



VAN ROOY LAW

February 13, 2015

VIA EMAIL & FEDEX

Charles D. Sikes P.A.
Charles D. Sikes, Esq.
817 McMahon Street
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**Re: Two Creeks Parcel – Clay County Florida
Parcel No.: 005574-007-13**

Dear Mr. Sikes,

I represent Drees Homes of Florida, Inc. ("Drees"). Drees has the above captioned parcel of land (the "Parcel") under contract to purchase. The Parcel is twenty (20) acres and is located on Tynes Boulevard, north of Tynes Elementary School within the Branam Field Master Plan area. The Parcel has a land use map designation of Rural Suburbs, which allows residential use, but the Parcel also appears to be designated as a Future Schools Site. Such designation has existed and encumbered the Parcel since 2004.

My clients seek to develop the Parcel, and to such end have met with the Clay County Economic and Development Services Department. They were instructed by the Department that they need authorization from the School District to proceed with development of the Parcel. My clients have met with Mr. Merrill, Assistant Superintendent, and discussed the Parcel and Future School designation issue.

The Parcel has been encumbered as a Future School for over ten (10) years. During this time period the owner of the Parcel has paid property taxes and maintained the Parcel, but has not been entitled to put the Parcel to any use due to the Future School designation. The Future School designation has resulted in a regulatory taking of the Parcel. We believe ten years is long enough; it is time for the School District to either pay compensation for taking the Parcel or release the Parcel from the Future School designation.

We do understand that the School District has a decision making process. As such we request the School District take up this matter at the February 2015 School Board meeting, and reach a decision within sixty (60) days thereafter.

Should you or the School Board require additional information, or desire to discuss this matter, please do not hesitate to contact me. In the event this letter should have been directed to someone else, please notify me.

Very Truly Yours,

Joseph J. Van Rooy

cc: Jeff Ferguson, Drees Homes of Florida, Inc.
Brian Small, Drees Homes of Florida, Inc.

