

Exhibit 1

**Correspondence Dated March 31, 2006 From
Charles Fink Regarding the Voluntary Commitment**

CHARLES F. FINK, INC.
PLANNING SERVICES

March 31, 2006

Ms. Tanya Wilson-Sejour, Growth Management Planner
Growth Management Division
Facility Management, Planning and Site Acquisition
The School Board of Broward County, Florida
1643 North Harrison Parkway
Sunrise, Florida 33323

RE: Proposed Site Plan Approval
Revised Unit Count
202 Unit Townhouse Project
City of Pompano Beach LUPA 06-07
School Review - Proposed Mitigation

Dear Ms. Wilson-Sejour

I had previously sent to you a mitigation proposal for the above referenced Land Use Plan Amendment, however we are now amending the application to increase the number of units from 182 to 202 units. The property is approximately 12.4 acres and is located at 3901 NE 12th Avenue.

Based on the School Board review criteria, I believe that mitigation will be required for only the middle and high school level as described below. The proposed project will consist of 202 townhouse units and will be broken down into 154 three-bedroom units and 48 two-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 202 townhouse units will generate forty-eight (48) students into the Broward County School system, twenty five (25) elementary school students, ten (10) middle school students and thirteen (13) high school students. The public schools currently assigned to this project are Norcrest Elementary, Deerfield Beach Middle and Deerfield Beach High School.

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 ten (10) middle school students and thirteen (13) high school students. In accordance with the Broward County School Board's "Growth Management" policy, Centerline Homes will mitigate the impact of the twenty three (23) middle and high school students by the payment of the Student Station Cost Factor currently estimated (April 2006) at \$16,468 per middle school student and \$21,793 per high school student. The total mitigation fee is \$447,989 and exceeds the estimated school impact fees of \$374,260. The payment of

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March 31, 2006
City of Pompano Beach
School Mitigation - Revised

this mitigation fee will be inclusive of all school impact fees and no further school mitigation will be required. Centerline Homes will enter into an agreement with the School Board restricting the subject property to the 202 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,



Charles F. Fink, President
CFF Planning Services