Marion County

Board of County Commissioners Workshop

Meeting Agenda

Wednesday, March 27, 2024 9:00 AM Southeastern Livestock Pavilion

Joint Workshop with the Marion County School Board

INTRODUCTION OF WORKSHOP BY CHAIR MICHELLE STONE

PLEDGE OF ALLEGIANCE

ROLL CALL

WORKSHOP PRESENTATION

1. Opening Remarks - Mounir Bouyounes, County Administrator
2. Overview - Chuck Varadin, Director of Growth Services, Marion County
3. City of Ocala Presentation - Jeff Shrum, Growth Management Director
4. Marion County Data Presentation - Chuck Varadin, Director of Growth Services, Marion County
5. Proposed Table of Contents for the Future Report to the Public-School Planning Officials (PSPO) members - Chuck Varadin and David Herlihy
6. Marion County Public Schools (MCPS) April 2024 Update: Diane Gullett, Ed.D., Superintendent; Margarete Talbert-Irving, Deputy Superintendent of Curriculum & Instruction; David Herlihy, AICP -- Planning & Governmental Relations Manager; Barbara Dobbins -- Sr. Executive Director of Operations; Theresa Boston-Ellis, Chief Financial Officer

PUBLIC COMMENT

BOARD/COUNCIL DISCUSSION AND CLOSING COMMENTS

Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2024-14672 **Agenda Date:** 3/27/2024 **Agenda No.:** 1.

SUBJECT:
Opening Remarks - Mounir Bouyounes, County Administrator

Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2024-14673 **Agenda Date:** 3/27/2024 **Agenda No.:** 2.

SUBJECT:
Overview - Chuck Varadin, Director of Growth Services, Marion County

RECOMMENDED ACTION:
See Attached.

MARCH 2024

Joint Planning Workshop

MARION COUNTY PUBLIC SCHOOL PLANNING OFFICIALS (PSPO)

1

PSPO Joint Planning Workshop 2024

Overview

Interlocal Agreement (ILA) Overview

Data presentations

Review Proposed Report Outline for Next Year

State of the Schools

Interlocal Agreement (ILA) Updates

Public Comments

Board Agenda Items and Discussion

Conclusion

2

The PSPO Joint Planning Workshop 2024

Provide opportunities for the PSPO to

- ✓ Review the TWG report and consider any recommendations,
- ✓ Discuss policy,
- ✓ Set direction,
- ✓ Reach understanding concerning issues of mutual concern regarding public education, and
- ✓ Coordinate land use and school facilities planning, including but not limited to,
  - Population and student growth,
  - Development trends,
  - School needs,
  - Off-site improvements,
  - School Capacity, &
  - School funding options.

Why We Are Here

3

PSPO Joint Planning Workshop 2024

Progress Summary

Marion County

- ✓ **Established Interlocal Agreement in February 2023**
- ✓ **Convened Technical Working Group (TWG) in October 2023**
- ✓ **Adopted School Impact Fee in February 2024 and effective July 1st**
- ✓ **Submitted First round of Data to MCPS February 2024**
- ✓ **First PSPO Meeting in March 2024**

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Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2024-14643 **Agenda Date:** 3/27/2024 **Agenda No.:** 3.

SUBJECT:
City of Ocala Presentation - Jeff Shrum, Growth Management Director

RECOMMENDED ACTION:
See Attached.

Public Schools Planning Officials (PSPO) Joint Planning Workshop

City of Ocala Development Information and Trends Calendar Year 2023

March 27, 2024

1

City of Ocala: Population Projections*

	Ocala	Marion Co.
2021	64,242	381,171
2025	67,392	403,602
2030	70,599	426,599
2035	72,995	444,599
2040	74,890	459,696
2045	76,545	472,697
2050	77,799	484,298

*FL Clearinghouse Data (Schimberg) Population Estimates

2

Change in Residential Capacity (CY 2023)

Project Type	Project Name	Unit Types	Change in Units
Land Use Change	Frank Green (County – Neighborhood)	MF	20
Future Land Use Policy Amendment	4B Investments, LLC	SF & MF	59
Rezoning	200 Club of Ocala (None to R-3)	SF & MF	320
Rezoning	Equa-USA LLC (B-1A to R-3)	MF	14
Rezoning	TBMI II (No Zoning to PD)	SF & MF	750
Rezoning	Impact Development (PUD-0 to PD)	MF	260
Rezoning	West Oak (GU to PD)	SF & MF	1368
Rezoning	West Oak PD Plan Amendment	SF & MF	782
Special Exception	Challa Hanimi (MF in B-4)	MF	14
Special Exception	Pac 3 Properties, LLC (MF in B-2)	MF	26
Total Additional Units (2023):			3,613

OCALA

SF = Single Family
MF = Multi-Family
TH = Town Homes

3

Approved Units (CY 2023)

Project Type	Project Name	Unit Types	Number of Units
Subdivision	Heath Preserve Phase 1 & 2	SF	237
Subdivision	College Park Townhomes	TH	21
Subdivision	One Fort King	TH	24
Subdivision	Watula South	TH	9
Site Plan	The Stables	MF	250
Site Plan	Elysee Estates	MF	14
Site Plan	SW 38th Avenue Apartments	MF	432
Site Plan	Ocala Heathbrook Multifamily	MF	228
Site Plan	Mercy Village Apartments	MF	59
Site Plan	Park View at Maricamp	MF	224
Site Plan	Eunus Enterprises	MF	8
Site Plan	Legends at Maricamp	MF	310
Site Plan	Birge and Held Ocala	MF	288
Site Plan	Keystone Place at Ocala	TH	11
Site Plan	Hammock Park	MF	34
Site Plan	Brick City Lofts	MF	22
Site Plan	Keys at Ocala II – Phase 1	MF	70
Site Plan	Lake Louise Apartments	MF	326
Total Approved Units (2023):			2,567

OCALA

SF = Single Family
MF = Multi-Family
TH = Town Homes

4

Units Under Review (CY 2023)

Project Type	Project Name	Unit Types	Number of Units
Subdivision	Carsons Place Phase 1 (Concept Plan)	SF	11
Subdivision	Winding Oaks Residential Phase 2 (Concept Plan)	SF	77
Subdivision	Winding Oaks Residential Phase 3 (Concept Plan)	SF	496
Subdivision	Winding Oaks Residential Phase 4 (Concept Plan)	SF	331
Subdivision	West Oak Phase 4 Residential (Improvement Plan)	SF	140
Subdivision	CampAlto (Improvement Plan)	SF	4
Subdivision	Enclave at Cala Hills (Improvement Plan)	TH	104
Subdivision	Ridge at Heath Brook Phase 2 (Final Plat)	SF	170
Subdivision	Emerson Pointe Phase 1 (Final Plat)	SF	11
Subdivision	West Oak Phase 2 Residential (Final Plat)	SF	100
Subdivision	West Oak Phase 3 Residential (Final Plat)	SF	70
Site Plan	Hillpointe SE 31st Street	MF	324
Site Plan	Southampton West Oak Phase 1A	MF	250
Site Plan	Vasquez Apartments	MF	14
Site Plan	Keys at Ocala II Phase 2	MF	76
Site Plan	Fort King Townhomes	MF	4
Site Plan	Blitchton Townhomes	MF	11
Total Units Under Review (2023):			2,193

OCALA

SF = Single Family
MF = Multi-Family
TH = Town Homes

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Current road construction projects

PROJECT NAME	PROJECT LIMITS	PROJECT TYPE	PROJECT DESCRIPTION	CURRENT PHASE	ESTIMATED COMPLETION DATE
SW/NW 44th Ave Phase 1	SW 32nd ST to SR200	NEW ROAD/CAPACITY	Addition of two lanes to complete four lane roadway.	Construction	02/05/2025
SW/NW 44th Ave Phases 2 thru 5 (Complete 4 lanes)	SW 32nd ST to US HWY 27	NEW ROAD/ CAPACITY	Construction of four new roadway lanes	Construction	Phase 2 - 02/05/2025 Phase 3 – TBD Phase 4 – TBD Phase 5 - TBD
NE 8th Avenue from	SR 40 to SR 492	ROAD DIET/ TRAFFIC CALMING	Construction of roundabouts on NE 8th Avenue	Design	TBD
NE/SE 36th AVE	SR 40 to HWY 464	RESURFACING	Mill and resurface existing travel lanes	Construction	2024
SE/SW 31st ST	SR 200 to HWY 441	RESURFACING	Mill and resurface existing travel lanes	Contracted	2024

OCALA

SF = Single Family
MF = Multi-Family
TH = Town Homes

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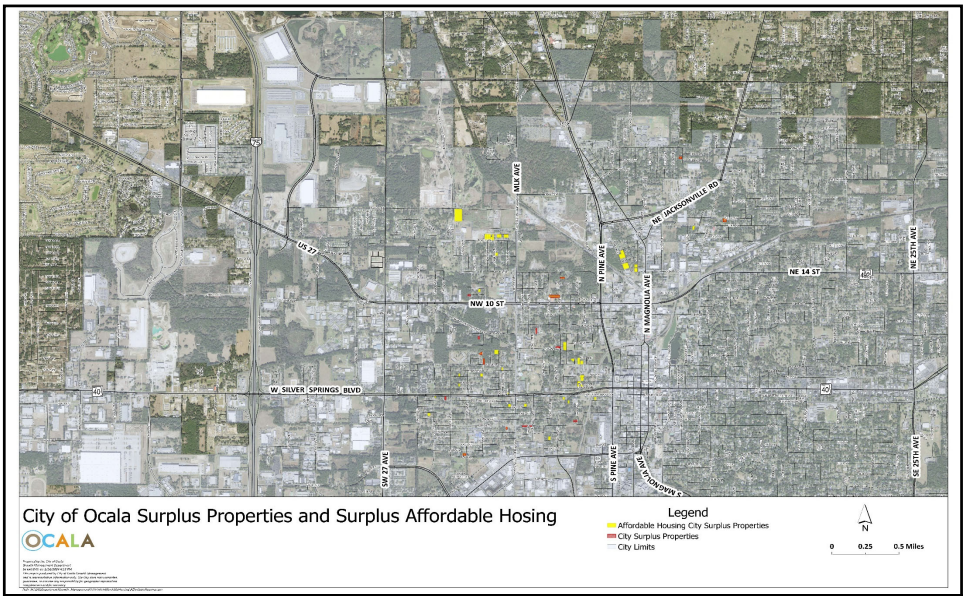

Link To City App Surplus Properties:
https://experience.arcgis.com/experience/09850bee96464bff852adefe3245af86/

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Jeff Shrum

City of Ocala
Growth Management Director
JShrum@ocalafl.gov

OCALA

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Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2024-14640 **Agenda Date:** 3/27/2024 **Agenda No.:** 4.

SUBJECT:
Marion County Data Presentation - Chuck Varadin, Director of Growth Services, Marion County

RECOMMENDED ACTION:
See Attached.

PSPO Joint Planning Workshop 2024

Marion County

Marion County Data Presentation

- ✓ **Data Collected and Compiled since October 2023**
- ✓ **Data Transferred to School Board February 2024**
- ✓ **Data includes Future Land Use, Zoning, Population and Growth, Residential Developments, Permits, and CIP projects**

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PSPO Joint Planning Workshop 2024

Marion County

List of Data Provided

Data / Variables Provided	Timeframe	Formats
Future land use map amendments and rezoning • Future Land Use Map (FLUM) • Amendments • Zoning Classification • Zoning Change	Up to date	GIS Shape file + map
Residential Building Permits (by SQFT)	01/2022 - 12/2023	Data in Excel + GIS shape file + map
Approved subdivision plats	01/2022 - 12/2023	Data in Excel + GIS shape file + map
Multifamily residential site plans	01/2022 - 12/2023	Data in Excel + GIS shape file + map
Countywide population projection from Transportation Planning Organization (TPO)	2015 & 2045	Data in Excel + GIS shape file + map
Vacant/Undeveloped and Underutilized Land	Current	Data in Excel + GIS shape file + map
List of roadway improvements identified in the Capital Improvements Element (CIE)	2023	GIS shape file + PDF

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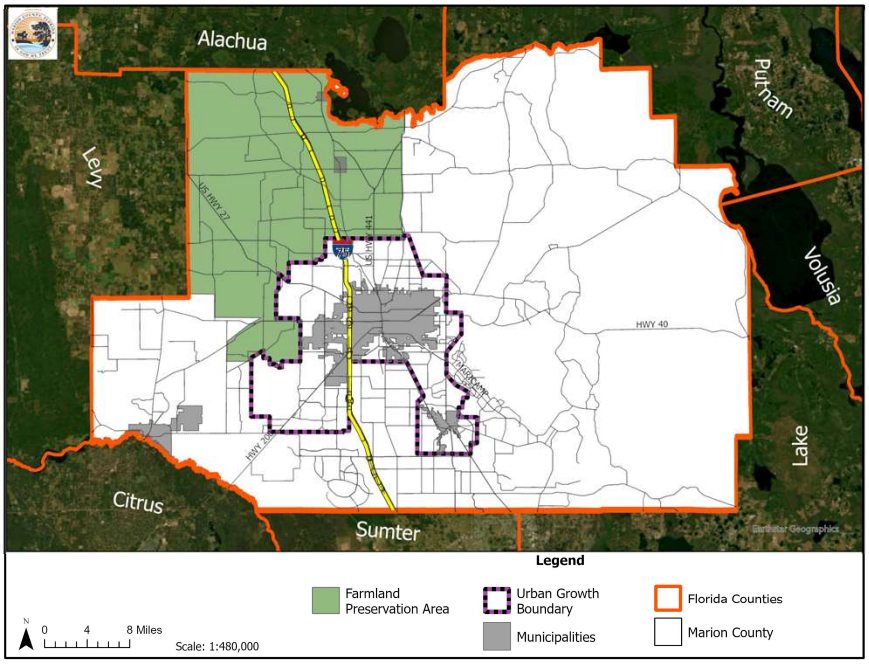
Marion County

Marion County Boundary

Current



Source: Marion County GIS

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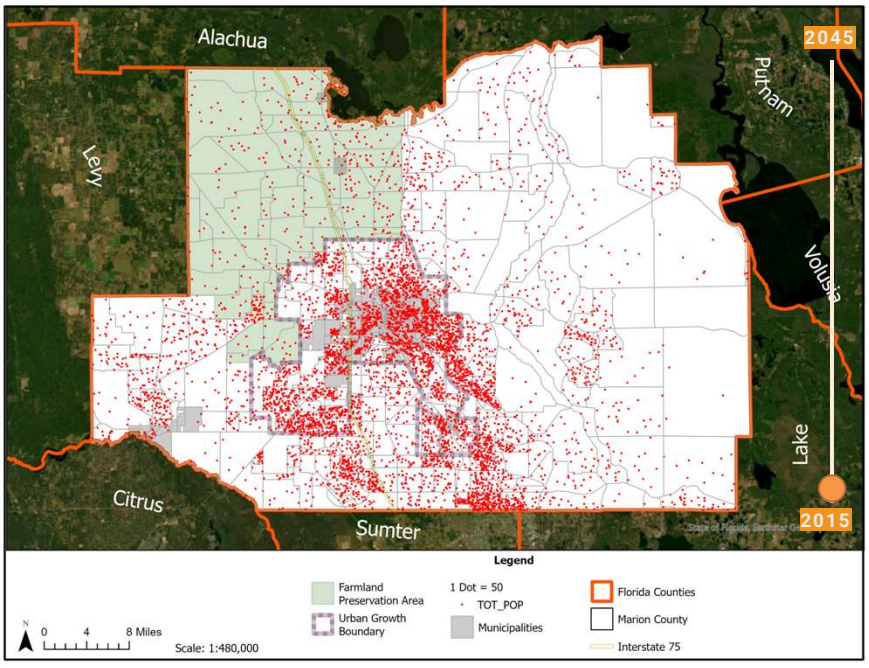
Marion County

Population Density Base

2015 - 2045



Source: Traffic Analysis Zone, TPO

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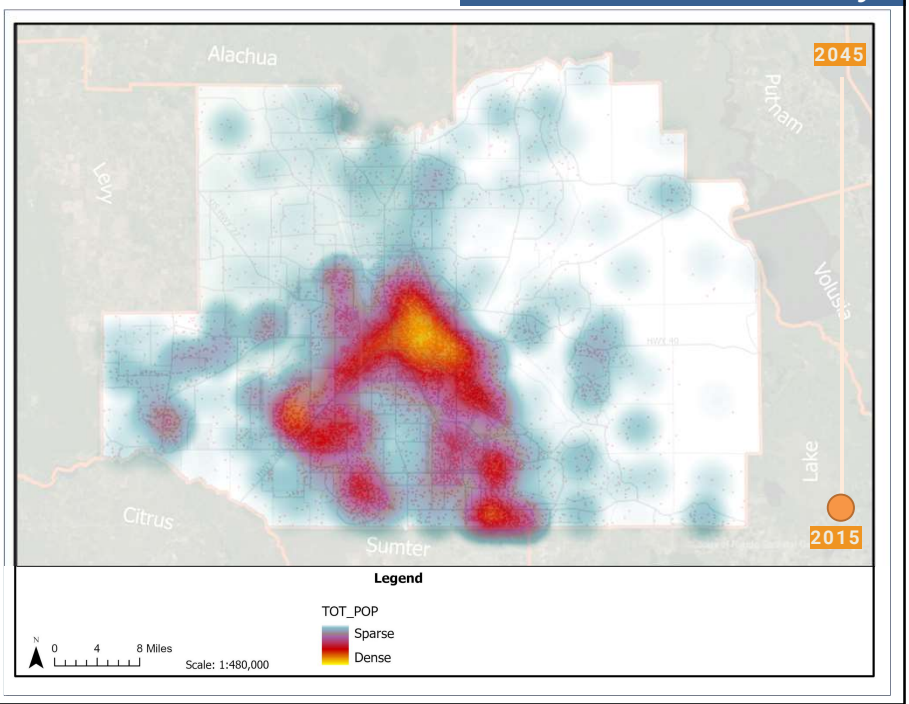
Marion County

Population Heat Map

2015 - 2045

- By 2045 the most densely populated area shifts from the City of Ocala to SR 200 by SW 80th Ave
- 269 people per week
- 4th fastest growth rate
- Note: Data includes all ages

Source: Traffic Analysis Zone, TPO



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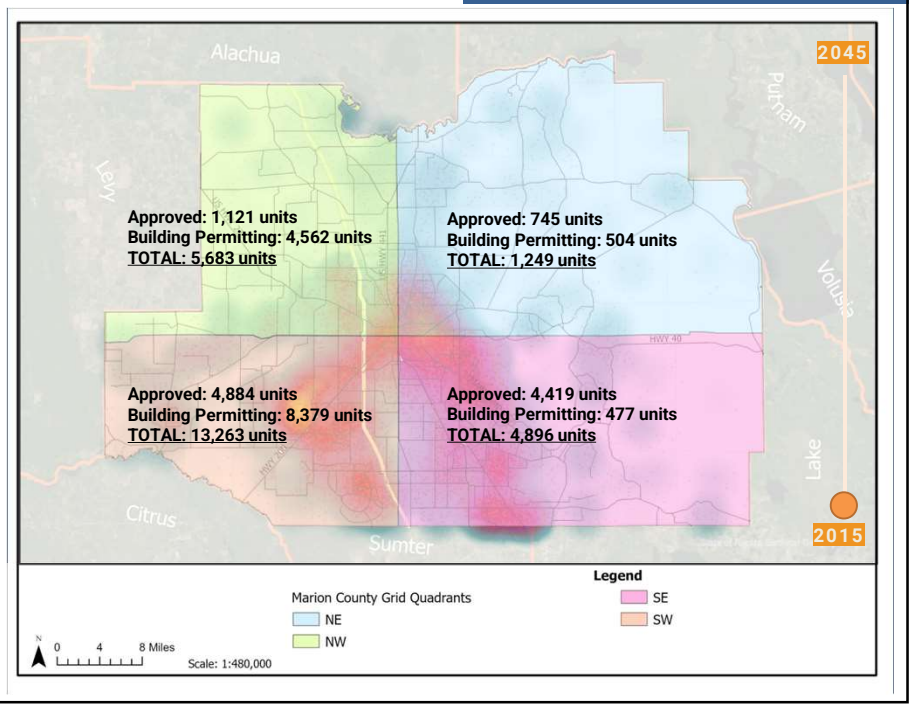
Marion County

Residential Development By Quadrant

2016 - 2023

Source: Marion County Database



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Marion County

Approved Units CY 2023

Project Name	Type	Housing Type	Number of units
CALESA - SORREL GLEN 2	Final Plat	Single Family Residential	177
FREEDOM COMMONS PHASE 1 (RESIDENTIAL); MARION RANCH PHASE 1	Final Plat	Single Family Residential	156
FREEDOM COMMONS PHASE 2 (RESIDENTIAL); MARION RANCH PHASE 2	Final Plat	Single Family Residential	166
LAUREL COMMONS	Final Plat	Single Family Residential	312
LONGLEAF RIDGE PHASE VII	Final Plat	Single Family Residential	161
LONGLEAF RIDGE PHASE VIII	Final Plat	Single Family Residential	74
MILLWOOD ESTATES SUBDIVISION PUD	Final Plat	Single Family Residential	320
OAK HAMMOCK PRESERVE SUBDIVISION PUD (SE 38TH STREET)	Final Plat	Single Family Residential	168
OCALA CROSSINGS SOUTH PHASE 1	Final Plat	Single Family Residential	343
OCALA CROSSINGS SOUTH PHASE 2	Final Plat	Single Family Residential	163
OCALA PRESERVE PHASE 8	Final Plat	Single Family Residential	232
PIONEER RANCH PHASE 1 (FKA: ARMSTRONG BROTHERS PROPERTY)	Final Plat	Single Family Residential	223
STONE CREEK BY DEL WEBB SARATOGA PHASE 2 & 3	Final Plat	Single Family Residential	216
SUNSET HILLS PHASE III	Final Plat	Single Family Residential	4
JONES DUPLEXES	Minor Site Plan	Duplex	4
SUMMER BREEZE TOWN HOMES	Major Site Plan	Multifamily	36
OCALA SOUTH PUD FKA LONGREEN FARMS PUD	Major Site Plan	Multifamily	360
TOTAL			**3,115**

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PSPO Joint Planning Workshop 2024

Marion County

Pending Units CY 2023

Project Name	Type	Housing Type	Number of units
OTOW CANDLER HILLS WEST BALFOUR NORTH	Final Plat	Single Family Residential	269
ON TOP OF THE WORLD COMMUNITIES- WEYBOURNE LANDING PHASE 3	Final Plat	Single Family Residential	120
STONE CREEK BY DEL WEBB PHASE 3	Final Plat	Single Family Residential	33
FALLS OF OCALA UNIT 2	Final Plat	Single Family Residential	86
COPPERLEAF SUBDIVISION	Final Plat	Single Family Residential	193
ADENA GOLF AND COUNTRY CLUB PHASE ONE	Final Plat	Single Family Residential	202
EMERSON POINTE PHASE 1 (AKA: DR HORTON @ NE 35TH ST)	Final Plat	Single Family Residential	103
KLEERVIEW INVESTMENT GROUP LLC	Minor Site Plan	Duplex	4
TBD SW 139TH STREET ROAD LOT 01	Minor Site Plan	Triplex	3
TBD SW 140TH PLACE ROAD LOT 06	Minor Site Plan	Duplex	2
SUMMER POINTE VILLAGE PHASE 1A	Major Site Plan	Multifamily	252
SUMMER BREEZE TOWN HOMES	Major Site Plan	Multifamily	36
OCALA SOUTH PUD FKA LONGREEN FARMS PUD	Major Site Plan	Multifamily	360
MIDWAY TERRACE APARTMENTS	Major Site Plan	Multifamily	12
MIDWAY TERRACE APARTMENTS 9007-0101-18	Major Site Plan	Multifamily	12
SUMMER POINTE VILLAGE PHASE 1B	Major Site Plan	Multifamily	250
MARION OAKS TOWNHOMES	Major Site Plan	Multifamily	14
MIDWAY TERRACE APARTMENTS	Major Site Plan	Multifamily	12
TOTAL			**1,963**

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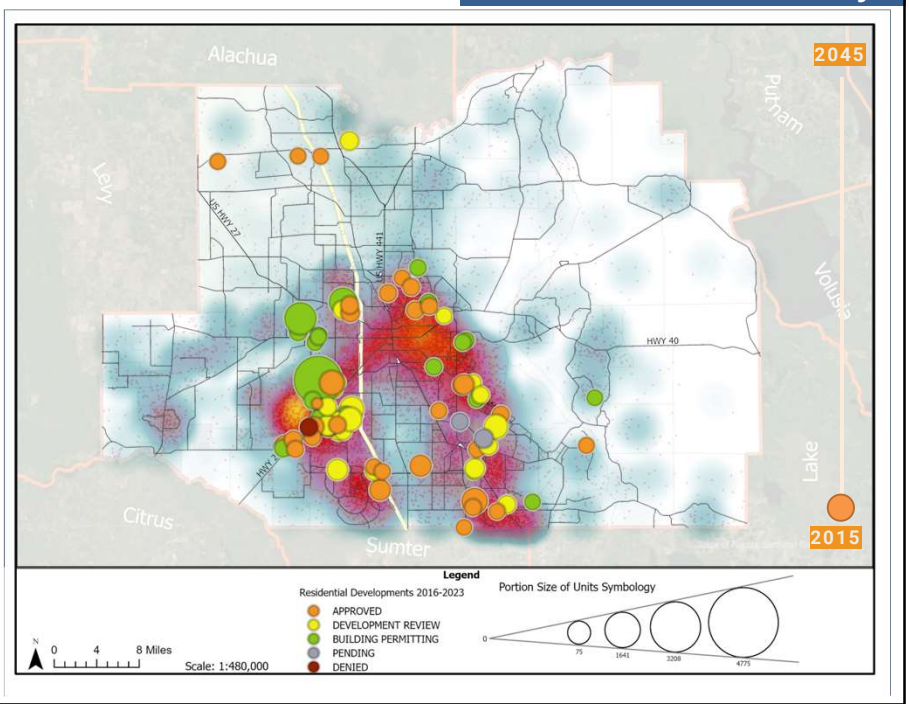
Marion County

Residential Development

2016 - 2023

- Approved: 4172 units
- Development Review: 4106 units
- Building Permitting: 9446 units
- Pending: 260 units
- Denied: 25 units
- **TOTAL: 18009 units**



Source: Marion County Database

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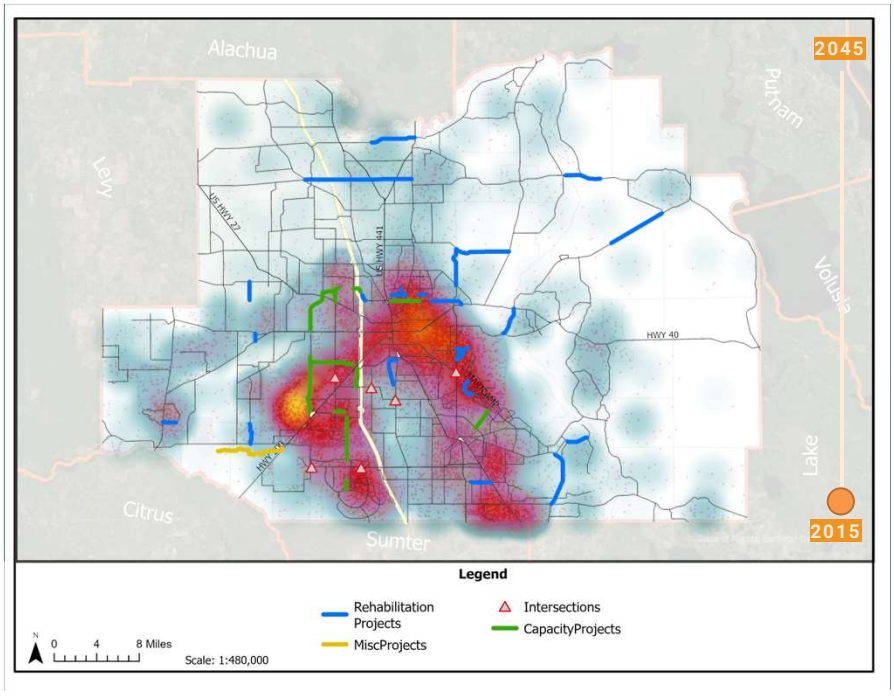
PSPO Joint Planning Workshop 2024

Marion County

Roadway Improvement

5-YEAR CIP

- Capacity projects in future high-density area



Source: Marion County 5-Year CIP

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Marion County

Questions / Comments

Residential Development Web Map Link

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Marion County

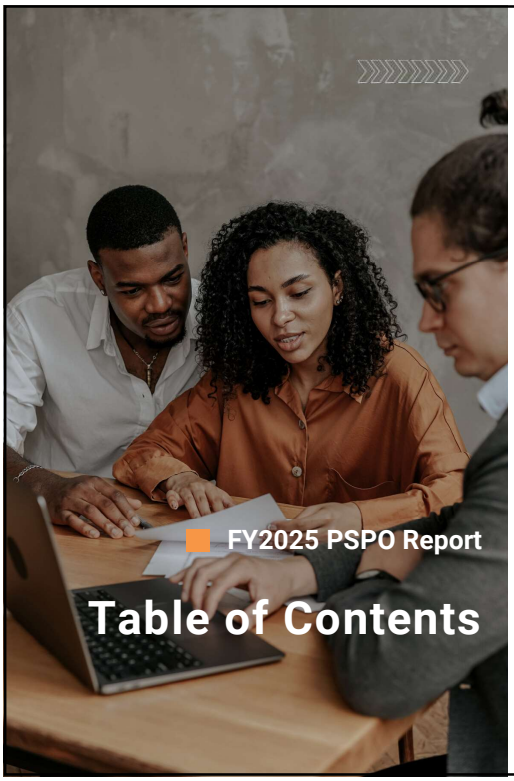
Board of County Commissioners Workshop

Agenda Item

File No.: 2024-14642 **Agenda Date:** 3/27/2024 **Agenda No.:** 5.

SUBJECT:
Proposed Table of Contents for the Future Report to the Public-School Planning Officials (PSPO) members - Chuck Varadin and David Herlihy

RECOMMENDED ACTION:
See Attached.



FY2025 PSPO Report

Table of Contents

Facility Portfolio

School Capacity and Utilization
Existing Educational Facilities Location and Utilization
School Needs

Planning Research

Population and Student Demographics
Population and Student Growth Projection
Development Trends
Future School Sites

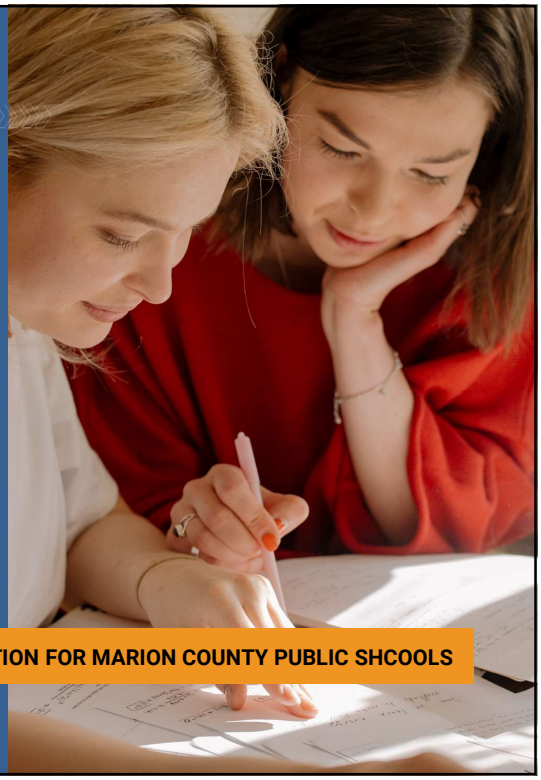
Cost and Budget

Five-Year Capital Plan
Off-Site Improvements
School Funding Options

1

Thank you!

Questions & Discussion



PSPO Joint Planning Workshop 2024

TRANSFORMATION FOR MARION COUNTY PUBLIC SHCOOLS

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Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2024-14674 **Agenda Date:** 3/27/2024 **Agenda No.:** 6.

SUBJECT:
Marion County Public Schools (MCPS) April 2024 Update: Diane Gullett, Ed.D., Superintendent; Margarete Talbert-Irving, Deputy Superintendent of Curriculum & Instruction; David Herlihy, AICP -- Planning & Governmental Relations Manager; Barbara Dobbins -- Sr. Executive Director of Operations; Theresa Boston-Ellis, Chief Financial Officer

RECOMMENDED ACTION:
See Attached.

Marion County Public Schools
March 2024 Update

Diane Gullett, Ed.D., Superintendent
David Herlihy, AICP, Planning & Governmental Relations Manager
Stephen Ayres, Director of Student Assignment and Records
Barbara Dobbins, Sr. Executive Director of Operations
Theresa Boston-Ellis, Chief Financial Officer

Southeastern Livestock Pavilion (SELP)
2024 Joint Meeting of Public Schools Planning Officials (PSPO)
March 27, 2024

MCPS
MARION COUNTY PUBLIC SCHOOLS
"Helping Every Student Succeed"

Follow Us!
@MarionCountyK12

Achieve 2026
Marion County Public Schools' Five-Year Strategic Plan

MCPS
MARION COUNTY PUBLIC SCHOOLS
"Helping Every Student Succeed"

Vision Helping every student succeed

Mission Together with families and the community, Marion County Public Schools creates diverse and enriching pathways for all students to achieve intellectual and personal excellence.

are the foundation for our success

Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
STUDENT SUCCESS	SAFE AND POSITIVE LEARNING AND WORKING ENVIRONMENT	TALENT MANAGEMENT	FISCAL AND OPERATIONAL EFFICIENCY	COMMUNITY ENGAGEMENT AND COMMUNICATIONS
Increase student achievement, opportunities, access, and equity.	Provide a physically and emotionally safe and supportive learning and working environment for all.	Ensure all students have access to highly effective and diverse teachers, administrators, and support staff.	Ensure operational effectiveness and efficiency of resources are aligned with strategic priorities.	Increase dialogue, partnerships, and collaboration to meet stakeholder needs and productively engage them.

STUDENT SUCCESS IS OUR CORE BUSINESS

Slide 2

MCPS Highlights

1,591
Industry certifications passed (211 more than the year before)

1st
Collegiate Academy Partnership with CF

1st
Equine Science Program

29
Magnet programs (4 more than the year before)

$145,000
Workforce Capitalization Development Grant for Engineering Academy at West Port High School

23rd
Consecutive year in a row for national finance award

11
National Merit finalists

$5.57M
Appropriation approval for Marion Technical College (MTC)

38
Percent increase in students taking Cambridge coursework

14
Career Dual Enrollment courses at MTC

Achieve 2026 Progress Report

Goal 1 – Student Achievement

- District grade **improved** to 'B'
- 8 schools **improved** at least 1 letter grade
- **Cambridge District of the Year** for growth in student performance
- 64% Kindergarten readiness **increased** from 66th to 37th in state
- 69% Middle School Acceleration **increased** from 34th to 28th in the state
- 63% College and Career Acceleration **increased** from 34th to 29th in the state
- 57% pass rate on Advanced Placement (AP) exams is the **highest ever**

Achieve 2026 Progress Report

Goal 2 – Safe and Positive Environment

- **96%** school sites completed (fencing/door security)
- School Safety and Security Task Force
- **Showing Up Together** attendance campaign
- Community and Dads on Duty
- The Rock resource room
- Partnership with the Hospital District to provide a **health education for substance abuse**

Goal 3 – Talent Management

- **5% increase in hiring** from **Career Fairs and Hometown Hiring events**
- **A.D.V.A.N.C.E. partnership with UCF for tuition, fees and books** for current and future educators
- **248 Mentors** for new teachers
- 55 leaders have completed the **National Institute for School Leadership**
- **31 employees received tuition** assistance from CareerSource for certification requirements
- **New paid internship** for MCPS aspiring educators to complete their college degree

Achieve 2026 Progress Report

Goal 4 – Fiscal and Operational Efficiency

- **12,000+ Chromebooks** provided to students for learning at home
- 1,086 classrooms receiving **Interactive Flat Panel upgrades**
- **1,269 heads of lettuce** from **school greenhouses** purchased by Food and Nutrition Services
- **3% increase** in bus transportation **on time delivery to school**
- **$5.8 million saved annually** on health insurance due to self-insured status
- **4 new benefit enhancements** to health insurance plans

Goal 5 – Community Engagement

- **8 career fairs and 3 career expos for students** with Ocala Metro Chamber and Economic Partnership/CareerSource
- 35 community members participated in **Leadership MCPS**
- Daily instruction/mentoring to students on healthy habit decision-making (Hospital District partnership)
- **131 more families** participated in Family Focus events
- **6,000+ more followers** on social media platforms

Students Are Our Core Business

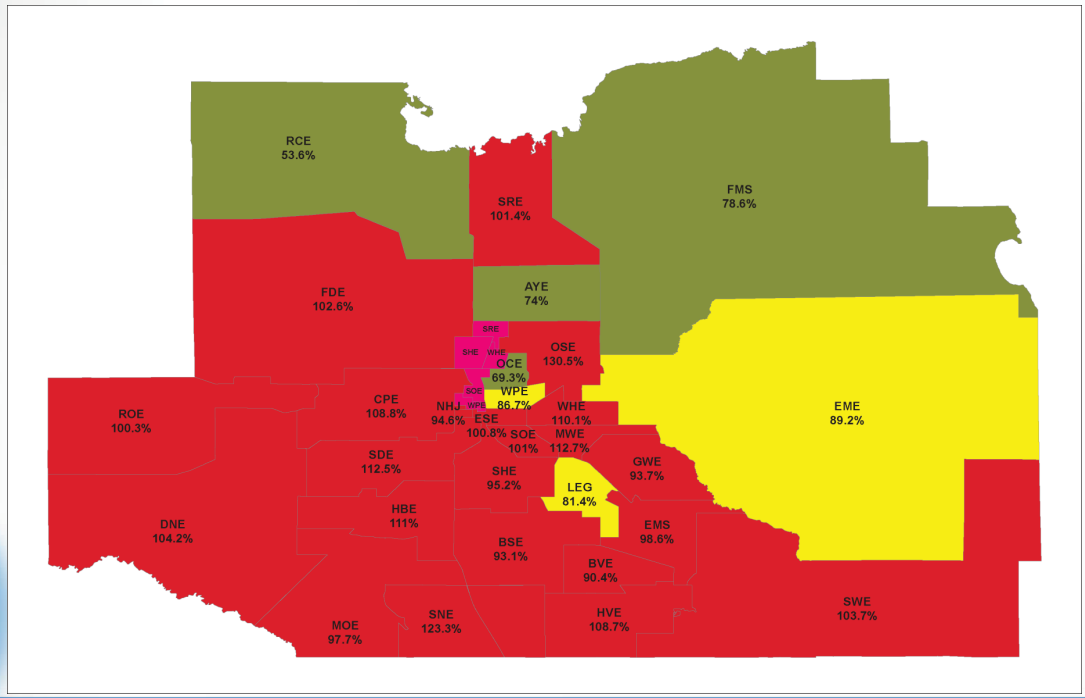
PSPO Joint Planning Workshop (ILA Sec. 2.2)

An opportunity to review a report prepared by the Technical Working Group* (TWG) and consider its recommendations; discuss policy; set direction and reach understandings concerning issues of mutual concern regarding public education and coordination of land use and school facilities planning including but not limited to:

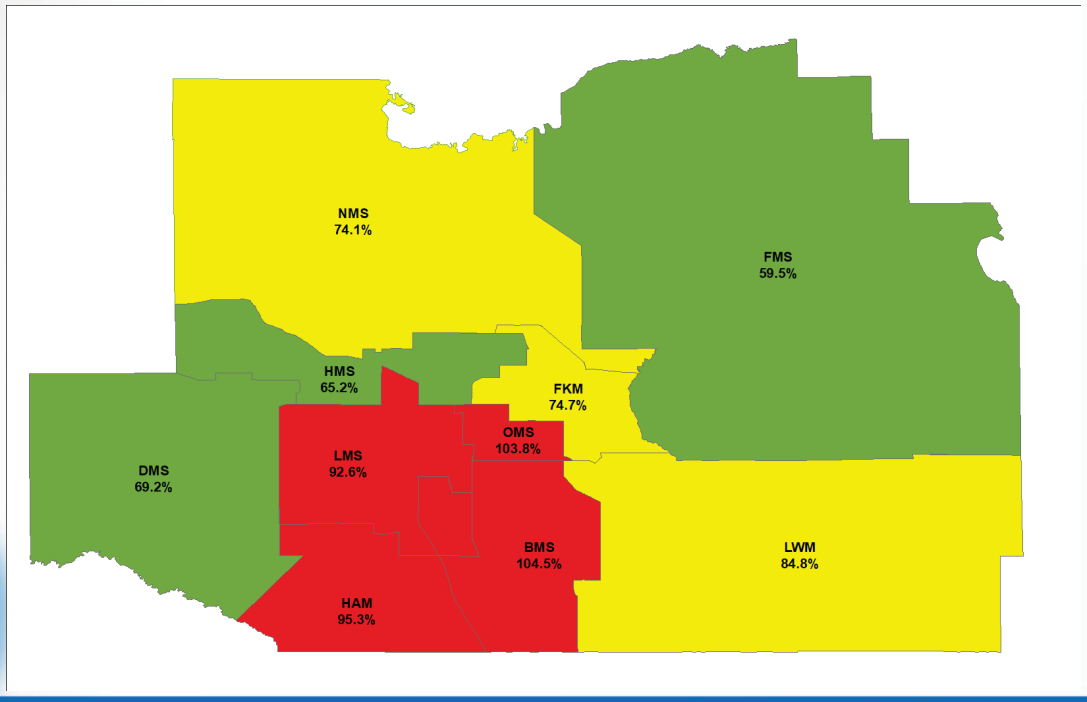
- population and student growth
- development trends
- school needs, off-site improvements, school capacity
- school funding options to reduce the need for additional permanent student stations
- roadway improvements, joint use opportunities
- the District Facilities Work Program, and Educational Plant Survey

*TWG members are appointed by Local Governments and the School Board as an advisory group to the PSPO

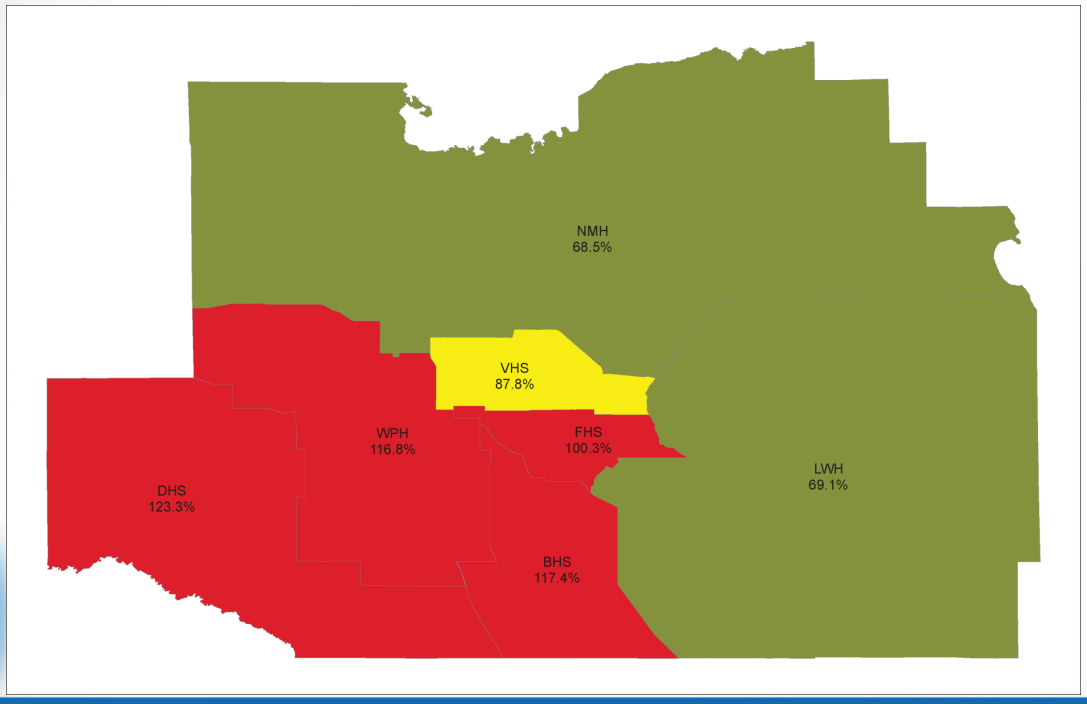
Elementary School Capacity Utilization



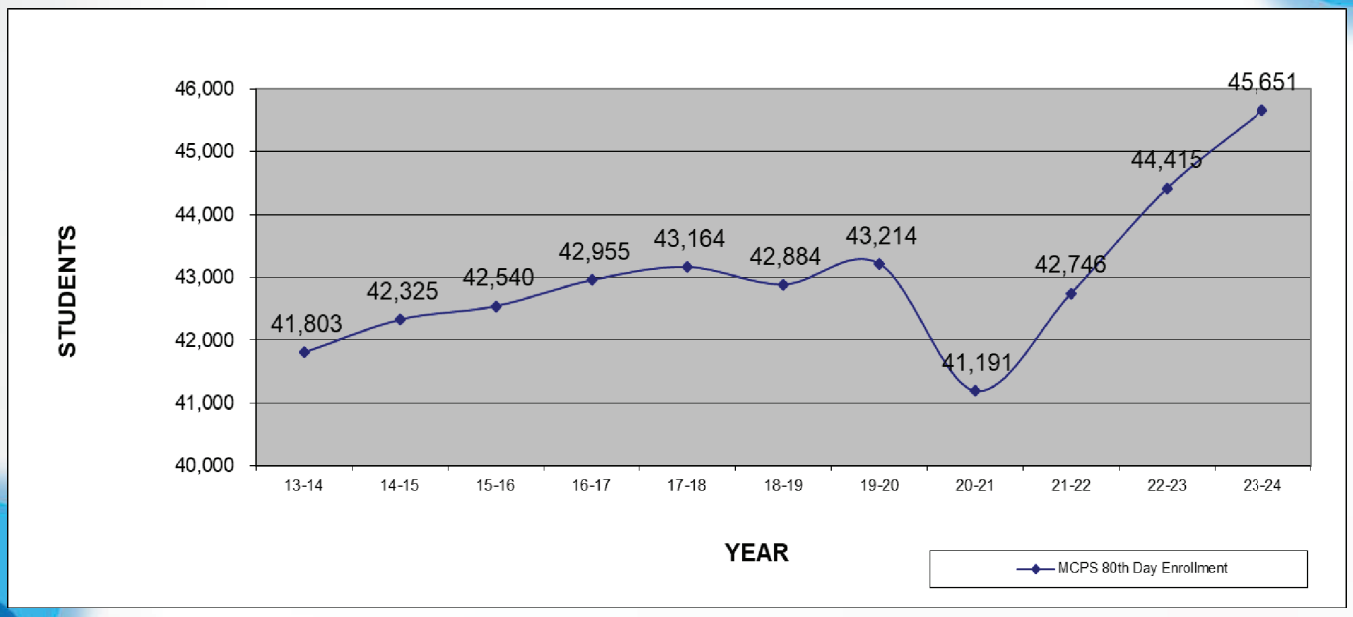
Middle School Capacity Utilization



High School Capacity Utilization



Enrollment – History (2013 to 2024)



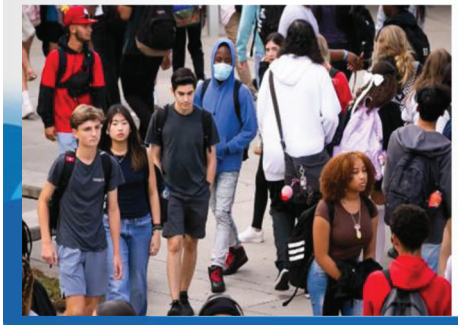
MCPS Facilities

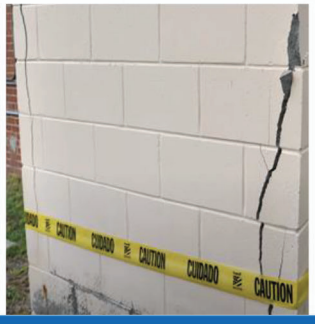
Growth

Aging Buildings

Aging Portables

Deferred Maintenance





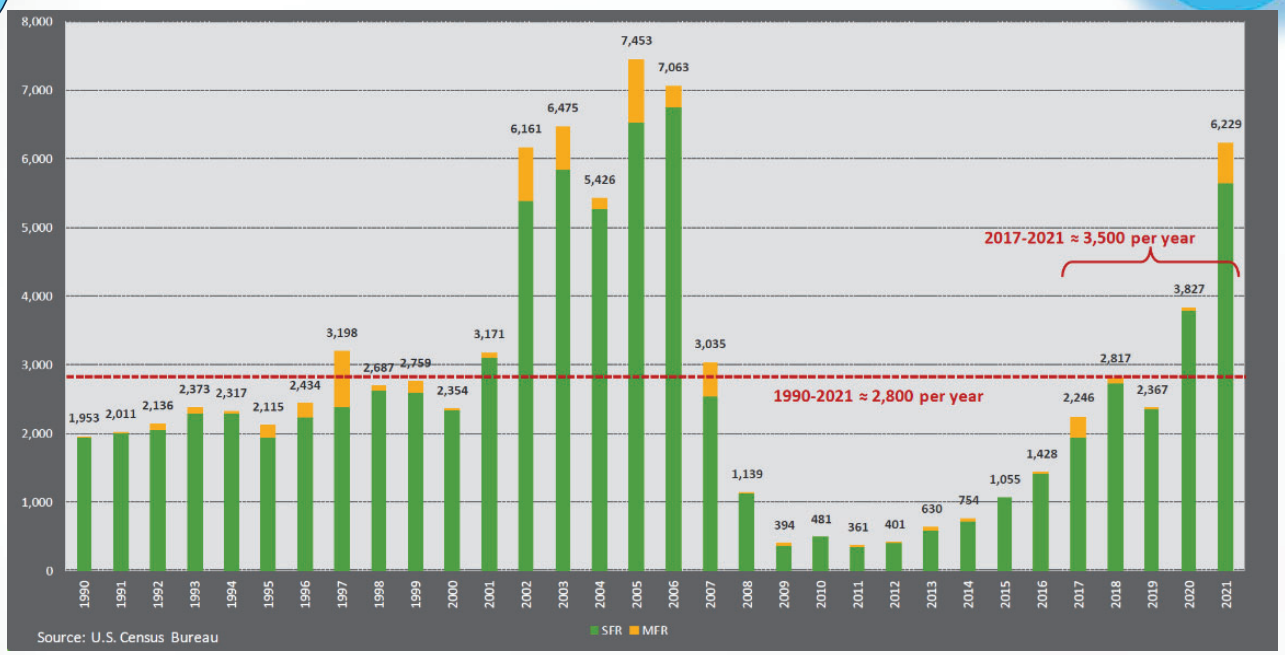
Growth

Enrollment and Growth

- Record enrollment of 45,651 students
- Enrollment has grown 9% over the last 10 years

Growth

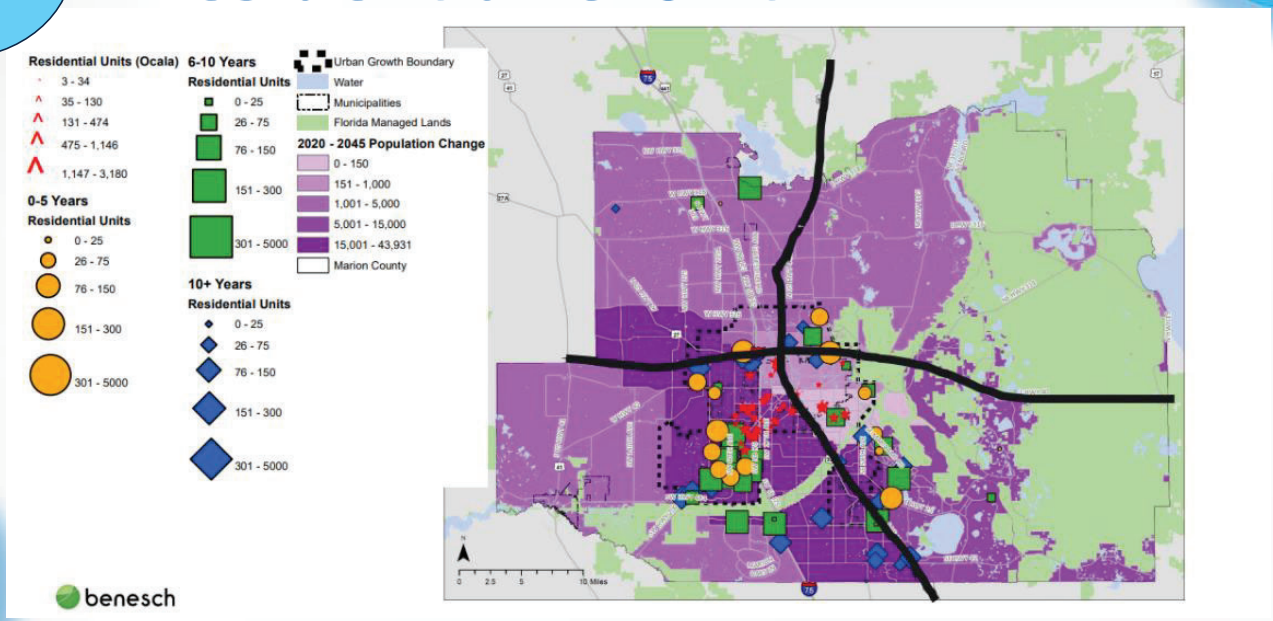
Marion County Residential Permitting



Source: Benesch Consultants, MCPS Long Range School Plan Study

Growth

Projected Population and Residential Growth



Source: Benesch Consultants, MCPS Long Range School Plan Study

Growth

Benesch Recommendations

Summary of Future School Needs

School Level	1-5 yrs	6-10 yrs	11-15yrs	Total
3,500 units per year; "Low" Scenario				
Elementary	1	2	2	5
Middle	0	0	1	1
High	0	1	0	1
Total	**1**	**3**	**3**	**7**
3,500 units per year; "High" Scenario				
Elementary	3	1	2	6
Middle	1	0	1	2
High	1	1	0	2
Total	**5**	**2**	**3**	**10**
2,800 units per year; "Low" Scenario				
Elementary	0	2	2	4
Middle	0	0	1	1
High	0	0	1	1
Total	**0**	**2**	**4**	**6**
2,800 units per year; "High" Scenario				
Elementary	1	2	3	6
Middle	1	0	0	1
High	1	0	1	2
Total	**3**	**2**	**4**	**9**

Source: Benesch Consultants, MCPS Long Range School Plan Study

Growth

MCPS Recommendations

		2024-28	2029-33	2034-38	Total
Elementary	Benesch Range	0-3	1-2	2-3	4-6
Middle	Benesch Range	0-1	0	0-1	1-2
High	Benesch Range	0-1	0-1	0-1	1-2
TOTAL	Benesch Range	0-5	1-3	2-5	6-10
	MCPS Recommendation	3 schools + 4 wings	5 wings	2 schools	5 schools + 9 wings

Reassessment needed for future recommendations

Growth

Two New Elementary Schools

Slide 19

Growth

New Elementary School "W"

Opening August 2025
NW Marion Oaks

Address: 14320 SW 70th Avenue Rd
Acres: 27.8
Square Footage: 115,000
Estimated Cost: $45,750,000
Student Stations Approximate: 860

Slide 20

Growth

New Elementary School "W"

Growth

New Elementary School "X"

Opening August 2025
Winding Oaks

Address: 7200 SW 49th Avenue Rd
Acres: 20.00
Square Footage: 115,000
Estimated Cost: $45,750,000
Student Stations Approximate: 860

Growth

New Elementary School "X"

Growth

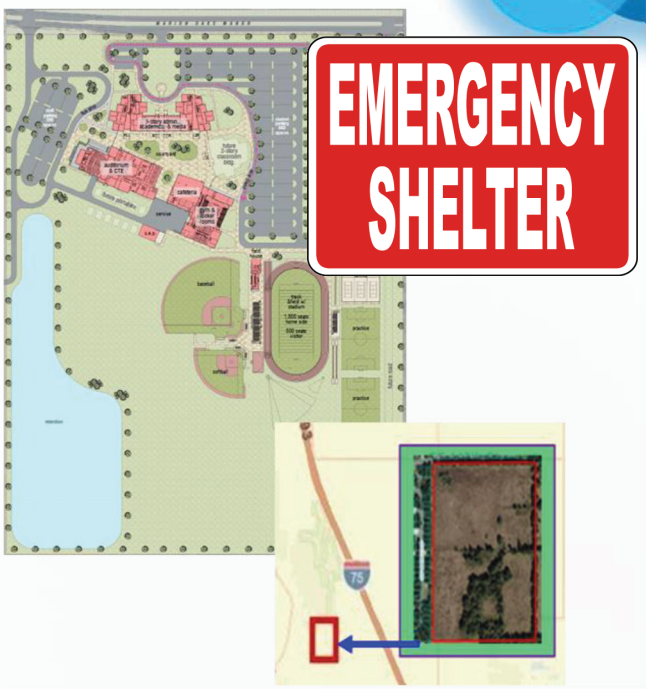
New Middle School Classroom Wing

Liberty Middle School Opening January 2025

Purpose: Addition of a 16-classroom wing
Estimated Cost: $7,624,381
Current School Capacity: 1203
Approximate Additional Seats: 352
Approximate School Capacity: 1555

Growth

New High School

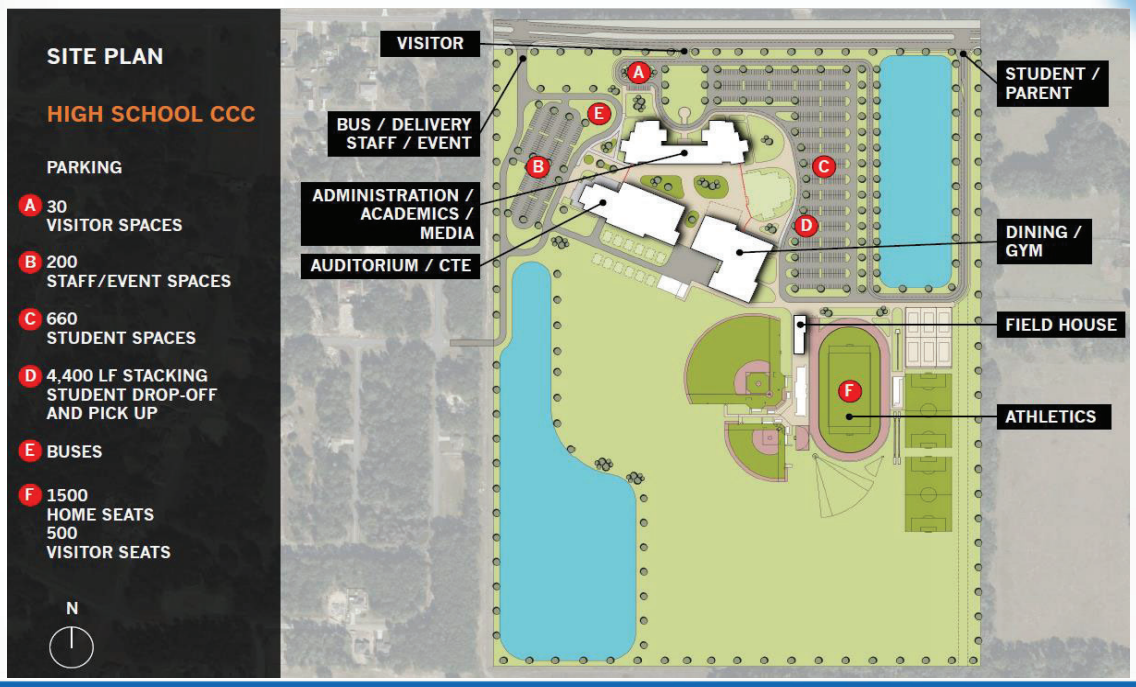


New High School "CCC"
Opening August 2026
Southeast Marion Oaks Area

Address: 1100 SW 165th St.
Acres:116.36
Estimated Square Footage: 360,000
Estimated Cost: $133,932,618
Student Stations Approximate: 2,000-2,500

Growth

New High School "CCC"

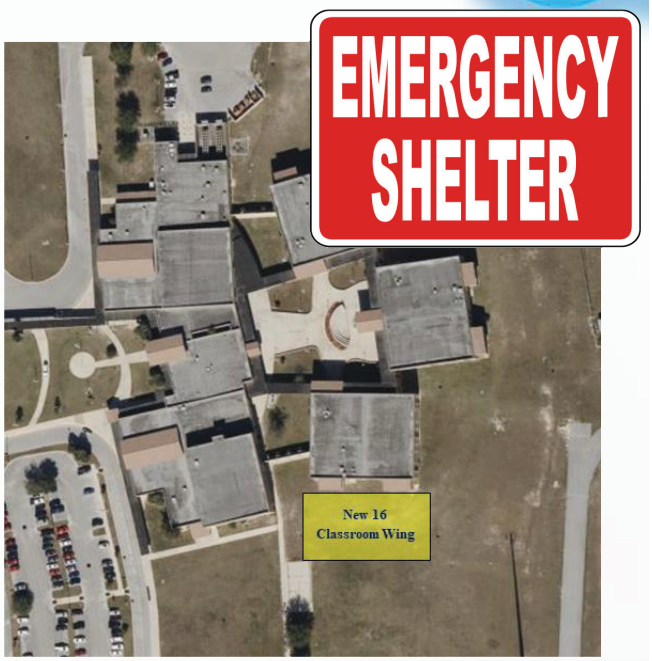


Growth

New Middle School Classroom Wing

Horizon Academy of Marion Oaks
Opening August 2026

Purpose: Addition of a 16-classroom wing
Estimated Cost: $7,624,381
Current School Capacity: 1174
Approximate Additional Seats: 352
Approximate School Capacity: 1526

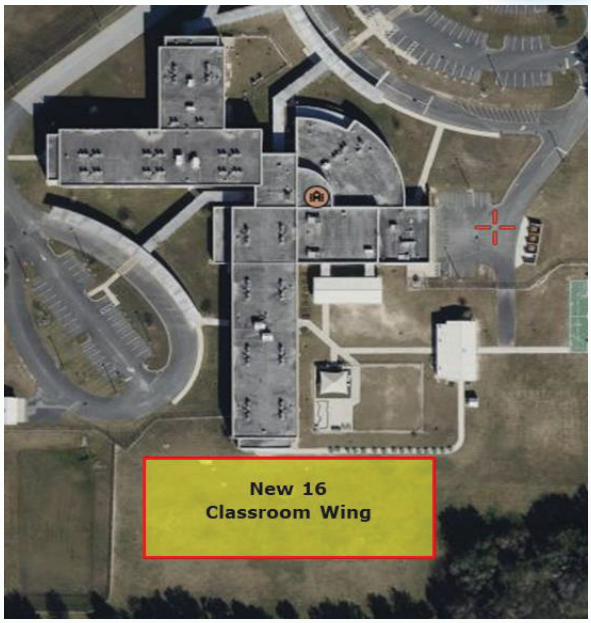


Growth

New Elementary School Classroom Wing

Marion Oaks Elementary
Opening August 2028

Purpose: Addition of a 16-classroom wing
Estimated Cost: $7,814,450
Current School Capacity: 987
Approximate Additional Seats: 288-352
Approximate School Capacity: 1275-1339



Growth

New Elementary School Classroom Wing

Hammett Bowen Elementary Opening August 2028

Purpose: Addition of a 16-classroom wing
Estimated Cost: $7,814,450
Current School Capacity: 824
Approximate Additional Seats: 288-352
Approximate School Capacity: 1112-1176

Growth

New Construction

School Year 2023-2028			ESTIMATED OPENING DATE
New Elementary School	Northwest Marion Oaks ("W")	$45,750,000	August 2025*
New Elementary School	Winding Oaks ("X")	$45,750,000	August 2025*
Liberty Middle	New 16 classroom wing addition	$7,624,381	August 2025*
New High School	East Marion Oaks ("CCC")	$133,932,618	August 2026*
Horizon Academy of Marion Oaks	New 16 classroom building	$7,624,381	August 2027*
Hammett Bowen Jr. Elementary	New 16 classroom building	$7,814,450	August 2028
Marion Oaks Elementary	New 16 classroom building	$7,814,450	August 2028
		$256,310,280	

*Anticipated Certificate of Participation Funds

School Year 2029-2033			ESTIMATED OPENING DATE
Dunnellon Elementary	New 16 classroom wing addition	$12,850,000	SY 2029-2033
Romeo Elementary	New 16 classroom wing addition	$12,850,000	SY 2029-2033
Dunnellon High	New 24 classroom wing addition	$20,950,000	SY 2029-2033
Belleview High	New 16 classroom wing addition	$13,500,000	SY 2029-2033
Belleview Middle	New 16 classroom wing addition	$13,500,000	SY 2029-2033
Harbour View Elementary	New 16 classroom wing addition	$12,850,000	SY 2029-2033
Ocala Springs Elementary	New 12 classroom wing addition	$9,350,000	SY 2029-2033
		$95,850,000	

School Year 2034-2038			ESTIMATED OPENING DATE
New Elementary School	Southwest Marion Oaks ("Y")	$64,375,000	SY 2034-2038
New Middle School	Southwest Marion Oaks ("EE")	$82,750,000	SY 2034-2038
		$147,125,000	

Total Cost 2023-2038 **$499,285,280**

Aging Buildings

Aging Facilities Impact

Numerous studies have concluded that students in substandard school buildings perform at lower levels than students in newer, functional buildings. Researchers have found that students in deteriorating school buildings score between 5 to 11 percentile points lower on standardized achievement tests than students in modern buildings, after controlling for income level. In addition, some experts believe that the negative impact of substandard school buildings may be cumulative and continue to increase the longer the student attends an older, deteriorating school.

(Filardo et al., 2011; Hatfield, 2011; Cash & Twiford, 2010; Wilson, 2008; Earthman, 2004; U.S. Department of Education, 2000)

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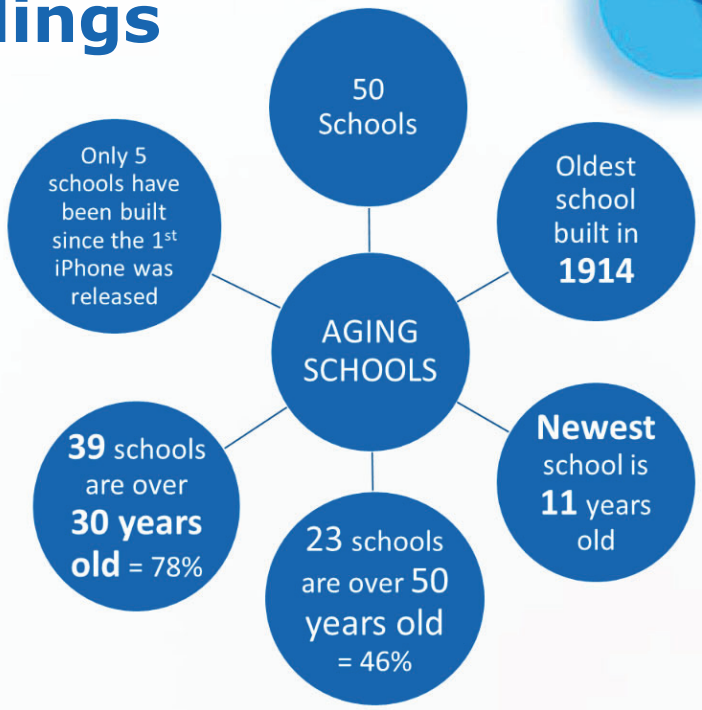
Aging Buildings

School Buildings

As funds continue to be inadequate, the higher costs of breakdown repair work are forcing districts to make fewer repairs, which accelerates the deterioration of buildings and component systems. Ultimately, districts experienced and will continue to experience premature failure of buildings and systems, and are forced to borrow large sums of capital funds (with their accompanying debt service costs) to upgrade and/or replace facilities.

Source: Reversing the Cycle of Deterioration in the Nation's Public School Buildings



Slide 32

Aging Buildings

Ancillary Buildings

- No central District Office
  - Main office currently located at MTI which was built in 1955 (69 years old)
- Former District Office closed
  - Relocating staff to vacate entire premises
  - New Technology Data Center
- Technical Services Building Fire – former Taylor Air Force Base hanger circa early 1930's (94 years old)
- Offices on SE Alvarez Street was originally Central Church
- Offices across from MTC building acquired in early 1960 (original bus garage)

Aging Buildings

Building Replacement Cost

School Year 2023-2028			ESTIMATED OPENING DATE
Lake Weir Middle (1954)***	New School Replacement	$64,350,000	August 2027*
Osceola Middle School (1925)	New Gymnasium	$8,339,720	August 2026*
Anthony-Sparr Elementary (1936/1964)**	New combo school replacement for Sparr and	$68,500,000	August 2028
Belleview Elementary (1963)**	Replacement	$53,750,000	August 2028
Fort King Middle (1962)**	Replacement	$72,000,000	August 2028
*Anticipated Certificate of Participation Funds		$266,939,720	

School Year 2029-2033			ESTIMATED OPENING DATE
Maplewood Elementary**	New 14 classroom building - Replacing 15 portables	$9,875,000	SY 2029-2033
Ward-Highlands Elementary**	New 16 classroom building - Replacing 19 portables	$11,000,000	SY 2029-2033
Dunnellon Middle (1948)**	Replacement potentially on DHS Campus	$68,000,000	SY 2029-2033
Dunnellon High (1983*)**	Replacement	$120,000,000	SY 2029-2033
Belleview-Santos (1955)**	Replacement on site or combined with BES	$55,750,000	SY 2029-2033
Stanton-Weirsdale Elementary (1955)**	Replacement on site or K-8 at former LWMS proberty	$55,750,000	SY 2029-2033
East Marion Elementary (1974)**	Replacement	$55,750,000	SY 2029-2033
		$376,125,000	

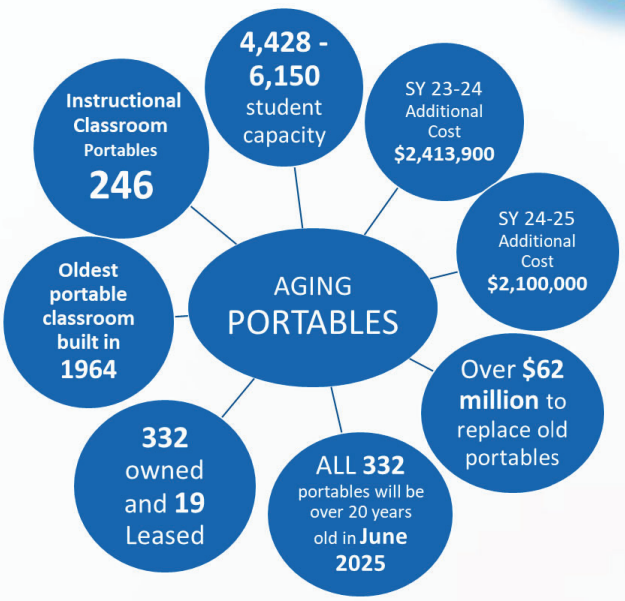
School Year 2034-2038			ESTIMATED OPENING DATE
North Marion High (1963)**	Replacement	$160,000,000	SY 2034-2038
Wyomina Park Elementary (1949)**	Replacement	$64,375,000	SY 2034-2038
Howard Middle (1954)**	Replacement	$82,250,000	SY 2034-2038
Oakcrest Elementary (1952)**	Replacement	$64,375,000	SY 2034-2038
Fessenden Elementary (1936)***	Major Renovation and buidling replacements	$64,375,000	SY 2034-2038
Eighth Street Elementary (1914)***	Major Renovation and buidling replacements	$64,375,000	SY 2034-2038
Osceola Middle (1925)***	Major Renovation and buidling replacements	$82,750,000	SY 2034-2038
		$582,500,000	
	Total Cost 2023-2038	$1,225,564,720	

New Construction/Renovation			ESTIMATED OPENING DATE
New Technology Data Center**	Located at Phoenix property	$6,500,000	January 2025
Central District Office**	New District Office Replacement	$56,500,000	----------
**Proposed 2024 Educational Plant Survey		$63,000,000	
***Approved 2021 Educational Plant Survey			

Aging Portables

Portable Buildings

- Schools with portables have lower attendance rates (Branham, 2004).
- Portable classrooms may have a negative impact on the community perceptions of the quality of local schooling (Blackmore, et al., 2011).
- FLDOE approved 2022 Educational Plant Survey recommends removal of all portables older than 20 years of age.

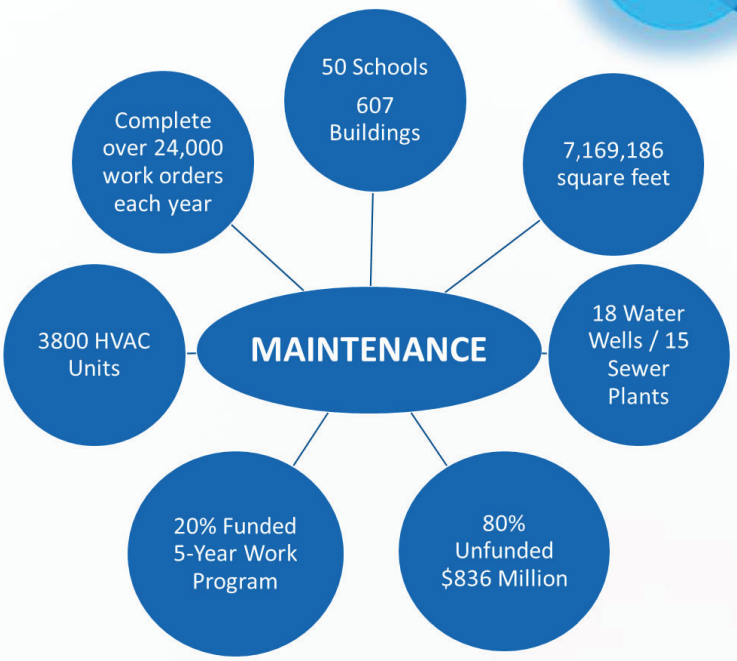


Deferred Maintenance

Unfunded Maintenance

The cost to taxpayers of allowing schools to deteriorate increases greatly when communities continue to defer maintenance of building systems. Studies indicate that every $1 of preventative maintenance that is deferred will result in $4 of expenditures to ultimately repair or replace those building systems.

Source: Reversing the Cycle of Deterioration in the Nation's Public School Buildings, October 2014



Deferred Maintenance

Unfunded Maintenance

MAINTENANCE ONLY - NO NEW CONSTRUCTION	2023-2028	2029-2033	2034-2038
Unfunded Maintenance/Facility Projects if new construction does not occur	$836,091,802	$649,515,731	$462,939,660
	$1,948,547,193		

MCPS Facilities

MCPS FACILITY TOURS March 2024

44
Days without
A/C & Heat
USA
Support Public Health
Slide 38

Slide 39

MCPS Facility Plan 2023-2038

MAINTENANCE ONLY - NO NEW CONSTRUCTION	2023-2028	2029-2033	2034-2038
Maintenance/Facility Projects if new construction does not occur	$836,091,802	$649,515,731	$462,939,660
Replacement of old portables	$62,857,710	$5,654,190	$2,261,676
Purchase Portables for Growth	$6,607,136	$22,299,084	$9,291,285
	$905,556,648	**$677,469,005**	**$474,492,621**
	$2,057,518,274		

NEW CONSTRUCTION AND MAINTENANCE	2023-2028	2029-2033	2034-2038
New Construction - Growth	$256,310,280	$95,850,000	$147,125,000
New Construction - Replacement	$266,939,720	$376,125,000	$582,500,000
New Construction - Ancillary	$6,500,000		$56,500,000
Unfunded Maintenance/Facility	$135,588,582		
	$665,338,582	**$471,975,000**	**$786,125,000**
	$1,923,438,582		

Slide 39

MCPS Facility Plan Funding

Estimated Capital Outlay Funds 2023-2038 (Minus NON-Construction and Maintenance Expenditures)	**$559,728,213**
Anticipated Certificate of Participation Funds **Estimated Impact Fees would go toward paying the debt service on the loan.	**$329,000,000**
Total Funded 2023-2038	**$888,728,213**

		Unfunded Total
MAINTENANCE ONLY - NO NEW CONSTRUCTION	$2,057,518,274	$1,168,790,061
NEW CONSTRUCTION AND MAINTENANCE	$1,923,438,582	$1,034,710,369

Estimated Revenue – Funding Sources

Certificate of Participation	**Up to $330 million**
Impact Fees	**$12-15 million yearly**
Sales Surtax	**$37 million yearly**

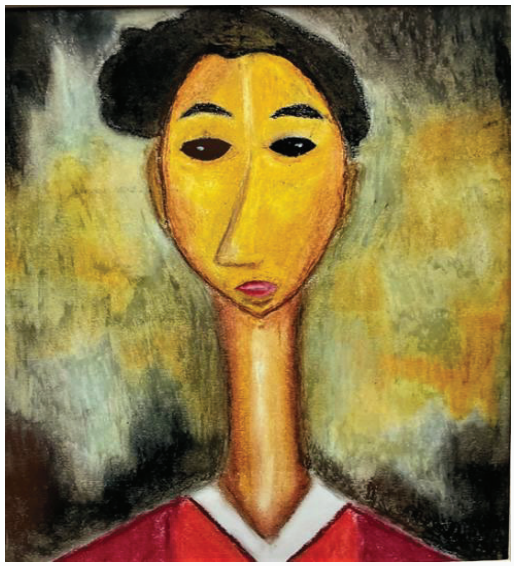
NOTE: $4.6M remains from previous sales surtax revenue.

Certificate of Participation – Borrowing - up to $330 million

• Elementary W	$45.8 million
• Elementary X	$45.8 million
• Middle School DD	$64.0 million
• Southwest High School CC	$133.9 million
• Liberty Middle School Addition	$7.6 million
• Horizon Academy Addition	$7.6 million
• Hammett Bowen Addition	$7.8 million
• Marion Oaks Elementary Addition	$7.8 million
• Osceola Middle School New Gymnasium	$8.3 million

Slide 42

Helping EVERY Student Succeed



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