



Copyright © 2023
Clay County District Schools
www.claycountyschools.org

Planning, Growth & Capacity

Paul Bement



Clay County
District Schools
www.claycountyschools.org

Presentation Objectives

- **Growth, Enrollment, and Student Data Trends**
- **Areas of Growth in Clay County**
- **Projected School Needs**



Clay County District Schools Current/Future Summary



- Currently there are 43 CCDS managed schools and four charter schools (3 brick & mortar, 1 virtual)
 - Projected to grow to 45 district-managed schools within the next 10 years
 - Two wing additions coming online in 2025, one under construction and two more planned at current schools in the next four years.
- Current District Membership enrollment is 41,364 (June 2025) students
 - Projected to enroll >11,600 more students in 10+ years
- >19,000 new homes are projected in the next 10+ years
- CCDS new projects; over \$240 million needed to build new student stations based on **projected** demand of new students



Clay County Population Estimates



Population Estimates			
County, City	April 1, 2024 (Estimate)	April 1, 2020 (Census)	Total Change 2020-24
Clay	236,365	218,245	18,120
Green Cove Sp.	10,270	9,786	484
Keystone Heights	1,473	1,446	27
Orange Park	9,171	9,089	82
Penney Farms	835	821	14
Unincorporated	214,616	197,103	17,513

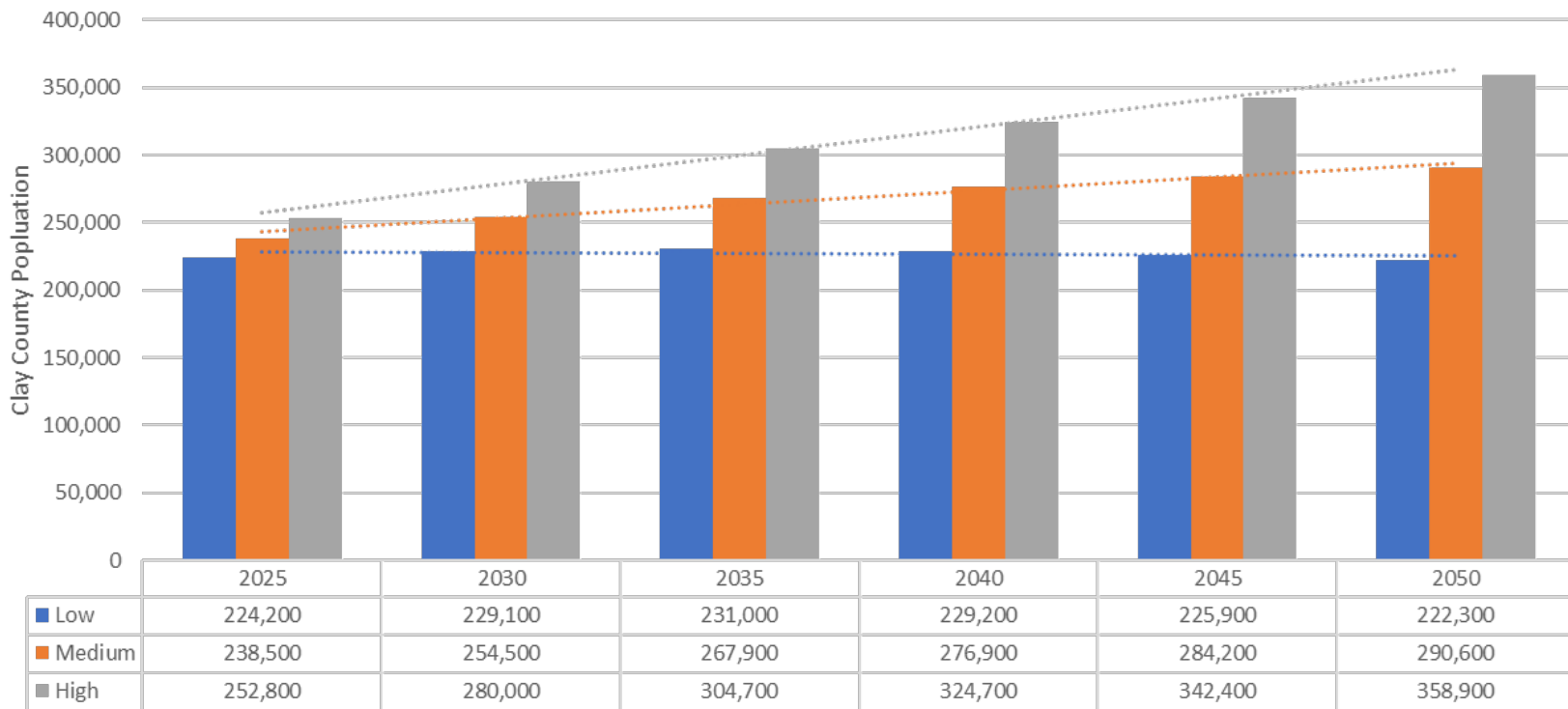
Prior Year Comparison			
April 1, 2024	April 1, 2023	Total Change	Percent Change
236,365	231,042	5,323	2.3%
10,270	10,384	-114	-1.1%
1,473	1,646	-173	-10.5%
9,171	9,165	6	0.07%
835	840	-5	-0.60%
214,616	209,189	5,427	2.6%

Source:

Florida Population, Estimates 2024, BEBR https://www.bebrr.ufl.edu/wp-content/uploads/2024/12/estimates_2024.pdf



Clay County Population Projections (2025-2050)





Student Generation Rates

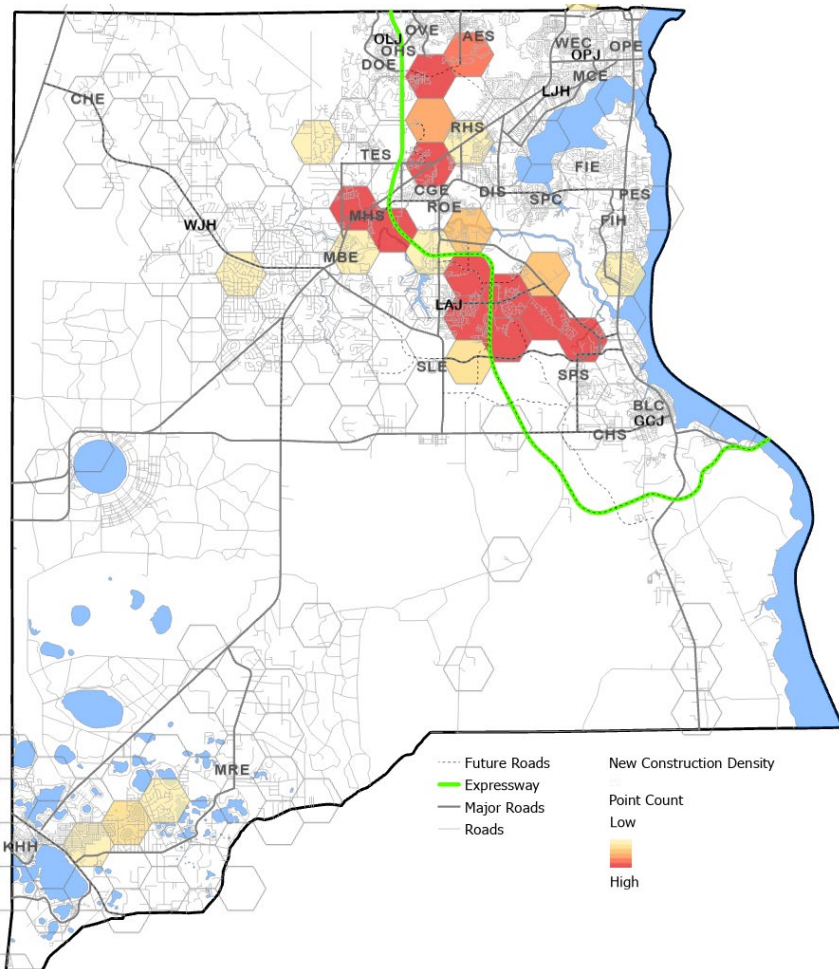


Clay County District Schools Students per Housing Unit by adjusted Census Data				Adjusted for Actual Enrollment
Grade Level	Single Family	Multi-Family	Mobile Home	Rate
Elem. (PreK-6)	0.245	0.133	0.254	0.234
Jr. High (7-8)	0.068	0.033	0.115	0.070
Sr. High (9-12)	0.162	0.082	0.112	0.147
Total	0.475	0.248	0.481	0.451

% Change from Prior Rates				
Grade Level	Single Family	Multi-Family	Mobile Home	Rate
Elem. (PreK-6)	-4%	27%	34%	1%
Jr. High (7-8)	-16%	57%	47%	-5%
Sr. High (9-12)	3%	30%	32%	7%
Total	-4%	31%	36%	2%

Source: TischlerBise estimates for Clay County using U.S. Census Bureau, 2019-2023 ACS Weighted PUMS for PUMAs 1901 & 1902 (Calibrated to CCDS enrollment for 2023-2024 from FLDOE and 2019-2023 ACS housing estimate).

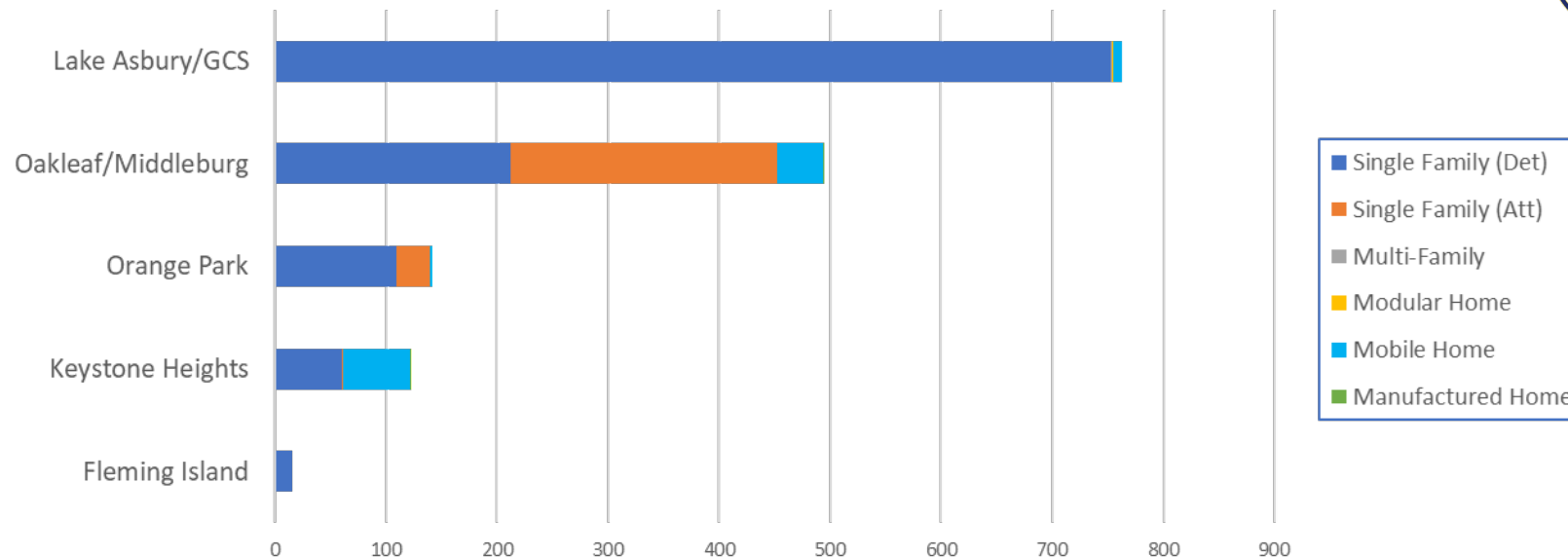
Clay County Construction Hotspots



Area	Certificates of Occupancy	% of Growth
Lake Asbury	751	49%
Middleburg	392	25%
Oakleaf	188	12%
Keystone Heights	122	8%
Orange Park	42	3%
Green Cove Spr.	32	2%
Fleming Island	15	1%
Total	1,542	100%

Quantity of Impact Fees Paid		
23/24	24/25	% Change
1,524	1,220	-20%

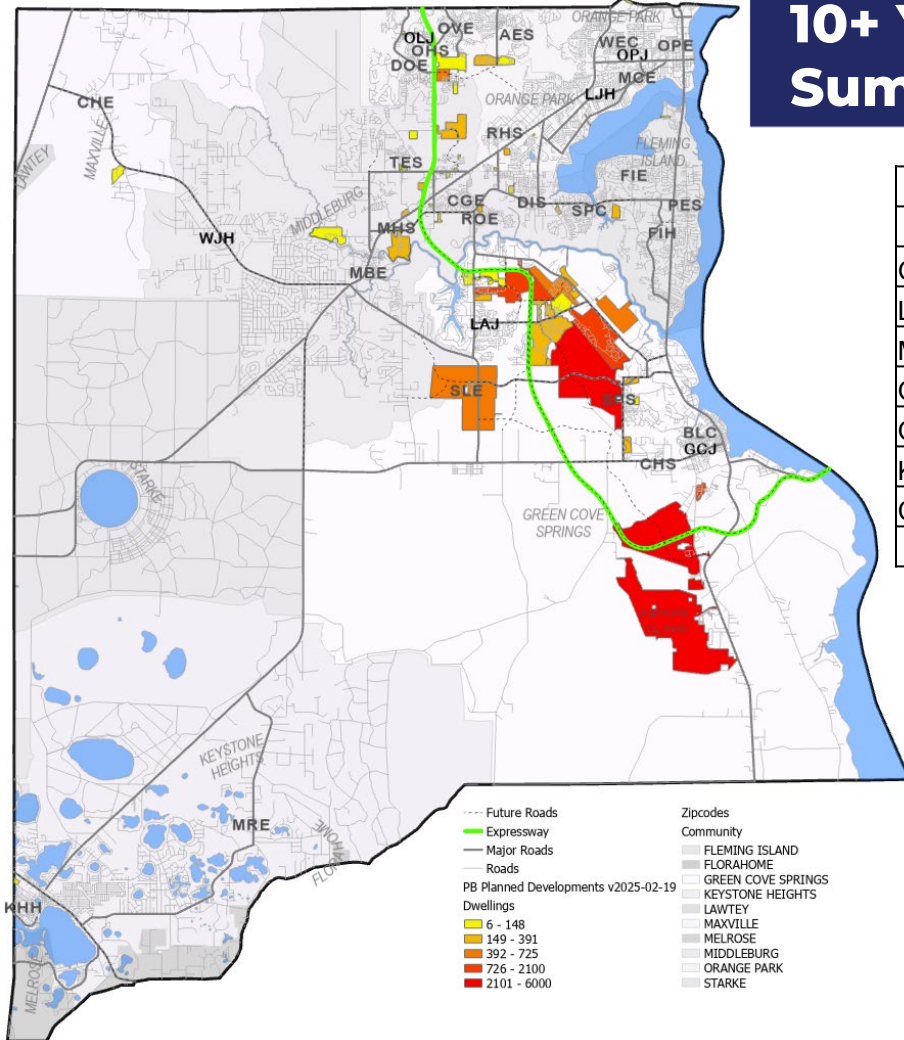
Observed Construction Activity



Observed Construction Rates by Dwelling Type

Dwelling Type	Completed SY24-25	Rate (Dwell./mo.)	1 Yr. Est.	5 Yr. Est.	10 Yr. Est.
Single Family (Det)	1,161	173.77	2,085	10,426	20,852
Single Family (Att)	271	28.08	337	1,685	3,369
Mobile/Mod. Home	115	41.50	498	2,490	4,979

10+ Yr. Projected Growth Summary



Dwellings

Area	Planned	Built	Rem.	% Built	% Rem.
Green Cove Spr.	13,407	129	13,278	1%	99%
Lake Asbury	5,755	2,915	2,840	51%	49%
Middleburg	1,531	141	1,390	9%	91%
Oakleaf	1,494	626	868	42%	58%
Orange Park	454	10	444	2%	98%
Keystone Heights	52	-	52	0%	100%
Clay Hill	9	-	9	0%	100%
Total:	22,702	3,821	18,881	17%	83%

Potential Students

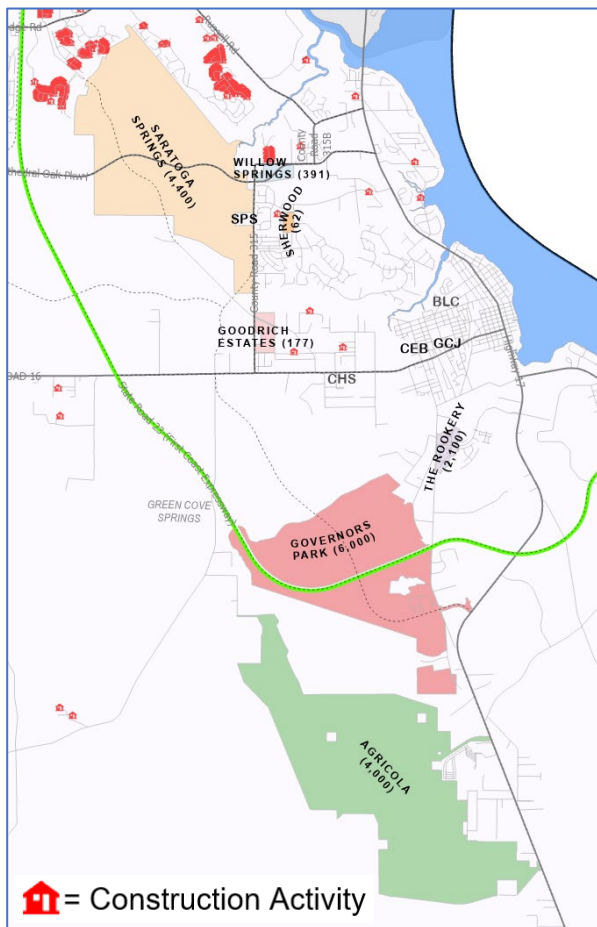
Area	Elem.	Jr. High	Sr. High	Total
Green Cove Spr.	3,253	1,766	3,373	8,392
Lake Asbury	666	361	690	1,717
Middleburg	289	153	264	706
Oakleaf	213	115	220	549
Orange Park	94	50	87	231
Keystone Heights	13	7	13	33
Clay Hill	2	1	2	6
Total:	4,514	2,446	4,635	11,595



Area Schools	% Capacity*
Lake Asbury ES	90%
Shadowlawn ES	70%
RideOut ES	87.4%
Lake Asbury JH	70.3%
Clay High School	96%

* Based on 2025/2026 Student Projections

Green Cove Springs Outlook



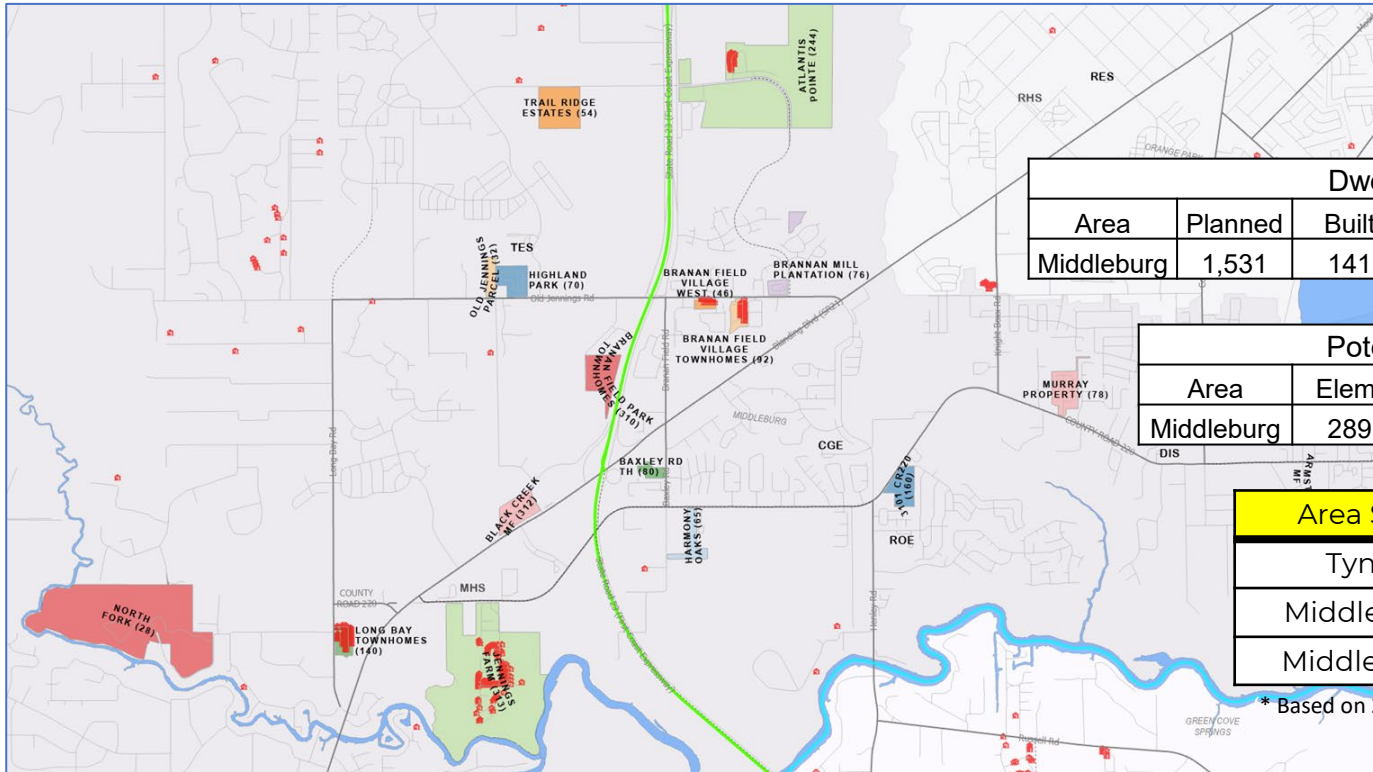
Dwellings					
Area	Planned	Built	Rem.	% Built	% Rem.
Green Cove Spr.	13,407	129	13,278	1%	99%

Potential Students				
Area	Elem.	Jr. High	Sr. High	Total
Green Cove Spr.	3,253	1,766	3,373	8,392

Area Schools	% Capacity*
Spring Park ES	83.5%
CE Bennett ES	69%
Green Cove JH	83.1%
Clay HS	96%

* Based on 2025/2026 Student Projections

Middleburg Outlook



Dwellings					
Area	Planned	Built	Rem.	% Built	% Rem.
Middleburg	1,531	141	1,390	9%	91%

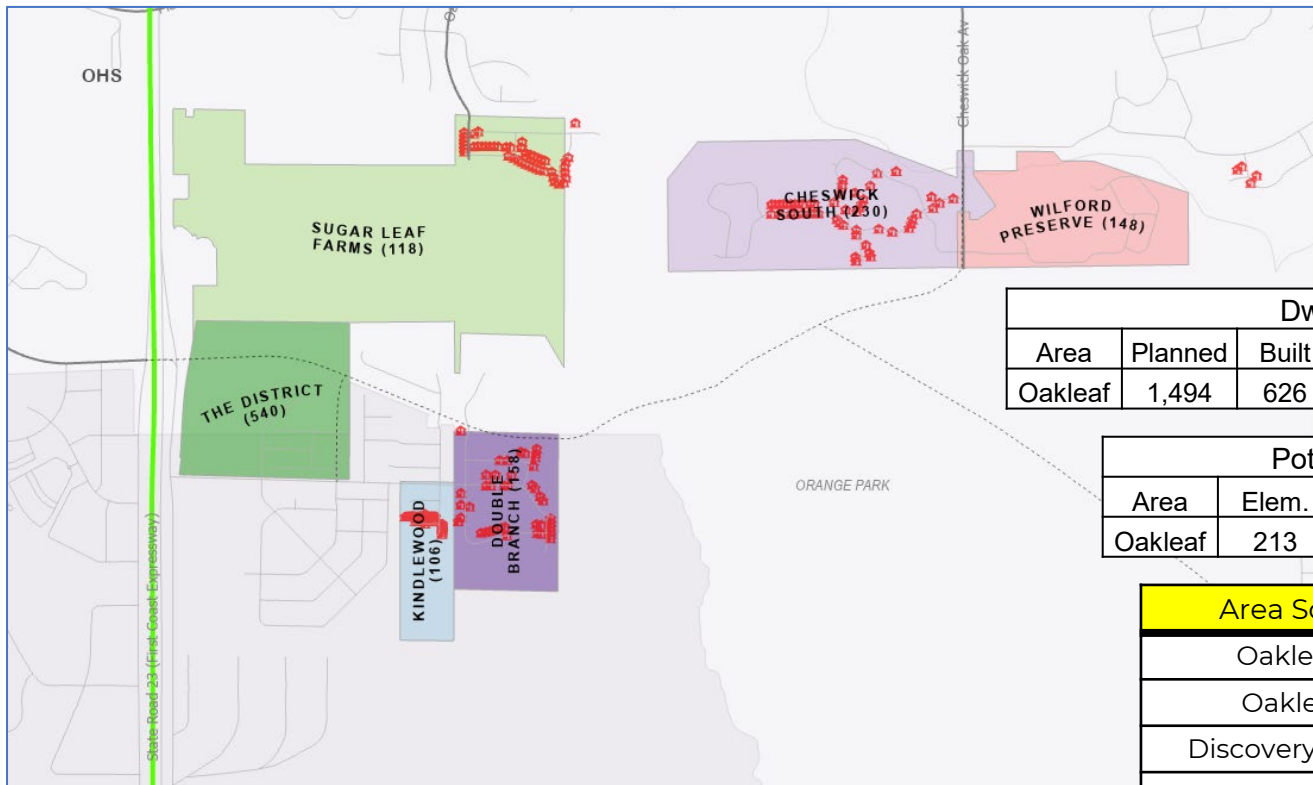
Potential Students				
Area	Elem.	Jr. High	Sr. High	Total
Middleburg	289	153	264	706

Area Schools	% Capacity*
Tynes ES	87.3%
Middleburg ES	89%
Middleburg HS	78.4%

* Based on 2025/2026 Student Projections

 = Construction Activity

Oakleaf Outlook



 = Construction Activity

Dwellings					
Area	Planned	Built	Rem.	% Built	% Rem.
Oakleaf	1,494	626	868	42%	58%

Potential Students				
Area	Elem.	Jr. High	Sr. High	Total
Oakleaf	213	115	220	549

Area Schools	% Capacity*
Oakleaf HS	88.4%
Oakleaf JH	67.5%
Discovery Oaks ES	88%
Oakleaf Village ES	76.5%
Plantation Oaks ES	77%
Argyle ES	91.2%

* Based on 2025/2026 Student Projections



Overall Summary

Growth in Clay County District Schools



Table 1.7 - Student Capacity For SY 2025/26 Thru SY 2029/30

School Code	SCHOOL NAME	Total FISH Capacity	Core (Cafeteria + multipurpose area)	SY 25/26		SY 26/27		SY 27/28		SY 28/29		SY 29/30	
				COFTE Enroll.	Utilization	COFTE Enroll.	Utilization	COFTE Enroll.	Utilization	COFTE Enroll.	Utilization	COFTE Enroll.	Utilization
Elementary School 2025-2029													
AES	Argyle Elementary	825	1,352	763	92%	796	96%	803	97%	763	92%	829	100%
CEB	Charles E. Bennett Elementary	808	800	574	72%	614	77%	641	80%	574	72%	696	87%
CGE	Coppergate Elementary	725	1,340	499	69%	501	69%	542	75%	499	69%	589	81%
CHE	Clay Hill Elementary	474	770	441	93%	427	90%	435	92%	441	93%	432	91%
DIS	Doctor's Inlet Elementary	719	860	535	74%	560	78%	577	80%	535	74%	556	77%
DOE	Discovery Oaks Elementary	852	1,400	799	94%	782	92%	807	95%	799	94%	799	94%
FE	Fleming Island Elementary	890	1,485	639	72%	631	71%	634	71%	639	72%	639	72%
GPE	Grove Park Elementary	512	925	455	89%	457	89%	461	90%	455	89%	484	95%
KES	Keystone Heights Elementary	888	2,449	766	86%	773	87%	757	85%	766	86%	740	83%
LAE	Lake Asbury Elementary*	970	1,084	904	93%	1054	109%	1208	125%	904	93%	1396	143%
LES	Lakeside Elementary	876	880	729	83%	713	81%	703	80%	729	83%	663	76%
MRE	McRae Elementary	550	1,485	560	102%	569	103%	570	104%	560	102%	555	101%
MBE	Middleburg Elementary	650	1,270	594	91%	596	92%	610	94%	594	91%	638	98%
MCE	Montclair Elementary	649	780	404	62%	415	64%	412	63%	404	62%	436	67%
OPE	Orange Park Elementary	504	560	499	99%	514	102%	526	104%	499	99%	532	106%
OVE	Oakleaf Village Elementary	1,097	1,362	863	79%	841	77%	828	75%	863	79%	807	74%
PES	R.M. Paterson Elementary	1,069	1,330	647	61%	640	60%	633	59%	647	61%	642	60%
POE	Plantation Oaks Elementary	1,004	1,362	788	78%	804	80%	806	80%	788	78%	793	79%
ROE	RideOut Elementary*	771	1,320	687	89%	741	96%	794	103%	687	89%	946	123%
RVE	Ridgeview Elementary	565	770	588	104%	590	104%	600	106%	588	104%	628	111%
SBJ	S. Bryan Jennings Elementary	678	1,086	498	74%	506	75%	510	75%	498	74%	514	76%
SLE	Shadowlawn Elementary	845	1,362	607	72%	632	75%	659	78%	607	72%	724	86%
SPC	Swimming Pen Creek Elementary	547	1,352	501	92%	524	96%	533	97%	501	92%	556	102%
SPS	Spring Park Elementary	856	1,336	758	89%	835	98%	902	105%	758	89%	980	114%
TBE	Thunderbolt Elementary	1,110	1,353	716	65%	700	63%	672	61%	716	65%	619	56%
TES	Tynes Elementary	1,162	1,360	1063	91%	1118	96%	1151	99%	1063	91%	1175	101%
WEC	W.E. Cherry Elementary	881	850	635	75%	624	73%	614	72%	635	75%	577	68%
WES	Wilkinson Elementary	788	1,372	695	88%	703	89%	708	90%	695	88%	707	90%
Total:		22,263	33,655	18,207	82%	18,660	84%	19,096	86%	18,207	82%	19,642	88%
*Does not reflect new classroom wings under construction.													
Junior High School 2025-2029													
GCI	Green Cove Springs Junior High	950	1,750	798	84%	808	85%	816	86%	798	84%	867	91%
LAI	Lake Asbury Junior High	1,973	1,740	1436	83%	1644	95%	1778	102%	1436	83%	1906	110%
LJH	Lakeside Junior High	1,206	1,260	838	69%	850	70%	853	71%	838	69%	895	74%
OLJ	Oakleaf Junior High	2,034	1,568	1512	96%	1555	99%	1583	101%	1512	96%	1553	99%
OPJ	Orange Park Junior High	1,059	1,260	789	75%	807	76%	849	80%	789	75%	821	78%
WJH	Wilkinson Junior High*	758	1,100	619	82%	724	96%	783	103%	619	82%	794	105%
Total:		7,980	8,678	5,992	75%	6,389	80%	6,660	83%	5,992	75%	6,836	86%
*Does not reflect new classroom wings under construction.													
High School 2025-2029													
CHS	Clay High	1,935	2,180	1920	99%	2128	110%	2391	124%	1920	99%	2727	141%
FHS	Fleming Island High	2,408	2,480	1697	70%	1594	66%	1571	65%	1697	70%	1462	61%
MHS	Middleburg High	2,377	2,260	1863	82%	1842	82%	1844	82%	1863	82%	1974	87%
OPH	Orange Park High	2,347	2,810	1860	79%	1840	78%	1812	77%	1860	79%	1850	79%
RHS	Ridgeview High	2,262	2,290	1791	79%	1806	80%	1886	83%	1791	79%	1991	88%
OLS	Oakleaf High	2,459	2,845	2199	89%	2156	88%	2048	83%	2199	89%	2067	84%
Total:		13,788	14,865	11,330	82%	11,366	82%	11,552	84%	11,330	82%	12,071	88%
Combination / Other 2025-2029													
BLC	Bannerman Learning Center	570	320	224	70%	222	69%	229	72%	224	70%	239	75%
KHHS	Keystone Heights High (7-12)	1,383	2,240	1165	84%	1098	79%	1098	79%	1165	84%	1105	80%
Total:		1,953	2,560	1,389	71%	1,320	68%	1,327	68%	1,389	71%	1,344	69%
Grand Total:		45,984	69,758	36,918	80%	37,735	82%	38,635	84%	36,918	80%	39,893	87%



Table 1.7 Cont. - Student Capacity For SY 2030/31 Thru SY 2034/35

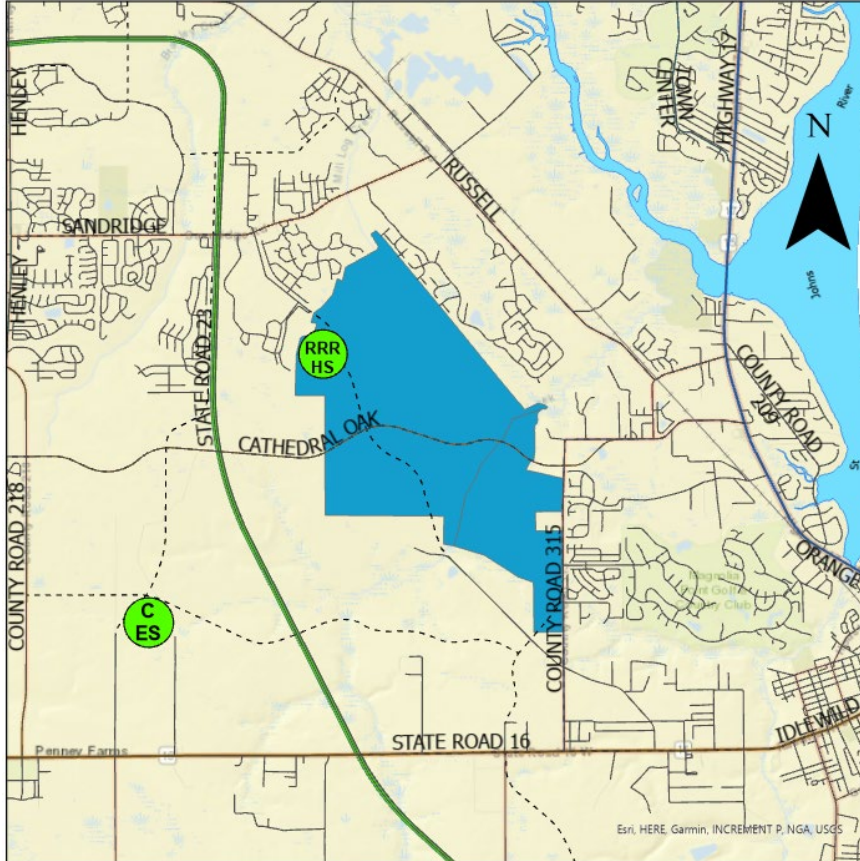
School Code	SCHOOL NAME	Total FISH Capacity	Core (Cafeteria + Multipurpose area)	SY 30/31		SY 31/32		SY 32/33		SY 33/34		SY 34/35	
				COFTE Enroll.	Utilization	COFTE Enroll.	Utilization	COFTE enroll.	Utilization	COFTE Enroll.	Utilization	COFTE Enroll.	Utilization
Elementary School 2030-2034													
AES	Argyle Elementary	825	1352	812	98%	834	101%	829	100%	829	100%	821	100%
CEB	Charles E. Bennett Elementary	808	800	730	91%	753	94%	770	95%	768	95%	763	95%
COE	Coppergate Elementary	725	1340	593	82%	594	82%	593	82%	591	82%	586	81%
ONE	Clay Hill Elementary	474	770	445	94%	450	95%	450	95%	450	95%	446	94%
DIG	Doctor's Inlet Elementary	719	860	545	76%	543	76%	538	75%	537	75%	534	74%
DOE	Discovery Oaks Elementary	852	1400	799	94%	785	92%	778	91%	770	91%	762	89%
FE	Fleming Island Elementary	890	1485	654	73%	654	73%	648	73%	644	72%	637	72%
GPE	Grove Park Elementary	512	925	502	98%	499	97%	496	97%	493	96%	489	96%
KHE	Keystone Heights Elementary	888	2449	736	83%	735	83%	728	82%	723	81%	717	81%
LAE	Lake Asbury Elementary*	970	1084	1404	145%	1397	144%	1390	143%	1387	143%	1379	142%
LES	Lakeside Elementary	876	880	670	76%	672	77%	665	76%	664	76%	659	75%
MRE	McRae Elementary	550	1485	541	98%	544	99%	537	98%	532	97%	526	96%
MBE	Middleburg Elementary	650	1270	650	100%	652	100%	650	100%	649	100%	644	99%
MCE	Montclair Elementary	649	780	419	65%	427	66%	425	65%	423	65%	421	65%
OPE	Orange Park Elementary	504	560	533	106%	534	106%	531	105%	528	105%	523	104%
OVE	Oakleaf Village Elementary	1097	1362	804	73%	793	72%	786	72%	779	71%	772	70%
PES	R.M. Paterson Elementary	1069	1330	657	61%	658	62%	660	62%	660	62%	655	61%
POE	Plantation Oaks Elementary	1004	1362	802	80%	795	79%	791	79%	785	78%	778	77%
ROE	RideOut Elementary*	771	1320	1010	131%	1092	142%	1158	150%	1252	162%	1245	161%
RVE	Ridgeview Elementary	565	770	639	113%	635	112%	629	111%	624	110%	619	110%
SBJ	S. Bryan Jennings Elementary	676	1086	511	76%	513	76%	510	75%	506	75%	502	74%
SLE	Shadowlawn Elementary	845	1362	753	89%	774	92%	794	94%	793	94%	786	93%
SPC	Swimming Pen Creek Elementary	547	1352	563	103%	563	103%	564	103%	564	103%	561	103%
SPS	Spring Park Elementary	856	1336	975	114%	982	115%	979	114%	974	114%	967	113%
TBE	Thunderbolt Elementary	1110	1353	589	53%	595	54%	589	53%	582	52%	577	52%
TES	Tynes Elementary	1162	1360	1225	105%	1208	104%	1197	103%	1186	102%	1180	102%
WEC	W.E. Cherry Elementary	881	850	571	67%	574	68%	570	67%	568	67%	566	67%
WES	Wilkinson Elementary	788	1372	712	90%	703	89%	700	89%	698	89%	692	88%
Total:		22,263	33,665	19,844	89%	19,958	90%	19,955	90%	19,959	90%	19,809	89%
*Does not reflect new classroom wings under construction.													
Junior High School 2030-2034													
GCJ	Green Cove Springs Junior High	950	1750	864	91%	840	88%	842	89%	865	91%	856	90%
LAL	Lake Asbury Junior High	1973	1740	2028	117%	2092	120%	2129	122%	2144	123%	2124	122%
LJH	Lakeside Junior High	1206	1260	870	72%	819	68%	835	69%	847	70%	835	69%
OLJ	Oakleaf Junior High	2034	1568	1513	96%	1489	95%	1448	92%	1459	93%	1436	92%
OPJ	Orange Park Junior High	1059	1260	823	78%	827	78%	840	79%	866	82%	862	81%
WJH	Wilkinson Junior High*	758	1100	741	98%	734	97%	735	97%	735	97%	733	96%
Total:		7,980	8,678	6,839	86%	6,801	85%	6,895	86%	6,976	87%	6,906	87%
*Does not reflect new classroom wings under construction.													
High School 2030-2034													
CHS	Clay High	1935	2180	2844	147%	2880	149%	2977	154%	3012	156%	3036	157%
FHS	Fleming Island High	2408	2480	1463	61%	1409	59%	1387	58%	1315	55%	1256	52%
MHS	Middleburg High	2377	2260	2054	91%	2119	94%	2043	90%	2047	91%	2055	91%
OPH	Orange Park High	2347	2810	1969	80%	1891	81%	1890	81%	1846	79%	1860	79%
RHS	Ridgeview High	2262	2290	2082	92%	2169	96%	2149	95%	2202	97%	2214	98%
OHS	Oakleaf High School	2459	2845	2046	83%	2072	84%	2074	84%	1974	80%	1958	80%
RRR	RRR	2500	2845	1713	69%	1731	69%	1719	69%	1686	67%	1670	67%
Total:		16,288	17,710	14,071	86%	14,271	88%	14,239	87%	14,082	86%	13,379	76%
Combination / Other 2030-2034													
BLC	Bannerman Learning Center	570	320	241	75%	241	75%	250	78%	251	78%	250	78%
KHS	Keystone Heights High (7-12)	1383	2240	1093	79%	1093	79%	1085	78%	1112	80%	1096	79%
BB	BB (K-5)	1275	1900			800	63%	721	57%	711	56%		0%
Total:		1,953	2,560	1,334	68%	2,134	109%	2,056	105%	2,074	106%	1,346	69%
Grand Total:													
Total:		48,484	62,603	42,088	87%	43,165	89%	43,146	89%	43,092	89%	40,440	83%



Clay County
District Schools
Discovering Endless Possibilities

Future School Sites

Proposed Sites: Saratoga Springs

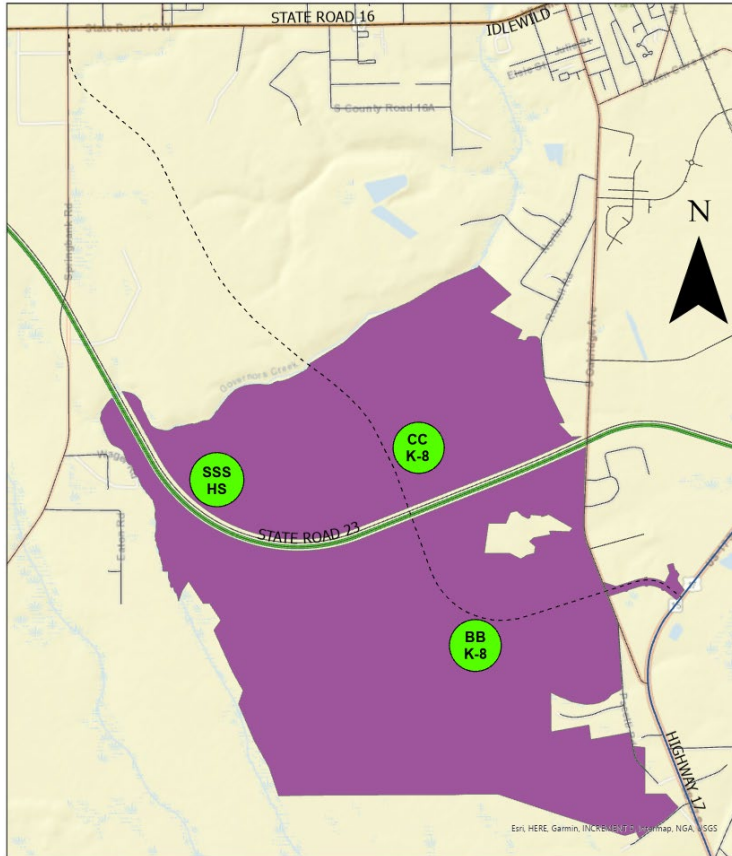


Saratoga Springs (Green Cove Springs)

School	# of Student Stations	Projected Open
Saratoga Springs High School "RRR"	2,500	TBD*
Green Cove, Lake Asbury, Saratoga Elementary School "C"	862	TBD*

* Subject to change based on development.

Proposed Sites: Governors Park



Governors Park (Green Cove Springs)

School	# of Student Stations	Projected Year
Governors Park K-8 "BB"	1,275	TBD*
Governors Park K-8 "CC"	1,275	TBD*
Governors Park High School "SSS"	2,500	TBD*

*** Subject to change based on development.**



Clay County
District Schools
Discovering Endless Possibilities

Projected Near Term Student Station Needs

Proposed Growth Projects



Project Name	Opening	School Capacity	Area Impacted	Projected Cost
RideOut Elementary Classroom Addition	2026	Adds 240 Student Stations	Lake Asbury	\$15M
Lake Asbury Elementary Classroom Addition	2028	Adds 480 Student Stations	Lake Asbury	\$18M
Wilkinson Junior High Classroom Addition	2030	Adds 666 Student Stations	Middleburg	\$26M
High School "RRR" ** (Saratoga Springs)	2031	2,500	Saratoga Springs	\$200M

**Subject to change based on actual growth



Clay County
District Schools
www.claycountyschools.org

Thank You!