

**UPDATED 03/31/2026
(slides 18, 20, 21, 22, 23,
and 47 were revised)**

Tentative Education Facilities Plan

April 1, 2026

Public Schools Planning Officials



*in partnership
with*



*Proposed
ILA
Revisions*



01

*Project
Recap*



02

*Development
Data
Update*



03

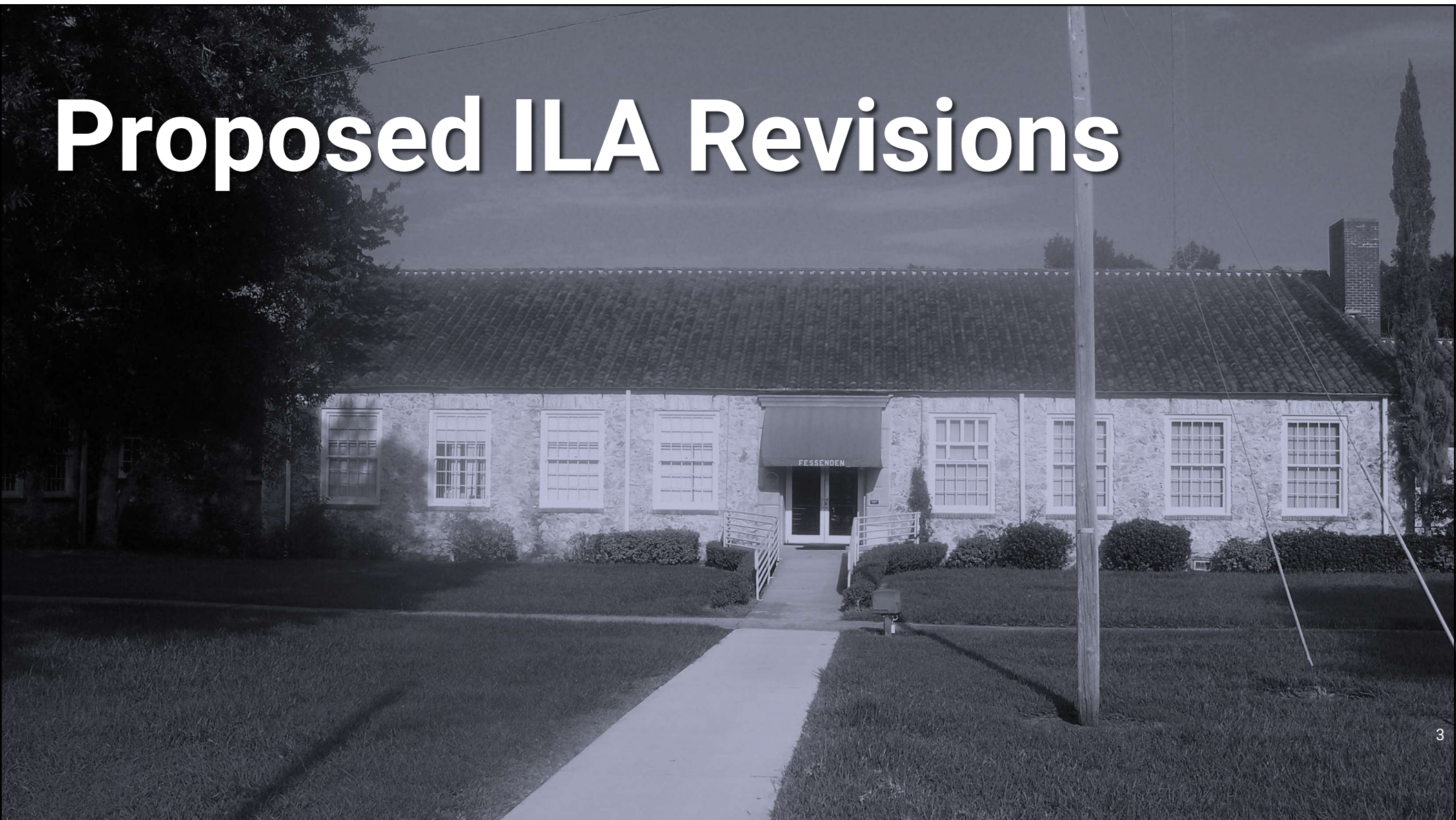
*Data
Assessment
Methodology*



04

AGENDA

Proposed ILA Revisions





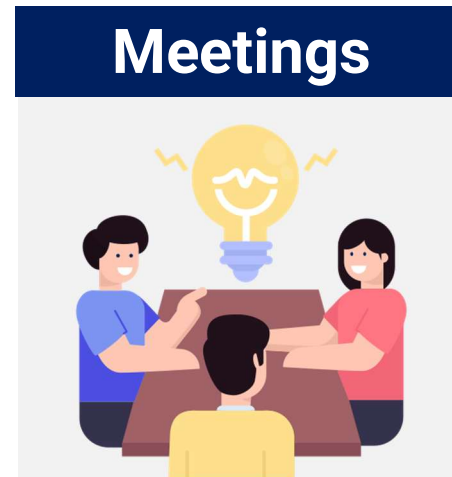
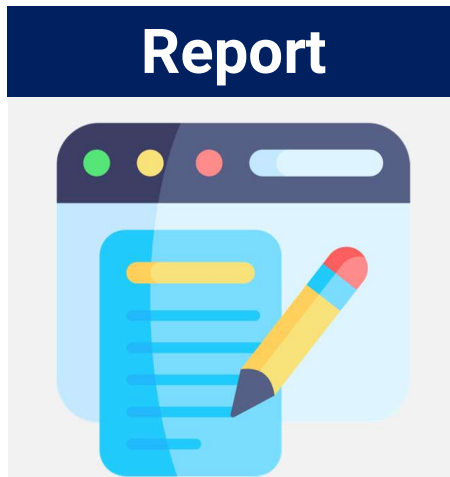
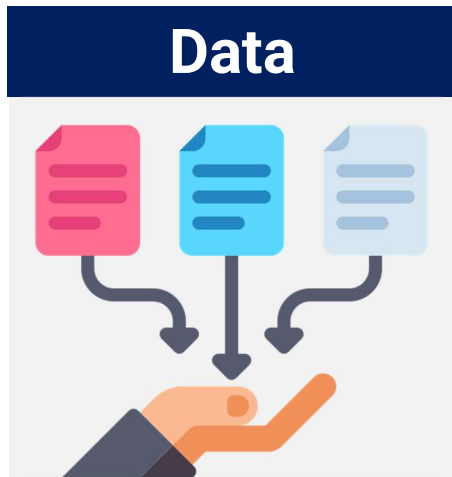
Proposed ILA Revisions

Amendments Overview

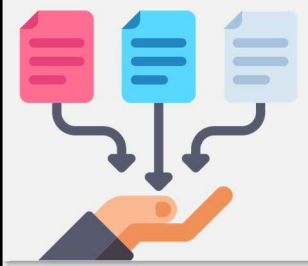
Focus of changes.

Institutionalize improved processes for future planning efforts.

Clarified issues.



Data



Report



Meetings



~~1.3. Capital Outlay, Full-Time Equivalent (COFTE) Projections (deleted)~~

1.40 Student Generation Rate (added)

2.1 Technical Working Group (TWG) Meetings (revised)

2.2 Public Schools Planning Officials (PSP0) Joint Planning Workshop (revised)

3.2 Student Projections (revised)

4.5 Data Compilation (revised)

Data



4.6 Report Date (revised)

Appendix B: Data Request Summary (added)

Appendix A: Timeline (added)

Report



Meetings



SECTION 01

Project Recap





Project Recap

Purpose



SCHOOL COLLABORATION WITH LOCAL GOVERNMENTS

**DATA-BASED SCHOOL
CAPACITY & GROWTH**





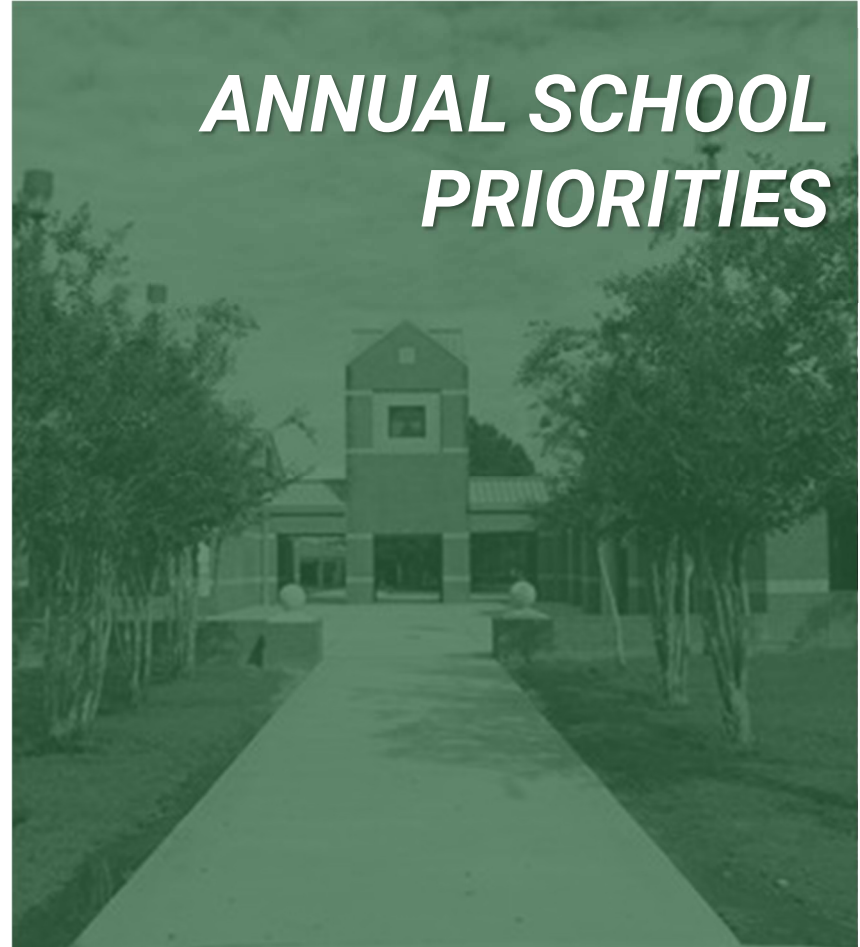
Project Recap

Objectives

SCHOOL LOCATION & SITE PLANNING



ANNUAL SCHOOL PRIORITIES





Project Recap

Partnerships

JURISDICTIONS



COMMITTEES

Public School Planning Officials

Technical Working Group

Technical Working Group
Subcommittee



Project Recap

Prior Meetings

TWG COMMITTEE

PSPPO

Sep. '24

Nov. '24

Jan. '25

Oct. '25

Feb. '26

Apr. '26



TWG SUBCOMMITTEE

Nov. 6	Nov. 15	Dec. 5	Jan. 9	Jan. 16	Jan. 22	Feb. 12	Feb. 20	Feb. 25	Mar. 6	Mar. 27	Apr. 17	Apr. 24	May 8	May 22
June 26	July 3	July 17	Aug 7	Sept 11	Sept 25	Oct 2	Oct 10	Nov 7	Nov 20	Dec 17	Jan 15	Feb 6	Feb 16	Feb 20

SECTION 02

Development Data Update





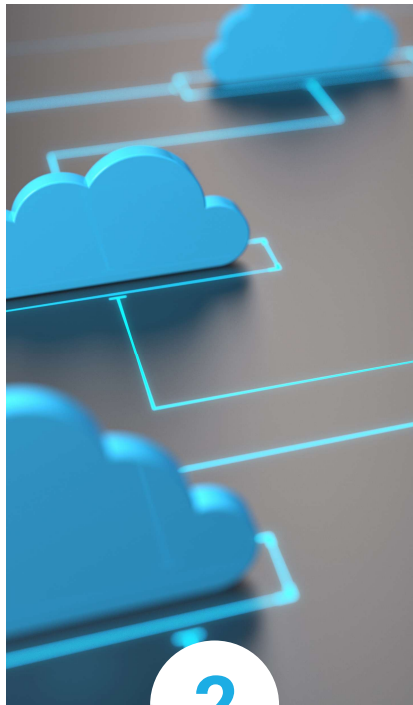
Development Data Update

Process



1

RESEARCH



2

REQUEST



3

VERIFY



4

ANALYZE



5

PLAN



Development Data Update

Levels of Analysis

Future Land Use

identifies where and how many units are possible in the future

Development Approval

indicates where and how many units could possibly develop now

Permitting

shows units under construction and imminent enrollment increases

What it is.

- Policy-based buildout ceiling from adopted Future Land Use (FLU) on vacant land

Why it matters.

- Sets the maximum development potential
- Guides long-term growth decisions

What's considered.

- All vacant lands within a jurisdiction that allows residential development by future land use designation

Method

- Gather and vet Florida Department of Revenue (FDOR) land use codes.
- FDOR land use codes identify vacant parcels that allow residential development.
- Calculate maximum dwelling units using FLU density limits.
- Multiply vacant acreage by the maximum density allowed in the FLU category.

Outcome

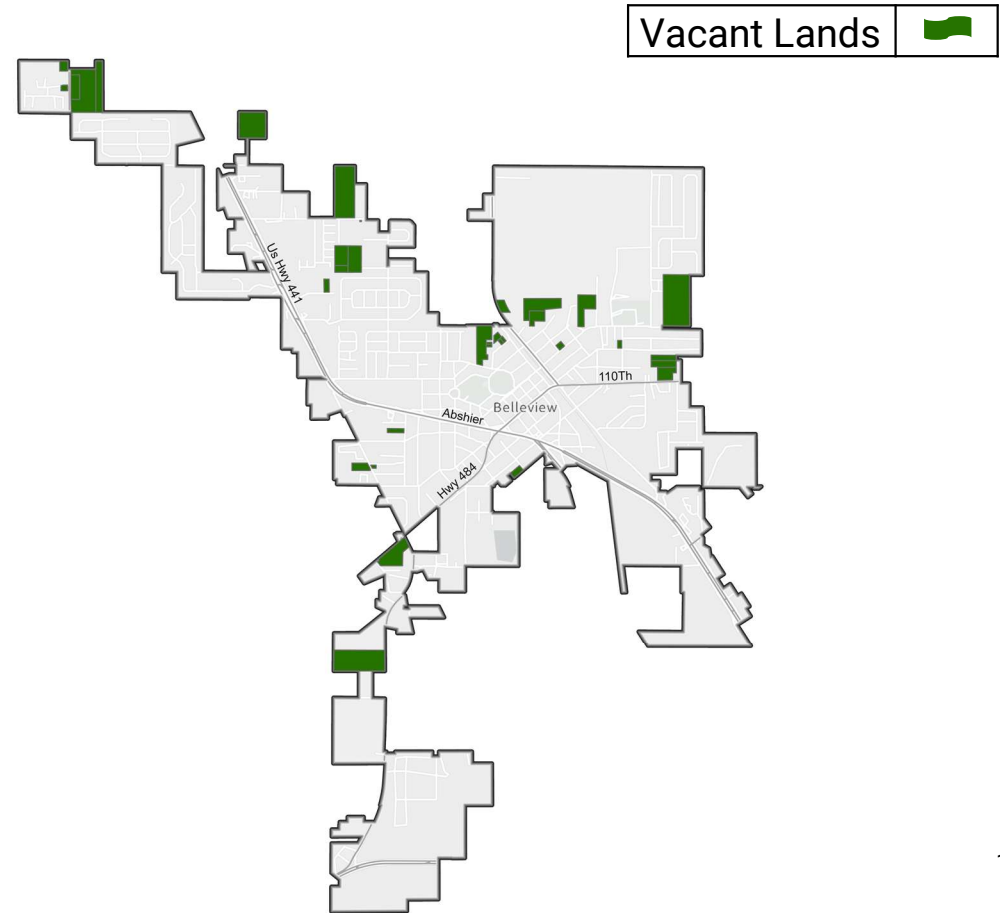
- Establish the policy-based ceiling for residential growth.
- Identify where housing growth could occur over the long term.
- Provide the outer boundary for potential future enrollment growth.



Future Land Use

Bellevue

FLU	Parcels	Vacant Acreage	Max DU per AC	Total Units Possible (DU)
A	3	23.2	0.333	8
NR	3	11.1	4	44
LDR	15	45.8	6	275
MDR	10	30.4	8	243
HDR	2	21.6	11	238
Total	33	132.1	--	808




Data as of September 2025



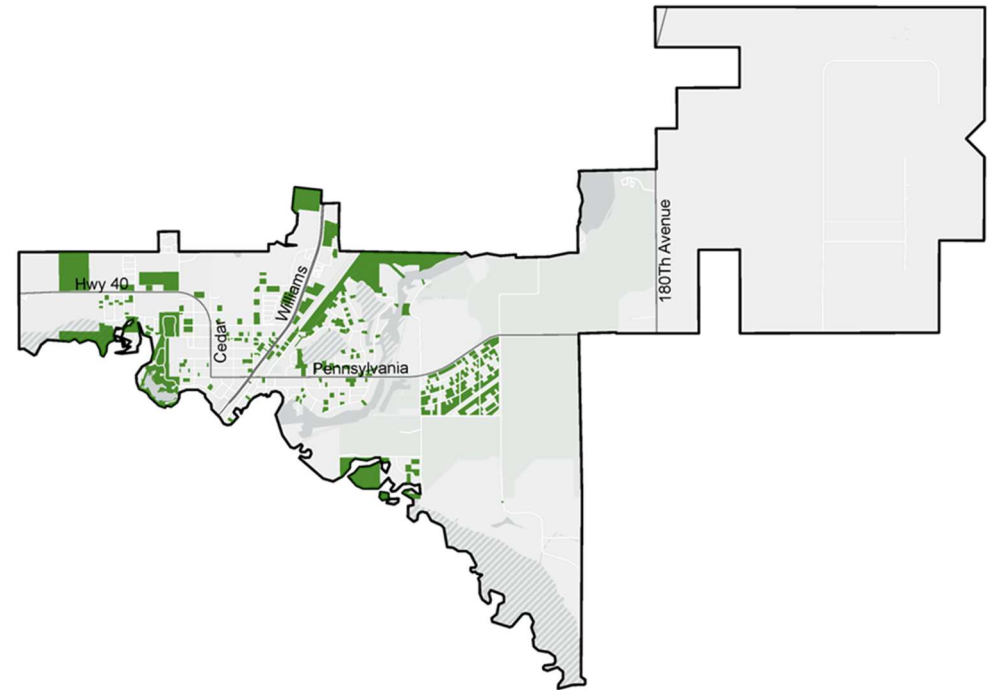
Future Land Use

REVISED 03/31/2026

Dunnellon

Vacant Lands 

FLU	Parcels	Vacant Acreage	Max DU per AC	Total Units Possible (DU)
AG	1	0.08	0.1	0
LDR	69	94.2	2.5	236
MDR	209	91.4	5	457
HDR	12	2.3	12	28
TN-8	33	12.6	8	101
TN-12	9	5.0	12	60
MU	1	29.1	12	349
Total	334	234.68	--	1,231



Data as of September 2025

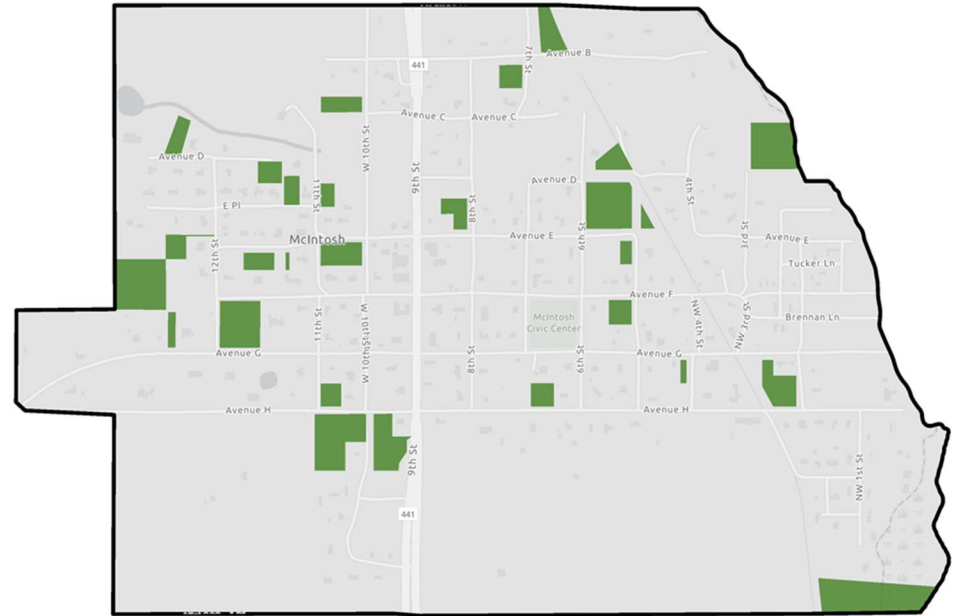


Future Land Use

McIntosh

Vacant Lands 

FLU	Parcels	Vacant Acreage	Max DU per AC	Total Units Possible (DU)
A	0	0	0.1	-
LDR	27	17	2	34
LFR	1	3	2	7
HDR	0	0	6	-
Total	28	20	--	41





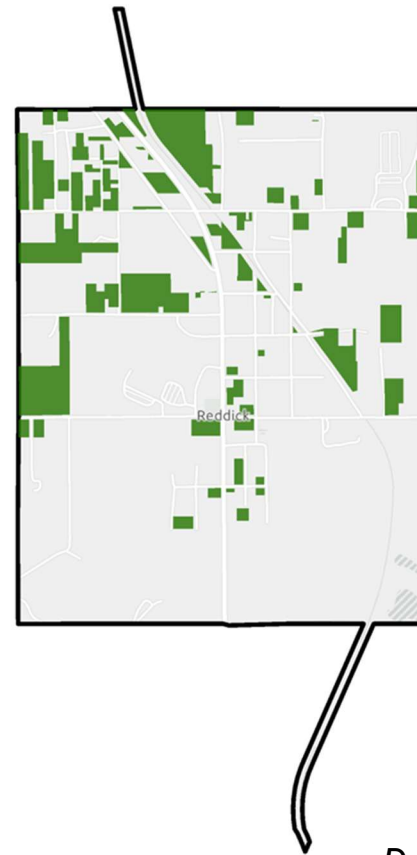
Future Land Use

REVISED 03/31/2026

Reddick

Vacant Lands 

FLU	Parcels	Vacant Acreage	Max DU per AC	Total Units Possible (DU)
RES-1	28	51	1	47
RES-2	95	45	4	114
Total	123	96	--	161



Data as of September 2025



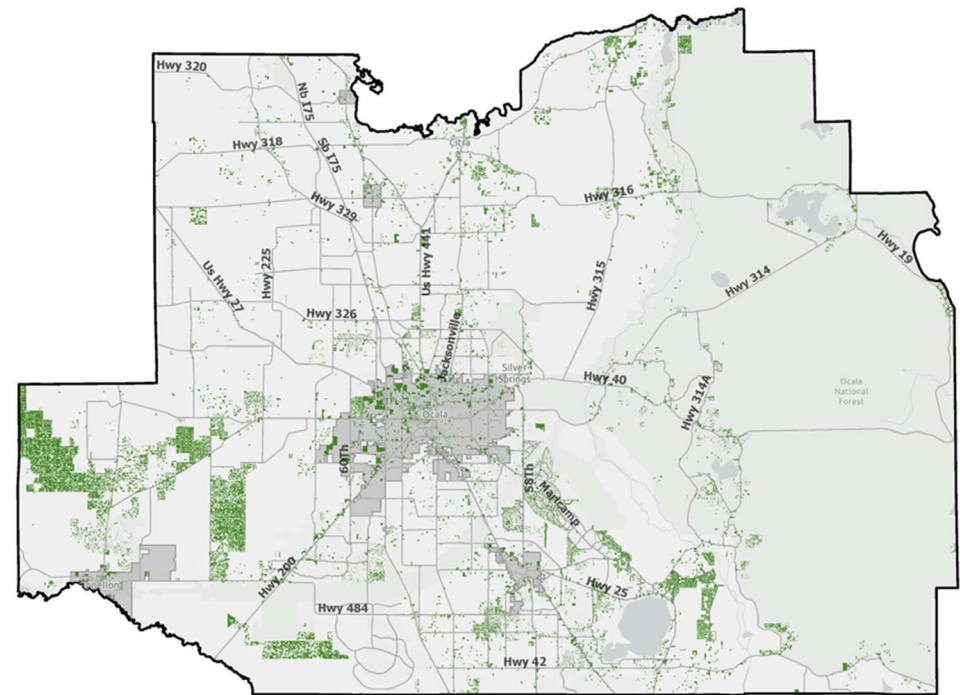
Future Land Use

REVISED 03/31/2026

Marion County (Unincorporated)

Vacant Lands 

FLU	Parcels	Vacant Acreage	Max DU per AC	Total Units Possible (DU)
RL	38,101	29,051.1	0.1	2,905
RAC	124	152.1	2	304
LR	1,286	1,941.0	1	1,941
MR	7,285	2,890.3	4	11,561
HR	15,178	4,391.5	8	35,132
UR	239	131.2	16	2,100
COM	1,423	1,578.7	8	12,630
EC	137	287.0	16	4,591
CSW	18	55.0	3.33	183
Total	63,791	40,477.9	--	71,347



Data as of September 2025

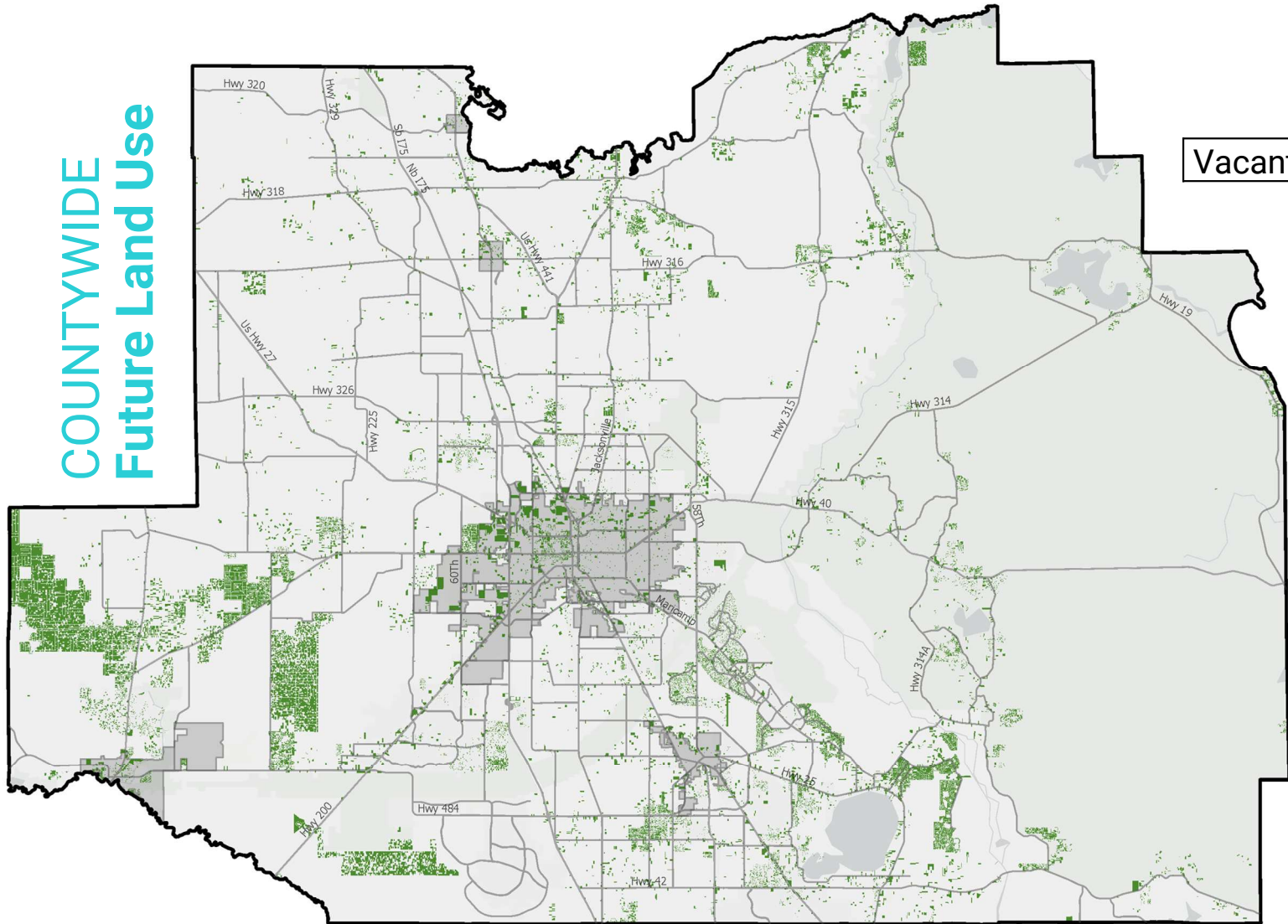



Future Land Use

Summary

	Bellevue	Dunnellon	McIntosh	Ocala	Reddick	Unincorp.	Total
<i>Vacant Acreage</i>	132.1	234.68	20	3490	96	40,477.9	44,450.68
<i>Maximum Units Possible</i>	808	1,231	41	70,398	161	71,347	143,986

COUNTYWIDE Future Land Use



Vacant Lands 

What it is.

- Approvals to advance to the permitting stage

Why it matters.

- Represents committed investment
- Indicator of approved future growth

Method

- Compile approved development orders, plats, and site plans from each jurisdiction.
- Confirm approvals remain active and have not expired or been withdrawn.
- Remove nonresidential projects and completed developments.
- Identify remaining units by subtracting built units from total approved units.

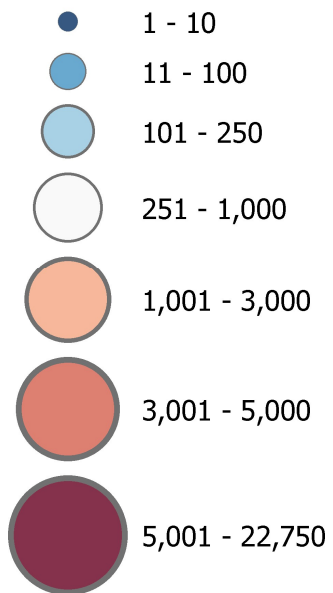
Outcome

- Identify projects currently in the development pipeline.
- Estimate near-term housing growth that will generate new students.
- Provide the intermediate stage between long-range potential and active construction.

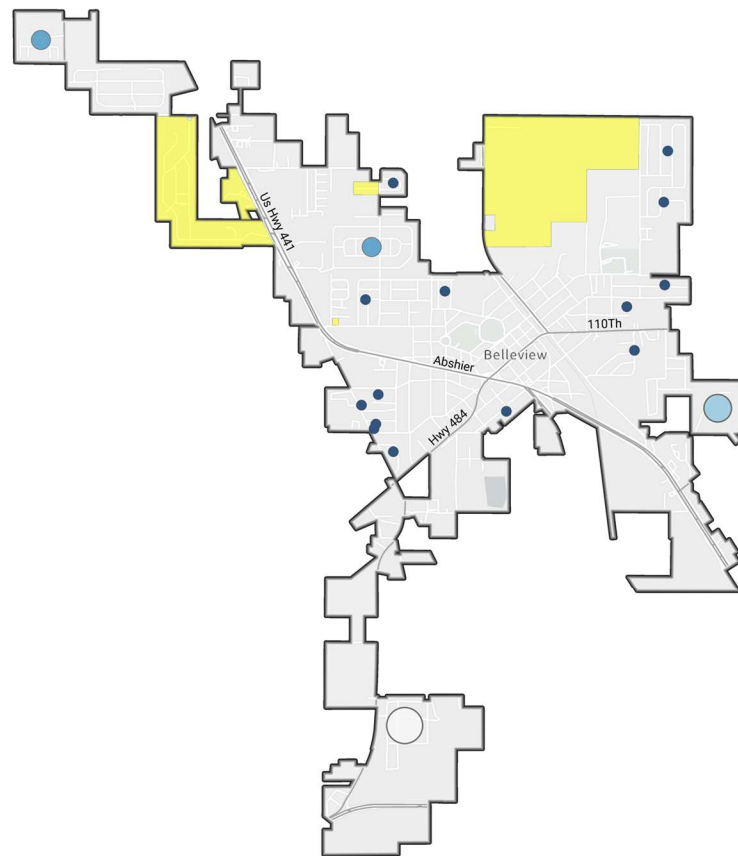
Development Approval

Bellevue

Remaining Units



PUDs





Development Approval

Bellevue: 1,579 Units

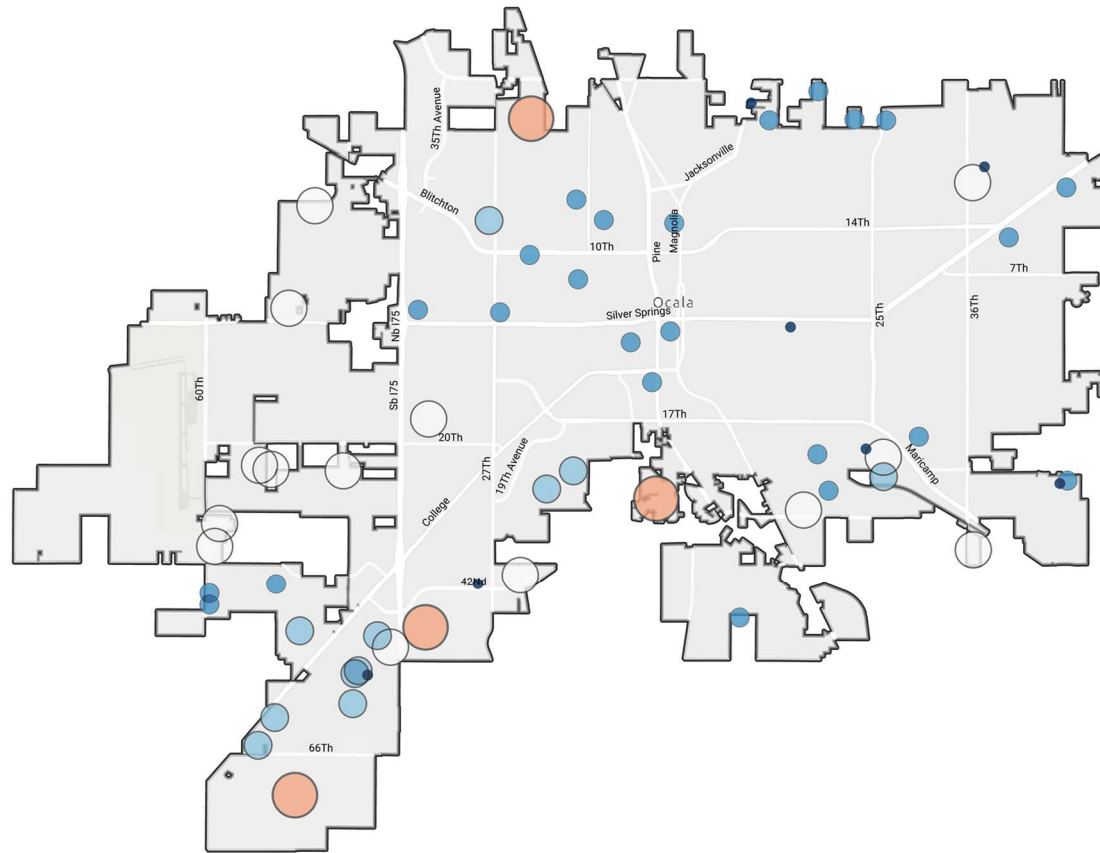
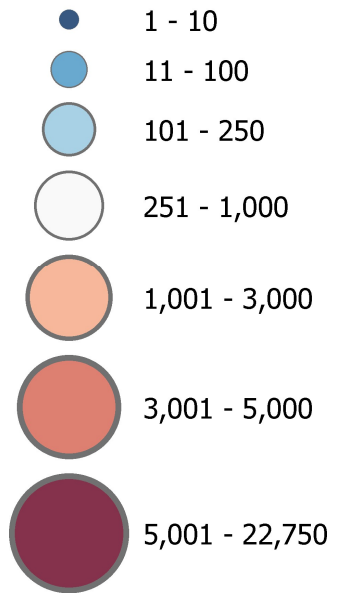
Development Information			Approved Units				Developed Units				Remaining Units			
Name	Review Status	Source	Total	SFR	MH	MFR	Total	SFR	MH	MFR	Total	SFR	MH	MFR
Autumn Glen Phase 1	Active	Jurisdiction	164	164	0	0	163	163	0	0	1	1	0	0
Autumn Glen Phase 2	Active	Jurisdiction	145	145	0	0	44	44	0	0	101	101	0	0
Bellehaven	Active	Jurisdiction	1,024	714	0	310	0	0	0	0	1,024	714	0	310
Bellevue Highlands	Active	Jurisdiction	34	34	0	0	33	33	0	0	1	1	0	0
Bennah Oaks Phase 1	Active	Jurisdiction	162	162	0	0	106	106	0	0	56	56	0	0
Briar Patch MHP	Active	Jurisdiction	49	0	49	0	0	0	0	0	49	0	49	0
Cobblestone	Active	Jurisdiction	75	75	0	0	71	71	0	0	4	0	0	0
Coral Gables	Active	Jurisdiction	85	0	0	85	24	0	0	24	66	0	0	66
Coral Ridge	Active	Jurisdiction	211	211	0	0	193	193	0	0	18	18	0	0
Coral Ridge 1st Addition	Active	Jurisdiction	75	75	0	0	73	73	0	0	2	2	0	0
Coral Ridge North	Active	Jurisdiction	34	34	0	0	31	31	0	0	3	3	0	0
Diamond Ridge Unit 1	Active	Jurisdiction	73	73	0	0	70	70	0	0	3	3	0	0
Diamond Ridge Unit 2	Active	Jurisdiction	130	130	0	0	120	120	0	0	10	10	0	0
Fern Meadows	Active	Jurisdiction	35	35	0	0	33	33	0	0	2	2	0	0
Kreb's Corner	Active	Jurisdiction	20	20	0	0	12	12	0	0	8	8	0	0
Legacy City Plat	Active	Jurisdiction	1	1	0	0	0	0	0	0	1	1	0	0
Legacy City Plat	Active	Jurisdiction	1	1	0	0	0	0	0	0	1	1	0	0
Legacy City Plat	Active	Jurisdiction	1	1	0	0	0	0	0	0	1	1	0	0
Legacy City Plat	Active	Jurisdiction	1	1	0	0	0	0	0	0	1	1	0	0
Legacy City Plat	Active	Jurisdiction	1	1	0	0	0	0	0	0	1	1	0	0
Villas of Bellevue	Active	Jurisdiction	131	131	0	0	131	131	0	0	0	0	0	0
Wonderland	Active	Jurisdiction	38	38	0	0	34	34	0	0	4	4	0	0
Wooded Acres Unit 2	Active	Jurisdiction	12	0	12	0	11	0	11	0	1	0	1	0

Data as of September 2025

Development Approval

Ocala

Remaining Units





Development Approval

Ocala: 16,790 Units

Development Information			Approved Units		Developed Units		Remaining Units		Age Restricted From Count	
Name	Review Status	Source	Total	SFR	MFR	SFR	MFR	Total		
42nd Street Flower LLC	Expired, under Heatbrook		0	0	0	0	0	0		
501 NE SANCHEZ	APPROVED		4	0	4	0	4	0		
705 Broadway Townhomes	APPROVED		3	3	0	3	0	0		
Avalon Bldgs 100 & 200	CONDITIONAL APPROVAL		20	0	20	0	20	0		
Bel Cantio Ocala West Apts	APPROVED		272	0	272	0	272	0		
Bellechase PUD			390	390	0	343	0	47	0	47
BRIDGE AND HELD OCALA	CONDITIONAL APPROVAL		264	0	264	0	0	264	264	
BLITCHTON TOWNHOMES	CONDITIONAL APPROVAL		11	11	0	0	0	11	0	11
Cala Hills			250	250	0	132	0	118	0	118
CAMPALTO FINAL PLAT	RECORDED		4	4	0	4	0	0	0	0
CHI OCALA RANCHO			468	0	468	0	0	468	468	
COLLEGE PARK TOWNHOMES; COLLEGE PARK TOWNHOMES FINAL PLAT	APPROVED; RECORDED		21	21	0	21	0	0	0	0
Cross-Ocala (Anna Jo Partnership)	Active		459	0	459	0	42	0	0	0
County Green			900	0	900	0	0	900	900	No
Crystal Park Apartments	APPROVED		144	0	144	0	144	144	144	
DEERWOOD (Built)			328	0	328	0	328	0	0	0
Emerson Pointe			72	0	72	0	0	72	72	
EMERSON POINTE PHASE 1 FINAL PLAT	RECORDED		0	0	0	0	45	0	0	0
Enclave at Cala Hills Final Plat	UNDER REVIEW		104	104	0	0	0	104	0	104
ETHAN'S GLEN (Built)			178	0	178	0	178	0	0	0
ELIUS ENTERPRISES	CONDITIONAL APPROVAL		16	0	16	0	16	16	16	
Evergreen Village			0	0	0	0	0	0	0	0
Fore Ranch PUD - Brighton Townhomes, Cimarron, Saddle Creek Phase, Lakeview Village, White Oak Village, Wynchase			1,940	1,940	0	1,908	0	32	0	32
FORT KING TOWNHOMES	APPROVED		8	0	8	0	0	8	8	
GEHL PD			0	0	0	0	0	0	0	0
GEHL PD			0	0	0	0	0	0	0	0
GEHL PD			0	0	0	0	0	0	0	0
GEHL PD			0	0	0	0	0	0	0	0
Gilliams Sub			0	0	0	0	0	0	0	0
GREEN MULTI FAMILY DEVELOPMENT	APPROVED		9	0	9	0	0	9	9	
Greenway Preserve (Green Family Trust PD)			55	55	0	0	55	0	55	
HAMMOCK PARK	CONDITIONAL APPROVAL		34	0	34	0	0	34	34	
Naselden PD	PD		310	0	310	0	0	310	310	
Heath Brook PUD			1,250	1,250	0	799	228	223	0	223
HEATH PRESERVE PHASE 1 & 2 FINAL PLAT; Heath Preserve Phase 3 Final Plat	RECORDED/ UNDER REVIEW		414	414	0	62	0	352	0	352
HEATHBROOK APARTMENTS	APPROVED		160	0	160	0	0	160	160	
Heather Trace Ph I/II			52	52	0	47	0	5	0	5
Hidden Village/18th Avenue Medical Park			0	0	0	0	0	0	0	0
Hidden Village/18th Avenue Medical Park			0	0	0	0	0	0	0	0
HILLPOINTE SE 31ST STREET	UNDER REVIEW		324	0	324	0	0	324	324	
HILLPOINTE SW 40TH AVE	APPROVED		240	0	240	0	0	240	240	
Hilltop Manor	SUBMITTED		4	0	4	0	4	0	0	0
Impact Development, SE 31st Street at SE 18th Ave			260	0	260	0	260	260	260	
KAS OCALA			0	0	0	0	0	0	0	0
Keys at Heath Brook			146	0	146	0	0	146	146	
La Jolla 200			50	50	0	50	0	0	0	0
LAKE LOUISE APARTMENTS			1,596	0	1,596	0	324	0	1,272	1,272
LAMPLIGHTER LEGACY	APPROVED		102	0	102	0	102	0	0	0
LIVINGSTON PARK			39	39	0	6	0	33	0	33

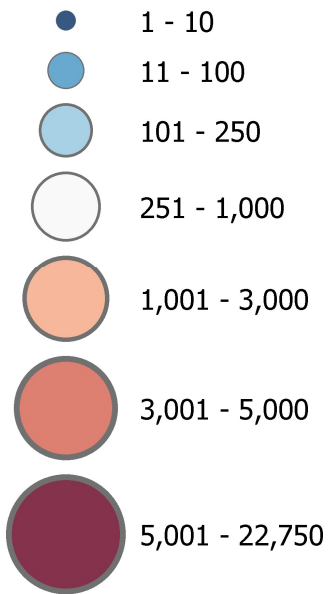
LONGBRANCH OCALA	APPROVED		225	0	225	0	0	0	225	225	
MAGNOLIA VILLAS EAST			53	53	0	30	0	23	0	23	
MAGNOLIA VILLAS WEST			38	38	0	37	0	1	0	1	
NORTH MAGNOLIA RESIDENTIAL PLAT	UNDER REVIEW		20	20	0	0	0	20	0	20	
DAK VALLEY PD			196	0	196	0	0	0	0	0	Yes
Dakcrest Park Conceptual Sub	UNDER REVIEW		85	85	0	0	0	85	0	85	
Ocala 42nd Street Residential (Grand Oaks)			528	528	0	0	0	528	0	528	
Ocala Landings (Fox View at Hunt Club)			44	44	0	0	0	44	0	44	
Ocala Landings (Fox View at Hunt Club)			44	44	0	0	0	44	0	44	
Old Blitchton Road Multi Family	APPROVED		14	0	14	0	0	0	14	14	
ONE FORT KING SUBDIVISION FINAL PLAT	RECORDED		24	24	0	0	0	24	0	24	
PADDOCK RIDGE EAST			0	0	0	0	0	0	0	0	
PADDOCK RIDGE EAST			0	0	0	0	0	0	0	0	
PADDOCK RIDGE EAST			0	0	0	0	0	0	0	0	
PADDOCK RIDGE EAST			0	0	0	0	0	0	0	0	
PADDOCK RIDGE EAST			0	0	0	0	0	0	0	0	
Paddock Villas			91	91	0	91	0	0	0	0	
PARK VIEW AT MARICAMP	CONDITIONAL APPROVAL		224	0	224	0	0	0	224	224	
PHOENIX PLACE / PHOENIX HEIGHTS			73	73	0	35	0	38	0	38	
Pine Oaks Preserve			88	88	0	0	88	0	88	88	
Pointe Grand on SW 20th Street			360	0	360	0	0	0	360	360	
Puravida			100	100	0	0	0	100	0	100	
Red Oak			2,360	700	1,660	0	0	700	1,660	3,660	
RIDGE AT HEATH BROOK PH 1 FINAL PLAT; RIDGE AT HEATH BROOK CONCEPTUAL; Ridge at HB PH 2 & 4 Imp Plan	RECORDED/ APPROVED/ UNDER REVIEW		99	99	0	87	0	8	0	8	
RIDGE AT HEATH BROOK PH 2 FINAL PLAT	RECORDED		170	170	0	0	0	170	0	170	
Ridge at Heath Brooke PH 3 Final Plat	UNDER REVIEW		122	122	0	0	0	122	0	122	
RIVENDELL			27	0	27	0	25	0	2	2	
SADDELEWOOD VILLAS	APPROVED		60	0	60	0	60	0	0	0	
Saving Mercy- MERCY VILLAGE APARTMENTS	APPROVED		144	0	144	0	59	0	85	85	
Shady Hollow Apartments			50	0	50	0	50	0	0	0	
Silver Springs PD			47	0	47	0	0	47	0	47	
Southern Hills LTD			0	0	0	0	0	0	0	0	
STONEWOOD VILLAS			131	0	131	0	131	0	0	0	
SW 38TH AVENUE APARTMENTS	APPROVED		432	0	432	0	432	0	0	0	
TBMJ at SW 60th Ave and SW 38th Street			375	0	375	0	0	0	375	375	
TBMJ at SW 60th Ave and SW 38th Street			375	0	375	0	0	0	375	375	
VASQUEZ APARTMENTS	APPROVED		14	0	14	0	0	0	14	14	
Vasquez Apartments Ocala	APPROVED		13	0	13	0	0	0	13	13	
VILLAGE WEST			76	76	0	76	0	0	0	760	
Villas of Stoneidge			48	48	0	28	0	20	0	20	
WATERMARK OCALA	APPROVED		320	0	320	0	320	0	0	0	
WATULA SOUTH FINAL PLAT	RECORDED		9	9	0	7	0	2	0	2	
West Oak PD			2,028	100	1,928	37	80	63	1,848	1,911	
Winding Oaks (Excl Ph 2-4 & Apt Site Plan)			1,948	1,140	808	0	0	1,140	780	1,948	
Wintergreen			685	0	685	0	0	0	685	685	
WOODFIELD CROSSING			137	137	0	86	0	51	0	51	
WOODFIELD OFFICE PD			0	0	0	0	0	0	0	0	
WOODLAND PLACE APARTMENTS	APPROVED		6	0	6	0	6	0	0	0	
WOODLAND VILLAGES			294	0	294	0	292	0	2	2	
Worldwide Apartments PUD			0	0	0	0	0	0	0	0	

Data as of September 2025

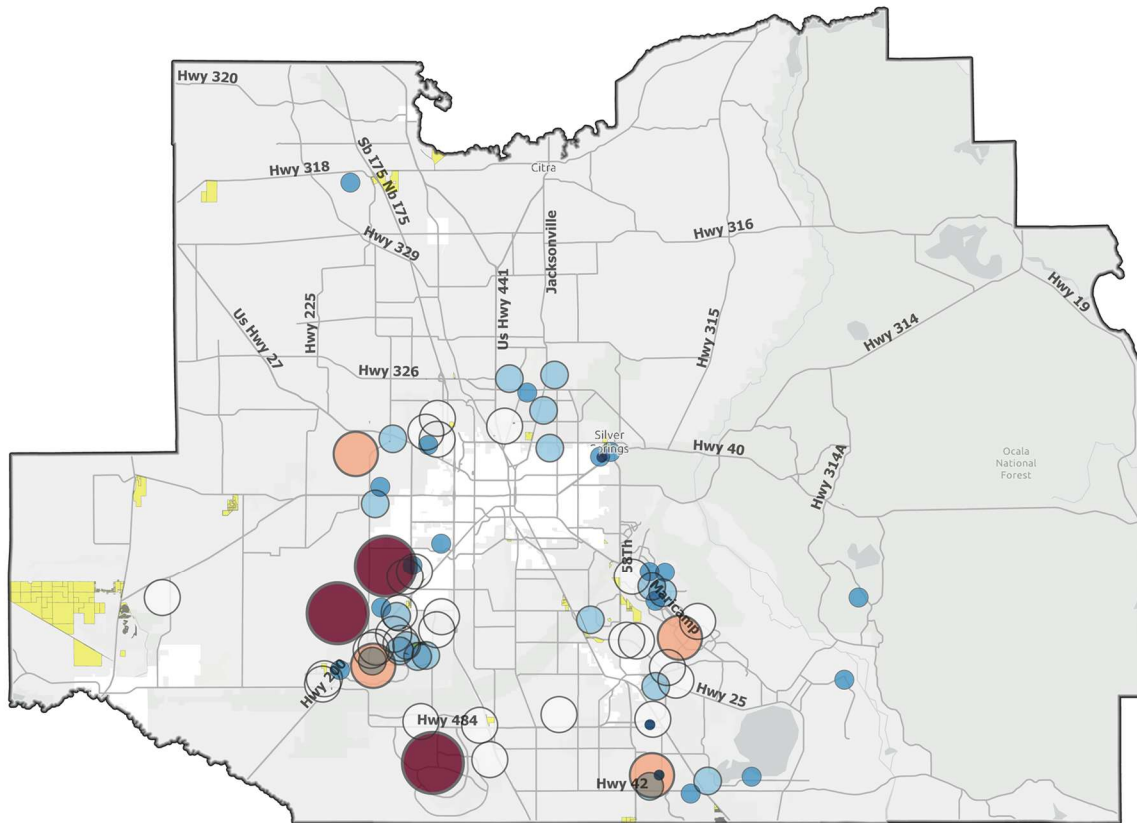
Development Approval

Marion County (Unincorporated)

Remaining Units



PUDs





Development Approval

Unincorporated Marion County: 47,583

Data as of September 2025

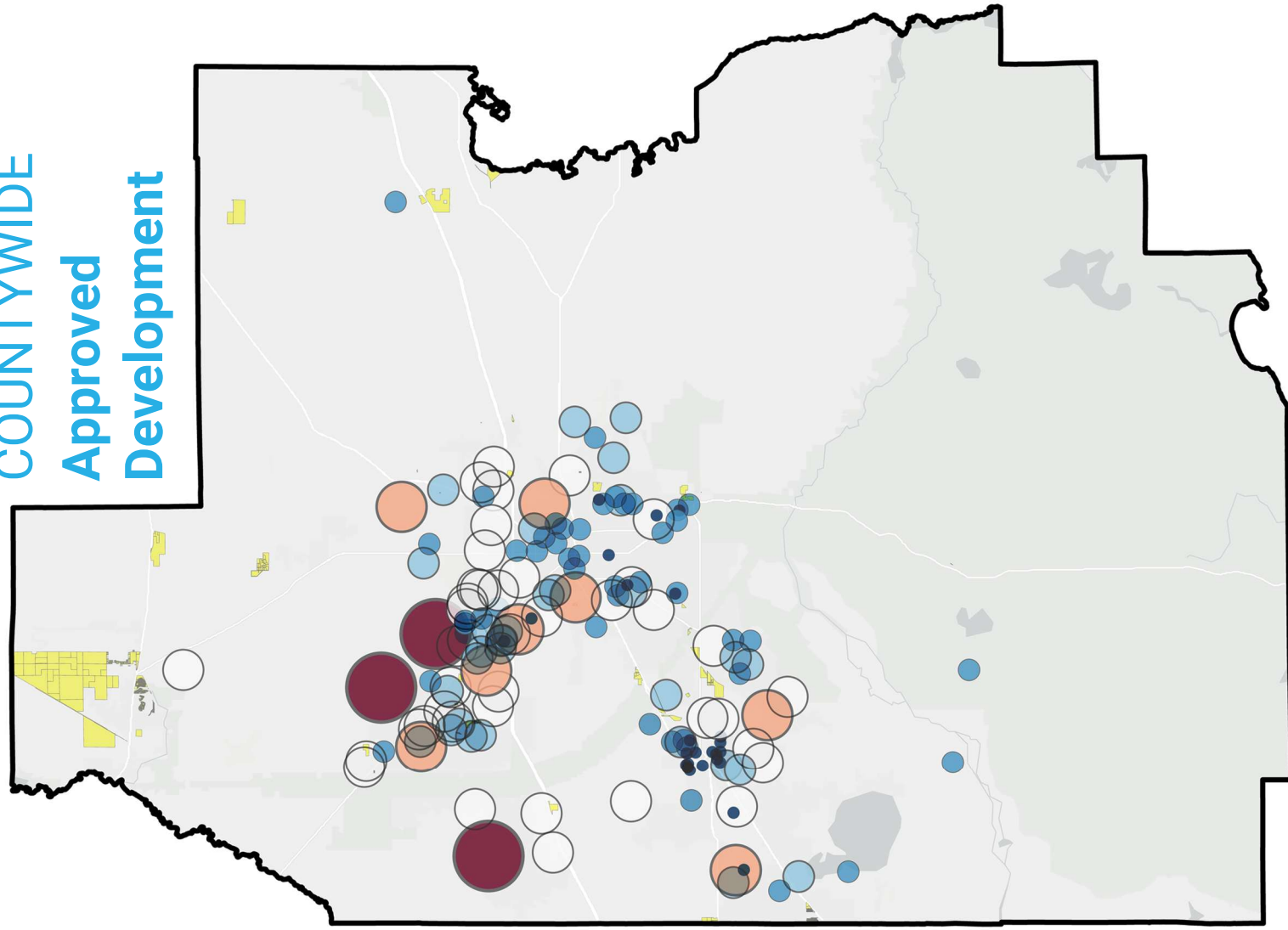
Development Information			Approved Units			Developed Units		Remaining Units			Age Restricted
Name	Review Status	Source	Total	SFR	MFR	SFR	MFR	SFR	MFR	Total	Removed From Count
Canopy Oaks			0	0	0	0	0	0	0	0	
Stonebrook Commons	APPROVED		258	0	258	0	0	0	258	258	
Cheung & Wong MF	APPROVED		59	0	59	0	0	0	59	59	
Ocala 85	APPROVED		337	337	0	0	0	337	0	337	
NE 36th Ave	APPROVED		157	0	0	0	0	0	0	0	
SW 100th Street - East PUD	APPROVED		180	180	0	0	0	180	0	180	
Luxury Leased Homes	APPROVED		314	0	314	0	0	0	314	314	
NJH	APPROVED		387	101	286	0	0	101	286	387	
Sabal Crossing	APPROVED		293	0	0	0	0	0	0	0	
Sabana Farms	APPROVED		270	270	0	0	0	270	0	270	
Landfair North	APPROVED		184	0	0	0	0	0	0	184	
Quail Preserve	APPROVED		54	54	0	0	0	54	0	54	
Emerald Village	APPROVED		1,200	0	1,200	0	0	0	1,200	1,200	
Golden Oak	APPROVED		895	502	393	0	0	502	393	895	
Martingale	APPROVED		190	0	0	0	0	0	0	190	
103rd Street	APPROVED		249	0	249	0	0	0	249	249	
Maro 200	APPROVED	PUD Master Plan AR 31051	499	177	322	0	0	177	322	499	
SW 100th Street- West PUD	APPROVED		210	210	0	0	0	210	0	210	
WEC Jockey Club	APPROVED		93	93	0	0	0	93	0	93	
West Point	APPROVED		513	0	513	0	0	0	513	513	
Woodridge Place	APPROVED		240	240	0	0	0	240	0	240	
SWS	APPROVED		370	0	0	0	0	0	0	370	
Scallop Lake Weir	APPROVED		14	14	0	0	0	14	0	14	
Grand Oaks	APPROVED		107	107	0	0	0	107	0	107	
Prosperity	APPROVED		151	151	0	0	0	151	0	151	
Maro at SW 20th	APPROVED		801	801	0	0	0	801	0	801	
Serfritz PUD	APPROVED		40	0	40	0	0	0	40	40	
Carissa Oaks North	APPROVED	Major Site Plan ARN 28414	640	0	640	0	288	0	352	352	
Carissa Oaks South	APPROVED		10	10	0	0	0	10	0	10	
Ocala South Townhomes	APPROVED		360	0	360	0	0	0	360	360	
Harrison PUD	APPROVED		97	97	0	0	0	97	0	97	
Hillpointe 484	APPROVED		161	0	0	0	0	0	0	0	
Foxwood Commons	APPROVED		396	0	396	0	0	0	396	396	
Hillpointe SR 200	APPROVED	Major Site Plan AR 32462	324	0	324	0	228	0	96	96	
The 103 Invest	APPROVED		165	0	165	0	0	0	165	1,656	
Renaissance	APPROVED		64	0	0	0	0	0	0	0	
Sandy Clay	APPROVED		452	344	108	0	0	344	108	452	
Corta Commons	APPROVED	Major Site Plan Revised ARN31416, 32368	30	0	30	0	30	0	0	0	
Base Dev Land Trust	APPROVED		260	260	0	0	0	260	0	260	
Silver Springs Shores East	APPROVED		54	0	0	0	0	0	0	54	
Homestead Villas	APPROVED		50	50	0	0	0	50	0	50	
110th Street PUD	APPROVED		480	0	480	0	0	0	480	480	
On Top of the World	BUILDING PERMITTING		32,400	0	0	9,151	0	23,249	0	22,750	
Vale and Glen Townhomes	BUILDING PERMITTING		307	0	307	0	98	0	209	209	
Freedom Crossing Phase 2	BUILDING PERMITTING		185	185	0	185	0	0	0	0	
Gaekwad Village	BUILDING PERMITTING	Major Site Plan ARN 29644/31680	1,514	774	770	0	34	774	736	1,510	
Sunset Hills	BUILDING PERMITTING		350	350	0	115	0	235	0	235	
Aurora Oaks	BUILDING PERMITTING	Improvement Plan ARN 32090	1,250	108	1,142	41	197	67	1,012	973	
Pioneer Ranch	BUILDING PERMITTING		1,080	810	270	252	0	558	270	828	
Lake Diamond	BUILDING PERMITTING		411	411	58	411	58	0	0	0	
Juliette Falls	BUILDING PERMITTING		542	542	0	151	0	391	0	391	
Evergreen	BUILDING PERMITTING		437	437	0	177	0	260	0	260	

Name	Review Status	Source	Total	SFR	MFR	SFR	MFR	Total	Age Restricted	
Adena	BUILDING PERMITTING	Improvement Plan ARN 30499/309602	240	196	40	0	0	196	40	240
Falls of Ocala	BUILDING PERMITTING		289	0	0	115	0	174	0	174
Cherrywood Preserve	BUILDING PERMITTING		235	235	0	0	0	161	0	161
Ocala Crossings South	BUILDING PERMITTING		1,145	1,145	0	447	0	698	0	698
Calasa	BUILDING PERMITTING		5,000	3,282	3,600	941	54	2,341	3,546	5,887
Golden Ocala	BUILDING PERMITTING		2,399	0	0	249	0	2,648	0	2,648
Lake Diamond North	BUILDING PERMITTING		463	463	0	451	0	12	0	12
Freedom Commons	BUILDING PERMITTING		1,302	427	875	232	24	195	851	892
Ocala Preserve	BUILDING PERMITTING		1,800	1,800	0	1,302	0	498	0	498
Lake Bessola	BUILDING PERMITTING		13	13	0	0	0	13	0	13
Emerson Pointe	BUILDING PERMITTING		251	251	0	92	0	159	0	159
Marion Oaks (All)	BUILDING PERMITTING		28,861	0	0	12,051	135	0	0	16,675
Cedar Villas	BUILDING PERMITTING		34	0	34	0	0	0	34	34
Spruce Creek Preserve	COMPLETE		675	669	6	669	6	0	0	0
Westshire Phase 1	COMPLETE		230	0	230	0	230	0	0	0
WEC MHP	COMPLETE		41	41	0	41	0	0	0	0
Dak Hammock Preserve	COMPLETE		168	0	168	0	168	0	0	0
Point Grand Ocala South	COMPLETE	Major Site Plan Revision	576	0	600	0	584	0	0	0
Millwood Estates	COMPLETE		320	320	0	320	0	0	0	0
Summercrest	COMPLETE		700	0	0	700	0	0	0	0
Deer Path North Phase 2	COMPLETE		128	128	0	128	0	0	0	0
Spruce Creed Golf and Countryclub	COMPLETE		3,265	0	0	3,265	0	0	0	0
Stonecrest	COMPLETE		2,500	0	0	0	0	0	0	0
Dak Run	COMPLETE		3,488	3,488	0	0	0	0	0	0
St. James Park	COMPLETE		169	0	0	146	0	0	0	0
Ocala Palms	COMPLETE		1,218	0	0	1,218	0	0	0	0
Liberty Village	COMPLETE		251	251	0	251	0	0	0	0
WEC MPH 2	COMPLETE		27	27	0	27	0	0	0	0
Deeppath North	COMPLETE		120	120	0	120	0	0	0	0
SummerGlen	COMPLETE		985	0	0	985	0	0	0	0
Westshire Phase 2	COMPLETE		186	0	186	0	186	0	0	0
Graystone Hills	COMPLETE		248	248	0	248	0	0	0	0
Spines PUD	COMPLETE		300	0	300	0	300	0	0	0
Villages of Marion	COMPLETE		5,200	5,200	0	6,176	0	0	0	0
9494 Summerfield	DEVELOPMENT REVIEW		86	86	0	0	0	86	0	86
Florida Crossroads Commerce Park North	DEVELOPMENT REVIEW		800	400	400	0	0	400	400	800
Arden	DEVELOPMENT REVIEW		648	0	648	0	0	0	648	648
Whisper Woods	DEVELOPMENT REVIEW		82	82	0	0	0	82	0	82
C-25 Group	DEVELOPMENT REVIEW		174	174	0	0	0	174	0	174
Heritage Oaks	DEVELOPMENT REVIEW		159	159	0	0	0	159	0	159
Cypress Point	DEVELOPMENT REVIEW		621	0	0	0	0	621	0	621
Marco Polo	DEVELOPMENT REVIEW		320	0	0	0	0	320	0	320
Camilla Estates	DEVELOPMENT REVIEW		269	267	220	0	0	267	220	267
Villa Verde	DEVELOPMENT REVIEW		72	72	0	0	0	72	0	72
Bahia Villas	DEVELOPMENT REVIEW		192	0	192	0	0	0	192	192
Pointe at Silver Spring Townhomes		Major Site Plan ARN 29072	18	18	0	0	0	18	0	18
Midway Terrace Lot 17/18		Major Site Plan ARN 30147/30183	220	0	220	0	12	0	208	208
Patzwald Subdivision		Final Plat ARN 28544	0	0	0	0	0	0	0	0
Mencia Residence, A Hamlet Subdivision		Final Plat ARN 30906	0	0	0	0	0	0	0	0
CHRON RESIDENCE HAMLET SUBDIVISION		Final Plat ARN 31910	0	0	0	0	0	0	0	0
HARMONY ESTATES		Final Plat ARN 32085	6	6	0	0	0	6	0	6
GREENWAY ESTATES		Improvement Plan ARN 31022	12	12	0	12	0	0	0	0
Marion Triplex		Minor Site Plan AR 31087	3	0	3	0	0	0	3	3
Saddlewood Oaks		Improvement Plan ARN 30179	44	44	0	0	0	44	0	44

**Maximum Units
Possible**

Bellevue	Dunnellon	McIntosh	Ocala	Reddick	Unincorp.	Total
1,579	<i>See Unic.</i>	<i>See Unic.</i>	16,790	<i>See Unic.</i>	47,583	65,952

COUNTYWIDE Approved Development



Remaining Units

- 1 - 10
- 11 - 100
- 101 - 250
- 251 - 1,000
- 1,001 - 3,000
- 3,001 - 5,000
- 5,001 - 22,750

PUDs



What it is.

- Residential units with an issued/active building permit

Why it matters.

- Best indicator of imminent growth and near-term enrollment pressure

What's considered.

- Issued and active residential building permits
- Exclude inactive, withdrawn, completed, nonresidential

How it's analyzed.

- Collect active residential building permits from each jurisdiction.
- Include only permits that remain active and have not received a certificate of occupancy.
- Exclude withdrawn, expired, or completed permits.
- Categorize permits by housing type.

Why it's done.

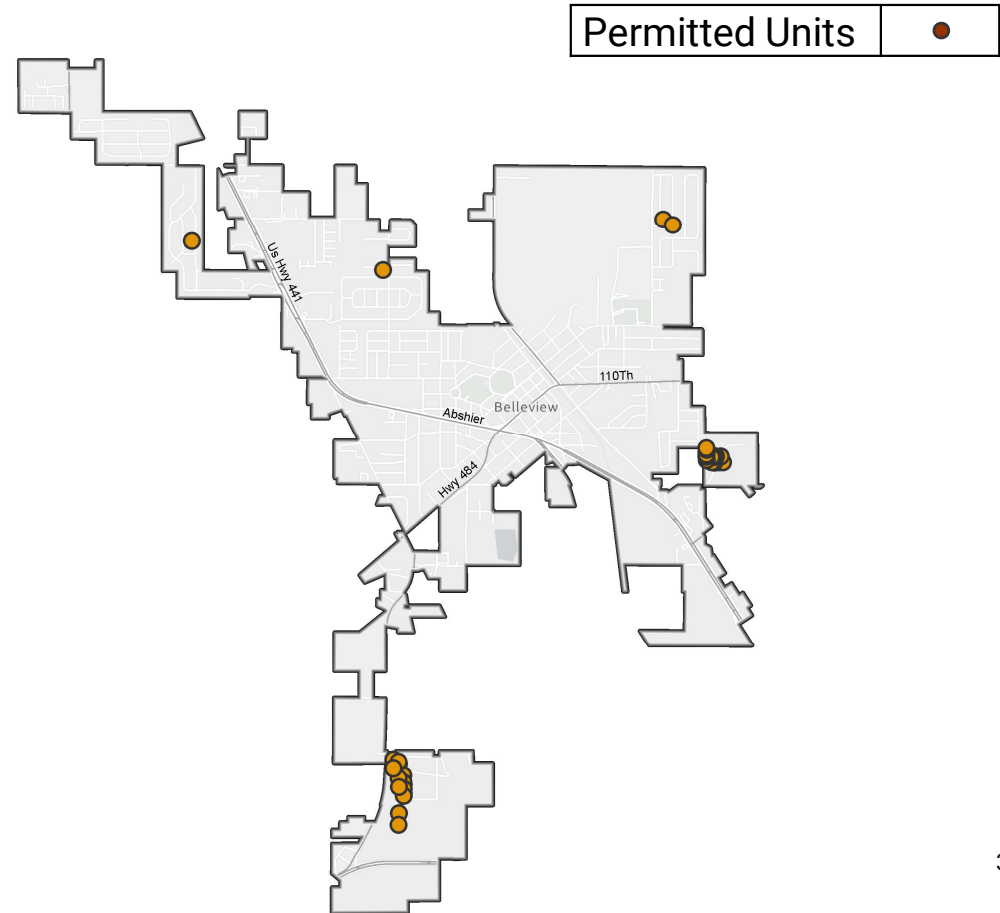
- Identify units expected to deliver in the short term.
- Provide the strongest indicator of imminent residential growth.
- Identify locations where near-term enrollment increases are likely.



Active Residential Building Permits

Bellevue

Housing Type	Total Residential Bldg. Permits	Active Residential Bldg. Permits	Units to be Developed
SFR	588	35	35
MFR	5	0	0
MH	40	1	1
Total	633	36	36



Data as of September 2025

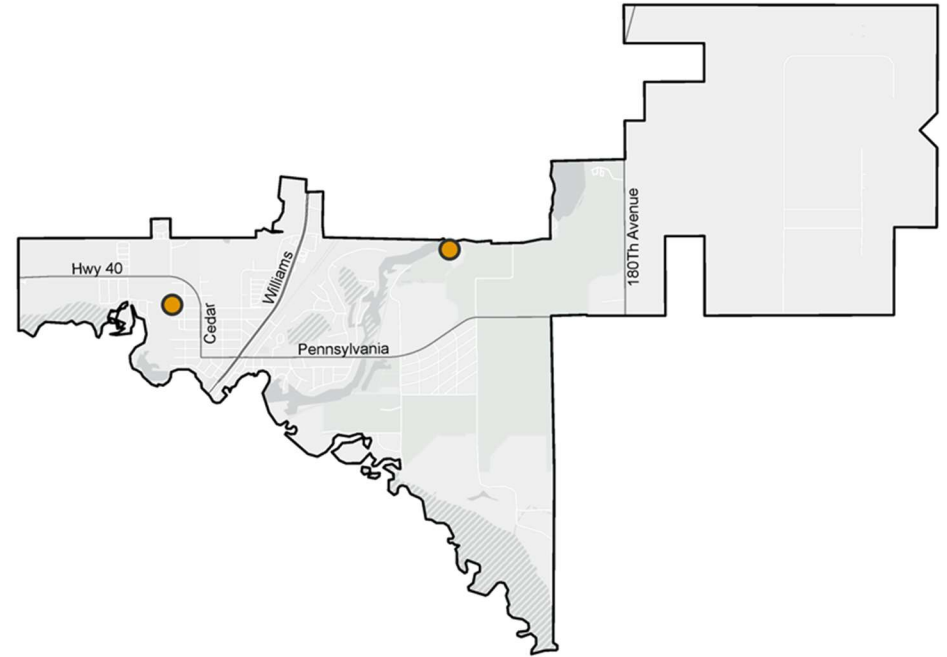


Active Residential Building Permits

Dunnellon

Permitted Units 

Housing Type	Total Residential Bldg. Permits	Active Residential Bldg. Permits	Units to be Developed
SFR	84	2	2
MFR	0	0	0
MH	3	0	0
Total	87	2	2



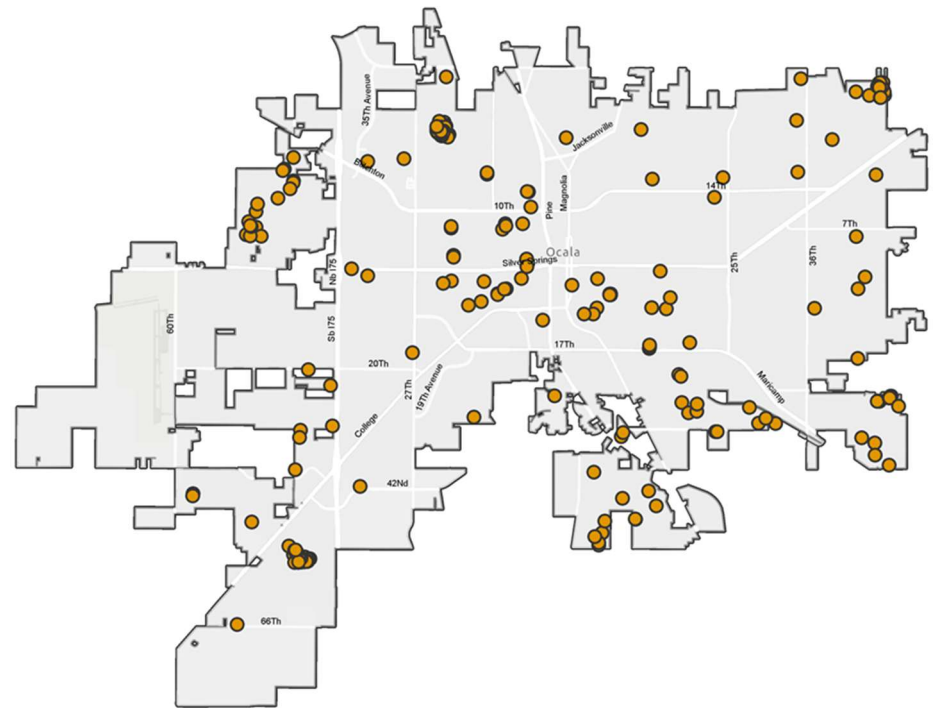


Active Residential Building Permits

Ocala

Permitted Units ●

Housing Type	Total Residential Bldg. Permits	Active Residential Bldg. Permits	Units to be Developed
SFR	2,029	223	223
MFR	204	49	1,231
MH	111	17	17
Total	2,344	289	1,471



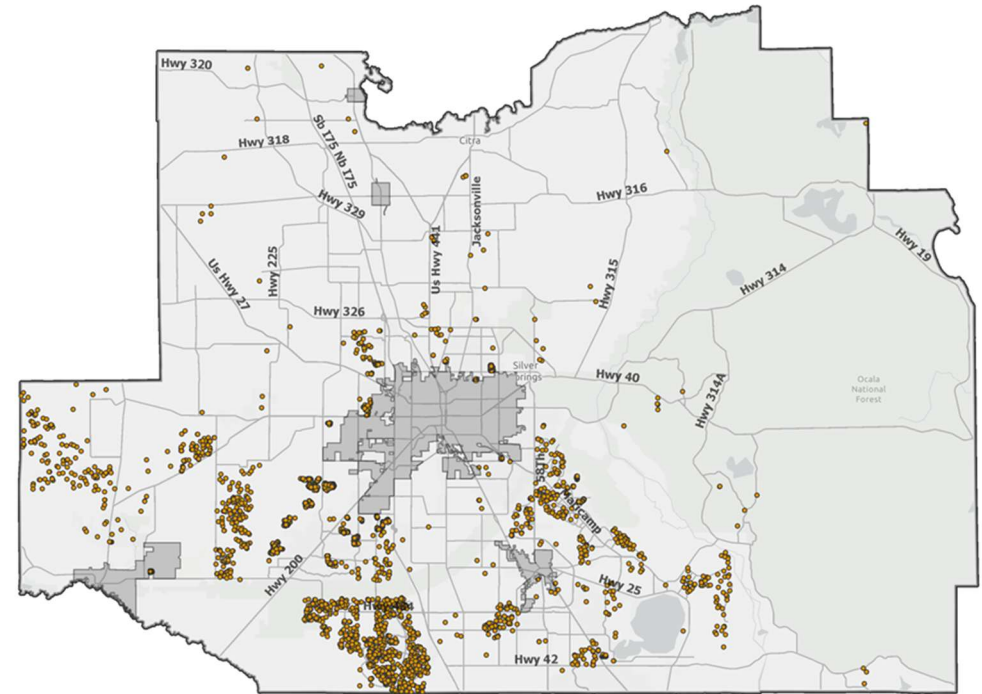


Active Residential Building Permits

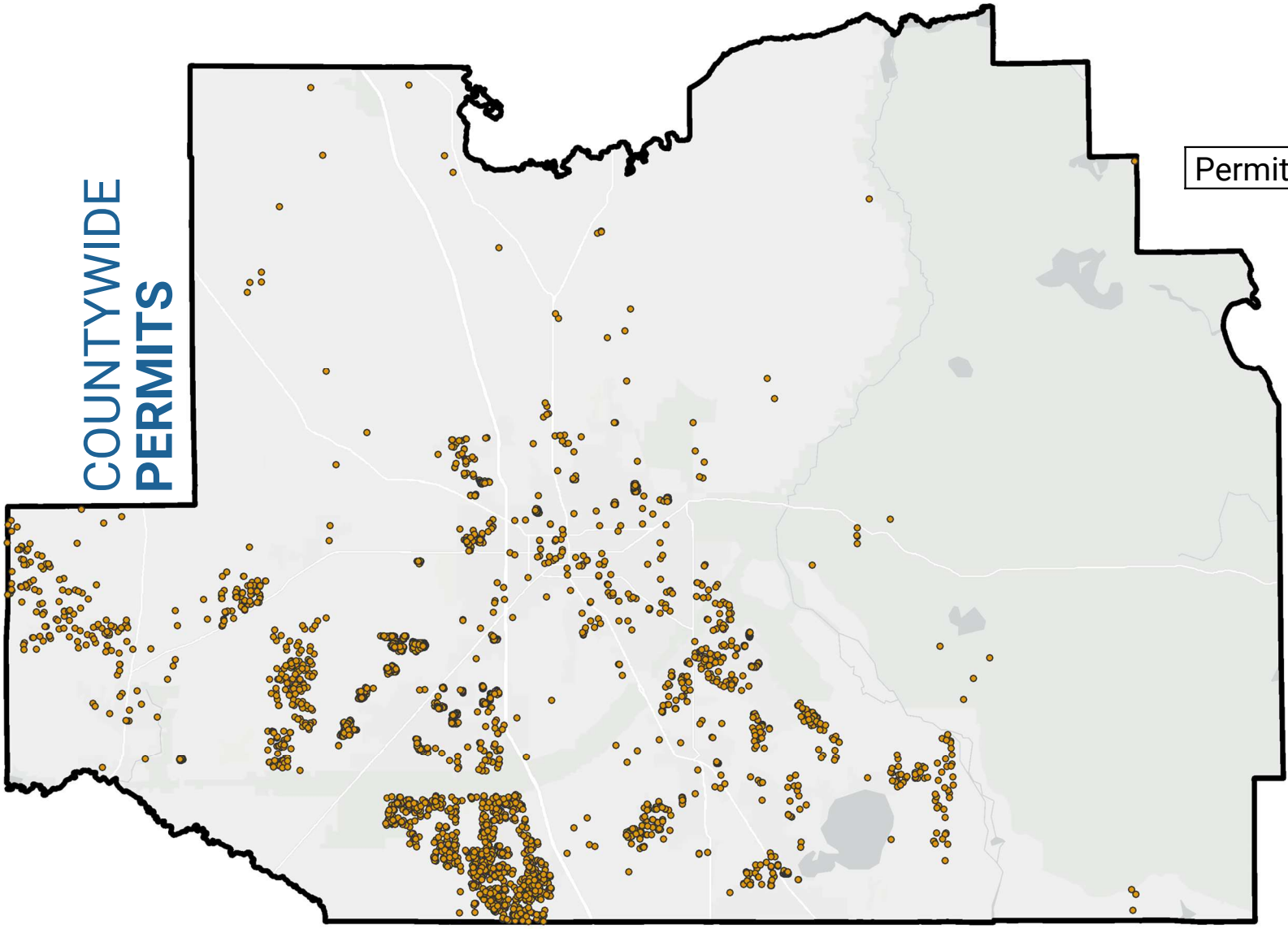
Marion County (Unincorporated)

Permitted Units 

Housing Type	Total Residential Bldg. Permits	Active Residential Bldg. Permits	Units to be Developed
SFR	69,430	4,341	4,341
MFR	843	205	2,938
MH	8,671	19	19
Total	78,944	4,565	7,298



Data as of September 2025



**COUNTYWIDE
PERMITS**

Permitted Units ●

	Bellevue	Dunnellon	McIntosh	Ocala	Reddick	Unincorp.	Total
Active Permitted Units	36	2	<i>See Unic.</i>	1,471	<i>See Unic.</i>	7,298	8,807

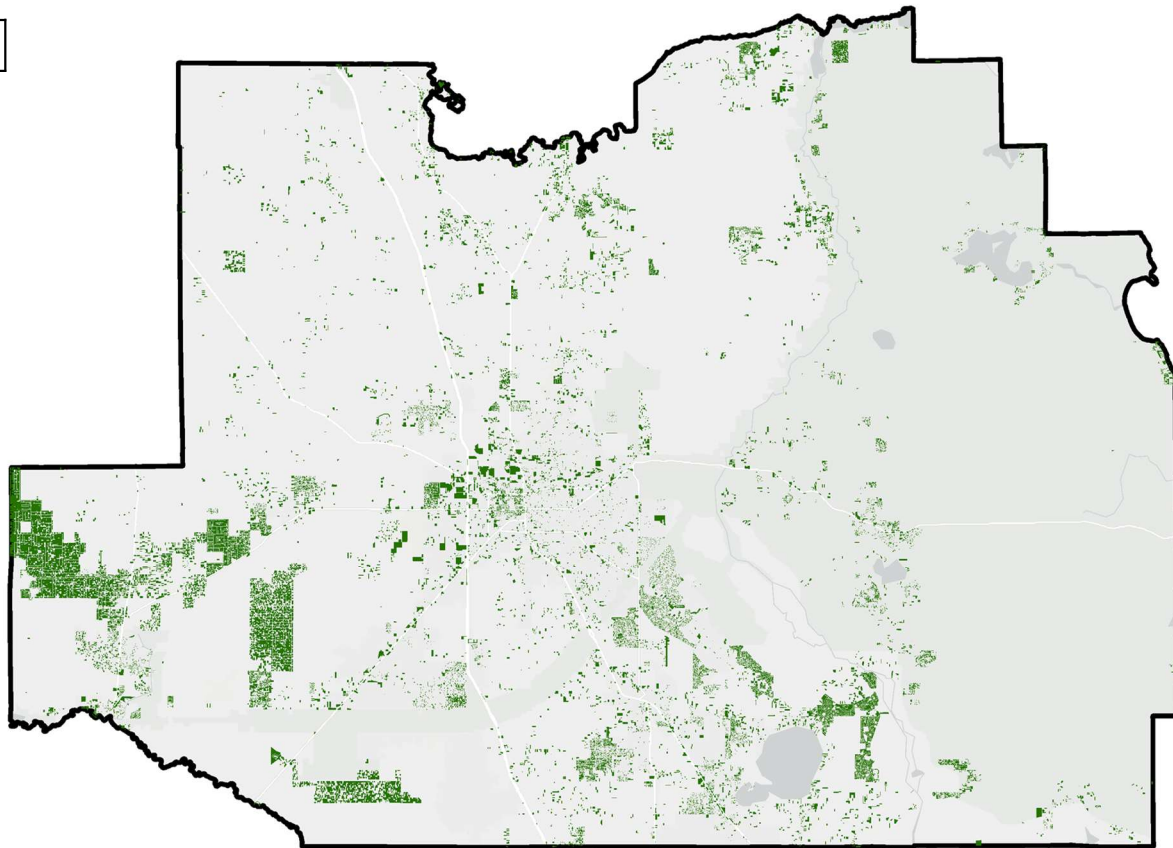
SECTION 03

Data Assessment Methodology

Base Data Application

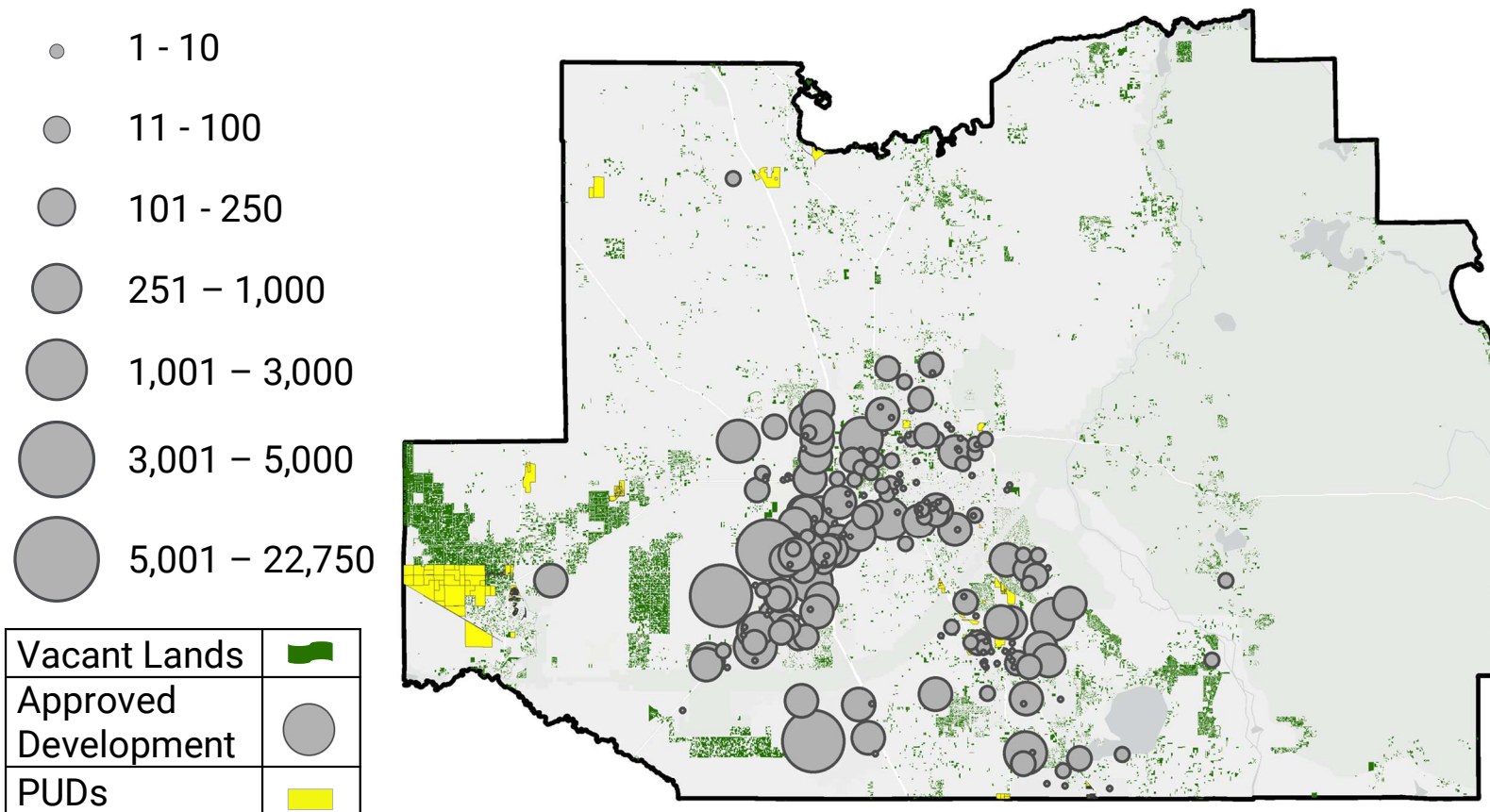
Vacant Land

Vacant Lands



Base Data Application





Vacant Land, Approved Development, PUDs

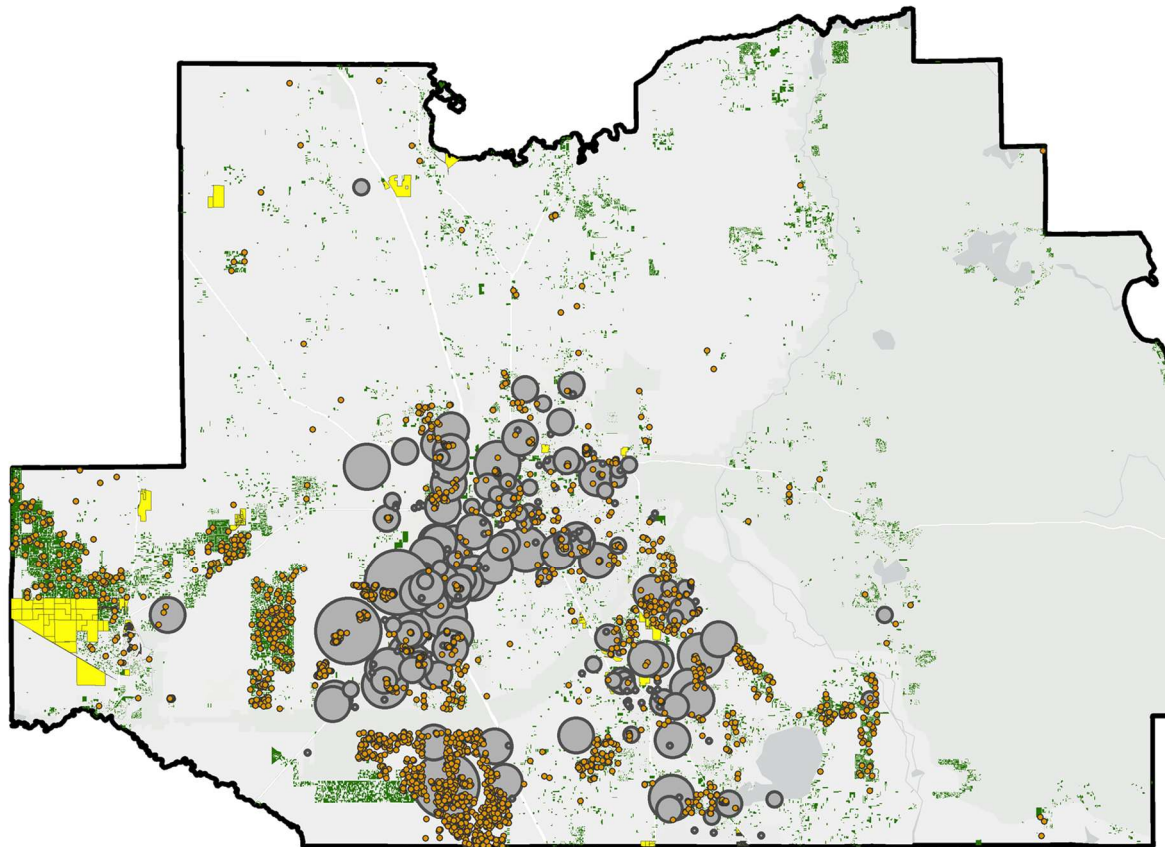


Base Data Application

Vacant Land, Approved Development, PUDs, Permits

- 1 - 10
- 11 - 100
- 101 - 250
- 251 - 1,000
- 1,001 - 3,000
- 3,001 - 5,000
- 5,001 - 22,750

Vacant Lands	
Approved Development	
Permitted Units	
PUDs	





Base Data Application

Current Residential Summary

Housing Type	Current Capacity
Single Family	139,348
Multi-Family	22,058
Mobile Home	28,221
Total	189,627



Current Capacity

Current Capacity Summary

School Level	Current (SY 25/26) Enrollment	Current District Capacity	Current District Percent Capacity
Elementary	21,501	23,253	90%
Middle	9,938	11,622	82%
High	13,529	13,247	100%
Total	44,968	48,122	93%



Current Capacity

Elementary School Current Capacity

School	Current Capacity	School	Current Capacity
Anthony Elementary	74%	Emerald Shores Elementary	92%
Belleview-Santos Elementary	85%	Fessenden Elementary	98%
Belleview Elementary	94%	Fort Mccoy Elementary	73%
College Park Elementary	105%	Greenway Elementary	88%
Dr N H Jones Elementary	100%	Hammett Bowen Jr. Elementary	94%
Dunnellon Elementary	113%	Harbour View Elementary	97%
East Marion Elementary	86%	Legacy Elementary	84%
Eighth Street Elementary	97%	Maplewood Elementary	102%



Current Capacity

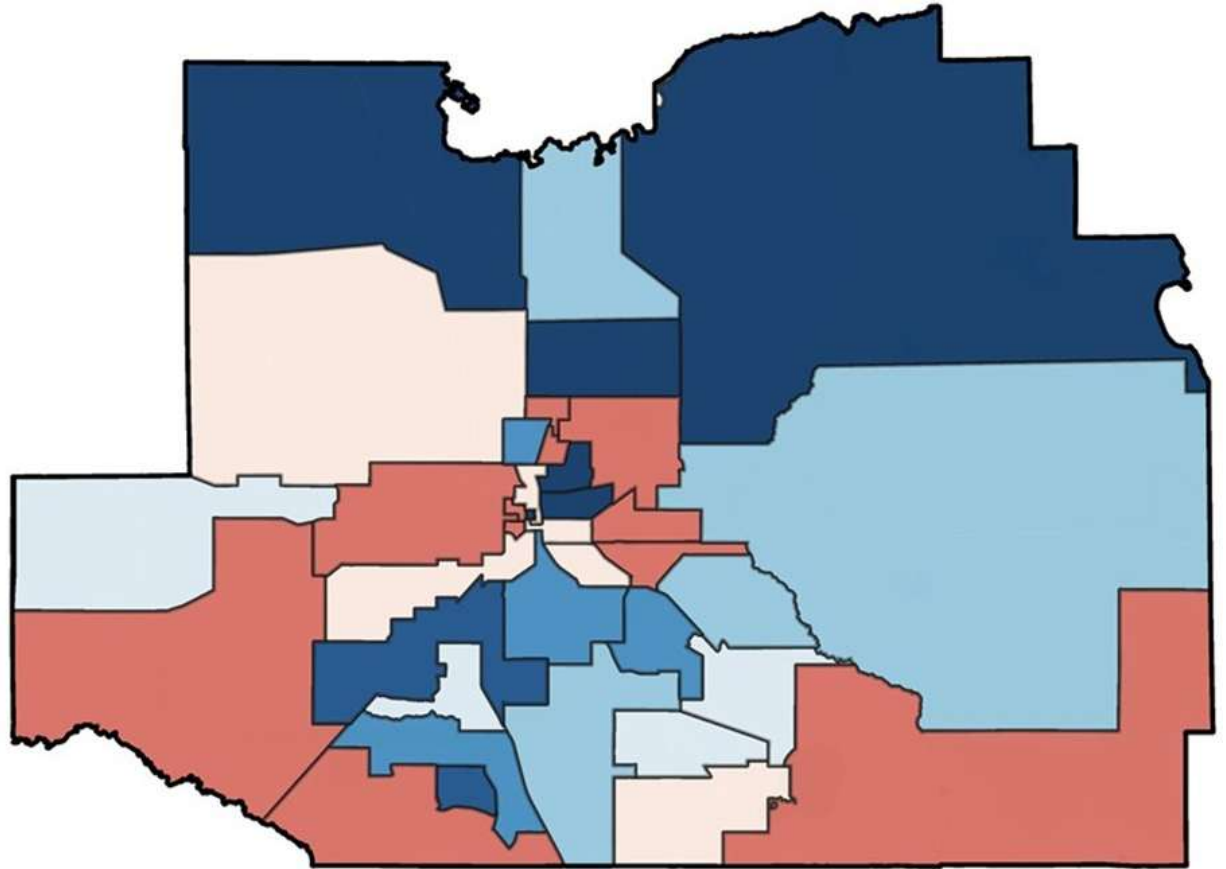
Elementary School Current Capacity (continued)

School	Current Capacity	School	Current Capacity
Marion Oaks Elementary	85%	South Ocala Elementary	95%
Oakcrest Elementary	63%	Sparr Elementary	102%
Ocala Springs Elementary	119%	Stanton-Weirsdale Elementary	102%
Reddick-Collier Elementary	48%	Sunrise Elementary	76%
Romeo Elementary	92%	Ward-Highlands Elementary	103%
Ross Prairie Elementary	103%	Winding Oaks Elementary	75%
Saddlewood Elementary	96%	Wyomina Park Elementary	73%
Shady Hill Elementary	83%	Elementary School Zone Total	90%

Current Capacity














Elementary Attendance Zones, Capacity Utilization, Current Conditions








>70%	Dark Blue
70 - 75%	Dark Blue
75 - 80%	Dark Blue
80 - 85%	Medium Blue
85 - 90%	Light Blue
90 - 95%	Very Light Blue
95 - 100%	Light Orange
100% - 125%	Red
125% - 150%	Dark Red

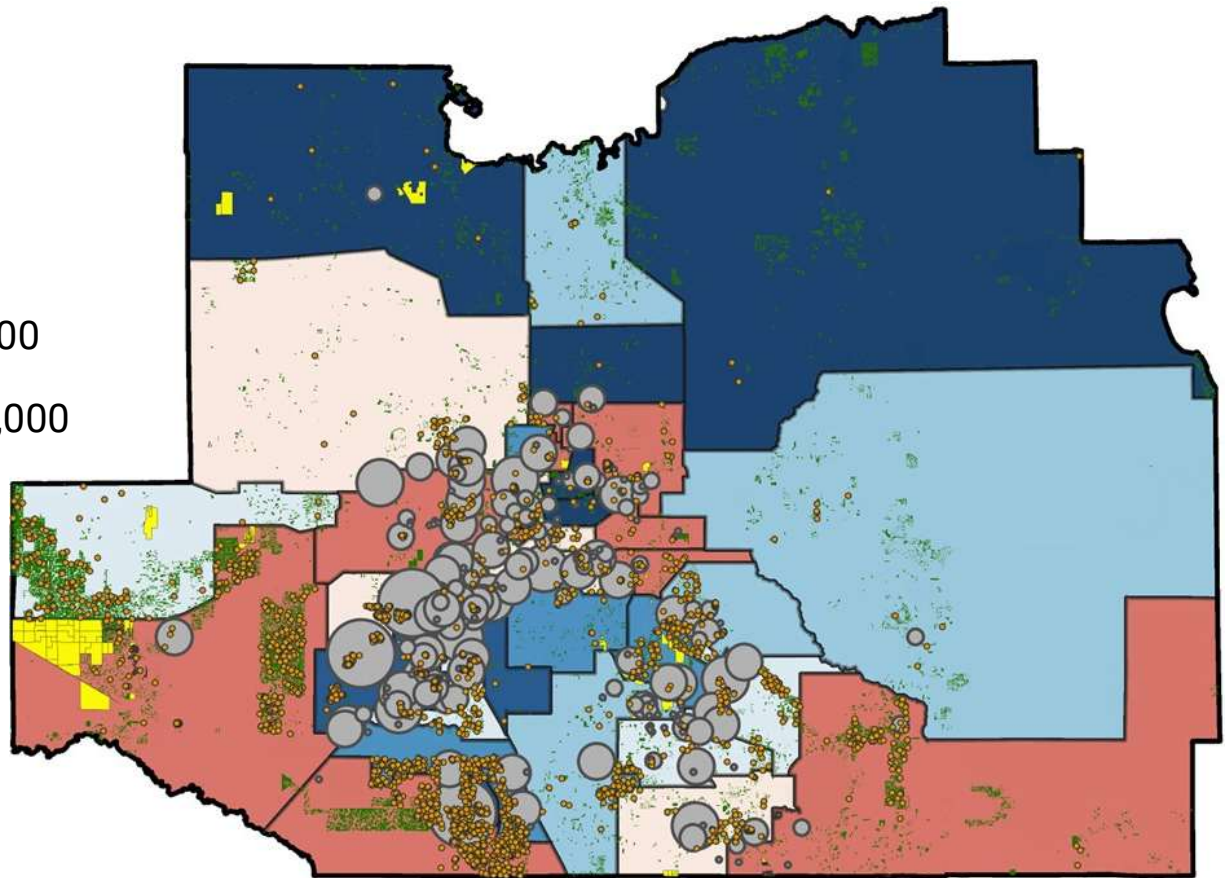


Current Capacity

Elementary Attendance Zones, Capacity Utilization with Development Pressure, Vacant + Approved + Permits + PUDs

>70%	
70 - 75%	
75 - 80%	
80 - 85%	
85 - 90%	
90 - 95%	
95 - 100%	
100% - 125%	
125% - 150%	
Vacant Lands	
Approved Development	
Permitted Units	
PUDs	

-  1 - 10
-  11 - 100
-  101 - 250
-  251 - 1,000
-  1,001 - 3,000
-  3,001 - 5,000
-  5,001 - 22,750





Current Capacity

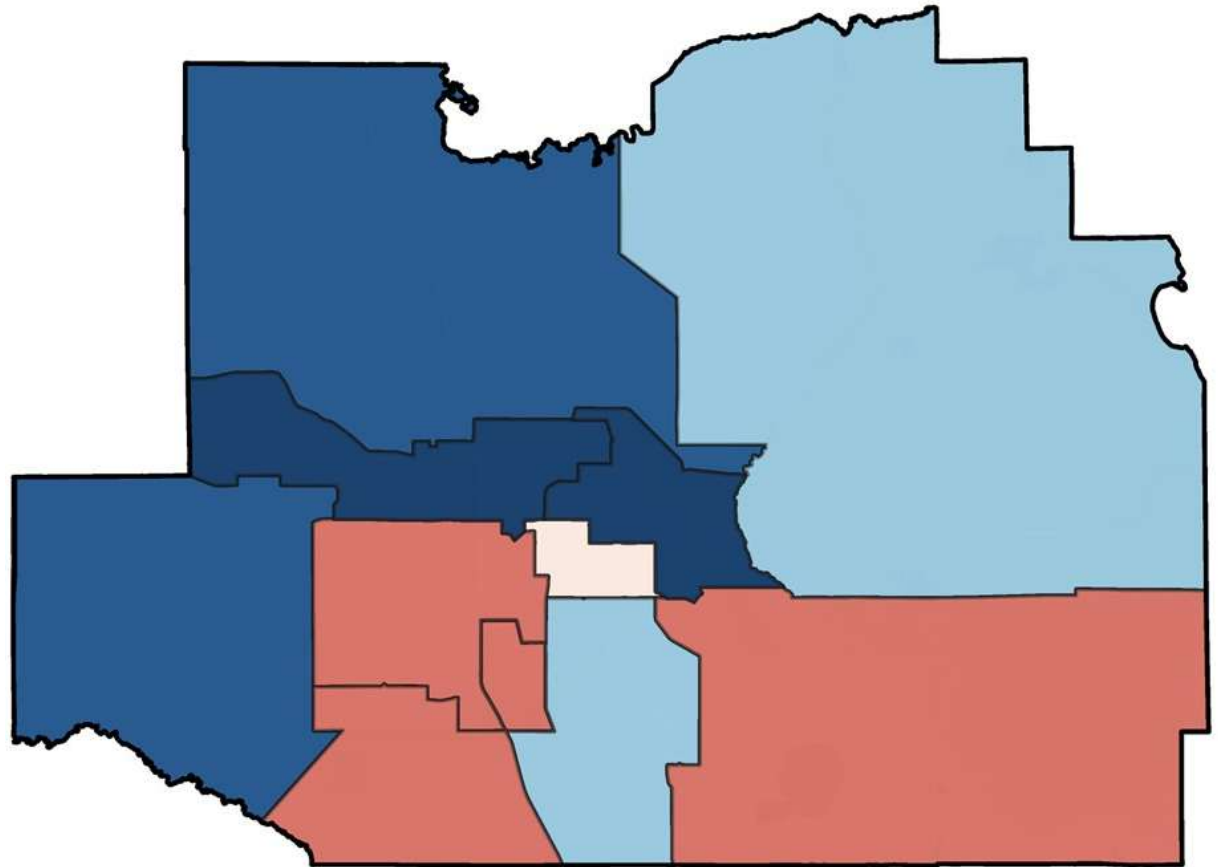
Middle School Current Capacity

School	Current Capacity	School	Current Capacity
Belleview Middle	103%	Lake Weir Middle	88%
Dunnellon Middle	71%	Liberty Middle	70%
Fort Mccoy School	60%	North Marion Middle	70%
Ft. King Middle	71%	Osceola Middle	90%
Horizon Academy At Marion Oaks	102%		
Howard Middle	79%	Middle School Zone Total	82%

Current Capacity














Middle Attendance Zones, Capacity Utilization, Current Conditions

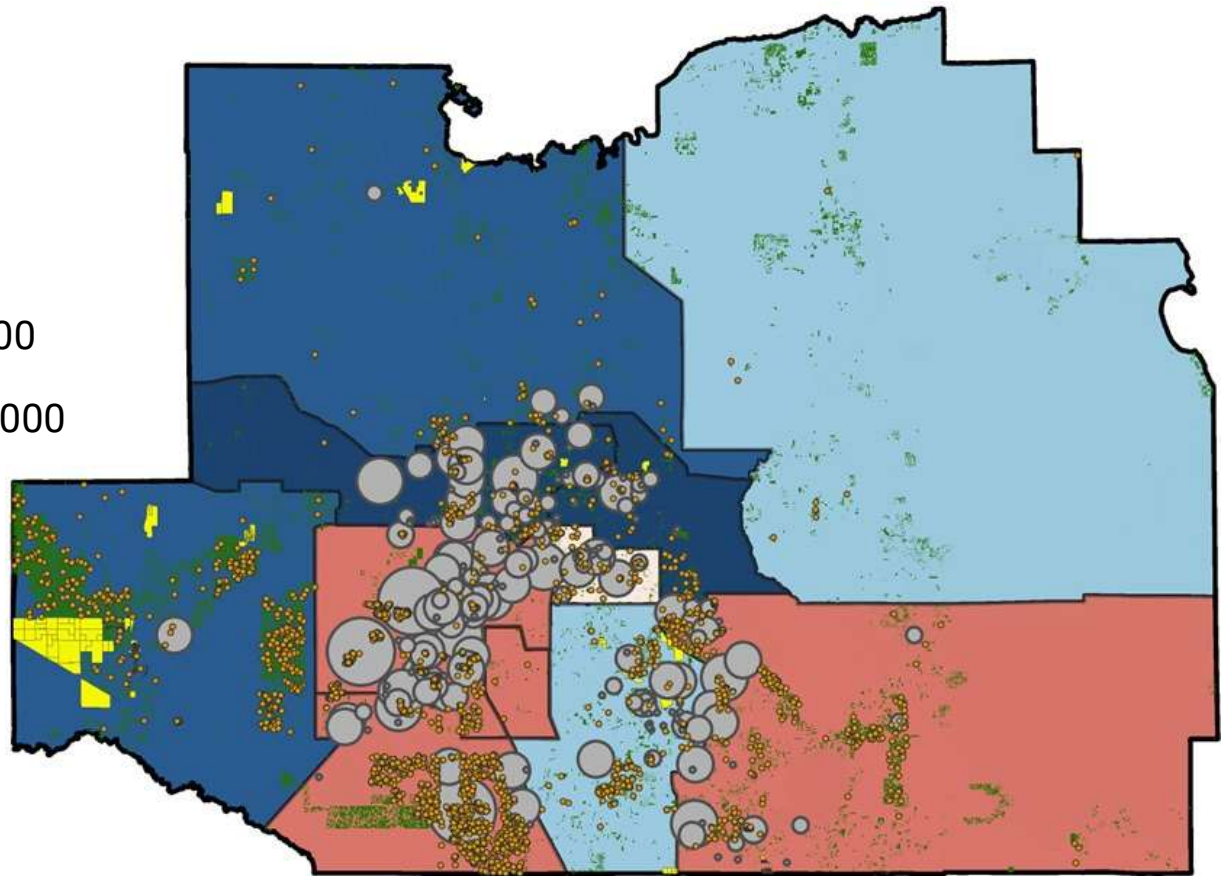
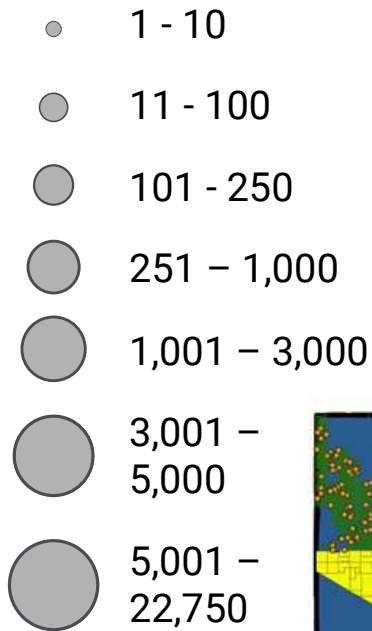
>70%	Dark Blue
70 - 75%	Dark Blue
75 - 80%	Dark Blue
80 - 85%	Medium Blue
85 - 90%	Light Blue
90 - 95%	Very Light Blue
95 - 100%	Light Orange
100% - 125%	Red
125% - 150%	Dark Red



Current Capacity

Middle Attendance Zones, Capacity Utilization with Development Pressure, Vacant + Approved + Permits + PUDs

>70%	
70 - 75%	
75 - 80%	
80 - 85%	
85 - 90%	
90 - 95%	
95 - 100%	
100% - 125%	
125% - 150%	
Vacant Lands	
Approved Development	
Permitted Units	
PUDs	





Current Capacity

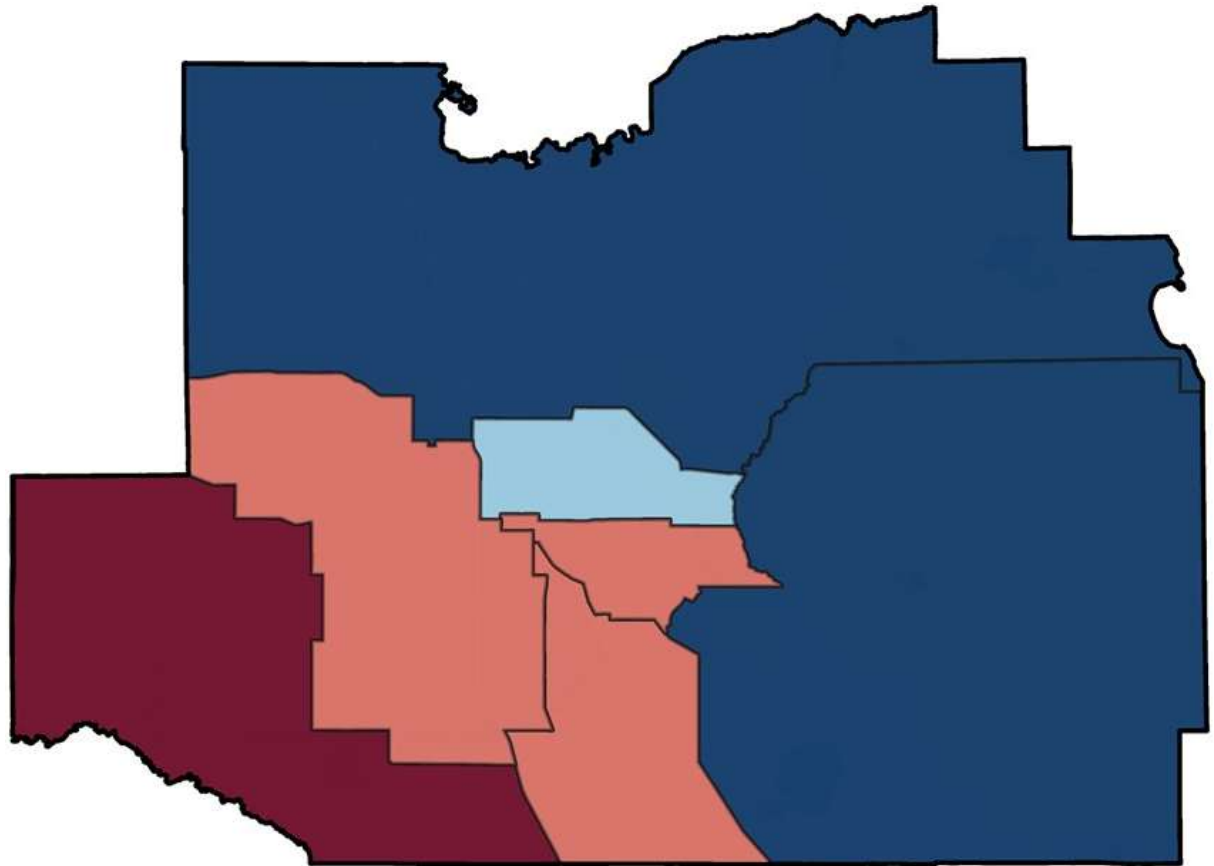
High School Current Capacity

School	Current Capacity	School	Current Capacity
Belleview High	112%	North Marion High	70%
Dunnellon High	148%	Vanguard High	88%
Forest High	102%	West Port High	120%
South Marion High	-		
Lake Weir High	73%	High School Zone Total	100%

Current Capacity














High Attendance Zones, Capacity Utilization, Current Conditions








>70%	Dark Blue
70 - 75%	Dark Blue
75 - 80%	Dark Blue
80 - 85%	Medium Blue
85 - 90%	Light Blue
90 - 95%	Very Light Blue
95 - 100%	Light Orange
100% - 125%	Red-Orange
125% - 150%	Dark Red

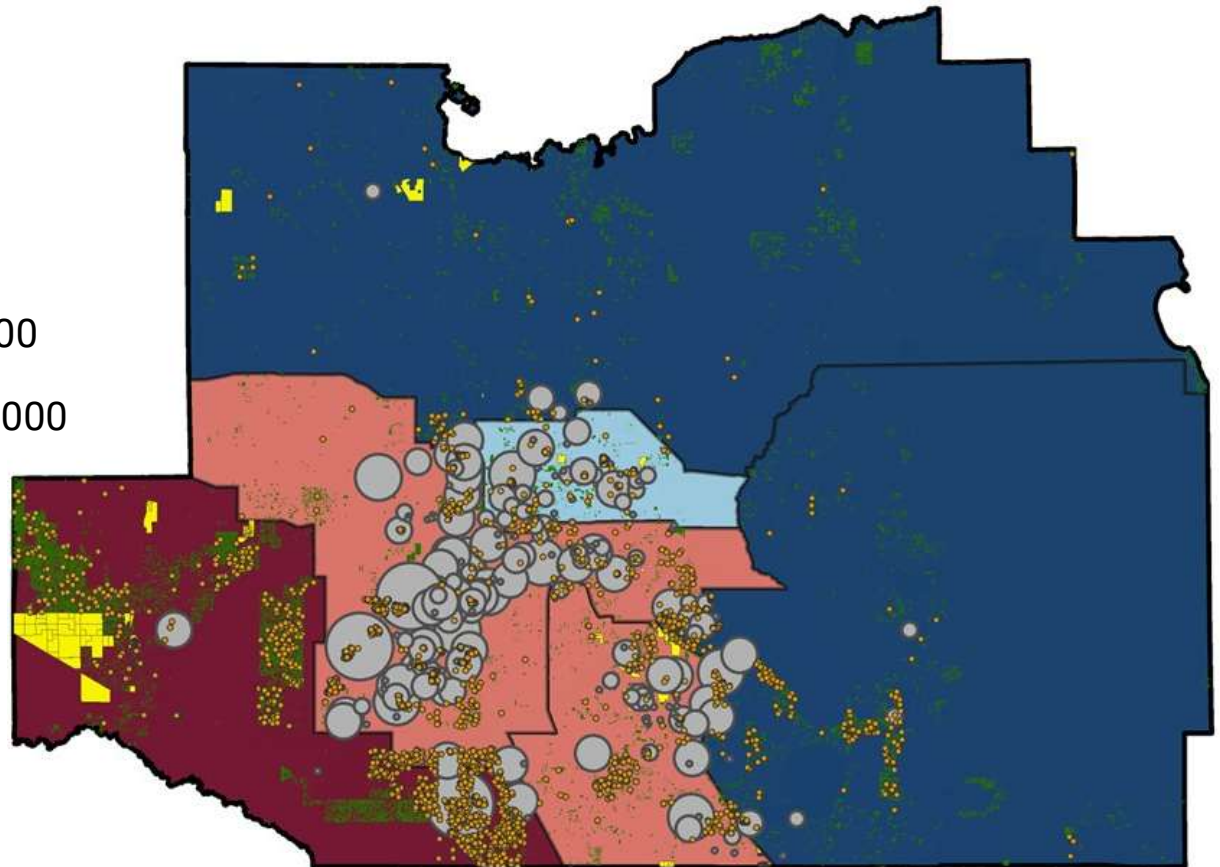


Current Capacity

High Attendance Zones, Capacity Utilization with Development Pressure, Vacant + Approved + Permits + PUDs

>70%	
70 - 75%	
75 - 80%	
80 - 85%	
85 - 90%	
90 - 95%	
95 - 100%	
100% - 125%	
125% - 150%	
Vacant Lands	
Approved Development	
Permitted Units	
PUDs	

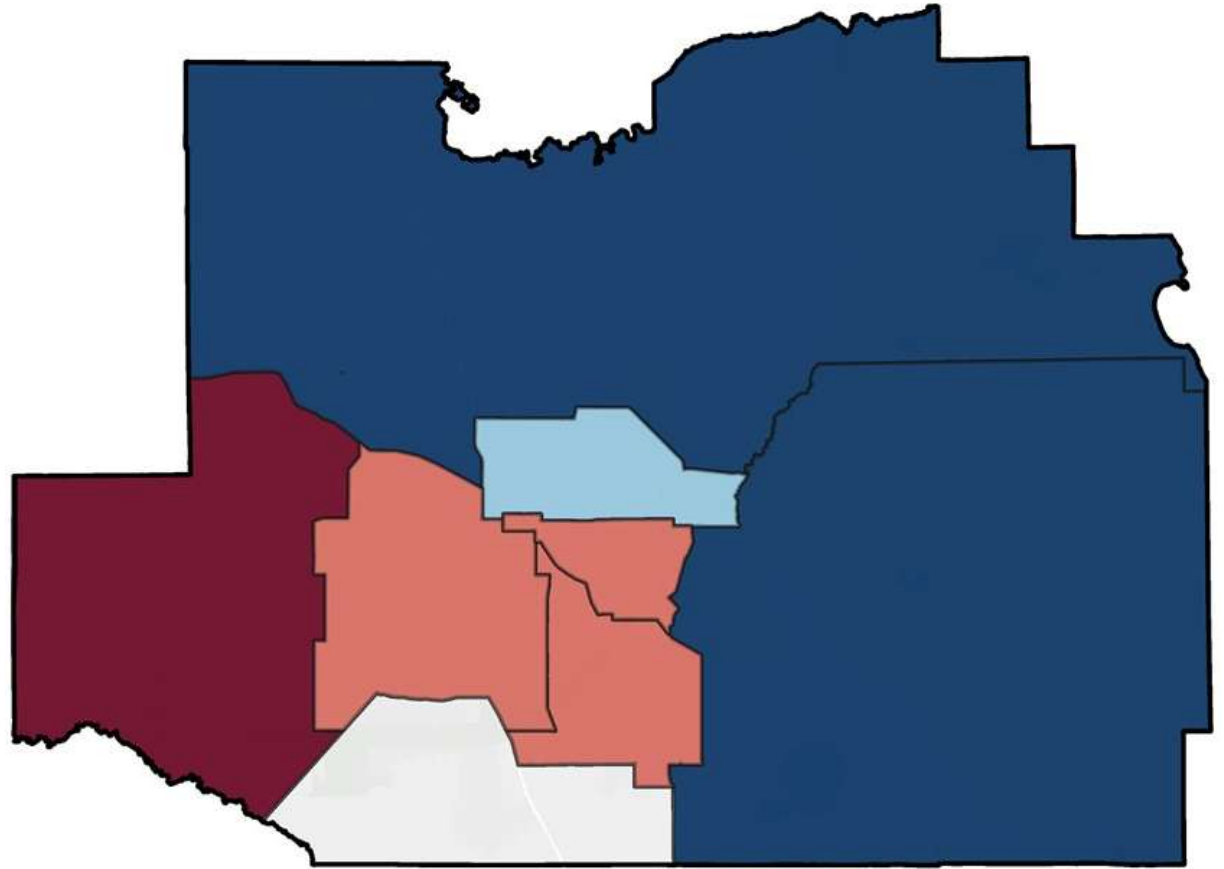
-  1 - 10
-  11 - 100
-  101 - 250
-  251 - 1,000
-  1,001 - 3,000
-  3,001 - 5,000
-  5,001 - 22,750



Current Capacity














South Marion High Attendance Zones, Capacity Utilization, Current Conditions








>70%	Dark Blue
70 - 75%	Dark Blue
75 - 80%	Dark Blue
80 - 85%	Medium Blue
85 - 90%	Light Blue
90 - 95%	Very Light Blue
95 - 100%	Light Orange
100% - 125%	Red-Orange
125% - 150%	Dark Red

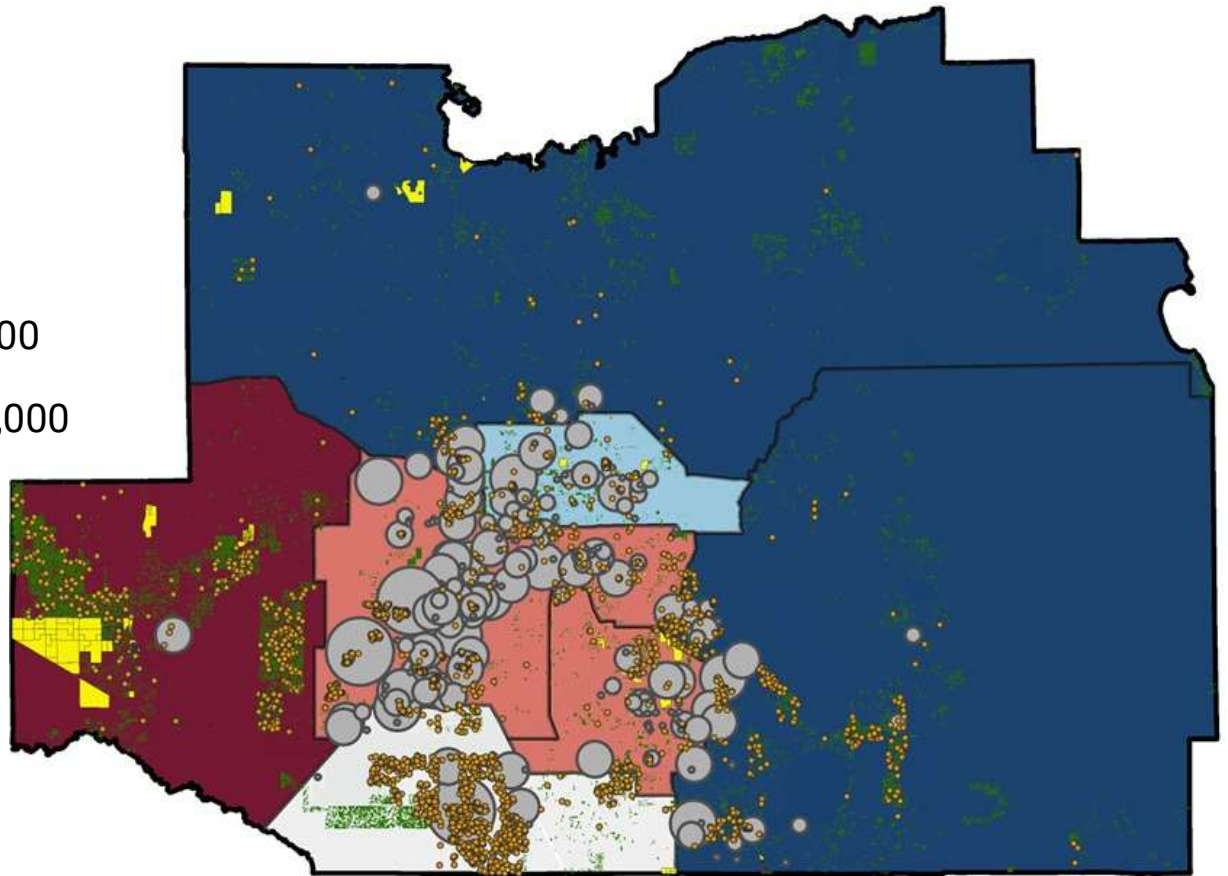


Current Capacity

South Marion High Attendance Zones, Capacity Utilization with Development Pressure, Vacant + Approved + Permits + PUDs

>70%	
70 - 75%	
75 - 80%	
80 - 85%	
85 - 90%	
90 - 95%	
95 - 100%	
100% - 125%	
125% - 150%	
Vacant Lands	
Approved Development	
Permitted Units	
PUDs	

-  1 - 10
-  11 - 100
-  101 - 250
-  251 - 1,000
-  1,001 - 3,000
-  3,001 - 5,000
-  5,001 - 22,750





School Data Assessment

Student Generation Rate

School Year 2022/23				
	Single Family	Multi-Family	Mobile Homes	All Housing
<i>Elementary School</i>	0.100	0.137	0.115	0.107
<i>Middle School</i>	0.049	0.055	0.056	0.051
<i>High School</i>	0.076	0.066	0.067	0.073
Countywide	0.225	0.258	0.238	0.231

Benesch & MCPS Long Range School Planning Study, 2023



School Data Assessment

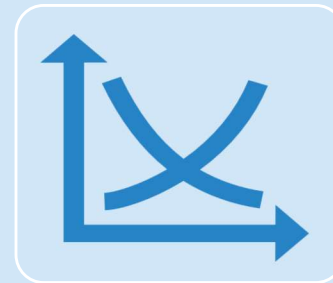
Unpredictable Projections



Step declines
in brick-and-
mortar public
schools since
2022



Family
Empowerment
Scholarships
more than
doubled during
the same
period



Declines
despite Florida
doubling the
national
average for
population
growth



School Data Assessment

Unpredictable Projections

- Florida expanded state-funded K-12 scholarships for all students on March 27, 2023 (HB 1).
- More students move between district schools, charter schools, private schools, and home education from year to year.
- Standard projection methods rely on stable links between new housing and district enrollment.
- Decision to present current conditions only. Projections stay internal until post-2023 patterns stabilize.

Check-in & Discussion



THANK YOU

Tentative Education Facilities Plan

April 1, 2026

Public Schools Planning Officials



*in partnership
with*



Backup (A). Data Vintage

	Bellevue	Dunnellon	McIntosh	Ocala	Reddick	Unincorporated
<u>Stage 1.</u> <i>Future Land Use</i>	As of April 2025	As of April 2025	As of September 2025	As of April 2025	As of April 2025	As of April 2025
<u>Stage 2.</u> <i>Development Approvals</i>	As of September 2025	N/A	N/A	Between May 2021 and May 2025	N/A	Between Jan 2024 and June 2025
<u>Stage 3.</u> <i>Permitting</i>	As of September 2025	Between October 2015 and June 2025	Between January 2000 and June 2025	Between October 2015 and June 2025	Between January 2000 and June 2025	Between January 2000 and June 2025