

Exhibit 1

**Correspondence Dated April 2, 2007 from Charles Fink
Regarding the Voluntary Commitment**

CHARLES F. FINK, INC.
PLANNING SERVICES

April 2, 2007

Mr. Chris 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: Land Use Plan Amendment - PC 06-29
School Mitigation - Monterey Golf Course
City of Tamarac

Dear Mr. Akagbosu:

In response to your e-mail of Friday March 30 2007, please be advised that the proposed mitigation as outlined in my letter of February 15, 2007 is the payment of the Student Station Cost Factor (SSCF) as allowed by School Board policy 1161. While the elementary school does not require mitigation as outlined in my previous correspondence, in order to be consistent with the commitments made by Prestige, they agree to pay the SSCF as outlined below.

Prestige Homes will mitigate the required nine (9) middle school students by the payment of the Student Station Cost Factor; in addition Prestige will pay the SSCF for an additional ten (10) elementary school students. The total mitigation fee is \$366,139 (April 2007) and exceeds the estimated school impact fees of \$360,614. The payment of this mitigation fee will be inclusive of all school impact fees and no further school mitigation will be required. Prestige Homes will enter into an agreement with the School Board restricting the subject property to the 232 units and the payment schedule for the mitigation fee as indicated in my February 15, 2007 letter. The proposed mitigation is consistent with School Board Policy and numerous mitigation agreements approved by the District.

Please issue a written response to this offer as soon as possible. Thank you in advance for your consideration 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

c: Bruce Chait