

## 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 July through September of 2006.

This report is divided in 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 to obtain 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 to obtain 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 and to identify 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 to obtain 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.

## I. Plats and Site Plans

Jurisdiction/ Committee: Clay Co. Development Review Committee - 8/1/2006

### Revenue

Project Name	Location	Description	# DU	Total	
				Impact Fee	Impact Fee
A. Jennings Estates	East off Long Bay Road	Single Family	122	\$7,034	\$858,148

### Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Tynes Elementary	862	854	99%	36	YES	YES	\$18,057	\$650,052
Wilkinson Jr High	1,005	841	84%	11	YES	YES	19,500	\$214,500
Middleburg High	1,633	2,200	135%	19	NO	YES	25,328	\$481,232
								\$1,345,784
<b>Gain/(Loss)</b>								<b>(\$487,636)</b>

### Revenue

Project Name	Location	Description	# DU	Total	
				Impact Fee	Impact Fee
B. Kindlewood Unit 1	East off Branan Field	Single Family	219	DRI CREDITS	\$0

### Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Tynes Elementary	862	854	99%	65	YES	YES	\$18,057	\$1,173,705
Wilkinson Jr High	1,005	841	84%	20	YES	YES	19,500	\$390,000
Ridgeview High	1,567	1,783	114%	34	NO	YES	25,328	\$861,152
								\$2,424,857
<b>Gain/(Loss)</b>								<b>(\$2,424,857)</b>

## I. Plats and Site Plans

Jurisdiction/ Committee: Clay Co. Development Review Committee - 9/28/2006

### Revenue

Project Name	Location	Description	# DU	Revenue	
				Impact Fee	Total Impact Fee
C. Townhomes of Holly Cov	On Wells Road	Single Family	122	\$7,034	\$858,148

### Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Grove Park Elementary	862	687	80%	36	YES	YES	\$18,057	\$650,052
Orange Park Jr. High	1,005	949	94%	11	YES	YES	19,500	\$214,500
Orange Park High	2,437	2,680	110%	19	NO	YES	25,328	\$481,232
								\$1,345,784
<b>Gain/(Loss)</b>								<b>(\$487,636)</b>

## II. Rezoning

**Jurisdiction/ Committee:** Clay Co. Planning Commission - 8/1/2006

Project Name	Location	Description	# DU	Total	
				Impact Fee	Impact Fee
D. Z-06-20		Single Family	4	\$7,034	\$28,136

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Expense	
							Cost Per Station	Total Cost
Clay Hill Elementary	770	518	67%	1	YES	YES	\$18,057	\$18,057
Wilkinson Jr High	1,005	841	84%	0	YES	YES	19,500	\$0
Middleburg High	1,633	2,200	135%	1	NO	YES	25,328	\$25,328
								\$43,385
<b>Gain/(Loss)</b>								<b>(\$15,249)</b>

**Jurisdiction/ Committee:** City of Green Cove Springs Planning Commission - 8/24/2006

Project Name	Location	Description	# DU	Revenue	
				Impact Fee	Impact Fee
E. Bay Street Condominiums	120 Bay St.	Multifamily	8	\$7,034	\$56,272

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Expense	
							Cost Per Station	Total Cost
Charles E. Bennett Elem.	804	718	89%	2	YES	YES	\$18,057	\$36,114
Green Cove Springs Jr. High	1,005	869	86%	1	YES	YES	19,500	\$19,500
Clay High	1,767	1,203	68%	1	YES	YES	25,328	\$25,328
								\$80,942
<b>Gain/(Loss)</b>								<b>(\$24,670)</b>

## II. Rezoning

Jurisdiction/ Committee: Clay Co. Planning Commission - 9/5/2006

### Revenue

	Project Name	Location	Description	# DU	Revenue	
					Impact Fee	Total Impact Fee
F.	Z-06-27	S.R. 100	Single Family	91	\$7,034	\$640,094

### Expense

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Cost Per Station	Total Cost
Keystone Heights Elementary	773	822	106%	27	NO	YES	\$18,057	\$487,539
Keystone Heights High (7-8)	1,615	1,421	88%	8	YES	YES	19,500	\$156,000
Keystone Heights High (9-12)		Included in above		14	YES	YES	25,328	\$354,592
								\$643,539
							<b>Gain/(Loss)</b>	<b>(\$3,445)</b>

### III. Comprehensive Plan Amendments & Development of Regional Impact

Jurisdiction/ Committee: Clay Co. Planning Commission - 8/1/2006

	Project Name	Location	Description	# DU	Total	
					Impact Fee	Impact Fee
G.	Black Creek DRI	SR 16 and SR 21	Single Family	6,300	\$7,034	\$44,314,200

School	School Capacity	Student Enrollment	Utilization	Project's Students	Available Capacity	Busing Required	Expense	
							Cost Per Station	Total Cost
Lake Asbury Elementary	862	1,193	138%	1,883	NO	YES	\$18,057	\$34,001,331
Green Cove Spgs. Jr High	1,005	841	84%	577	YES	YES	19,500	\$11,251,500
Clay High	1,567	1,203	77%	977	YES	YES	25,328	\$24,745,456
								\$69,998,287
							<b>Gain/(Loss)</b>	<b>(\$25,684,087)</b>

Notes: This DRI will create the need for an additional elementary school and the possibility of a new junior high school. Negotiations for the mitigation of this project's impacts to schools will be handled through the DRI review process.

#### **IV. Other**

**None.**