



# *The Nassau County School District*

1201 Atlantic Avenue  
Fernandina Beach, Florida 32034

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

(904) 491-9900  
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April 20, 2021

John A. Semanik  
Sandy Bluff Development Corp  
2120 Corporate Square Blvd. #3  
Jacksonville, FL 32216

## SUBJECT: SCHOOL CONCURRENCY DEFICIENCY NOTICE

Dear Mr. Semanik:

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: Sandy Bluff/Roses Bluff

Application Number: 2021SCR0011

PIN: 38-3N-27-0000-0002-0010

Number of Dwelling Units: 107 SF


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

***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.

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 contact me at (904) 491-9900 or [BumsKa@nassau.k12.fl.us](mailto:BumsKa@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