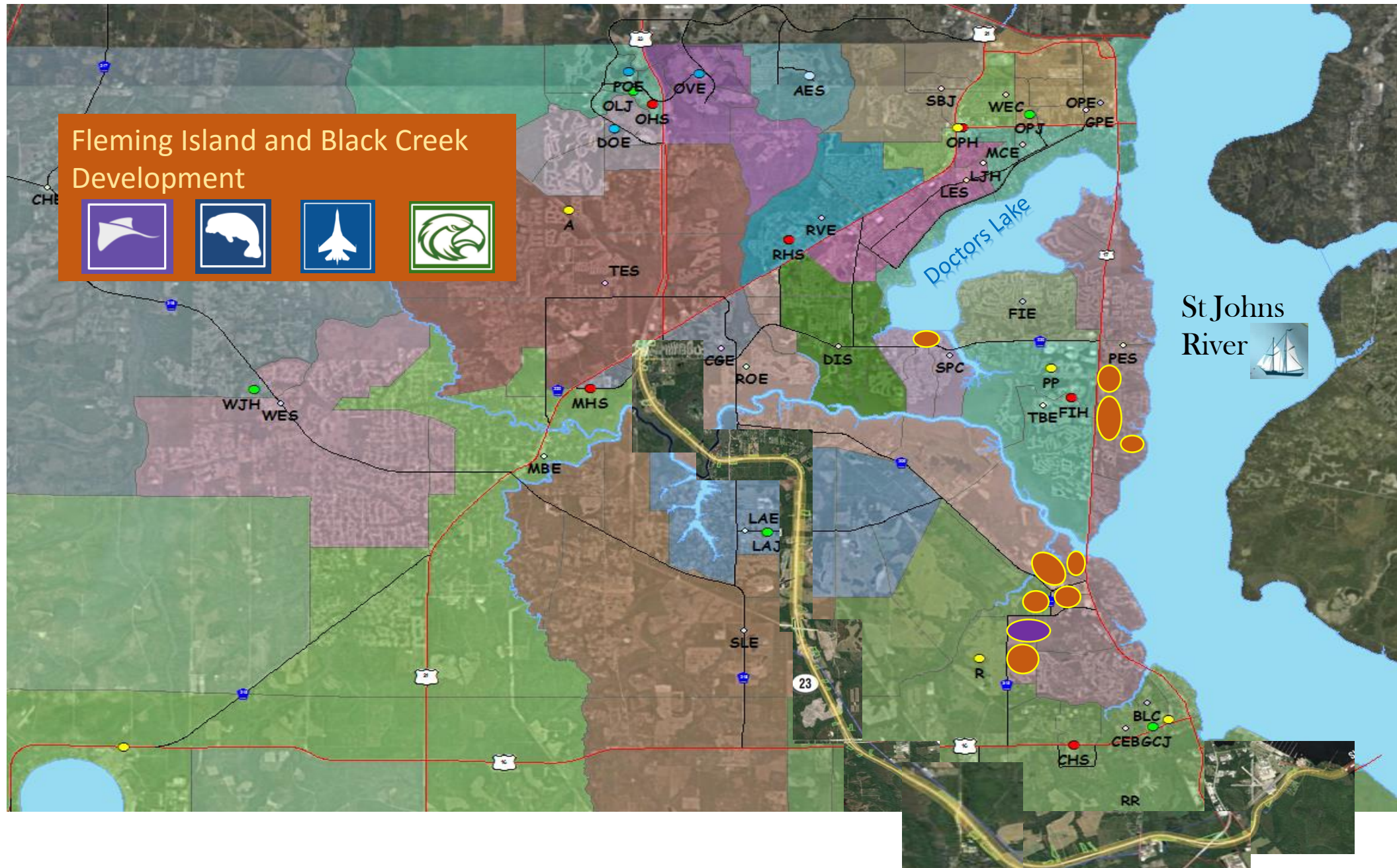
Lake Asbury Area; Russell and Sandridge Roads

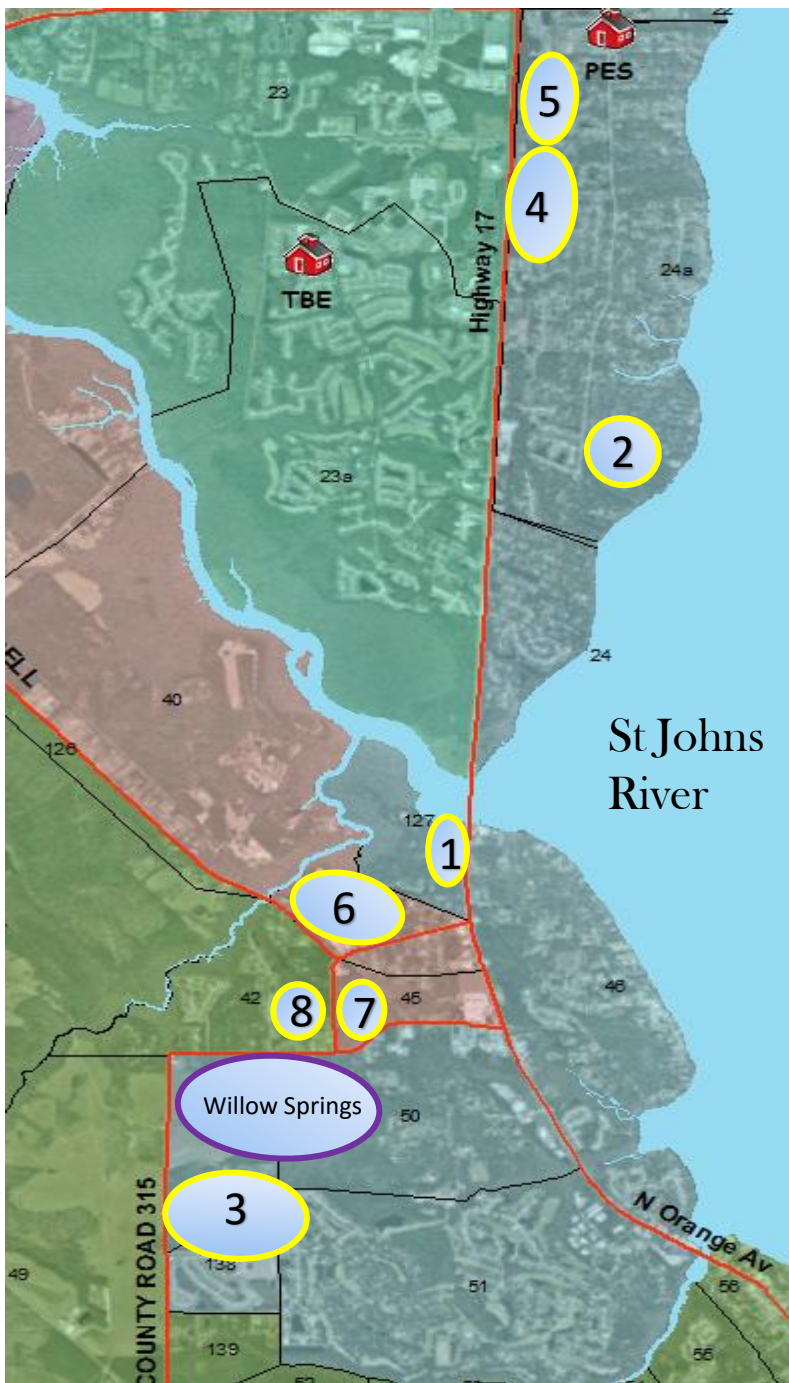
School	Percent capacity
Lake Asbury ES	85%
Shadowlawn ES	83%
Lake Asbury JH	83%
Clay High School	78%

Growth (LA)	Homes
1). Annabelle Island Ph 1	200
2). Avonlea Hills	754
3). Cross Creek ✓	998
4). Rolling Hills ✓	53
5). Royal Pointe ✓	47
6.) Village Park	648
7). Wisteria Farms	<u>847</u>
	3,547
Elementary students ≈ 885	

✓ Denotes project underway

Fleming Island and Black Creek Development





Fleming Island; US 17 and CR 315

School	Percent capacity
Paterson ES	98%
Thunderbolt ES	84%
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 Perch		43

*Willow Springs

Homes

407
912

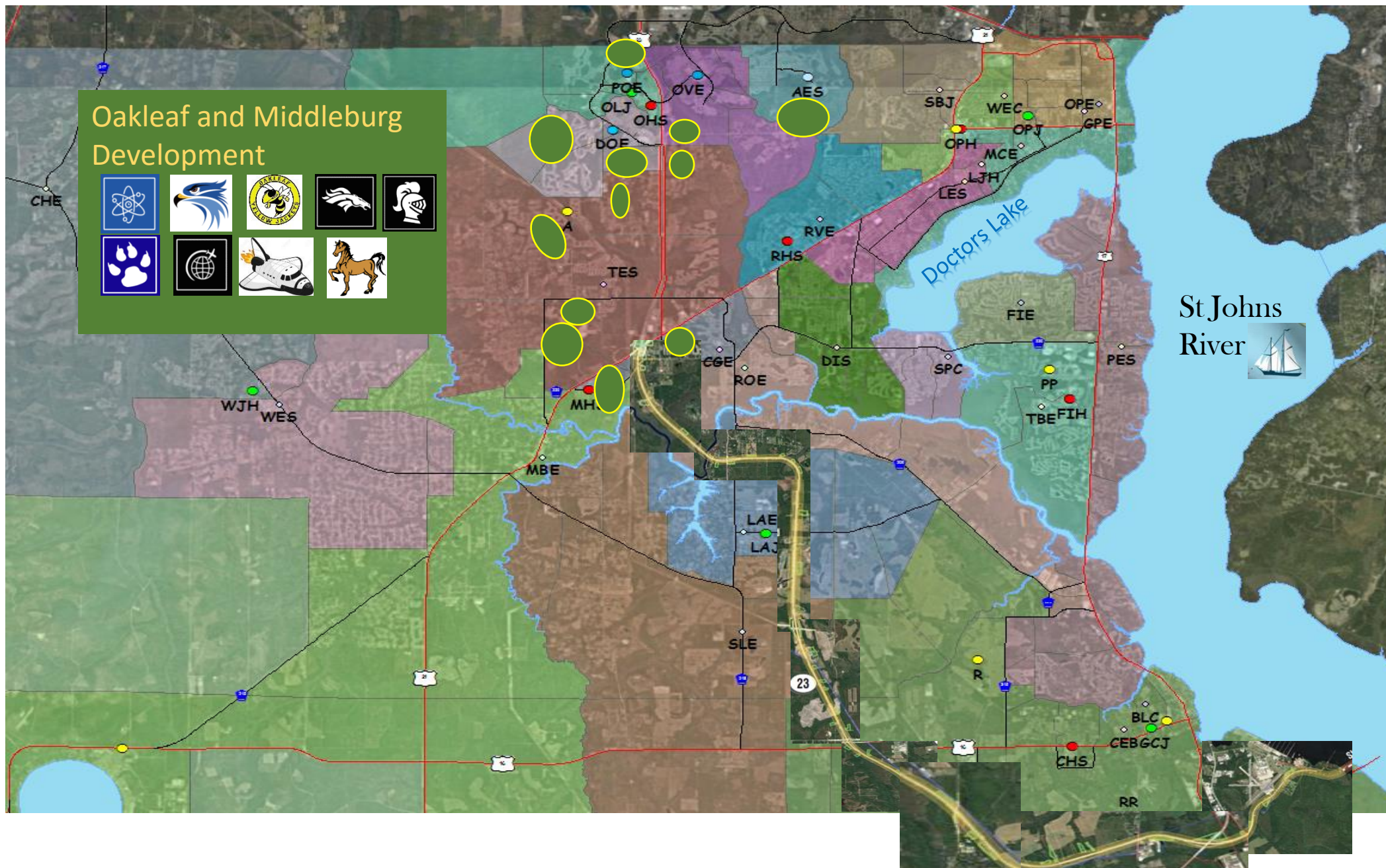
Elementary students ≈ 200

Growth other

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

Elementary students ≈ 74

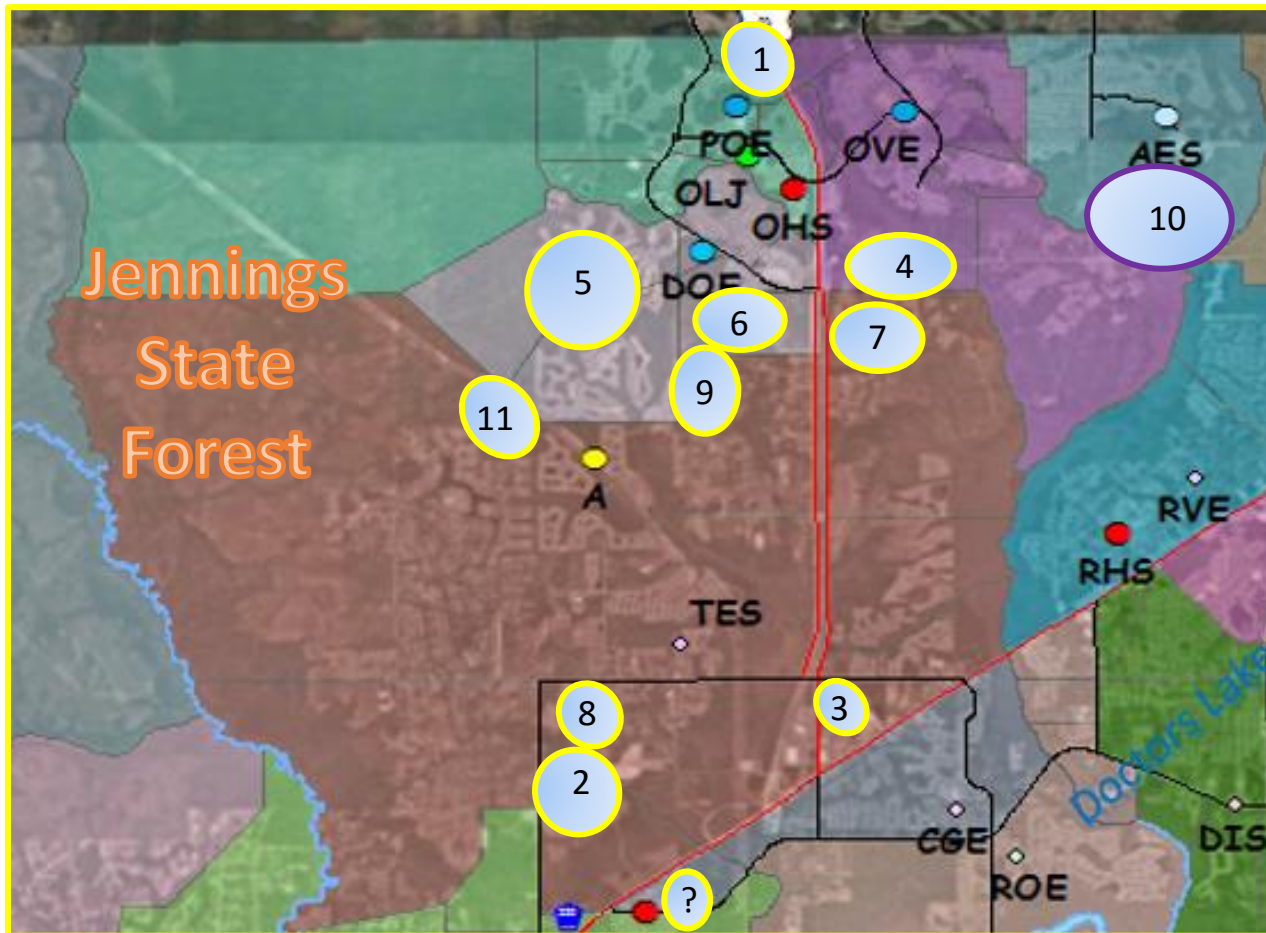
Oakleaf and Middleburg Development



Oakleaf and Middleburg areas

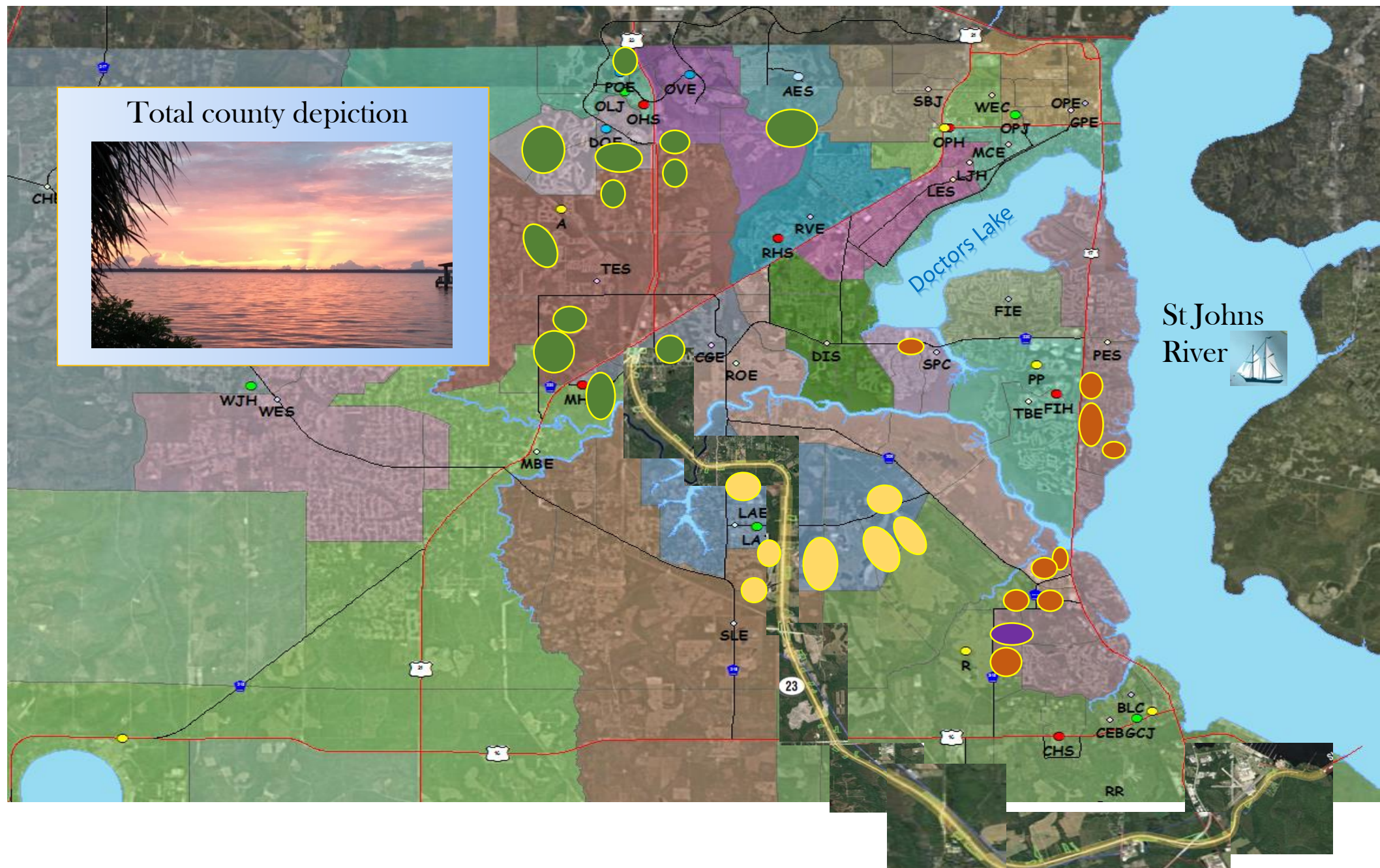
School	Percent capacity
Argyle ES	84%
Discovery Oaks ES	97%
Plantation Oaks ES	99%
Tynes ES	94%
Oakleaf JH	75%
Oakleaf HS	103%

Growth (TES/DOE/AES)	Homes
1). Arbor Mill ✓	236
2). Azalea Ridge ✓	698
3). Branan Field Village ✓	600
4). Cameron Oaks	227
5). Eagle Landing ✓	167
6). Grey Hawk ✓	348
7). Kindewood ✓	73
8). Linda Lakes ✓	122
9). Westbank ✓	169
10). Wilford Preserve	471
11). Pine Ridge ✓	<u>248</u>
	3,359

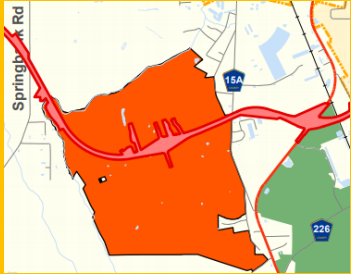


Elementary students \approx 739

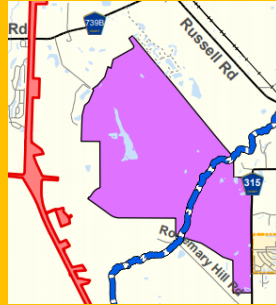
Total county depiction



Points South Development Development of Regional Impact (DRI)

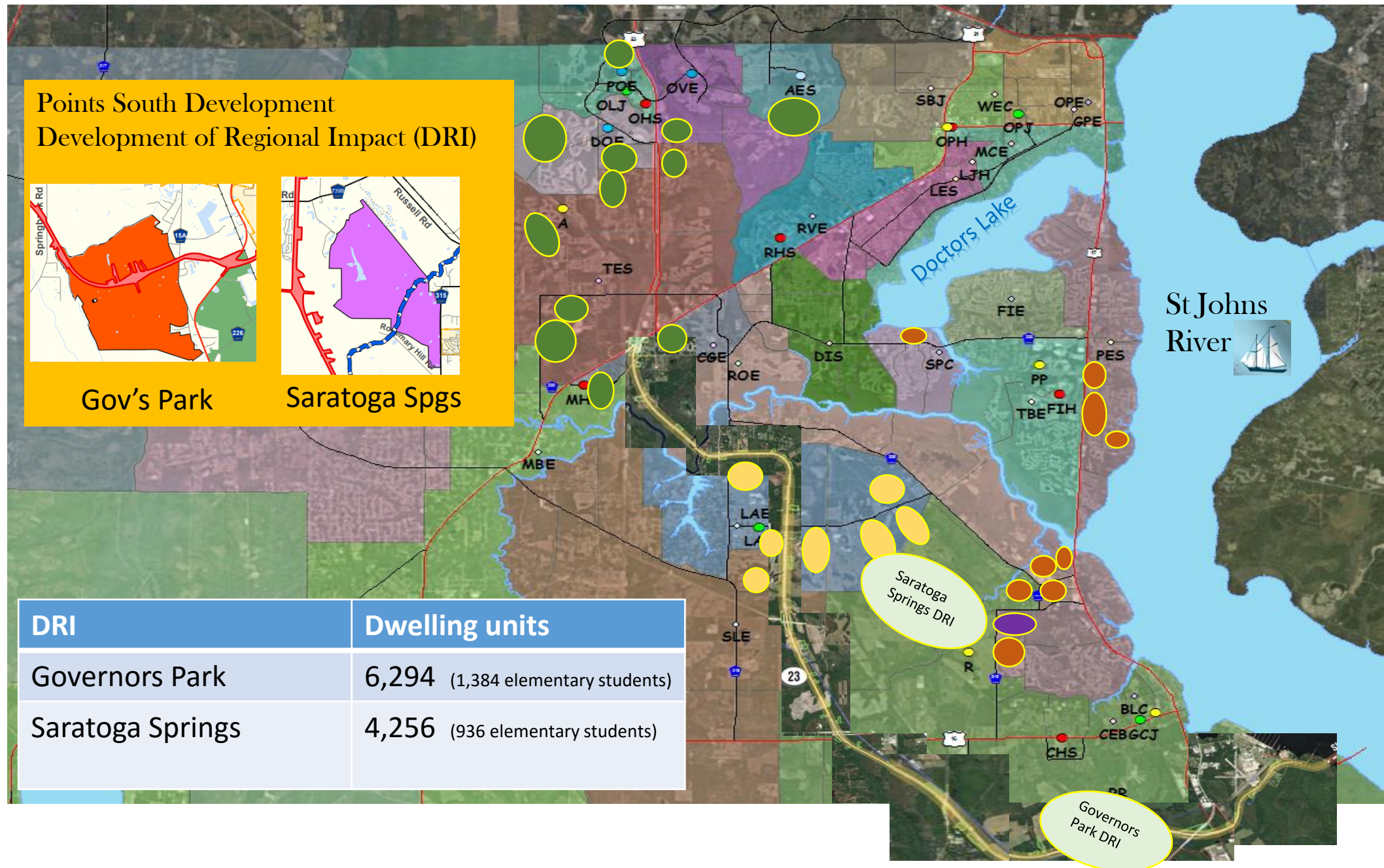


Gov's Park



Saratoga Spgs

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



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Clay County Growth summary

First Coast Expressway completion: 2025

Lake Asbury area:	3,547	}	7,456 homes ≈ 1,640 elementary students 580 middle school students 1,118 high school students
Fleming Island/Black Creek:	550		
Oakleaf/Middleburg:	3,359		
Governors Park DRI:	6,294		
Saratoga Springs DRI:	4,256		

10,550 homes ≈ 2,321 elementary students
844 middle school students
1,582 high school students

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Fin.

way is Now Fully Funded

Note: FCE will bring the largest impact to Clay County since completion of the Buchman Bridge (1970).

- During the next 20 years after completion, the population of Clay County grew by 227% .

What are OUR options?

- Do nothing...wait and see
- Hope development slows...
- Prepare for the future



Reactionary or Proactive

- Reactionary = Portable classrooms, accelerated construction timetables...costly
- Proactive = begin to prepare now...funding stream alternatives must be explored and begin post haste.

Impact fees won't cover it...compared to the cost of required infrastructure (Schools)...\$91 million short.

Note: Impact fees are not upfront, "an impact fee collected today, means a student in class tomorrow."

How will 2028 Clay County look back at us?

