

## **Exhibit 1**

**Correspondence Dated January 10, 2006 From  
Charles Fink Regarding the Voluntary Commitment**

**CHARLES F. FINK, INC.**  
PLANNING SERVICES

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January 10, 2006

Ms. Tanya Wilson-Sejour, Growth Management Planner  
Growth Management Division  
Facility Management, Planning and Site Acquisition  
The School Board of Broward County, Florida  
600 SE 3<sup>rd</sup> Avenue  
Fort Lauderdale, Florida 33301

RE: Proposed Site Plan Approval  
40 Unit Townhouse Project  
City of Deerfield Beach (LUPA 39A) Hyder Plat  
School Review - Proposed Mitigation

Dear Ms. Wilson-Sejour

In my previous letter to you dated November 18, 2005 I suggested that mitigation would not be necessary for the above referenced project. Since then I have had several conversations with you and Mr. Akagbosu and are now proposing mitigation for this project as outlined below.

Your original review dated August 5, 2005 was based in part on the proposal as 53 townhouse units, however as you know the land use plan is reflective of the RM- (25) land use category and is not indicative of the actual development level. The proposed project will in fact consist of only 40 townhouse units and will be all three-bedroom units.

With this mix of units as the basis for my review and based on the School Board's student generation rates, the proposed 40 townhouse units will generate eleven (11) students into the Broward County School system, six (6) elementary school students, two (2) middle school students and three (3) high school students. The public schools currently assigned to this project are Tedder Elementary, Deerfield Beach Middle and Deerfield Beach High.

Since the elementary school does not meet the criteria as required in School Board policy to require mitigation, only the middle and high will be considered in our mitigation proposal. The impact of the project as stated above will be two (2) middle school students and three (3) high school students. In accordance with the Broward County School Board's "Growth Management" policy, Lavish Homes will mitigate the impact of the five (5) middle and high school students by the payment of the Student Station Cost Factor currently estimated at \$16,460 per middle school student and \$21,782 per high school student. The total mitigation fee is \$98,268 and exceeds the estimated school impact fees of \$85,840. The payment of this mitigation fee will be inclusive of all school impact fees and no further school mitigation will be required. Lavish Homes will enter

January 10, 2006  
City of Deerfield Beach  
School Mitigation

into an agreement with the School Board restricting the subject property to the 40 units as indicted and the payment schedule for the mitigation fee.

Would you please confirm in writing the impact of the project as described above and the proposed mitigation. Please forward your comments to me at your earliest.

Thank you in advance for your consideration in this matter and if you have any questions, or require any additional information, please contact me at 954-205-8932 or 954-509-0746.

Sincerely,



Charles F. Fink, President  
CFF Planning Services