2	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

12/1/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 29, 2026**

FROM: **Lauren Dwyer, Transportation Planner** **PHONE:** **904 209-0753**

SUBJECT OR TITLE: **CONSCA 2026-01 Bartram Grove PUD School Concurrency Proportionate Share Mitigation Agreement**

AGENDA TYPE: **Consent Agenda, Contract**

BACKGROUND INFORMATION:

The proposed Bartram Grove School Concurrency Proportionate Share Mitigation Agreement (Agreement) is between St. Johns County, the School District of St. Johns County, and Winslow Farms, LTD. (Property Owner) to provide school concurrency mitigation for 90 single- family units and 90 multi-family units in the Bartram Grove PUD located on the south side of Racetrack Road between State Road 9B and E Peyton Parkway. The Bartram Grove PUD was approved by the BCC on November 3, 2026, for the development of 90 single-family units and 90 multi-family units on approximately 42.3 acres. Pursuant to the Agreement, the proportionate share mitigation is $329,860 or $1,833 per unit to be paid prior to Construction Plan approval. The Agreement also authorizes school impact fee credits in the amount of the total proportionate share mitigation. The Agreement was approved by the St. Johns County School Board on October 13, 2026. Pursuant to the School Concurrency Interlocal Agreement, the proposed Agreement must also be approved and executed by the BCC.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to approve the Bartram Grove PUD School Concurrency Proportionate Share Mitigation Agreement (CONSCA 2026-01).

For Administration Use Only:
Legal: Kealey West 11/17/2026 **OMB: LF 11/18/2026** **Admin: JDD 11/20/2026**

SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

Bartram Grove – Bartram Park DRI

THIS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT ("**Agreement**") is made by and among **THE COUNTY OF ST. JOHNS,** a political subdivision of the State of Florida (hereinafter referred to as "**County**"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084; **THE SCHOOL BOARD OF ST. JOHNS COUNTY ,** a body corporate and political subdivision of the State of Florida (hereinafter referred to as "**School District**"), whose address is 40 Orange Street, St. Augustine, Florida, 32084; and **WINSLOW FARMS, LTD.,** a Florida limited partnership (the "**Applicant**"), whose address is 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082; and

WHEREAS, the Applicant is the owner of property located south of Race Track Road and west of Interstate 95, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "**Property**"). The location of the Property described in **Exhibit "A"** is illustrated with a map appearing in **Exhibit "B"** attached hereto and incorporated herein and further described in the School Concurrency Determination application entitled **Bartram Grove – Bartram Park DRI**; and

WHEREAS, the Applicant has submitted an application for a development proposal seeking approval to develop on the Property a maximum of 90 single-family units and 90 multi-family townhome units (hereinafter collectively referred to as the "**Development Proposal**"); and

WHEREAS, the Property on which the Development Proposal will be constructed has a future land use designation of Intensive Commercial and is zoned Planned Unit Development (Bartram Grove PUD) (the Applicant has applied to amend the existing PUD, see St. Johns County application MAJMOD 2025-08) and the maximum density is 90 single-family units and 90 multi-family townhome units, pursuant to approvals by the St. Johns County Board of County Commissioners; and

WHEREAS, the County and the School District have adopted and implemented a public school concurrency management system, pursuant to the provisions of Subsection 163.3180(6), Florida Statutes, 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**") consistent with the terms of the current Interlocal Agreement between the School District and the local governments of St. Johns County, and the public school facilities and capital improvement elements of the respective comprehensive plans (individually, "**Element**"; plural, "**Elements**"); and

WHEREAS, at the adopted Level of Service standards, (1) adequate school capacity is available for the 38.5 elementary school students and the 20.5 middle school students generated by the Development Proposal; (2) adequate school capacity is not available for the 26.5 high school students generated by the Development Proposal at the Level of Service Standard within the concurrency services area or areas (**"Concurrency Service Area"**; **"Concurrency Service Areas"**) in which the Development Proposal is located, to accommodate the anticipated number of public school students that the Development Proposal will generate; (3) the needed high school capacity for the applicable Concurrency Service Area or Concurrency Service Areas within which the Development Proposal is located is also not available in any contiguous Concurrency Service Areas; and (4) available high school capacity will not be in place or under actual construction within three (3) years after the approval of the Development Proposal; and

WHEREAS, authorizing these **new** residential dwelling units without the mitigation provided for in this Agreement would result in a failure of the Level of Service Standard for public school facilities in one or more applicable Concurrency Service Areas, or will exacerbate existing deficiencies in Level of Service; and

WHEREAS, the Parties agree that public school concurrency shall be satisfied by the Applicant's execution of this legally binding Agreement to provide mitigation proportionate to the demand for public school facilities to be created by these new residential dwelling units (**"Proportionate Share Mitigation"**); and

WHEREAS, the Parties further agree that the appropriate Proportionate Share Mitigation option necessary to satisfy public school concurrency is the contribution of either funds, land or school facility improvements, or some combination thereof to satisfy the Proportionate Share Mitigation due from the Development Proposal in the amount of **$329,860.00, or $1,833.00 per dwelling unit,** as more specifically depicted or described herein; and

WHEREAS, Subsection 163.3180(6)(h)2, Florida Statutes, permits school boards to accept the payment of proportionate share funds, contributions of land and construction of school-related facilities as proportionate share mitigation to offset the impacts of development projects on public schools; and

WHEREAS, Subsection 163.3180(6)(h)2.c, Florida Statutes, provides that any proportionate share mitigation must be directed by school boards toward a school capacity improvement identified in the five-year school board educational facilities plan or must be set aside and not spent until such an improvement has been identified that satisfies the demands created by the development in accordance with a binding developer's agreement; and

WHEREAS, this Agreement is consistent with the St. Johns County Comprehensive Plan, St. Johns County Land Development Code and Chapter 163, Florida Statutes, as well as other applicable law, and serves a public purpose; and

WHEREAS, the County and School Board have determined that the requirements of Section 163.3231, Florida Statutes, have been met in that:

a. The County has adopted a local Comprehensive Plan that is in compliance.

b. The proposed development of the Property is consistent with the St. Johns County Comprehensive Plan, including the Future Land Use Map, and complies with applicable provisions of the St. Johns County Land Development Code (the "**Code**").

c. This Agreement constitutes a binding commitment on the part of the Applicant, its successors and assigns, to develop the Property consistent with the Comprehensive Plan and applicable provisions of the Code.

d. This Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development.

NOW, THEREFORE, in consideration of the foregoing described Proportionate Share Mitigation, 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, hereby agree as follows:

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.

2. **PARTIES**. The County, the School District and the Applicant shall be collectively referred to as the "**Parties**."

3. **LEGALLY BINDING COMMITMENT.** The Parties agree that this Agreement constitutes a legally binding commitment by the Applicant to provide Proportionate Share Mitigation for the new residential dwelling units sought to be approved by County in the Development Proposal for the Property.

4. **PROPORTIONATE SHARE MITIGATION**. The Parties agree that the Applicant shall satisfy its Proportionate Share Mitigation obligation in the total amount of $329,860.00 for the residential units contained in the Development Proposal, or $1,833.00 per dwelling unit, by paying the Proportionate Share Mitigation to the School District. The $329,860.00, or $1,833.00 per unit, shall be paid to the School District in cash at the time of construction plan approval for applicable units (collectively, the "**Proportionate Share Payment**"). The Parties agree that the Proportionate Share Payment is an appropriate Proportionate Share Mitigation option necessary to maintain the Level of Service Standard for school capacity in the affected Concurrency Service Area or Concurrency Service Areas. Upon the final execution of this Agreement, the School District shall issue a revised School Concurrency Determination showing adequate mitigation. The duration and effect of this School Concurrency Determination shall be in accordance with the Interlocal Agreement and the Public School Facilities Element. However, in no event shall this School Concurrency Determination, or any capacity reservation based on this Determination, continue to be effective if the Applicant fails to perform its obligations under this Agreement. Conversely, once the Applicant has completely performed its obligations under this Agreement, the Applicant shall be entitled to rely on the School Concurrency Determination and capacity reservation to the extent of the capacity provided by the Proportionate Share Mitigation and once the Applicant has completely performed its

obligations under this Agreement, such right of reliance shall survive the expiration of this Agreement.

5. **TIMING**. The Parties agree that the Proportionate Share Mitigation shall occur at the time of, and be a condition for the issue by the County of, final construction plan approval. This payment shall be made directly to the School District.

6. **IMPACT FEE CREDIT**. As consideration for the Applicant's payment of the Proportionate Share Payment, or any portion thereof, the Parties agree that the County shall provide a credit in the amount of such payment for the residential units in the Development Proposal toward any school impact fee or exaction imposed by ordinance of the County for the same need. Should the school impact fee or exaction be greater than the above-described credits, the Applicant shall pay the difference at the time school impact fees are due. The Applicant shall provide a school impact fee voucher substantially in the form of **Exhibit "C"** attached hereto and incorporated herein to St. Johns County, at the time of impact fee payment. Should the school impact fee or exaction be less, the Applicant shall be entitled to transfer any remaining school impact fee credits outside of the Property, in accordance with Florida law. Should school impact fees be pre-paid in order to extend the Final Certificate of Concurrency, any remaining balance due on the Proportionate Share Mitigation shall be paid at the time of final subdivision approval. Provided, however, nothing in this Agreement shall be deemed to require the County to continue to levy or collect School Impact Fees, or, if levied, to levy them for any certain amount.

7. **SCHOOL CAPACITY IMPROVEMENT**. The School District agrees to apply the Proportionate Share Mitigation contributed by the Applicant toward a school capacity improvement which will be added to the planned capital improvements in the Five-Year District Facilities Work Plan at the soonest available time, and which satisfies the demands created by the Development Proposal in accordance with this Agreement.

8. **NO GUARANTEE OF LAND USE/ZONING.** Nothing in this Agreement shall require the County to approve any Land Use Amendment or Rezoning application associated with the property described herein.

9. **EFFECTIVE DATE.** This Agreement shall become effective on the date it is recorded in the Public Records of St. Johns, Florida (the "**Effective Date**"). If this Agreement is not executed by the Applicant and delivered to the County within thirty (30) days after the latter of County or School District approval of this Agreement, this Agreement shall become void.

10. **TERM.** This Agreement shall expire upon the Parties' completion of their performance of all obligations herein.

11. **STATUTORY COMPLIANCE.** The Parties agree that this Agreement satisfies the requirements for a binding Proportionate Share Mitigation Agreement in Section 163.3180(6)(h), Florida Statutes.

12. **NOTICES.** Whenever any of the Parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified. The place for giving of notice shall remain such until it is

changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the Parties designate the following as the respective places for giving notice:

FOR COUNTY:	County Administrator St. Johns County 500 San Sebastian View St. Augustine, FL 32084
FOR SCHOOL DISTRICT:	Planning & Government Relations St. Johns County School District 40 Orange Street St. Augustine, FL 32084
FOR APPLICANT:	Winslow Farms, Ltd. Attn: Art Lancaster 700 Ponte Vedra Lakes Boulevard Ponte Vedra Beach, Florida 32082

13. **RELEASE.** Upon the performance of all obligations of all parties hereto, the School District shall release the Applicant from this Agreement, and the Applicant shall release the School District and the County from any and all future claims, costs or liabilities arising out of the provision of Proportionate Share Mitigation in accordance with this Agreement. These releases shall be recorded at the Applicant's expense in the Official Records of St. Johns County, Florida, evidencing such performance.

14. **DEFAULT.** If **any party to this Agreement** materially defaults under the terms hereof, then the 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, their Concurrency certificate, issued based upon payment and/or performance hereunder, shall be voided and that Applicant and the property described herein shall lose their right to concurrency under this Agreement and their right to School 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 obligations set forth herein, Applicant may seek any and all remedies available to it in law or equity.

15. **VENUE; CHOICE OF LAW**. Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the jurisdiction of the Circuit Court of St. Johns County, Florida, the venue sites, and shall be governed by the laws of the State of Florida.

16. **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.

17. **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.

18. **EXHIBITS.** All Exhibits attached hereto contain additional tents of this Agreement and are incorporated herein by reference.

19. **FURTHER ASSURANCES.** The Parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.

20. **AMENDMENTS.** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective, unless contained in a written document prepared with the same or similar formality as this Agreement and executed by all the Parties to this Agreement.

21. **ASSIGNMENT**. This Agreement runs with the land. 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. At the election of the School District, such acknowledgement may be conditioned upon 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 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.

22. **NO THIRD PARTY BENEFICIARIES.** This Agreement is made for the sole benefit and protection of the parties, their successors and assigns, and no other persons shall have any right of action hereunder.

23. **COUNTERPARTS.** This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.

24. **RECORDING OF THIS AGREEMENT**. The Applicant shall record this Agreement, at its expense, within fourteen (14) days after full execution, in the St. Johns County Public Records. Time is of the essence in the recording, and failure to timely record shall render this Agreement void.

25. **MERGER CLAUSE**. This Agreement sets forth the entire agreement among the Parties, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

26. **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 this Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

IN WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates above each signature:

COUNTY of ST. JOHNS, through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chair, authorized to execute same by BOARD action on this _____day of_____, 2026.

The SCHOOL DISTRICT OF ST. JOHNS COUNTY, signing by and through its Chair, authorized to execute same by District action on this 13th day of October, 2026.

The APPLICANT, signing by Arthur E. Lancaster its duly authorized Vice President, Winslow Farms, Ltd. to execute same, on this 29th day of September, 2026.

APPLICANT

Signed, witnessed, executed and acknowledged on this 29 day of September, 2026.

WITNESS:

Jean Patton

Name: Jean Patton

Harold Lippes

Name: Harold Lippes

WINSLOW FARMS, LTD., a Florida limited partnership

By: Arthur E. Lancaster

Name: ARTHUR E. LANCASTER

Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 29 day of September, 2026, by Arthur E Lancaster, as Vice President of **WINSLOW FARMS, LTD.,** a Florida limited partnership, on behalf of said company. He/she is ✓ personally known to me or ___ has produced _____ as identification and (did/did not) take an oath.

JEAN B. PATTON
MY COMMISSION # HH 800636
EXPIRES: August 8, 2030

Jean B Patton

NOTARY PUBLIC, State of Florida
Name: Jean B Patton
My Commission Expires: 8/8/2030
My Commission Number is: 800636

COUNTY

Signed, witnessed, executed and acknowledged on this ____ day of _____ , 2026.

WITNESSES:

THE COUNTY OF ST. JOHNS

_____

By: _____

_____

_____
(Please Print)

ATTEST:
By: _____, County Clerk
Brandon J. Patty

By_____, County Administrator
Joy Andrews

SCHOOL DISTRICT

Signed, witnessed, executed and acknowledged on this 13th day of October, 2026.

WITNESSES

SCHOOL DISTRICT OF ST. JOHNS COUNTY, FLORIDA

By: _____, Chair

ATTEST:

By: _____, Superintendent of Schools
Brennan Asplen

Exhibit "A"
Property

Also described as:

PARCELS 1 & 2 COMBINED

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°48'43" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 32, SAID LINE BEING THE DIVIDING LINE BETWEEN DUVAL AND ST. JOHNS COUNTIES, A DISTANCE OF 1356.60 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, AND THE POINT OF BEGINNING; THENCE NORTH 00°32'47" WEST, ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 22.95 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1125.76 FEET, AN ARC DISTANCE OF 139.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°40'31" EAST, 139.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 88°46'01" EAST, 742.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2828.27 FEET, AN ARC DISTANCE OF 478.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°55'13" EAST, 477.93 FEET, TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING A WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1629, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 00°48'20" EAST, ALONG LAST SAID LINE, 1316.59 FEET, TO THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING A NORTHERLY LINE OF THOSE LAST SAID LANDS; THENCE NORTH 89°40'12" WEST, ALONG LAST SAID LINE, 1378.02 FEET, TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING AN EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°14'45" EAST, ALONG THE LAST SAID LINE 824.25 FEET, TO AN ANGLE POINT ON THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2437, PAGE 408, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 00°18'04" EAST, ALONG LAST SAID LINE, 527.46 FEET, TO THE POINT OF BEGINNING.

CONTAINING 42.84 ACRES, MORE OR LESS.

Exhibit "B"
Property Location

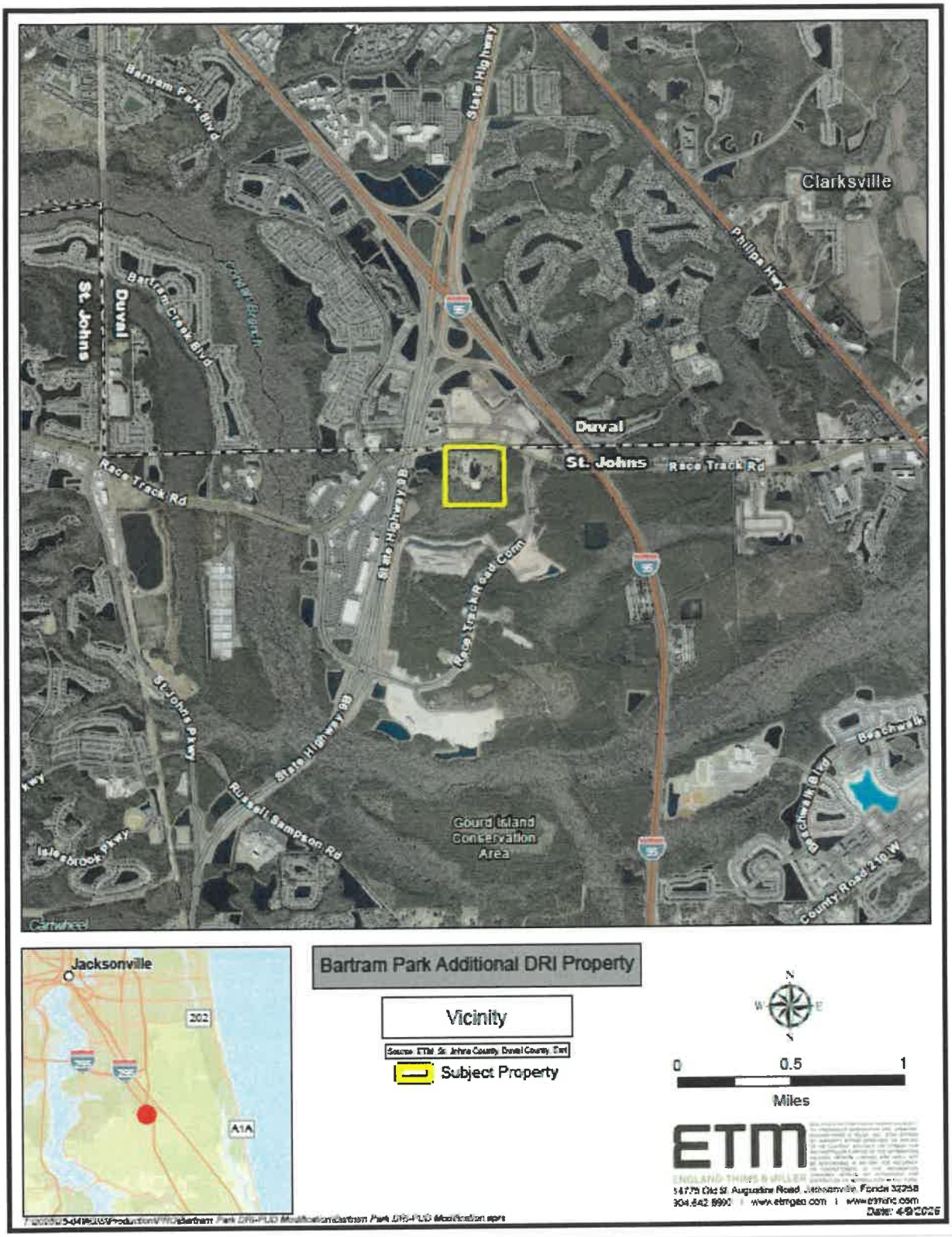
Bartram Park Blvd
State Highway
Clarksville
Phillips Hwy
St. Johns
Duval
Bartram Creek Blvd
Cedar Branch
Duval
St. Johns
Race Track Rd
Race Track Rd
Race Track Road Conn
St. Johns Pkwy
State Highway 13
State Highway 13
Russell Sampson Rd
Isle of Hope Pkwy
Gourd Island Conservation Area
Beachwalk
Beachwalk Blvd
County Road 210 W
Jacksonville
202
A1A
Bartram Park Additional DRI Property
Vicinity
Source: ETM, St. Johns County, Duval County, Esri
Subject Property
N
W
E
S
0
0.5
1
Miles
ETM
ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etmhc.com
Date: 4/9/2025

Exhibit "C"

Voucher #____

St. Johns County Impact Fee Voucher

Bartram Grove – Bartram Park DRI

RE: Bartram Grove – Bartram Park DRI

1. Name and address of Developer/Grantor: Winslow Farms, Ltd.
2. Name and address of Grantee: _____
3.
4. Legal description of subject property: See attached Exhibit A
5. Subdivision or Master Development Plan Name: Bartram Grove PUD

The undersigned Developer/Grantor confirms that it has received from _____on _____, 202__ funds sufficient for the following impact fees required under the applicable St. Johns County Impact Fee Ordinance, as amended, as indicated below. Developer/Grantor gives notice to St. Johns County, Florida that the following sums should be deducted from the applicable Impact Fee Credit account of the Developer/Grantor.

__X___Schools Ordinance #87-57 in the amount of $_____

By:_____
Print:_____
Its:_____