



# The Nassau County School District

1201 Atlantic Avenue  
Fernandina Beach, Florida 32034

Kathy K. Burns, Ed.D.  
Superintendent of Schools

(904) 491-9900  
Fax (904) 277-9042  
info@nassau.k12.fl.us

June 1, 2020

Jennie M. Lesniak  
Seda Construction Company  
2120 Corporate Square Blvd. #3  
Jacksonville, Florida 32216

**Re: School Concurrency – Roses Bluff, Project No. 2020SCR0010**

Dear Ms. Lesniak:

You have applied for development approval for the project noted below in unincorporated Nassau County.

Project Name: Roses Bluff  
Application Number: 2020SCR0010  
PIN: 38-3N-27-0000-0002-0010  
Number of Dwelling Units: 99

On or about May 5, 2020, you received a School Concurrency Deficiency notice for the Project, indicating that the Project cannot proceed unless its impacts are mitigated through proportionate share mitigation that is in accordance with the Public School Facilities Element of the Nassau County 2030 Comprehensive Plan (the “PSF”) and the Amended Interlocal Agreement for Public School Facility Planning, between the School District, Nassau County, the City (of Fernandina Beach, Town of Callahan, and Town of Hilliard (the “ILA”). You were directed to contact me if you wished to proceed with negotiations regarding an acceptable proportionate share mitigation. The prescribed negotiation period is 90 days from the date of the School Concurrency Deficiency notice.

As provided in the PSF and ILA, the following are acceptable forms of proportionate share mitigation: (i) school construction, (ii) contribution of land or infrastructure, (iii) expansion of existing school facilities, (iv) payment for school construction or land acquisition, or (v) payment of a developer’s proportionate share mitigation cost.

The purpose of this letter is to provide you with the School District’s calculations of your project’s proportionate share mitigation cost in the event you decide to proceed with that option. We are

***Our mission is to develop each student as an inspired life-long learner and problem-solver with the strength of character to serve as a productive member of society.***

The Nassau County School District does not discriminate on the basis of race, color, national origin, gender, age, disability or marital status in its educational programs, services or activities, or in its hiring or employment practices.



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also providing you with the School District's form Public School Concurrency Proportionate Share Mitigation Agreement. Both documents are attached to this letter for your review.

Once you have had an opportunity to consider your proportionate share mitigation options, please let me know how you elect to proceed. If you have any questions about the enclosed calculations, the agreement, or the process, please let me know.

Sincerely,

  
Kathy K. Burns, Ed.D.  
Superintendent of Schools

cc: Valerie Feinberg, Director, Nassau County  
Department of Planning and Economic Opportunity

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Applicant or Agent	Seda Construction Company; Jennie M. Lesniak	Number of Units	100
Submission Date	3/11/2020	Analysis Stage	Revised
		If Revised, Date	5/29/2020
Analysis Date [App Rcvd 5/8/2020]	5/29/2020	Comment, if Revised	Revised to reflect released capacity for an expired application in the Proportionate Share Mitigation Negotiation Period.
Project Number	2020SCR0010	Unit Type	
Project Name	Roses Bluff	Single Family Units	100
		Townhome Units	
		Multi Family Units	
Deficiency Letter Date	5/26/2020	PIN	38-3N-27-0000-0002-0010
Target Completion Date	8/24/2020		
Negotiations Requested	Pending		
Status	Pending		

District	Unincorporated Nassau County			Contiguous Area To:	CSA Yulee North (No Schools); North Central Nassau (No Schools), Yulee South, Fernandina
Concurrency Service Area	Yulee North (No Schools)				
Facility Type	Elementary	Middle	High		
CSA Facility Name	Yulee North (No Schools)	Yulee North (No Schools)	Yulee North (No Schools)		
CSA Capacity [per Date of Application]	(4.832)	(2.528)	(3.264)		
Contiguous Area Capacity	(866.254)	(32.537)	55.470		
Available Capacity for Mitigation	(871.086)	(35.065)	52.206		
Estimated Number of Students	15.050	7.900	10.250		
Mitigation Required	Yes	Yes	No		
Student Generation Rate	0.1505	0.0790	0.1025		
Students Req. Mitigation	15.050	7.900	-		
Acreage Req'd	25	40	60		
Land Cost per Acre	\$75,000	\$75,000	\$75,000		
Max Student Stations	800	1,200	1,200		

**[1] Construction Cost per Student Station**

[1] Per FS 1013.64, includes contract costs, fees of architects and engineers, and the cost of furniture and equipment.

Source Reference	Elementary May-20	Middle May-20	High May-20
Per Facility	\$23,429	\$25,300	\$32,863
Estimated Land Acquisition Cost	\$1,875,000	\$3,000,000	\$4,500,000
Estimated Cost Per Student Station	\$2,344	\$2,500	\$3,750
Basis	25 acres x \$75,000/acre	40 acres x \$75,000/acre	60 acres x \$75,000/acre

**[2] Other Costs in addition to the Cost per Student Station for determination of Proportionate Share Mitigation**

Other Costs	Elementary	Middle	High
Estimated per Student Station	\$7,285	\$7,867	\$10,218

[2] Per FS 1064, costs not included in the Cost per Student Station includes purchasing or leasing the site for the construction, legal and administrative costs; related site or offsite improvements; security, checkpoint construction, lighting specifically designed for entry point security, etal, or other capital construction items approved by the school safety specialist to ensure building security for new educational, auxiliary, or ancillary facilities.

Summary of Proportionate Share	Elementary	Middle	High	
Cost Per Student Station	\$23,429	\$25,300	\$32,863	
Land Acquisition	\$2,344	\$2,500	\$3,750	
Other	\$7,285	\$7,867	\$10,218	
<b>Total</b>	<b>\$33,058</b>	<b>\$35,667</b>	<b>\$46,831</b>	
Students for Proportionate Share	15.050	7.900	-	22.950
Proportionate Share	\$497,523	\$281,769	\$0	\$779,292
ILA 9.13 Exemption for Vested Dwelling Unit(s)	(\$4,975)	(\$2,818)	\$0	(\$7,793)
Proportionate Share Due net Credit	\$492,548	\$278,951	\$0	\$771,499

**Note: The Proportionate Share calculation provided above is an estimate and subject to change. Changes to Available Capacity may occur after the submittal of an applicant's initial application due to the issuance of a Reservation Letter to another applicant. The Issuance of a Reservation Letter may reduce the actual capacity available prior to the finalization of this Proportionate Share Mitigation Agreement.**

**ATTACHMENT - FORM AGREEMENT**

After recording return to:

Nassau County School District  
Office of the Superintendent  
1201 Atlantic Avenue  
Fernandina Beach, FL 32034

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**Application Number:** \_\_\_\_\_  
**Project Name:**

**PUBLIC SCHOOL CONCURRENCY  
PROPORTIONATE SHARE MITIGATION AGREEMENT**

**THIS PUBLIC SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT** (“Agreement”), is entered into by and between THE SCHOOL DISTRICT OF NASSAU COUNTY, a body corporate and political subdivision of the State of Florida, hereinafter referred to as “School District;” NASSAU COUNTY, Florida, a political subdivision of the State of Florida, hereinafter referred to as “County” and \_\_\_\_\_, an individual/corporation of the State of \_\_\_\_\_, whose address is \_\_\_\_\_, hereinafter referred to as “Applicant”, together referred to as the “Parties.”

**RECITALS:**

**WHEREAS**, in order to implement a system of school concurrency as provided in the Public School Facilities Element of the Nassau County 2030 Comprehensive Plan (the “Public School Facilities Element”), the School District, Nassau County, and the municipalities within Nassau County have entered into that certain “Amended Interlocal Agreement For Public School Facility Planning,” dated as of August 2008 (the “Interlocal Agreement”); and

**WHEREAS**, the County and the School District have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards (“Level of Service” and “Level of Service Standards”) required in the current Interlocal Agreement and the Public School Facilities Element; and

**WHEREAS**, pursuant to Section 10 of the Interlocal Agreement, Section 08.05 of the Public School Facilities Element, and Section 163.3180, Florida Statutes, an Applicant submitting a development permit application for residential development requiring a subdivision plat approval, site plan approval, or the functional equivalent that will generate additional students in a concurrency service area, as established in the Public School Facilities Element, in which there is insufficient capacity to accommodate the anticipated additional students must enter into a proportionate share mitigation agreement and provide proportionate share mitigation to ensure that

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the minimum level of service standards are maintained as specified in the Interlocal Agreement, the Public School Facilities Element, and Florida Statutes; and

**WHEREAS**, applicants must submit a development permit application to the County along with a School Impact Analysis that identifies the proposed location of the residential development, the number of dwelling units that will be created, a phasing schedule (if applicable), and age restrictions for occupancy (if any) as well as all other information required pursuant to the Interlocal Agreement and Public School Facilities Element; and

**WHEREAS**, Applicant is the fee simple owner, or authorized agent of the owner, of that certain tract of land (Parcel Number(s) \_\_\_\_\_), consisting of \_\_\_\_\_ ± acres and located in the \_\_\_\_\_ Concurrency Service Area specified in the Public School Facilities Element, which property is more particularly described on Exhibit "A," attached hereto and incorporated herein by reference (the "Property"), which such Property location is further illustrated by a map attached hereto as Exhibit "B," and incorporated herein by reference; and

**WHEREAS**, the Applicant has submitted a development permit application and School Impact Analysis to County in connection with a proposal to obtain a [subdivision plat approval, site plan, or functional equivalent] in order to develop \_\_\_\_\_ new [single-family, detached or multi-family, attached] residential dwelling units on the Property (the "Development Permit Application"), which such Development Permit Application and School Impact Analysis have been forwarded to the School District; and

**WHEREAS**, the School District has reviewed and evaluated the Applicant's Development Permit Application and School Impact Analysis as required by the Interlocal Agreement; and

**WHEREAS**, the School District has determined that at the time of this Agreement, based on the current adopted Level of Service Standards, adequate [elementary, middle, and high] school capacity is available within the applicable Concurrency Service Area and any contiguous Concurrency Service Areas to accommodate the [elementary, middle, and high] school students the Development Permit Application is anticipated to generate for the proposed dwelling units; and

**WHEREAS**, the School District has determined that based on the current adopted Level of Service Standards, there is insufficient [elementary/middle/high] school capacity within the applicable Concurrency Service Area and any contiguous Concurrency Service Areas, including any anticipated new school capacity that will be available in the first three (3) years of the current School District Educational Facilities Plan, to accommodate the anticipated number of public school students that the Development Permit Application will generate and that available school capacity will not be in place or under actual construction within three (3) years after the approval of the Development Permit Application; and

**WHEREAS**, approving the Development Permit Application without requiring Proportionate Share Mitigation for the impacts of the proposed new dwelling units will result in a failure of the adopted Level of Service Standards; and

**WHEREAS**, the Applicant has agreed to enter into this Agreement with the School District and County to provide Proportionate Share Mitigation proportionate to the demand for Public

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School Facilities to be created by the Development Permit Application, as more particularly set forth herein; and

**WHEREAS**, the Parties agree that public school concurrency shall be satisfied by the Applicant's execution and full performance of this legally binding Agreement to provide mitigation proportionate to the demand for public school facilities to be created by the residential dwelling units proposed in the Development Permit Application ("Proportionate Share Mitigation").

**NOW, THEREFORE**, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.

**SECTION 2. DEFINITION OF MATERIAL TERMS.** Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement, as the context may require.

**SECTION 3. LEGALLY BINDING COMMITMENT.**

(A) This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new residential dwelling units for which the Applicant is seeking approval pursuant to the Development Permit Application and satisfies the requirements of the Interlocal Agreement and Public School Facilities Element.

(B) The Parties agree that this Agreement satisfies the requirements of Section 163.3180(6)(h), Florida Statutes, as a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the residential development proposed in the Development Permit Application.

**SECTION 4. PROPORTIONATE SHARE MITIGATION.** The Applicant shall provide Proportionate Share Mitigation in order to meet the demand for school capacity created by the proposed residential development, and to provide for capacity for \_\_\_ [elementary/middle/high school] students, as follows, in accordance with Section 10.6 of the Interlocal Agreement and Section 09.03 of Public School Facilities Element:

[CHECK ALL THAT APPLY]

(A) The provision of \_\_\_ additional permanent student stations through the expansion of existing buildings for use as public schools. These additional permanent student stations must be completed and conveyed to the School District no later than \_\_\_\_\_. Exhibit \_\_\_ to this Agreement sets forth the specific requirements pertaining to the construction standards, timing, and conveyance of the permanent student stations. As consideration for the Applicant's construction of the capital improvements specified herein, the Parties agree that the value of the contribution shall be the actual cost of construction of the capital improvement as certified by a

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professional architect or engineer. However, in no event shall any credit be granted in excess of the estimated construction costs provided by a professional architect or engineer, which are \$ \_\_\_\_\_, unless the construction project is competitively bid, in which case, the credit shall be limited to the actual cost or one hundred twenty (120) per cent of the bid amounts, whichever is less.

(B) The construction of a \_\_\_\_\_ school in advance of the time set forth in the School District Educational Facilities Plan. This school must be completed and conveyed to the School District no later than \_\_\_\_\_. Exhibit \_\_\_\_ to this Agreement sets forth the specific requirements pertaining to the construction standards, timing, and conveyance of the permanent student stations. As consideration for the Applicant's construction of the capital improvements specified herein, the Parties agree that the value of the contribution shall be the actual cost of construction of the capital improvement as certified by a professional architect or engineer. However, in no event shall any credit be granted in excess of the estimated construction costs provided by a professional architect or engineer, which are \$ \_\_\_\_\_, unless the construction project is competitively bid, in which case, the credit shall be limited to the actual cost or one hundred twenty (120) per cent of the bid amounts, whichever is less.

(C) The payment of a total amount of \$ \_\_\_\_\_ for the Development Permit Application, which equates to \$ \_\_\_\_\_ per dwelling unit as an appropriate proportionate share payment to enable the School District to maintain the Level of Service Standard for school capacity in the affected Concurrency Service Area or Concurrency Service Areas. This proportionate share payment shall occur at the time of and be a condition precedent for the issuance by County of a Certificate of Concurrency as provided in Section 6. This payment shall be made directly to the School District.

(D) The contribution of the real property described in Exhibit \_\_\_\_ to this Agreement by warranty deed, no later than \_\_\_\_\_, which contribution satisfies the School District's school siting criteria for construction of a new facility or expansion of an existing facility. As consideration for the Applicant's contribution of real property specified herein, the Parties agree that the value of the donated land shall be based upon a written appraisal of fair market value by an M.A.I. Appraiser who was selected and paid for by the Applicant, and who used generally accepted appraisal techniques. The valuation standard utilized by the M.A.I. appraiser shall be the fair market value of the donated land in its unimproved state using the land uses and approvals in place prior to the submission of the Development Permit Application. The subject land's appraised value shall be determined without any consideration of any enhanced value of the donated land resulting from approval by the County with respect to which the land donated constituted a Proportionate Share Mitigation option. In the event the School District accepts the methodology of the appraisal but disagrees with the appraised value, the School District may engage another M.A.I. Appraiser at the School District's expense and the value shall be an amount equal to the average of the two (2) appraisals. If either party does not accept the average of the two (2) appraisals, a third appraisal shall be obtained, with the cost of said third appraisal being shared equally by the Applicant and the School District. The third appraiser shall be selected by the first two (2) appraisers and the third appraisal shall be binding on the parties.

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(E) The contribution of the infrastructure described in Exhibit \_\_\_ to this Agreement by bill of sale along with any necessary easements or other real property rights needed for the placement, access, operation, and maintenance of said infrastructure, no later than \_\_\_\_\_. Exhibit \_\_\_ to this Agreement sets forth the specific requirements pertaining to the construction standards, timing, and conveyance of the infrastructure. As consideration for the Applicant's construction of the infrastructure specified herein, the Parties agree that the value of the contribution shall be the actual cost of construction of the infrastructure as certified by a professional architect or engineer or as shown by a manufacturer's or supplier's invoice. However, in no event shall any credit be granted in excess of the estimated construction costs provided by a professional architect or engineer, which are \$\_\_\_\_\_, unless the construction project is competitively bid, in which case, the credit shall be limited to the actual cost or one hundred twenty (120) per cent of the bid amounts, whichever is less.

**SECTION 5. USE OF PROPORTIONATE SHARE MITIGATION.** The School District shall direct any and all Proportionate Share Mitigation, provided in Section 4 above, to a school capacity project identified in the financially feasible five (5) year district work plan of the School District Educational Facilities Plan which mitigates the impacts from the proposed residential development in the Development Permit Application. If such a school capacity project does not exist in the School District Educational Facilities Plan, the School District may, in its sole discretion, add a school capacity project to mitigate the impacts from the proposed residential development, as provided in Section 10.6 of the Interlocal Agreement.

**SECTION 6. CONCURRENCY RESERVATION.**

(A) Upon final execution of this Agreement by all Parties hereto, the School District shall issue a School Concurrency Reservation Letter documenting that capacity will be available for the proposed residential development in the Development Permit Application. The County shall be entitled to rely on the School Concurrency Reservation Letter in its review and issuance of a Certificate of Concurrency for the proposed development; provided that nothing herein shall require the County to issue a Certificate of Concurrency for the Development Permit Application if the Applicant has otherwise failed to satisfy the requirements of the County's land development regulations.

(B) The duration and effect of any Certificate of Concurrency relating to the development provided in the Development Permit Application shall be in accordance with the Interlocal Agreement and Public School Facilities Element; however, in no event shall this School Concurrency Reservation Letter, a Certificate of Concurrency, or any capacity reservation based on the same, continue to be effective if the Applicant fails to perform its obligations under this Agreement.



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**SECTION 7. IMPACT FEE CREDIT.**

(A) Any Proportionate Share Mitigation paid pursuant to this Agreement shall be credited on a dollar-for-dollar basis at fair market value toward any Educational System Impact Fees due for the same residential development included in the Development Permit Application, as provided in Section 10.7 of the Interlocal Agreement.

(B) The School District shall notify the County of the amount of the above described Proportionate Share Mitigation, which fair market value is \$\_\_\_\_\_, and shall request Educational System Impact Fees credits in such amount on behalf of the Applicant upon receipt of the Proportionate Share Mitigation. In the event the Proportionate Share Mitigation required in Section 4 above involves the construction of a capital improvement or infrastructure, the fair market value of that donation may be adjusted based on final construction costs in accordance with the provisions of Section 4.

(C) An entity that later applies for a building permit for any of the dwelling units included in the Development Permit Application shall obtain an assignment of all or a portion of the above mentioned Educational System Impact Fee credits from the Applicant and submit such assignment to the School District and County at the time the Educational Impact Fee is due in order to drawdown from the Educational System Impact Fee credits provided herein, for so long as the Applicant has any remaining Educational System Impact Fee credits. The Parties agree that all the requirements, including those in the Nassau County Comprehensive Impact Fee Ordinance, for the Applicant to receive the Educational System Impact Fee credits set forth herein for the Development Permit Application have been satisfied.

(D) If the Educational System Impact Fee is less than the Proportionate Share Mitigation for the residential development included in the Development Permit Application, the Applicant shall not be entitled to the use of any excess Educational System Impact Fee credits.

(E) Nothing in this Agreement shall be deemed to require the County to continue to levy or collect Educational System Impact Fees or, if levied, to maintain them at any certain level.

**SECTION 8. NO GUARANTEE OF LAND USE.** Nothing in this Agreement shall require County to approve the Development Permit Application.

**SECTION 9. TERMINATION.** This Agreement shall terminate and Applicant shall forfeit any administrative application fees paid under the following circumstances, unless the County and the School District agree to an extension of the Certificate of Concurrency provided to the Applicant:

(A) The County does not approve the Development Permit Application within one hundred eighty (180) days of the Effective Date of this Agreement. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant.

(B) The Certificate of Concurrency expires in accordance with Section 9.9 of the Interlocal Agreement. In such case, this Agreement shall be terminated and any encumbered capacity shall become unencumbered. The Applicant will not be entitled to a refund of

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Proportionate Share Mitigation paid under this Agreement, but the value of the Proportionate Share Mitigation received shall be held as a credit toward any future Proportionate Share Mitigation that may be required for future residential development on the same property.

**SECTION 10. COVENANTS RUNNING WITH THE LAND.** This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

**SECTION 11. NOTICES.** Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board: Nassau County School District  
Office of the Superintendent  
1201 Atlantic Avenue  
Fernandina Beach, FL 32034

Owner/Applicant; \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

County or City: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 12. CAPTIONS AND PARAGRAPH HEADINGS.** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

**SECTION 13. DEFAULT.** If any party to this Agreement materially defaults under the terms hereof, then a non-defaulting party shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the Applicant of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the School Concurrency Reservation Letter and Certificate of Concurrency, issued based upon payment and/or performance hereunder, shall be voided and the Applicant and the property described herein shall lose their right to concurrency under this Agreement and their right to Educational System Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property dependent upon such certificate will be stopped, until and unless the Agreement is reinstated or the default is cured or capacity becomes available and is granted through an appropriate application. Should County or School District fail to timely cure a default in meeting their

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obligations set forth herein, Applicant may seek any and all remedies available to it in law or equity.

**SECTION 14. NO WAIVER.** No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

**SECTION 15. EXHIBITS.** All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

**SECTION 16. AMENDMENTS.** No modification, amendment, or alteration in the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement.

**SECTION 17. ASSIGNMENT, TRANSFER OF RIGHTS.** The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment shall be in writing and shall require the prior written consent of all of the Parties hereto. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

**SECTION 18. COUNTERPARTS.** This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

**SECTION 19. RECORDING OF THIS AGREEMENT.** The School District agrees to record this Agreement, at Applicant's expense, within fourteen (14) days after the Effective Date, in the Public Records of Nassau County, Florida.

**SECTION 20. ENTIRE AGREEMENT.** This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

**SECTION 21. SEVERABILITY.** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

**SECTION 22. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Nassau County Code and venue for any action to enforce

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the provisions of this Agreement shall be in the Fourth Judicial Circuit Court in and for Nassau County, Florida.

**SECTION 23. ATTORNEY'S FEES.** In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

**SECTION 24. EFFECTIVE DATE.** The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

**IN WITNESS WHEREOF,** the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

[REST OF PAGE INTENTIONALLY LEFT BLANK]

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SCHOOL DISTRICT

(corporate seal)

THE SCHOOL DISTRICT OF NASSAU  
COUNTY, FLORIDA

WITNESSES

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_, Chair

\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

ATTEST:

Approved as to Form:

\_\_\_\_\_, Superintendent of  
Schools

\_\_\_\_\_

\_\_\_\_\_, School District Attorney

\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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APPLICANT

Signed, witnessed, executed and acknowledged on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

WITNESSES:

DEVELOPER/PROPERTY OWNER

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA     )  
                                  ) SS:  
COUNTY OF NASSAU    )

Before me on \_\_\_\_\_, 202\_\_, personally appeared \_\_\_\_\_, who \_\_\_ is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification, and who acknowledged that he/she signed the above instrument as his/her free and voluntary act.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name Printed, Typed or Stamped

Certificate No. \_\_\_\_\_

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COUNTY/CITY

\_\_\_\_\_, FLORIDA

WITNESSES

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_, Chair

\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

ATTEST:

Approved as to Form:

\_\_\_\_\_,  
Clerk

\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_ Attorney

\_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

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Exhibit A – Legal Description

Exhibit B – Location Map

Exhibit \_\_\_\_\_