

Exhibit 2

School District Correspondence Dated January 13, 2006



THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

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January 13, 2006

Chuck Fink
CFF Planning Services
5342 Northwest 92nd Lane
Coral Springs, FL 33067

Dr. Frank Till
Superintendent of Schools

Re: Proposed Mitigation For Land Use Plan Amendment (LUPA 39A) – Hyder Plat

Dear Mr. Fink:

Thank you for your letter dated January 10, 2006 regarding your voluntary commitment to provide mitigation for the anticipated student impacts of a proposed 40-unit townhouse development located in the City of Deerfield Beach, known as Hyder Plat. Based on the information you provided, the site is zoned B-1 and B-2 and the current land use designation permits Commercial use. The proposed amendment seeks to change the zoning from B-1 and B-2 to RM-25 and the land use from Commercial to Residential (25 dwelling units per acre) to allow for the development of 40 (three bedroom) townhouse units. As such, the proposed development will potentially generate 11 additional (6 elementary, 2 middle and 3 high) school students for Broward County Public Schools.

As outlined in the previously issued Public School Impact Statement Report dated January 6, 2006, the schools serving the area of the amendment site in the 2005/06 school year are: Tedder Elementary, Deerfield Beach Middle and Deerfield Beach High Schools. Based on the School District's 2005/06 Twentieth Day Membership Counts Report, Tedder Elementary School is under enrolled (< 90% of permanent capacity), and Deerfield Beach Middle School and Deerfield Beach High School are both neutral (>90% to 110% of permanent capacity) in the 2005/06 school year. However, Deerfield Beach Middle is projected to become overcrowded in the 2006/07 school year.

As you are aware, the proposed development is subject to the provisions of Section 7.8 of the Interlocal Agreement For Public School Facility Planning and School Board Policy 1161, which calls for mitigation of students generated by proposed residential density increases that impact schools that are overcrowded in the current schools year or the next effective school year. As such, your client Lavish Homes is proposing to mitigate the impacts of the five (2 middle and 3 high) additional students anticipated at Deerfield Beach Middle and Deerfield Beach High Schools, by paying the total cost per student station amount of \$98,266 (based on the January 2006 student station figure) in lieu of paying the applicable school impact fee due (approximately \$85,840) for the 40 townhouse units.

Please note that the Florida established Student Station Cost Factors figures is adjusted each month based on the consumer price index. Therefore, the actual cost per student station amount due will be based on the effective Student Station Cost Factor figures available at the time building permit is obtained for the units. Also, please be advised that based on Policy 1161, your proposed mitigation is considered an alternative option. Therefore the proposal must be scheduled for School Board consideration and final action.

Additionally, as a condition for approval of LUPA 39A by the City of Deerfield Beach or other pertinent agencies, staff requests that the owner/developer of the property execute a Declaration of Restrictive Covenant prior to the land use designation becoming effective. At the minimum, the Restrictive Covenant must address the following:

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1. The voluntary commitment cited above.
2. That the cited voluntary commitment must run with the property until the obligation is deemed fulfilled.
3. That payment of the total cost per student station amount due will be made directly to the School Board of Broward County, Florida prior to the issuance of Broward County Department of Planning and Environmental Protection (DPEP) construction approval for the first building permit for the total units.

Correspondence containing this payment should be addressed to Chris Akagbosu, Director of the Growth Management Division at the above stated address. Additionally, the Declaration of Restrictive Covenant must be submitted to District staff for review and deemed acceptable before execution and recordation, and an executed copy of the Restrictive Covenant will be provided to Broward County School District. If you would like to obtain a copy of our template for the restrictive covenant, please log on to <http://www.broward.k12.fl.us/propertymgmt/> and click on the link marked "procedures and forms". Thank you for your continued cooperation and support on growth management matters pertaining to Broward County Public Schools. If you have questions or need further information, please contact me via email at tanyawilson@browardschools.com or call 754-321-8350.

Sincerely,



Tanya Wilson-Sejour, Growth Management Planner
Growth Management Division
Facility Management, Planning & Site Acquisition Department

TS: ts

cc: Tom Coates, Executive Director, Facility Management, Planning & Site Acquisition Department
Chris Akagbosu, Director, Growth Management Division, Facility Management, Planning & Site Acquisition Department
Thomas Moore, Director, School Boundaries Department
Gerald Ferguson, Director, Planning Department, City of Deerfield Beach