

# GREENCOVE SPRINGS

Green Cove Springs is a small town located in Clay County south of Jacksonville. Located close to the Northeast Florida beaches and a short drive from Jacksonville and St Augustine, this charming town features an out of the city old time hospitality. Favorite activities include surfing, swimming, boating, fishing, and golfing.

In Clay County, the living is both easy and exhilarating. This is not only a great place to work; opportunities abound to play, to learn, or to simply relax. Clay County offers tremendous opportunities for business development and quality environments. Foremost attributes are an abundant, readily available quality workforce, business-friendly community leaders working in a cohesive fashion to extend economic diversity, and strong regional ties. Many residents choose Clay County, FL because of its outstanding school system including a post-secondary education system that is growing to meet a variety of needs and choices for lifelong learning from assisting young adults entering the workforce to experienced employees attaining higher academic degrees. Clay County's quality of life is enhanced with a variety of recreational amenities centering on year-round water sports, boating and sailing activities along the St. Johns River, Black Creek, Doctor's Lake and Kingsley Lake. In addition, some of the finest public and private golf courses can be found here.

Clay County is proactive about the future sustainability of its economy. Orange Park has an active major service sector economy with a base of medical, business, commercial, light industrial and retail trade. Fleming Island is the current "hot spot" for growth in Clay County with many "live, work and play" environments. The Branan Field-Chaffee area is slated to be the next growth corridor for Clay County with direct north-south access between Clay County and I-10 near Cecil Commerce Center. Middleburg/Clay Hill provides a mixture of suburban and rural lifestyles through rolling hills and timberland, with a location advantageous for warehouse/distribution activities.

Simply put, Clay County, Fla. is ideal for all ages and all seasons-a perfect mix of city and country, modern hustle and natural tranquility. It's a perfect location in which to work, live, learn and play!

## Regional

Fleming Island is located 15 miles from Jacksonville in Clay County. A master-planned community, Fleming Island is a complete hometown, designed to meet all of the needs of the people who live there and includes many unique communities including Fleming Island Plantation, Eagle Harbor, Hibernia Plantation and Margaret's Walk. This charming family oriented community is proud to offer its residents an abundance of amenities and attractions. These include an assortment of water parks, soccer fields, swimming pools, golf courses and tennis courts, all of which add to the already appealing area known as Fleming Island. In addition, there are numerous public boat ramps as well as a bike trail that stretches from Doctor's Inlet to Black Creek and local lakes and waterways offer canoeing and fishing for the true outdoorsman. Financial and commercial areas are located within the community and there are many new restaurants, shopping centers, offices and professional buildings, which eliminate the need for residents to travel into neighboring Orange Park.

## **Business**

Economic development and growth in Clay County has never been stronger. Strong population growth, great schools, and a young work force make Clay County an excellent choice for relocating or expanding businesses. Some of the things Clay County has to offer are:

- More than 4,000 businesses employ approximately 40,000 people.
- Affordable land prices, low taxes, and competitive construction costs make Clay County an attractive draw for small business to heavy industry.
- Clay County offers close proximity to major air, land, and sea transportation centers.
- Low interstate transportation rates are a plus for industrial development.
- Six industrial park areas located in various parts of the county.

## **Personal**

Clay County, Florida was recently named the 47th fastest growing county in the United States. We are proud to have such large businesses as Bell South, Blue Cross and Blue Shield and HCA open, which provides our residents opportunities to work in the county. In addition to business opportunities, Clay County provides its residents a fun place to play! Clay County contains many natural resources that support active recreation and tourism. The St. Johns River defines the county's eastern boundary and Black Creek flows through the northern half of the county. The county's waterways provide a unique location for water recreation and quality home sites. Clay County is also in close proximity to Jacksonville, Florida.

In Clay County, the businesses and services that people need are close at hand. Shopping centers, restaurants, medical facilities, schools, and much more are located conveniently throughout the county.

Clay County is proud to announce that the Thrasher-Horne Center for the Arts is open on the St. Johns River Community College Orange Park Campus. The 84,000+ square feet, state-of-the-art complex is the largest and best equipped cultural venues in the State of Florida. The Thrasher-Horne Center for the Arts offers professional theater, dance and music series, lecture presentations, festivals and visual art exhibits in its multi-use theater, art gallery, business and tourism center.

## **Airports**

Jacksonville International Airport Serving Northeast Florida and Southeast Georgia, the Jacksonville International Airport serves over 5,000,000 passengers a year.



# Clay County

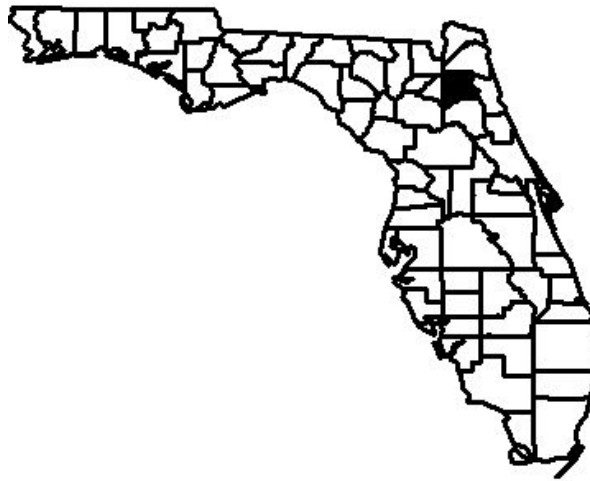
## GEOGRAPHY

**County Seat:** Green Cove Springs  
**Nearest MSA:** Jacksonville MSA  
**Largest Cities:** 1 Orange Park  
 2 Green Cove Springs  
 3 Keystone Heights

**Miles\* To:**

Tallahassee .....	159
Orlando .....	109
Tampa .....	148
Jacksonville .....	26
Miami .....	309
Atlanta .....	312
Chicago .....	882
Dallas .....	914
New York .....	858

\*Miles are calculated from county seat.



**Time Zone:** Eastern  
**Local Area Code(s):** 352, 904

## POPULATION

	Clay	Florida
<b>1980:</b>	67,052	9,746,961
<b>1990:</b>	105,986	12,938,071
<b>2006:</b>	178,899	18,089,888
<b>2015(p):</b>	223,945	21,767,500
<b>2030(p):</b>	290,702	26,419,200

(p) Denotes Projected Population

## CLIMATE

Average Temperature	High	Low
January:	69	47
July:	91	73

<b>Florida Mean Annual Precipitation</b> .....	53
<b>Average Annual Rain Days</b> .....	116

## MIGRATION

(2005)

<b>In-Migration</b>	12,057
<b>Out-Migration</b>	9,551
<b>Net-Migration</b>	2,506

\*Estimates based on IRS Statistics of Income data

### LABOR FORCE

<b>(2006)</b>	
Labor Force	88,534
Labor Force % of County Population	49.5
Number in County Unemployed	2,662
Unemployment Rate	3.0%

### EMPLOYMENT BY INDUSTRY

<i>N/D = No Data</i>	<b>Clay</b>	<b>Florida</b>
<b>(2006)</b>		
Average Annual Employment	44,785	7,952,023
Natural Resources & Mining	N/D	
Construction	11.4%	8.0%
Manufacturing	4.2%	5.1%
Trade, Transportation and Utilities	21.9%	20.8%
Information	1.3%	2.1%
Financial Activities	4.2%	6.9%
Professional & Business Services	8.2%	17.0%
Education & Health Services	14.5%	18.4%
Leisure & Hospitality	12.4%	11.4%
Other Services	3.9%	3.1%
Public administration	1.3%	5.8%
Unclassified	0.1%	0.1%

#### Average Annual Wage

<b>(2006)</b>	
All Industries	\$30,475
Construction	\$35,730
Education & Health Services	\$34,450
Financial Activities	\$38,127
Information	\$41,671
Leisure & Hospitality	\$13,515
Manufacturing	\$40,930
Natural Resources & Mining	N/D
Other Services	\$19,478
Professional & Business Services	\$35,721
Public administration	\$37,025
Trade, Transportation and Utilities	\$24,374
Unclassified	\$21,872

### PER CAPITA PERSONAL INCOME

	<b>Clay</b>	<b>Florida</b>
<b>2003</b>	\$27,484	\$30,290
<b>2004</b>	\$28,414	\$32,534
<b>2005</b>	\$29,410	\$34,001

### EXISTING EMPLOYMENT

#### Major Private Sector Employers

<b>Orange Park Medical Center</b>	
<b>Business Line:</b> Medical Services	
<b>Number of Employees</b> .....	950
<b>HCA Patient Account Services</b>	
<b>Business Line:</b> Business Services	
<b>Number of Employees</b> .....	450
<b>BellSouth Fleming Island Network Wholesale Center</b>	
<b>Business Line:</b> Telecommunications	
<b>Number of Employees</b> .....	342
<b>Clay Electric Cooperative, Inc.</b>	
<b>Business Line:</b> Electrical Power	
<b>Number of Employees</b> .....	244
<b>Kindred Hospital North Florida</b>	
<b>Business Line:</b> Medical Services	
<b>Number of Employees</b> .....	215
<b>E.I. DuPont</b>	
<b>Business Line:</b> Mineral Sands	
<b>Number of Employees</b> .....	215
<b>Gustafson's Dairy</b>	
<b>Business Line:</b> Dairy Products	
<b>Number of Employees</b> .....	210
<b>CCAR Services, Inc.</b>	
<b>Business Line:</b> Non-Profit Organization	
<b>Number of Employees</b> .....	207
<b>Tandem Healthcare</b>	
<b>Business Line:</b> Nursing Home	
<b>Number of Employees</b> .....	200
<b>Mooshaven International</b>	
<b>Business Line:</b> Retirement Facilities	
<b>Number of Employees</b> .....	168

### TRANSPORTATION

<b>Federal Interstates</b>	I-295	<b>Nearest Airport with Scheduled Commerical Airline Service:</b>	Jacksonville International Airport
<b>Federal Highways</b>	US-17, US-301	<b># Runways</b>	2
<b>State Highways</b>	SR-16, SR-21, SR-23	<b>Longest Paved Runway(ft.)</b>	10000
<b>Railroads</b>	CSX Transportation, Amtrak	<b>General Aviation Airports</b>	Keystone Hts. Airpark, Cecil Commerce Ctr., Craig Field, Hurlong Field
		<b>Local Deep Water Port Miles to Closest Port</b>	Jacksonville Port Authority 25

### STATE AND LOCAL TAXATION

**COUNTY**

**Countywide Ad Valorem Millage Rates:**

<b>Government</b>	8.7536
<b>Schools</b>	7.7790
<b>Special</b>	0.4620
<b>Total</b>	16.9946

<b>Ad Valorem Tax Exemption:</b>	Yes
<b>Retail Sales Tax (Local Option)</b>	1.00
<b>Federal Enterprise Zone</b>	No
<b>State Enterprise Zone</b>	

**STATE**

<b>Corporate Income Tax</b>	5.5%
<b>Personal Income Tax</b>	0.0%
<b>Retail Sales Tax</b>	6.0%

**COMMERCIAL/INDUSTRIAL SERVICES**

**Electric Companies:**

- Clay Electric Cooperative, Inc.
- JEA
- Florida Power & Light
- Green Cove Springs Municipal Utility
- Orange Park Municipal Utility

**Natural Gas Companies:**

- TECO/Peoples Gas

**Telephone Companies:**

- AT&T
- BellSouth

**Water & Sewer Companies:**

- Clay County Utility Authority
- Green Cove Springs Municipal Utility
- Orange Park Municipal Utility
- JEA

<b>Existing Industrial Zoned Land</b>	Yes
<b>Number of Acres</b>	3,000
<b>Largest Available Contiguous Parcel</b>	1,100
<b>Industrial Parks</b>	Yes
<b>Number of Acres</b>	2,340
<b>Largest Available Contiguous Parcel</b>	250
<b>Foreign Trade Zones</b>	No
<b>Zone Number(s)</b>	N/A

**MEDIA**

**Local Radio Stations:**

- |        |             |
|--------|-------------|
| ● WYFB | ● WAY Radio |
| ● WJCT | ● WJXT      |
| ● WAWS | ● WAPE      |
| ● WROO |             |
| ● WKQL |             |

**Local Television Stations:**

**EDUCATION**

	Public Schools	Teachers	Enrollments
<b>Elementary:</b>	22	1,128	16,240
<b>Secondary:</b>	14	896	19,471
<b>Totals:</b>	36	2,024	35,711

**Private Schools Available: Yes**

**POST SECONDARY EDUCATION SERVING THE COUNTY:**

**Colleges/Universities:**

- Jacksonville University
- University of North Florida
- St. Leo College
- University of Phoenix
- Florida Metropolitan University

**Junior/Community Colleges:**

- Florida Community College of Jacksonville
- St. Johns River Community College

**Vocational/Technical Schools:**

- Florida Technical College
- St. Augustine Technical Center
- North Florida Institute
- ITT Technical Institute
- First Coast Technical Institute

**Other Schools:**

- National Training, Inc.
- Head Start, Inc.

**FINANCIAL INSTITUTIONS**

<b>Number of Banks:</b>	26
<b>Number of Savings and Loans:</b>	0
<b>Number of Credit Unions:</b>	5

- WAWS
- WJXX
- WTEV
- WJWB
- WTLV

**Locally Printed Newspapers:**

- Clay Today
- Clay County Leader
- Florida Times Union, County Line
- Fleming Island Messenger

**QUALITY OF LIFE**

<b>Cost of Living</b>	
<b>Price Level Index, (2005)</b>	
<b>Florida State Average = 100</b>	
	<b>Sample</b>
<b>Total</b>	92.31
<b>Food</b>	101.91
<b>Housing</b>	83.67
<b>Medical Care</b>	95.54
<b>Personal Goods and Services</b>	100.97
<b>Transportation</b>	96.27

**Medical Services:**

- Baptist Medical Center - Jacksonville
- Kindred Hospital - North Florida
- Mayo Clinic - Jacksonville
- Memorial Hospital - Jacksonville
- Orange Park Medical Center
- Shands Jacksonville
- St. Vincent Hospital - Jacksonville

**Recreational Opportunities:**

- Biking/Hiking/Horseback Riding
- Boating/Fishing/Canoeing/Kayaking
- Camping/Swimming/Skiing
- Dining/Shopping
- Dog Racing
- Golf/Soccer/Tennis
- Movie Theatres/Community Theatres

**Historical Points Of Interest:**

- Camp Blanding Museum
- Gold Head Branch State Park
- Green Cove Springs Old Courthouse & Historic Triangle
- Middleburg/Main Street/Historical District
- Orange Park - Clarke House
- Penney Farms
- Spring Park - Green Cove Springs/St. Johns River
- St. Margarets Episcopal - Green Cove Springs

**Cultural Events/Festivals:**

- American Pie 4th of July
- Christmas Parades & Holiday Music Festivals
- Clay County Agricultural Fair
- Concert on the Green - Jacksonville Symphony Orchestra (May)
- Grand Prix Horse Jumping (January - February)
- Keystone Heights Festival of Lakes/Orange Park Fall Festival
- PRCA Rodeo
- Railroad Festival (March)
- Ravines Music Revue

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## FASTEST GROWING FLORIDA COUNTIES

County	U.S Rank	2006 Population	2000 Population	Numeric Change	% Change
<b>Flagler</b>	1	83,084	49,835	33,249	66.7%
<b>Osceola</b>	17	244,045	172,493	71,552	41.5%
<b>Lake</b>	23	290,435	210,527	79,908	38.0%
<b>St. Johns</b>	25	169,224	123,148	46,076	37.4%
<b>St. Lucie</b>	44	252,724	192,695	60,029	31.2%
<b>Pasco</b>	50	450,171	344,768	105,403	30.6%
<b>Lee</b>	59	571,344	440,888	130,456	29.6%
<b>Wakulla</b>	62	29,542	22,863	6,679	29.2%
<b>Sumter</b>	66	68,768	53,345	15,423	28.9%
<b>Walton</b>	67	52,270	40,602	11,668	28.7%
<b>Clay</b>	<b>77</b>	<b>178,899</b>	<b>140,814</b>	<b>38,085</b>	<b>27.0%</b>
<b>Hernando</b>	83	165,409	130,802	34,607	26.5%
<b>Collier</b>	97	314,649	251,377	63,272	25.2%

[Source: U.S. Dept. of Commerce, Bureau of the Census](#)

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