

Quarterly Growth and Development Update Report

In accordance with the Interlocal Agreement, any residential development proposals under review by the County and Cities Planning Agencies and site development review committees are also reviewed and commented on behalf of the School District. This review includes comprehensive plan amendments (CPA), rezonings, and other residential and mixed use developments that will increase residential density affecting student enrollment, enrollment projections or school facilities. This report contains a summary of proposed residential developments that were reviewed by the School District during October through December of 2006.

This report is divided into the following sections:

- I. Plats and Site Plans – This is the review of preliminary and final plats and site plans submitted to the local government for approval. Once these types of development orders are approved in its final form, the development is authorized to proceed with construction.
- II. Rezonings – This is the review of development proposals seeking a change in the existing zoning classification of the subject property. The zoning classification gives details to determine the number of dwelling units that will be permitted. If approved by the local government, the developer would proceed with obtaining approval of plats and site plans.
- III. Comprehensive Plan Amendments – This type of review amends the local government's comprehensive plan, which designates property a specific land use category. The land use designation determines the maximum allowable density and permitted uses for property. Comprehensive plan amendments include the following:
 - a. *Small-scale Amendment* – less extensive review process for a maximum of 10 acres. Final approval is determined by the local government's board or council. Typically, the rezoning of the property is considered at the same public hearing.
 - b. *Comprehensive Plan Amendment* – extensive review process that is performed twice per year. The local government must approve transmittal of the request to the Department of Community Affairs (DCA) for further review and to continue the approval process. Both the local government and DCA must approve the request. If the amendment is approved, the development must then proceed with obtaining rezoning approval and approval of plats and site plans.
 - c. *Development of Regional Impact* – the most extensive review process in the amendment process for large-scale developments. DCA reviews the DRI for compliance with state law, identifies the regional and state impacts, and makes recommendations to local government for approving, suggesting mitigation conditions, or not approving proposed developments. If the DRI is approved, the development must then proceed with obtaining rezoning approval and approval of plats and site plans.
- IV. Other – This section includes other reviews that affect school facilities such as interlocal agreements and other local government regulations pertaining to schools or school concurrency.
- V. Location Map – This section provides maps of the general location of the developments reviewed as a part of this report.

Each section of this report provides the following general information for each residential development: project name, general location, description (single-family, multifamily or mobile homes), and the number of dwelling units. The jurisdiction and/or committee for which the review was provided for is also included.

Schools identified are based on the adopted attendance boundaries for the current school year.

School Capacity is the capacity adopted in the 2006-2007 Educational Facilities Plan (EFP) for the School District.

Student Enrollment is the Fall Full-Time Equivalent (FTE) student count as reported in the Monthly Membership Report for Month 3.

Utilization is derived by dividing the student enrollment by the school capacity. The Project's Students are not included in this calculation for the purpose of this report.

Project's Students are calculated based on the student generation rates adopted in the most recent Interlocal Agreement, as follows:

Elementary – 0.2989 students per dwelling unit

Junior High – 0.0916 students per dwelling unit

High – 0.1550 students per dwelling unit

Available Capacity is determined by comparing the sum of the Project's Students and Student Enrollment to the School Capacity. If the sum is greater than the School Capacity, there is no Available Capacity. If the sum is less than or equal to the School Capacity, Available Capacity exists.

Busing Required indicates if bus service will be required based on the development's proximity to walk zones for each school. If a development is not within the established walk zone, busing is required.

Revenue Section reflects only school impact fees; other revenues sources are not taken into account for the purpose of this report. The impact fee amount shown are based current rates at the time of this report. The actual school impact fee to be paid may be different.

Cost per Station for each school type (Elementary, Jr. High and High) for June 2006, as published in the Student Station Cost Factor report by the Department of Education (DOE) and as reported in the 2006-2007 EFP.

I. Plats and Site Plans

Jurisdiction/ Committee:		Clay Co. Development Review Committee -10/26/2006				Revenue		
Project Name	Location	Description	# Dwelling Units			Impact Fee	Total Impact Fee	
A. Kimberly Creek Preliminary Plat	Perry Road Green Cove Springs	Single Family	14			\$7,034	\$98,476	
School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Charles E. Bennett Elementary	804	714	89%	4	YES	YES	\$18,057	\$72,228
Green Cove Springs Jr. High	1,005	868	86%	1	YES	YES	19,500	\$19,500
Clay High	1,767	1,166	66%	2	YES	YES	25,328	\$50,656
				<u>7</u>				\$142,384
							Gain/(Loss)	(\$43,908)

Jurisdiction/ Committee:		Clay Co. Development Review Committee -10/26/2006				Revenue		
Project Name	Location	Description	# Dwelling Units			Impact Fee	Total Impact Fee	
B. The Villas at Oakleaf Plantation Preliminary Plat	Oakleaf Plantation	Multifamily	128			\$3,236	\$414,208	
School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Argyle Elementary	862	1,022	119%	38	NO	YES	\$18,057	\$686,166
Oakleaf School	1,005	1,597	159%	12	NO	YES	19,500	\$234,000
Orange Park High	2,437	2,690	110%	20	NO	YES	25,328	\$506,560
				<u>70</u>				\$1,426,726
							Gain/(Loss)	(\$1,012,518)

I. Plats and Site Plans

Jurisdiction/ Committee:		Clay Co. Development Review Committee -10/26/2006				Revenue		
				# Dwelling				
Project Name	Location	Description	Units		Impact Fee	Total Impact Fee		
C. Nature's Pass (aka Nature's Path) Preliminary Plat	John's Cemetery Road (aka Lotus Blvd.) Middleburg	Single Family	74		\$7,034	\$520,516		
							Expense	
School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Wilkinson Elementary	862	904	105%	22	NO	YES	\$18,057	\$397,254
Wilkinson Jr. High	1,005	803	80%	7	YES	YES	19,500	\$136,500
Middleburg High	1,633	1,964	120%	11	NO	YES	25,328	\$278,608
				<u>40</u>				\$812,362
						Gain/(Loss)	(\$291,846)	

Jurisdiction/ Committee:		Green Cove Springs Planning & Zoning Board -10/26/2006				Revenue		
				# Dwelling				
Project Name	Location	Description	Units		Impact Fee	Total Impact Fee		
D. Magnolia West Unit One Final Plat	CR 315 & Medinah Ln. Green Cove Springs	Single Family	204		\$7,034	\$1,434,936		
							Expense	
School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Thunderbolt Elementary	862	1,169	136%	61	NO	YES	\$18,057	\$1,101,477
Green Cove Springs Jr. High	1,005	868	86%	19	YES	YES	19,500	\$370,500
Clay High	1,767	1,166	66%	32	YES	YES	25,328	\$810,496
				<u>112</u>				\$2,282,473
						Gain/(Loss)	(\$847,537)	

I. Plats and Site Plans

Jurisdiction/ Committee: Green Cove Springs Planning & Zoning Board -10/26/2006
Dwelling

Revenue

Project Name	Location	Description	# Dwelling Units	Revenue	
				Impact Fee	Total Impact Fee
E. Habitat for Humanity Final Plat	Forbes Street Green Cove Springs	Single Family	3	\$7,034	\$21,102

Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Charles E. Bennett Elementary	804	714	89%	1	YES	NO	\$18,057	\$18,057
Green Cove Springs Jr. High	1,005	868	86%	0	YES	NO	19,500	\$0
Clay High	1,767	1,166	66%	0	YES	YES	25,328	\$0
				<u>1</u>				<u>\$18,057</u>
Gain/(Loss)								\$3,045

Jurisdiction/ Committee: Clay Co. Development Review Committee -11/09/2006
Dwelling

Revenue

Project Name	Location	Description	# Dwelling Units	Revenue	
				Impact Fee	Total Impact Fee
F. Johns Landing Subdivision Conceptual Plan Review	CR 220	Single Family	35	\$7,034	\$246,190

Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
RideOut Elementary	862	1,033	120%	10	NO	YES	\$18,057	\$180,570
Lake Asbury Jr. High	1,086	1,111	102%	3	NO	YES	19,500	\$58,500
Middleburg High School	1,633	1,964	120%	5	NO	YES	25,328	\$126,640
				<u>18</u>				<u>\$365,710</u>
Gain/(Loss)								(\$119,520)

I. Plats and Site Plans

Jurisdiction/ Committee:

Clay Co. Development Review Committee -11/09/2006

Revenue

Project Name	Location	Description	# Dwelling Units	Revenue	
				Impact Fee	Total Impact Fee
G. Pine Ridge Plantation West Preliminary Plat	Old Jennings Rd./Tynes Blvd.	Single Family	46	\$7,034	\$323,564

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Expense	
							Cost Per Station	Total Cost
Tynes Elementary	862	791	92%	14	YES	NO	\$18,057	\$252,798
Wilkinson Jr. High	1,005	803	80%	4	YES	YES	19,500	\$78,000
Middleburg High School	1,633	1,964	120%	7	NO	YES	25,328	\$177,296
				<u>25</u>				<u>\$508,094</u>
							Gain/(Loss)	(\$184,530)

Jurisdiction/ Committee:

Clay Co. Development Review Committee -11/16/2006

Revenue

Project Name	Location	Description	# Dwelling Units	Revenue	
				Impact Fee	Total Impact Fee
H. Willowbrook @ Oakleaf Plantation Preliminary Plat	Oakleaf Plantation	Multifamily (Townhomes)	200	\$3,236	\$647,200

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Expense	
							Cost Per Station	Total Cost
Oakleaf School (K-6)	1,005	1,597	159%	60	NO	NO	\$18,057	\$1,083,420
Oakleaf School (7-8)	Included in the above.			18	NO	NO	19,500	\$351,000
Orange Park High	2,437	2,690	110%	31	NO	YES	25,328	\$785,168
				<u>109</u>				<u>\$2,219,588</u>
							Gain/(Loss)	(\$1,572,388)

I. Plats and Site Plans

Jurisdiction/ Committee:

Clay Co. Development Review Committee -11/16/2006

Revenue

Project Name	Location	Description	# Dwelling Units	Revenue	
				Impact Fee	Total Impact Fee
I. Branan Field Village Preliminary Plat	Branan Field Road, SR 21 & Old Jennings Road	Multifamily (Townhomes)	505	\$3,236	\$1,634,180

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Expense	
							Cost Per Station	Total Cost
Tynes Elementary	862	791	92%	151	NO	YES	\$18,057	\$2,726,607
Wilkinson Jr. High	1,005	803	80%	46	YES	YES	19,500	\$897,000
Middleburg High School	1,633	1,964	120%	78	NO	YES	25,328	\$1,975,584
				<u>275</u>				<u>\$5,599,191</u>
							Gain/(Loss)	<u>(\$3,965,011)</u>

Jurisdiction/ Committee:

Clay Co. Development Review Committee -11/30/2006

Revenue

Project Name	Location	Description	# Dwelling Units	Revenue	
				Impact Fee	Total Impact Fee
J. Pressley Estates Preliminary Plat	Gas Line Road Keystone Heights	Single Family	3	\$7,034	\$21,102

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Expense	
							Cost Per Station	Total Cost
Keystone Heights Elementary	773	832	108%	1	NO	YES	\$18,057	\$18,057
Keystone Heights High (7-8)	1,615	1,417	88%	0	YES	YES	19,500	\$0
Keystone Heights High (9-12)	Included in the above.			0	YES	YES	25,328	\$0
				<u>1</u>				<u>\$18,057</u>
							Gain/(Loss)	<u>\$3,045</u>

I. Plats and Site Plans

Jurisdiction/ Committee:

Clay Co. Development Review Committee -11/30/2006

Revenue

	Project Name	Location	Description	# Dwelling Units	Revenue	
					Impact Fee	Total Impact Fee
K.	Angora Bay Unit 1 Preliminary Plat	CR 220	Single Family	86	\$7,034	\$604,924

Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Doctor's Inlet Elementary	735	1,003	136%	26	NO	YES	\$18,057	\$469,482
Lake Asbury Jr. High	1,086	1,111	102%	8	NO	YES	19,500	\$156,000
Ridgeview High	1,567	1,751	112%	13	NO	YES	25,328	\$329,264
				<u>47</u>				<u>\$954,746</u>
Gain/(Loss)								(\$349,822)

Jurisdiction/ Committee:

Clay Co. Development Review Committee -11/30/2006

Revenue

	Project Name	Location	Description	# Dwelling Units	Revenue	
					Impact Fee	Total Impact Fee
L.	Angora Bay Unit 2 Preliminary Plat	CR 220	Single Family	100	\$7,034	\$703,400

Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Doctor's Inlet Elementary	735	1,003	136%	30	NO	YES	\$18,057	\$541,710
Lake Asbury Jr. High	1,086	1,111	102%	9	NO	YES	19,500	\$175,500
Ridgeview High	1,567	1,751	112%	16	NO	YES	25,328	\$405,248
				<u>55</u>				<u>\$1,122,458</u>
Gain/(Loss)								(\$419,058)

I. Plats and Site Plans

Jurisdiction/ Committee:

Clay Co. Development Review Committee -12/14/2006

Revenue

	Project Name	Location	Description	# Dwelling Units	Impact Fee	Total Impact Fee
M.	Hawks Landing Preliminary Plat	CR 209	Single Family	15	\$7,034	\$105,510

Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Charles E. Bennett Elementary	804	714	89%	4	YES	YES	\$18,057	\$72,228
Green Cove Springs Jr. High	1,005	868	86%	1	YES	YES	19,500	\$19,500
Clay High	1,767	1,166	66%	2	YES	YES	25,328	\$50,656
				<u>7</u>				<u>\$142,384</u>
Gain/(Loss)								<u>(\$36,874)</u>

Jurisdiction/ Committee:

Clay Co. Development Review Committee -12/21/2006

Total

	Project Name	Location	Description	# Dwelling Units	Impact Fee	Total Impact Fee
N.	Jennings Court Concept Plan	Knight Boxx Road	Multifamily	28	\$3,236	\$90,608

Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Tynes Elementary	862	791	92%	8	YES	YES	\$18,057	\$144,456
Lakeside Jr. High	1,005	970	97%	3	YES	YES	19,500	\$58,500
Ridgeview High	1,567	1,751	112%	4	NO	YES	25,328	\$101,312
				<u>15</u>				<u>\$304,268</u>
Gain/(Loss)								<u>(\$213,660)</u>

II. Rezoning

Jurisdiction/ Committee: Clay Co. Development Review Committee -12/14/2006

Project Name	Location	Description	# Dwelling		Impact Fee	Total	
			Units			Impact Fee	Impact Fee
O. Z-07-05 PUD, Saratoga Springs CR 315		Single Family	2577		\$7,034	\$18,126,618	
		Multifamily	985		\$3,236	\$3,187,460	
		Total	<u>3562</u>				

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Expense	
							Cost Per Station	Total Cost
Charles E. Bennett Elementary	804	714	89%	1,065	NO	YES	\$18,057	\$19,230,705
Green Cove Springs Jr. High	1,005	868	86%	326	NO	YES	19,500	\$6,357,000
Clay High	1,767	1,166	66%	552	YES	YES	25,328	\$13,981,056
				<u>1,943</u>				\$39,568,761
							Gain/(Loss)	(\$21,442,143)

The development has mitigated its impacts to public schools through the DRI process. The approved mitigation includes the following: a 35-acre junior high school site, a 25-acre elementary school site, a 17-acre site located outside the boundary of the DRI but within the general vicinity of the DRI, and two cash contributions in the amount of \$1,250,000 each. The school impact fee credits were waived.

III. Comprehensive Plan Amendments & Development of Regional Impact

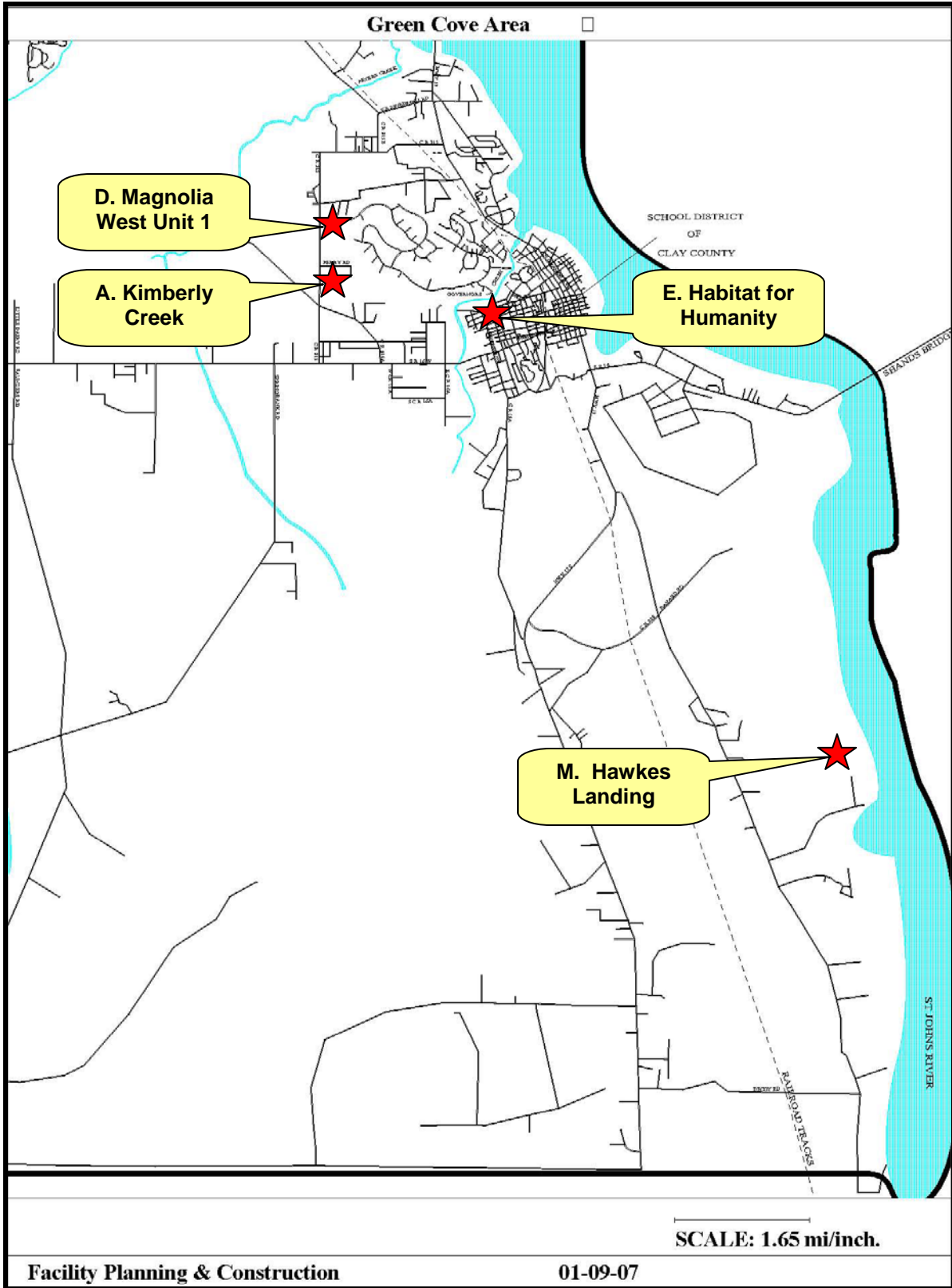
Jurisdiction/ Committee: Clay Co. Pre-application Conference - 12/11/2006

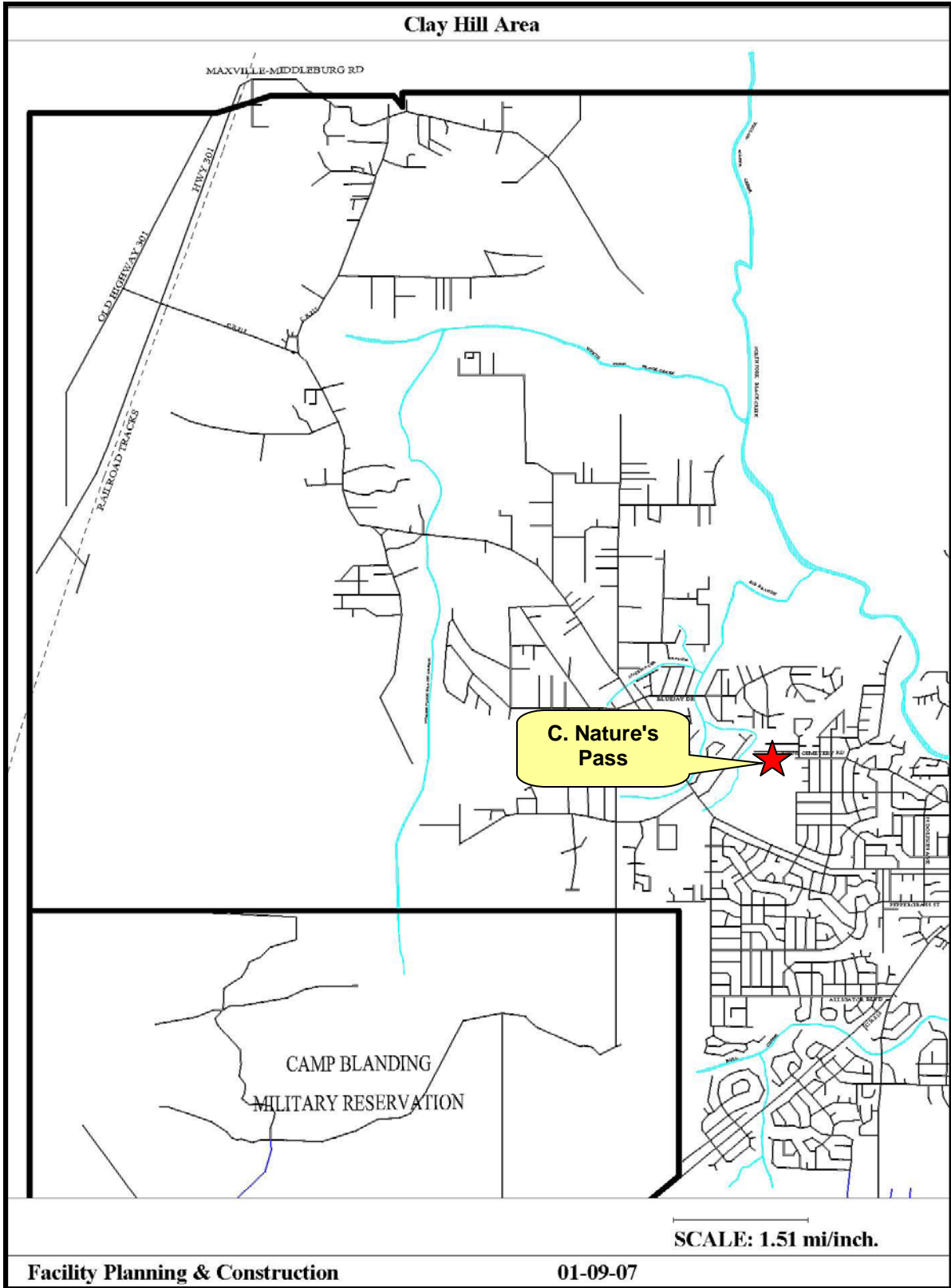
Project Name	Location	Description	# Dwelling Units	Impact Fee	Total Impact Fee	Expense													
						School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost						
P. Highlands DRI	CR 218 and US 301	Single Family	3,000	\$7,034	\$21,102,000														
		Multifamily	1,000	\$3,236	\$3,236,000														
			<u>4,000</u>																
Clay Hill Elementary	770	489	64%	1,196	NO	YES	\$18,057	\$21,596,172											
Wilkinson Jr. High	1,005	803	80%	366	NO	YES	19,500	\$7,137,000											
Middleburg High	1,633	1,964	120%	620	NO	YES	25,328	\$15,703,360											
				<u>2,182</u>				<u>\$44,436,532</u>											
								Gain/(Loss)	<u>(\$23,334,532)</u>										

This project generates the need for an elementary school. The DRI currently proposes school sites for elementary, junior high, and high. The pre-application conference is the initial step in the DRI process; the developer will next submit an Application for Development Approval (ADA).

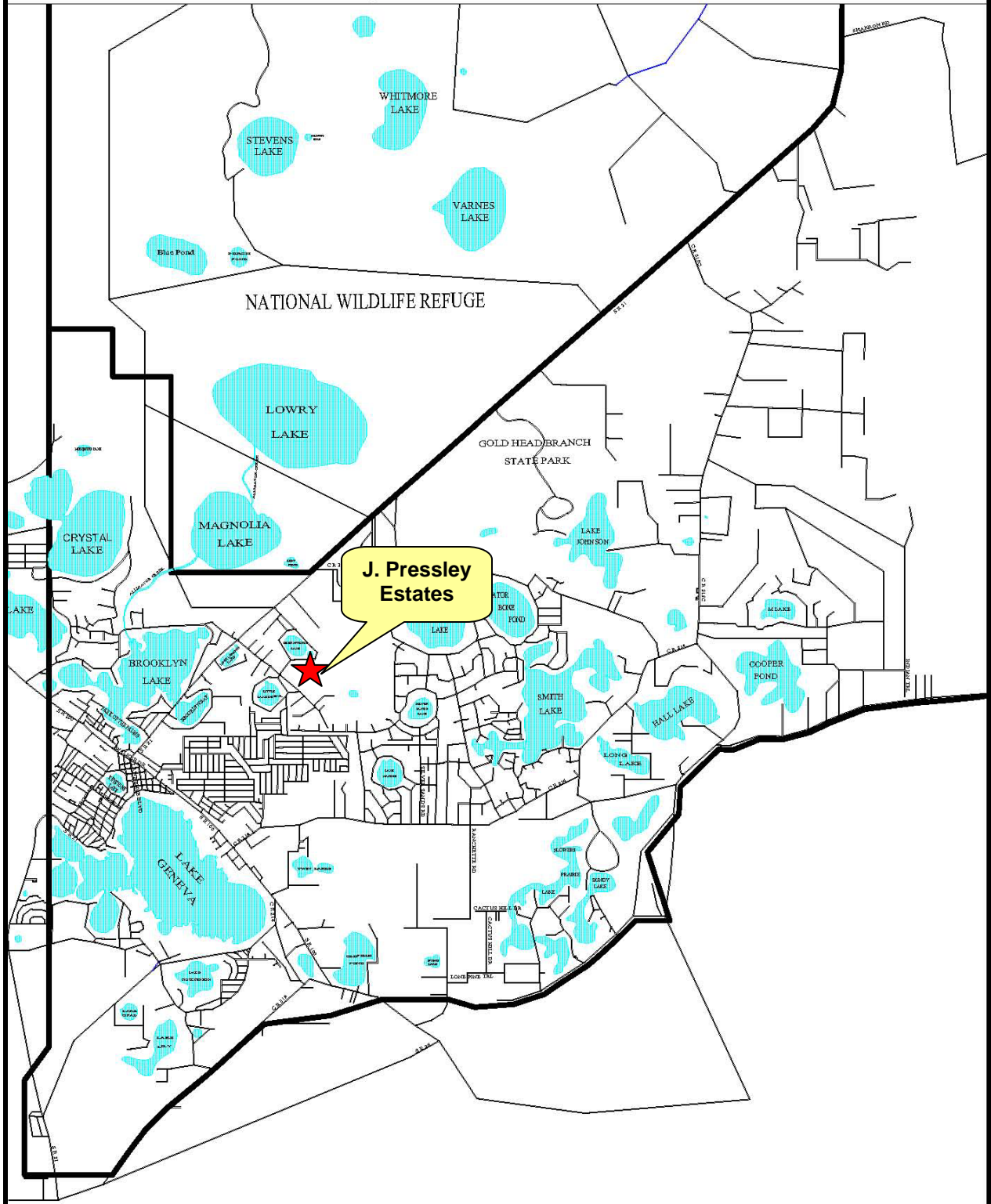
IV. Other

None.





Keystone Area



SCALE: 1.63 mi/inch.

Facility Planning & Construction

01-09-07

