



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

September 8, 2020

Spurgeon Richardson
Oglethorpe Development, LLC
608 Ocean Club Court
Fernandina Beach, FL 32034

SUBJECT: SCHOOL CONCURRENCY DEFICIENCY NOTICE

Dear Mr. Richardson:

You have applied for development approval for the project noted below in unincorporated Nassau County. Pursuant to the Public School Facilities Element of the Nassau County 2030 Comprehensive Plan and its implementing documents, specifically Section 9 of the Amended Interlocal Agreement for Public School Facility Planning, any developer submitting a development permit application with a residential component that is not exempt under Section 9.13 of the same agreement, is subject to school concurrency and must prepare and submit a School Impact Analysis for review by the School Board. Development approval cannot be granted without certification that sufficient school capacity is available to serve the proposed development. The School District has reviewed the School Impact Analysis provided for the development noted below:

Project Name: First Coast Highway

Application Number: 2020SCR0020

PIN: 00-00-30-0760-0006-0020

Number of Dwelling Units: 26 Multi Family Units

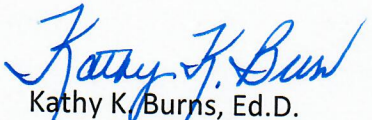
At this time there is not sufficient school capacity for your project to proceed based on the adopted levels of service and available student stations in the project's school concurrency service area or contiguous concurrency service areas. You have the opportunity to mitigate the impact of the development through proportionate share mitigation that, if accepted, would allow your development to proceed. You have 30 days to determine if you wish to proceed with your application or withdraw. If you wish to proceed with your development at this time, please

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.

contact me at (904) 491-9900 or BurnsKa@nassau.k12.fl.us to initiate a ninety (90)-day negotiation period with the School-District toward the goal of arriving at a satisfactory mitigation agreement. If I do not hear from you within 30 days, we will assume that you have chosen to withdraw your application and will close this file.

Sincerely,


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

cc: Thad Crowe, Director, Nassau County Department of Planning and Economic Opportunity



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Applicant or Agent	Spurgeon Richardson	Number of Units	26
Submission Date	9/3/2020 15:45	Analysis Stage	Final
Analysis Date	9/8/2020	If Revised, Date	
Project Number	2020SCR0020	Comment, if Revised	
Project Name	4820 1st Coast Hwy	Unit Type	Single Family Units
Deficiency Letter Date (est)	9/10/2020	Townhome Units	
Target Completion Date (est)	12/9/2020	Multi Family Units	26
Negotiations Requested	Pending	PIN	00-00-30-0760-0006-0020
Status	Pending		

District	Unincorporated Nassau County			Contiguous Area To:	CSA Fernandina: Yulee North (No Schools), Yulee South
Concurrency Service Area	Fernandina				
Facility Type	Elementary	Middle	High		
CSA Facility Name	Fernandina	Fernandina	Fernandina		
CSA Capacity [per Date of Application]	(330.373)	(22.978)	121.127		
Contiguous Area Capacity	(586.143)	(52.535)	(121.423)		
Available Capacity for Mitigation	(916.515)	(75.513)	(0.296)		
Estimated Number of Students	3.913	2.054	2.665		
Mitigation Required	Yes	Yes	Yes		
Student Generation Rate	0.1505	0.0790	0.1025		
Students Req. Mitigation	3.913	2.054	2.665		
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 Sep-20	Middle Sep-20	High Sep-20
Per Facility	\$23,519	\$25,397	\$32,989
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	\$7,313	\$7,897	\$10,257

[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	\$23,519	\$25,397	\$32,989
Land Acquisition	\$2,344	\$2,500	\$3,750
Other	\$7,313	\$7,897	\$10,257
Total	\$33,176	\$35,794	\$46,996

Students for Proportionate Share	3.913	2.054	2.665	8.632
Proportionate Share	\$129,818	\$73,521	\$125,244	\$328,583
ILA 9.13 Exemption for Vested Dwelling Unit(s)	(\$4,993)	(\$2,828)	(\$4,817)	(\$12,638)
Proportionate Share Due net Credit	\$124,825	\$70,693	\$120,427	\$315,945

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.