

## **Exhibit 1**

**Correspondence Dated April 18, 2006 From  
Charles Fink Regarding the Voluntary Commitment**

**CHARLES F. FINK, INC.**

PLANNING SERVICES

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April 18, 2006

Mr. Chris O. Akagbosu, Director  
Growth Management Division  
Facility Management, Planning and Site Acquisition  
The School Board of Broward County, Florida  
1643 North Harrison Parkway  
Sunrise, Florida 33323

**RE: BELLA VISTA PLAT (NO. 065-MP-05)  
SCHOOL MITIGATION REVISED  
CITY OF LAUDERDALE LAKES**

Dear Mr. Akagbosu:

In reference to the above listed plat, I have reviewed the proposed Restrictive Covenants as provided to me by Craven and Thompson. As I discussed with you, this plat, while within the area defined by the City of Lauderdale Lakes as the "Local Activity Center", is not receiving units from that pool of units and as such should have been reviewed on its own merits.

Based on the School Board review criteria, assuming the project will have 94 townhouse units I believe that mitigation will be required for only the elementary and middle school level as described below. The proposed project will consist of 94 townhouse units with all units to be three bedrooms.

With this mix of units as the basis for my review and based on the School Board's student generation rates, the proposed 94 townhouse units will generate twenty-six (26) students into the Broward County School system, thirteen (13) elementary school students, six (6) middle school students and seven (7) high school students. The public schools currently assigned to this project are Park Lakes Elementary, William Dandy Middle and Boyd Anderson High School.

Since the high school does not meet the criteria as required in School Board policy to require mitigation, only the elementary and middle school will be considered in our mitigation proposal. The impact of the project as stated above will be thirteen (13) elementary school students and six (6) middle school students.

In accordance with the Broward County School Board's "Growth Management" policy, paragraph 12d, United Homes at Bella Vista will mitigate the impact of the nineteen (19) elementary and middle school students by the payment of one classroom modular. The total mitigation fee is \$212,000 and exceeds the estimated school impact fees of

April 18, 2006  
United Homes at Bella Vista  
School Mitigation

\$201,724. The payment of this mitigation fee will be inclusive of all school impact fees and no further school mitigation will be required. United Homes at Bella Vista will enter into a Declaration of Restrictive Covenants restricting the subject property to the 94 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 confirmation of 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,

A handwritten signature in black ink, appearing to read 'C. F. Fink', with a stylized flourish at the end.

Charles F. Fink, President  
CFF Planning Services