

**MINUTES
NW CRA ADVISORY SELECTION / EVALUATION SUBCOMMITTEE**

To Hear Presentations from Proposers and Perform a Ranking For:

- 1. 1910 NW 7th Street (folio [484234080470](#))
Single-family home for an income restricted buyer**
- 2. 300 NW 27th Avenue (folio [484233041890](#)) 4 townhomes**

CRA Conference Room 501 Dr. Martin Luther King Jr. Blvd, Suite 1, Pompano Beach, FL,
9:00 a.m. November 4, 2025

The following members of the committee were present:

Danielle Elzahr, NW CRA Advisory Committee Member (Voting)
Velma Grant, NW CRA Advisory Committee Member (Voting)
Kerriann Worley, NW CRA Advisory Committee Member (Voting)

Also in attendance: Nguyen Tran, CRA Director (Non-Voting)
Cassandra LeMasurier, Real Property Manager (Non-Voting)

This meeting was held for presentations from the two firms that submitted unsolicited proposals for development of two CRA properties. This meeting was posted as a "Public Meeting" both at City Hall and on the City's website.

The schedule of presentations was:

9:00 a.m. Frazier Elite Homes, LLC
10:00 a.m. Parrish & Associates, LLC

Each firm was given thirty minutes for their presentations for each property, with a thirty-minute question-and-answer period immediately following. During their presentations, the firms discussed their capabilities, experience, and design. The Subcommittee had follow-up questions for each firm.

After the presentations the Subcommittee discussed their perception of each presentation and each firm's proposal in relation to the scoring criteria and completed an Evaluation Scoring Form for each firm for each location. The scores from the Scoring Forms were totaled for each project resulting in the ranking below.

1910 NW 7th Street (folio 484234080470) Single-family home for an income restricted buyer

- | | | |
|---|---------------------------------|------------|
| 1 | Frazier Elite Homes, LLC | 276 points |
| 2 | Parrish & Associates, LLC. | 242 points |

300 NW 27th Avenue (folio 484233041890) 4 townhomes

Tied Score: Frazier Elite Homes, LLC - 245 points Parrish & Associates, LLC – 245 points

The Subcommittee made a recommendation to award the construction of the single-family home to Frazier Elite Homes, LLC.

Frazier Elite Homes, LLC offered to withdraw their proposal for the construction of 4 townhomes at 300 NW 27th Avenue to allow Parrish & Associates, LLC the opportunity to be awarded the project due to the tied score.

Each Subcommittee Member provided a completed conflict of interest form prior to the commencement of the meeting to evidence they had no legal conflict of interest preventing them from serving on the Subcommittee.

The meeting adjourned at approximately 12:24 p.m.

1910 NW 7 Street Single Family Home Unsolicited Proposals

NW CRA Evaluation Subcommittee Member	Frazier Elite Homes LLC	Parrish & Associates LLC
Danielle Elzahr	100	62
Velma Grant	86	95
Keriann Worley	90	85
Total	276	242

1910 NW 7th Street Single Family Home Unsolicited Proposals

	Total Potential Points	Frazier Elite Homes LLC	Parrish & Associates LLC
Committee Member	Potential Points		
<u>Danielle Elzahr</u>			
Firm Information and Development Qualifications	0-20	20	10
Financial Capabilities	0-15	15	10
Design/Development Concept	0-25	25	10
Financial Proposal	0-20	20	15
Fiscal Impact	0-15	15	12
References	0-5	5	5
	Total =	100	62

	Potential Points	Frazier Elite Homes LLC	Parrish & Associates LLC
Committee Member	Potential Points		
<u>Velma Grant</u>			
Firm Information and Development Qualifications	0-20	16	19
Financial Capabilities	0-15	13	14
Design/Development Concept	0-25	23	24
Financial Proposal	0-20	18	19
Fiscal Impact	0-15	12	15
References	0-5	4	4
	Total =	86	95

	Potential Points	Frazier Elite Homes LLC	Parrish & Associates LLC
Committee Member	Potential Points		
<u>Keriannn Worley</u>			
Firm Information and Development Qualifications	0-20	20	15
Financial Capabilities	0-15	15	15
Design/Development Concept	0-25	25	20
Financial Proposal	0-20	15	20
Fiscal Impact	0-15	12	10
References	0-5	3	5
	Total =	90	85

	Potential Points	Frazier Elite Homes LLC	Parrish & Associates LLC
<u>Committee Members (Average)</u>	Potential Points		
Firm Information and Development Qualifications	0-20	19	15
Financial Capabilities	0-15	14	29
Design/Development Concept	0-25	24	18
Financial Proposal	0-20	18	18
Fiscal Impact	0-15	13	12
References	0-5	4	5
	Total =	92	97

	Potential Points	Frazier Elite Homes LLC	Parrish & Associates LLC
<u>Committee Members (Total)</u>	Potential Points		
Firm Information and Development Qualifications	0-60	56	44
Financial Capabilities	0-45	43	39
Design/Development Concept	0-75	73	54
Financial Proposal	0-60	53	54
Fiscal Impact	0-45	39	37
References	0-15	12	14
	Grand Total=	276	242

EVALUATION CRITERIA

Unsolicited Proposals – 1910 NW 7 Street Single Family Home (Income Restricted Buyer)

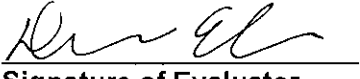
Proposer: Frazier Elite Homes LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	20
Financial Capabilities	0-15	15
Design/Development Concept	0-25	25
Financial Proposal	0-20	20
Fiscal Impact	0-15	15
References	0-5	5
TOTAL POINTS	100	80

COMMENTS:

Locally owned, much better implementation plan for local workforce involvement.

Better design and amenities, will be an asset to add this type of home, completed with smart features and finished with accessories / move-in ready. Putting in more equity by developer and has agreed not to increase price at time of sale; will absorb costs overrun if it happens. They self-perform a lot of the work which passes on more savings and allows them to deliver a better product.


Signature of Evaluator

11/04/2025
Date

Danielle Elzahr
Printed Name

EVALUATION CRITERIA

Unsolicited Proposals – 1910 NW 7 Street Single Family Home (Income Restricted Buyer)

Proposer: Parrish and Associates LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	10
Financial Capabilities	0-15	10
Design/Development Concept	0-25	10
Financial Proposal	0-20	15
Fiscal Impact	0-15	12
References	0-5	5
TOTAL POINTS	100	862

COMMENTS:

Located in Deerfield, has experience building in Pompano Beach.
Had a less defined plan to incorporate local workforce involvement,
but there is an intent to do so as long as cost /availability
works out. Design is a carbon copy of every home they
have built; would prefer to see more investment in design.
Not putting in as much equity and has less strong financial
statement. They intend to absorb some cost overrun but did not
commit to not changing sales price.


Signature of Evaluator

11/04/2025
Date

Danielle Elzahr
Printed Name

EVALUATION CRITERIA

Unsolicited Proposals – 1910 NW 7 Street Single Family Home (Income Restricted Buyer)

Proposer: Frazier Elite Homes LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	16
Financial Capabilities	0-15	13
Design/Development Concept	0-25	23
Financial Proposal	0-20	18
Fiscal Impact	0-15	12
References	0-5	4
TOTAL POINTS	100	860

COMMENTS:

Verna Grant
Signature of Evaluator

Nov 4, 2025
Date

Verna Grant
Printed Name

EVALUATION CRITERIA

Unsolicited Proposals – 1910 NW 7 Street Single Family Home (Income Restricted Buyer)

Proposer: Parrish and Associates LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	19
Financial Capabilities	0-15	14
Design/Development Concept	0-25	24
Financial Proposal	0-20	19
Fiscal Impact	0-15	15
References	0-5	4
TOTAL POINTS	100	95

COMMENTS:

Valma Grant
Signature of Evaluator

Nov 4, 2025
Date

Valma Grant
Printed Name

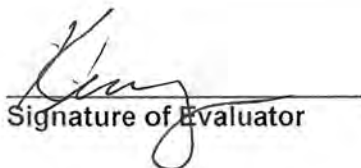
EVALUATION CRITERIA

Unsolicited Proposals – 1910 NW 7 Street Single Family Home (Income Restricted Buyer)

Proposer: Frazier Elite Homes LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	20
Financial Capabilities	0-15	15
Design/Development Concept	0-25	25
Financial Proposal	0-20	15
Fiscal Impact	0-15	12
References	0-5	3
TOTAL POINTS	100	90 0

COMMENTS:


Signature of Evaluator

11/4/2025
Date

Keriann Worley
Printed Name

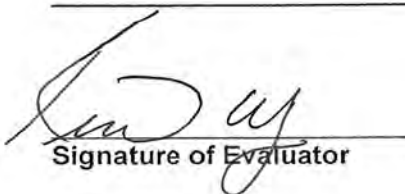
EVALUATION CRITERIA

Unsolicited Proposals – 1910 NW 7 Street Single Family Home (Income Restricted Buyer)

Proposer: Parrish and Associates LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	15
Financial Capabilities	0-15	15
Design/Development Concept	0-25	20
Financial Proposal	0-20	20
Fiscal Impact	0-15	10
References	0-5	5
TOTAL POINTS	100	85 0

COMMENTS:


Signature of Evaluator

11/4/2025
Date

Keriann Worley
Printed Name



Conflict of Interest Disclosure Form

In order to assure compliance with applicable law, this form must be completed and delivered to the CRA by any individual prior to her/his evaluation of a competitive solicitation for the CRA.

Committee Member Name: Danielle Elzahr	Committee Member Title: NW CRA Advisory Committee Member
Committee Member Department: NW CRA Advisory Committee	Committee Member Telephone: 225-955-3753
Solicitation Number: N/A	Unsolicited Proposals 1910 NW 7 Street - Single-family home
	300 NW 27 Avenue - 4 Townhomes

Firms That Submitted a Response to the Solicitation Identified Above:	
Frazier Elite Homes, LLC	
Parrish & Associates, LLC	

Please answer the following questions:	Yes	No	If yes, identify the person's name and relationship to you.	If yes, identify the respondent bidder or proposer
Are you or your spouse, parent, son, daughter, sibling, in-law, domestic partner, or business associate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Employed or retained by a respondent, bidder or proposer (including its parents, subsidiary or sibling organization)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The owner of an equity position of greater than 5% in a respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The recipient (within the last 12 months) of any income, gift, loan or any other item of value exceeding \$50 from any respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The holder of any interest in intellectual property rights belonging to a respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Are you aware of any other potential conflict of interest with this competitive solicitation concerning you or your spouse, father, mother, son, daughter, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, or domestic partner?

Yes ☐ No ☒

If yes, please identify the person's name and relationship to you: _____

Please describe the potential conflict of interest: _____

By signing below, I attest that all information submitted herein is true and complete to the best of my knowledge.



Committee Member Signature

11/04/2025

Date



Conflict of Interest Disclosure Form

In order to assure compliance with applicable law, this form must be completed and delivered to the CRA by any individual prior to her/his evaluation of a competitive solicitation for the CRA.

Committee Member Name: <u>Velma Flowers</u>	Committee Member Title: <u>Board Member</u>
Committee Member Department: <u>CRA</u>	Committee Member Telephone: <u>561-667-2595</u>
Solicitation Number: N/A	Unsolicited Proposals 1910 NW 7 Street - Single-family home
	300 NW 27 Avenue - 4 Townhomes

Firms That Submitted a Response to the Solicitation Identified Above:	
Frazier Elite Homes, LLC	
Parrish & Associates, LLC	

Please answer the following questions:	Yes	No	If yes, identify the person's name and relationship to you.	If yes, identify the respondent bidder or proposer
Are you or your spouse, parent, son, daughter, sibling, in-law, domestic partner, or business associate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Employed or retained by a respondent, bidder or proposer (including its parents, subsidiary or sibling organization)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The owner of an equity position of greater than 5% in a respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The recipient (within the last 12 months) of any income, gift, loan or any other item of value exceeding \$50 from any respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The holder of any interest in intellectual property rights belonging to a respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Are you aware of any other potential conflict of interest with this competitive solicitation concerning you or your spouse, father, mother, son, daughter, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, or domestic partner?

Yes ☐ No ☒

If yes, please identify the person's name and relationship to you: _____

Please describe the potential conflict of interest: _____

By signing below, I attest that all information submitted herein is true and complete to the best of my knowledge.

Velma Flowers

Committee Member Signature

10/24/2025

Date



Conflict of Interest Disclosure Form

In order to assure compliance with applicable law, this form must be completed and delivered to the CRA by any individual prior to her/his evaluation of a competitive solicitation for the CRA.

Committee Member Name: <i>Kerann Worley</i>	Committee Member Title: <i>Broker/Owner</i>
Committee Member Department: <i>Real Estate</i>	Committee Member Telephone: <i>954-661-2954</i>
Solicitation Number: N/A	Unsolicited Proposals 1910 NW 7 Street - Single-family home
	300 NW 27 Avenue - 4 Townhomes

Firms That Submitted a Response to the Solicitation Identified Above:	
Frazier Elite Homes, LLC	
Parrish & Associates, LLC	

Please answer the following questions:	Yes	No	If yes, identify the person's name and relationship to you.	If yes, identify the respondent bidder or proposer
Are you or your spouse, parent, son, daughter, sibling, in-law, domestic partner, or business associate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Employed or retained by a respondent, bidder or proposer (including its parents, subsidiary or sibling organization)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The owner of an equity position of greater than 5% in a respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The recipient (within the last 12 months) of any income, gift, loan or any other item of value exceeding \$50 from any respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
The holder of any interest in intellectual property rights belonging to a respondent, bidder or proposer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Are you aware of any other potential conflict of interest with this competitive solicitation concerning you or your spouse, father, mother, son, daughter, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, or domestic partner?

Yes ☐ No ☒

If yes, please identify the person's name and relationship to you: _____

Please describe the potential conflict of interest: _____

By signing below, I attest that all information submitted herein is true and complete to the best of my knowledge.

Kerann Worley

Committee Member Signature

11/31/25

Date

ADMINISTRATIVE MEMORANDUM NO. 25-049 - REVISED

TO: Cassandra LeMasurier, Real Property Manager
VIA: David L. Recor, ICMA-CM, Director of Development Services
FROM: Lauren Gratzner, Senior Planner
SUBJECT: Unsolicited Proposal Review on NW 19th Ave & NW 7th Street | [484234080470](#)
DATE: July 21, 2025

The CRA has received an unsolicited proposal to build a single-family home on vacant lot 1900 NW 7th Street (folio [484234080470](#)) a/k/a Lot 24 of the WILLIAMS subdivision, less the east 10 feet for road. Zoning Staff has conducted a preliminary Zoning review of the proposal from **Frazier Elite Homes LLC/Studio-US**. The following are items that will need to be addressed:



Process

- The subject property is zoned Multi-Family Residence 12 (RM-12) and has a Land Use designation of LM (Low-Medium 5-10 DU/AC). A single-family home is permitted by right on this property in accordance with the intensity and dimensional standards of the RM-12 zoning district ([155.3209.C](#)).
- The subject property has less than the typical required ROW distance along NW 7th Street at about 15 feet to the center line. The City Engineer determined that a 5-foot ROW dedication will be sufficient to fulfill the needs of the Engineering Division. This dedication shall be submitted prior to building permit approval. Please note that all site plan data information shall be calculated per the site square footage post dedication and setbacks shall be taken from the revised property lines.
- The RM-12 Zoning District requires a minimum lot width of 60-feet and a minimum lot area of 7,000 SF. The subject lot has 50-feet in width and shall maintain the minimum lot area. In accordance with Code Section [155.7403A\(1\)](#), a lot of 40 feet wide can be developed for any use permitted in the zoning district in which the lot is located if the proposal is in compliance with all other applicable standards of the zoning district.
- Construction of a single-family home does *not* require site plan approval and can be submitted directly for building permit approvals.

Review Comments

1. The front yard (the first 25' from the south property line) shall maintain a minimum of 50% living material (ex: grass, landscaping). A driveway was not provided on the proposed site plan for consideration; however, this requirement shall be met in addition to having a minimum of two 9'x18' parking spaces within the property lines (either within the garage or on the driveway).
2. In addition to the front yard pervious requirements, the overall property shall maintain a minimum of 25% of the lot as living pervious area.
3. Trash bins shall be screened either within the garage or by fencing behind the building. It is recommended to confirm there is enough space for these within the garage in addition to a car(s).
4. On the street side (east), interior side (west), and rear (north) setbacks: "Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft."
5. Any proposed mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section [155.5203.B.2.f.](#), Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened.

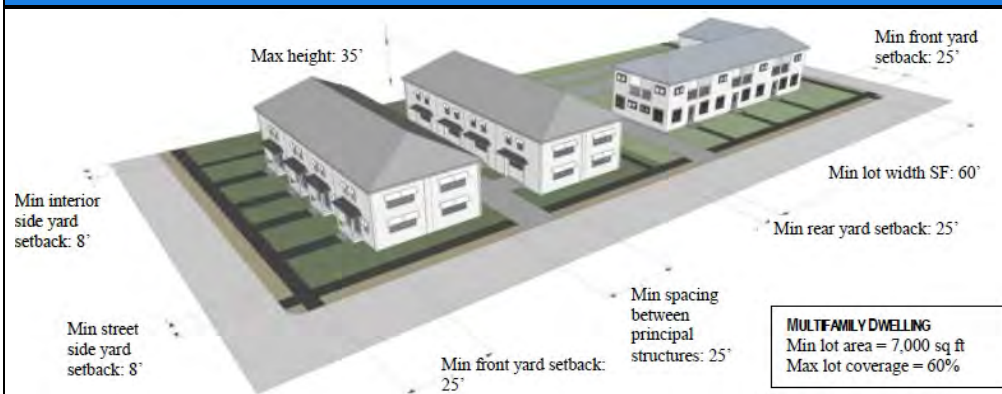
155.3209. MULTIPLE-FAMILY RESIDENCE 12 (RM-12)

A. Purpose		Typical Building Type	
A. Purpose		Typical Building Type	
The Multiple-Family Residence 12 (RM-12) district is established and intended to accommodate primarily multifamily dwellings (including townhouse development) including community residences and recovery communities at moderate densities. The district also accommodates single-family and two-family dwellings, zero-lot-line development, assisted living facilities, and continuing care retirement communities. Limited neighborhood-serving nonresidential uses, as well as office buildings with a floor area of 2,000 square feet or less, are allowed as Special Exceptions.			
B. Use Standards			
See Appendix A: Consolidated Use Table, and use-specific standards inArticle 4: Use Standards.			
C. Intensity and Dimensional Standards ¹		Typical Lot Pattern	
Lot area, minimum (sq ft)	7,000 ²		
Lot width, minimum (ft)	60 ²		
Density, maximum (du/ac)	12 ^{2,3}		
Floor area per dwelling unit, minimum (sq ft)	SF	950	
	2F	750	
	MF	Efficiency units: 500	
		Other units: 650 + 100 per BR>1	
Lot coverage, maximum (% of lot area)	60 ²		
Pervious area, minimum (% of lot area)	25 ²		
Height, maximum (ft)	35		
Front yard setback, minimum (ft)	25		
Street side yard setback, minimum (ft)	8 ^{2,4}		
Setback from a waterway or canal, minimum (ft)	25		
Setback from the historic dune vegetation line, minimum (ft)	25		
Interior side yard setback, minimum (ft)	8 ^{2,4,6}		
Rear yard setback, minimum (ft)	10 ⁴		
Spacing between principal structures, minimum (ft)	25		
Required Front Yard, Pervious Area, minimum (% of Required Front Yard)	50 (for Single Family Dwellings only)		
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.		

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/exceptions in Article 9: Part 4 .
2. For townhouse development , applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.
3. On land classified Residential by the Land Use Plan , maximum gross residential density may not exceed that established for the particular land use classification.
4. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.
5. For developments with zero-lot-line single-family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.

Typical Development Configuration



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-73](#), passed 7-23-13; Am. Ord. [2018-60](#), passed 6-12-18; Am. Ord. [2020-40](#), passed 2-11-20))



Site Address	NW 7 STREET, POMPANO BEACH FL 33069	ID #	4842 34 08 0470
Property Owner	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	80-01
Abbr Legal Description	WILLIAMS SUBDIVISION 28-47 B LOT 24 LESS E 10 FOR RD BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$102,900		\$102,900	\$32,520	
2024	\$102,900		\$102,900	\$29,570	
2023	\$102,900		\$102,900	\$26,890	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$102,900	\$102,900	\$102,900	\$102,900
Portability	0	0	0	0
Assessed/SOH	\$32,520	\$102,900	\$32,520	\$32,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$32,520	\$102,900	\$32,520	\$32,520
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
2/16/2005	JQT		39117 / 1574
2/11/2003	QC*	\$100	34931 / 138
8/13/2002	QC*		33625 / 994
5/25/2001	TXD		32301 / 1463
4/1/1983	WD	\$5,000	12536 / 391

Land Calculations

Price	Factor	Type
\$14.00	7,350	SF
Adj. Bldg. S.F.		

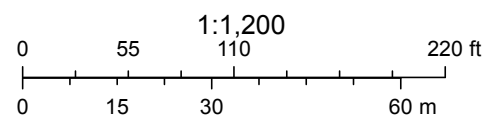
* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
X			3A					
1								



June 25, 2025



ADMINISTRATIVE MEMORANDUM NO. 25-063

TO: Cassandra LeMasurier, Real Property Manager
VIA: David L. Recor, ICMA-CM, Director of Development Services
FROM: Lauren Gratzner, Senior Planner
SUBJECT: Unsolicited Proposal Review #2 on NW 19th Ave & NW 7th Street | [484234080470](#)
DATE: September 15, 2025

The CRA has received an unsolicited proposal to build a single-family home on vacant lot 1900 NW 7th Street (folio [484234080470](#)) a/k/a Lot 24 of the WILLIAMS subdivision, less the east 10 feet for road. Zoning Staff has conducted a preliminary Zoning review of the proposal from **Parrish & Associates LLC**. The following are items that will need to be addressed:

Process



- The subject property is zoned Multi-Family Residence 12 (RM-12) and has a Land Use designation of LM (Low-Medium 5-10 DU/AC). A single-family home is permitted by right on this property in accordance with the intensity and dimensional standards of the RM-12 zoning district ([155.3209.C](#)).
- The subject property has less than the typical required ROW distance along NW 7th Street at about 15 feet to the center line. The City Engineer determined that a 5-foot ROW dedication will be sufficient to fulfill the needs of the Engineering Division. This dedication shall be submitted prior to building permit approval. Please note that all site plan data information shall be calculated per the site square footage post dedication and setbacks shall be taken from the revised property lines.
- The RM-12 Zoning District requires a minimum lot width of 60-feet and a minimum lot area of 7,000 SF. The subject lot has 50-feet in width and shall maintain the minimum lot area. In accordance with Code Section [155.7403A\(1\)](#), a lot of 40 feet wide can be developed for any use permitted in the zoning district in which the lot is located if the proposal is in compliance with all other applicable standards of the zoning district.
- Construction of a single-family home does *not* require site plan approval and can be submitted directly for building permit approvals.

Review Comments

1. The front yard (the first 25' from the south property line) shall maintain a minimum of 50% living material (ex: grass, landscaping). A driveway was not provided on the proposed site plan for consideration; however, this requirement shall be met in addition to having a minimum of two 9'x18' parking spaces within the property lines (either within the garage or on the driveway).
2. In addition to the front yard pervious requirements, the overall property shall maintain a minimum of 25% of the lot as living pervious area.
3. Trash bins shall be screened either within the garage or by fencing behind the building. It is recommended to confirm there is enough space for these within the garage in addition to a car(s).

4. On the street side (east), interior side (west), and rear (north) setbacks: “Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.”
5. The interior side and street side setbacks are both required to be 8 feet. The proposed 7.5 foot setbacks shall obtain approval of a Minor Administrative Adjustment in accordance with Code Section [155.2421](#) prior to building permit approval.
6. Any proposed mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section [155.5203.B.2.f.](#), Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened.

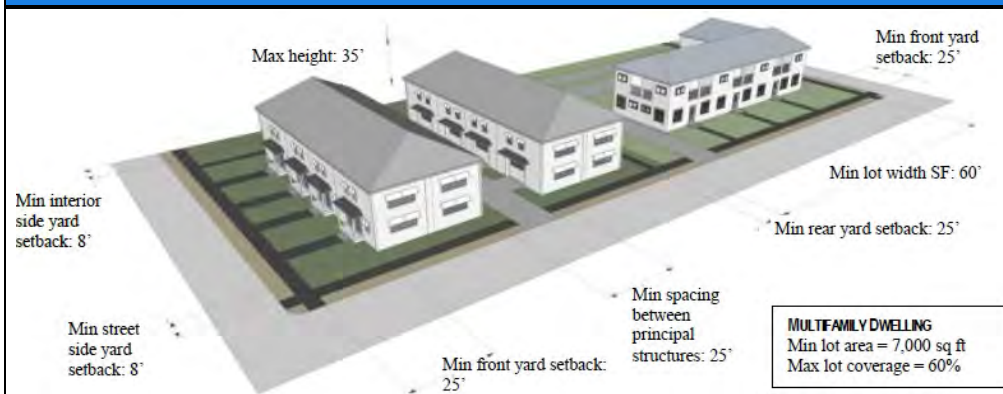
155.3209. MULTIPLE-FAMILY RESIDENCE 12 (RM-12)

A. Purpose		Typical Building Type	
A. Purpose		Typical Building Type	
The Multiple-Family Residence 12 (RM-12) district is established and intended to accommodate primarily multifamily dwellings (including townhouse development) including community residences and recovery communities at moderate densities. The district also accommodates single-family and two-family dwellings, zero-lot-line development, assisted living facilities, and continuing care retirement communities. Limited neighborhood-serving nonresidential uses, as well as office buildings with a floor area of 2,000 square feet or less, are allowed as Special Exceptions.			
B. Use Standards			
See Appendix A: Consolidated Use Table, and use-specific standards inArticle 4: Use Standards.			
C. Intensity and Dimensional Standards ¹		Typical Lot Pattern	
Lot area, minimum (sq ft)	7,000 ²		
Lot width, minimum (ft)	60 ²		
Density, maximum (du/ac)	12 ^{2,3}		
Floor area per dwelling unit, minimum (sq ft)	SF	950	
	2F	750	
	MF	Efficiency units: 500	
		Other units: 650 + 100 per BR>1	
Lot coverage, maximum (% of lot area)	60 ²		
Pervious area, minimum (% of lot area)	25 ²		
Height, maximum (ft)	35		
Front yard setback, minimum (ft)	25		
Street side yard setback, minimum (ft)	8 ^{2,4}		
Setback from a waterway or canal, minimum (ft)	25		
Setback from the historic dune vegetation line, minimum (ft)	25		
Interior side yard setback, minimum (ft)	8 ^{2,4,6}		
Rear yard setback, minimum (ft)	10 ⁴		
Spacing between principal structures, minimum (ft)	25		
Required Front Yard, Pervious Area, minimum (% of Required Front Yard)	50 (for Single Family Dwellings only)		
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.		

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/exceptions in Article 9: Part 4 .
2. For townhouse development , applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.
3. On land classified Residential by the Land Use Plan , maximum gross residential density may not exceed that established for the particular land use classification.
4. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.
5. For developments with zero-lot-line single-family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.

Typical Development Configuration



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-73](#), passed 7-23-13; Am. Ord. [2018-60](#), passed 6-12-18; Am. Ord. [2020-40](#), passed 2-11-20))

Frazier Elite Homes

CONCEPTUAL DESIGN BY STUDIO-US [DESIGN]

7th Street Single-Family Proposed Design

LETTER OF INTENT
FRAZIER ELITE HOMES- WORK SAMPLES
STUDIO-US [DESIGN]
PROJECT DESCRIPTION
SITE PLAN
RENDERING
FLOOR PLAN
PROJECT/CONSTRUCTION SCHEDULE
CONSTRUCTION COST ESTIMATE
FINANCIAL FEASIBILITY

ADDITIONAL ITEMS ATTACHED
GC LICENSES
DOCUMENTS SUPPORTING:
LEGAL INFORMATION
FINANCIAL QUALIFICATIONS AND FEASIBILITY
REFERENCE CONTACT INFORMATION
FISCAL IMPACT

Dear City of Pompano NW CRA

Frazier ELITE Homes, LLC (FEH) is expressing interest in the acquisition of certain CRA-owned parcels located in the vicinity of NW 7TH street Pompano Beach, Florida 33069 .for the purpose of the re-development of the area and the building of new single-family homes. We are pleased to present this letter of Intent and welcome the opportunity to work in collaboration with the City of Pompano Beach and CRA. This letter will outline, in general terms, our intent to acquire the City-owned parcels.

Background:

The CRA currently owns parcel with the folio # 484234080470. The CRA has indicated its interest in encouraging the development and revitalization of its neighborhoods, and specifically in the area mentioned. This is a vacant lot that is not being utilized for its “highest and best use,” as we are also experiencing a critical affordable housing shortage. Subsequently, the CRA has had to maintain, secure and patrol the property, at its own cost, while the same property cannot be included in the tax roll, and therefore resulting in a tax base loss which further depletes the City resources.

Property Acquisition:

FEH wishes to acquire the Property from the City of Pompano Beach. **The proposed negotiable Purchase Price shall be \$50,000 for the lot to the city of Pompano Beach and \$35,000 to Jesus Supernatural Church.** In the alternative, we will offer to pay the reasonable and fair assessed value for each property, provided the City is able to offer marketable title. The closing shall take place as soon as permissible by the City.

Development Plan:

Frazier Elite Homes is a developer and general contractor with access to other vendors with business interests located within the City of Pompano Beach. The ultimate residential use shall be based on the maximum permitted by zoning laws, and which is financially feasible utilizing available financing. FEH will leverage private sector financing and apply for County, State and/or Federal incentives to assist the development, and may also pursue available City sponsored programs, or other alternatives for which the Properties can compete for funding.

Thank you for considering this Letter of Intent. We look forward to working with the CRA on this important development. Please do not hesitate to contact us via any means most convenient to you.

Very truly yours,

Mekaela Frazier/ Leon Frazier

Frazier Elite Homes: Building the Future of Residential Living

Frazier Elite Homes is a trusted residential builder with deep roots in the community. With 7 years in business and a growing reputation, we specialize in crafting smart, sustainable, and innovative homes that cater to modern living. From new construction to custom designs, our homes are built with the latest technologies and sustainability in mind, ensuring both functionality and style.

Our homes are not just built to last, but they are designed to adapt to the future. With experience building throughout Florida, we have honed our craft and are committed to delivering exceptional homes that meet the highest standards of quality, efficiency, and environmental responsibility.

At Frazier Elite Homes, we're not just building houses; we're building the future: one sustainable, smart home at a time.

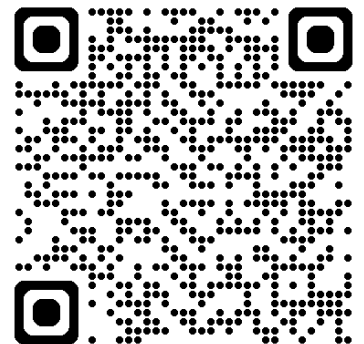
ARCHITECTURE AND DESIGN FIRM

STUDIO-US [DESIGN] is proudly led by Stacey Boynton, a passionate architect with deep roots in Pompano Beach, South Florida. Her vision guides the firm toward groundbreaking solutions that redefine the built environment, while always staying rooted in the values of community, sustainability, and inclusivity.

Stacey's commitment to the design community extends beyond her firm—she is an active member of AIA Fort Lauderdale and currently serves as the I.D.E.A. Advisory Council Chair for AIA Florida.

Her leadership experience also includes her previous role on the Northwest CRA Advisory Committee in Pompano Beach and as the Immediate Past President of the National Organization of Minority Architects (NOMA) South Florida.

Stacey's dedication to the advancement of design and architecture, combined with her strong ties to the community, fuels her drive to create innovative, resilient, and inclusive spaces that reflect both culture and functionality.



504 NW 9th Ave, Pompano Beach, FL 33060
New construction- completed 2024
Design Team:

Francis Stewart
(954) 861-8464
Fjsdino777@aol.com



FRAIZER ELITE HOMES – RECENT PROJECTS

LETTER OF INTENT
FRAIZER ELITE HOMES
STUDIO-US [DESIGN]
PROJECT DESCRIPTION
SITE PLAN
RENDERING
FLOOR PLAN
PROJECT/CONSTRUCTION SCHEDULE
CONSTRUCTION COST ESTIMATE

For Zillow, Inc. - 08/06/2024
S. BeachesMLS - 587337630

3708 NW 42nd street Cape Coral, FL
New construction- completed 2024



FRAIZER ELITE HOMES – RECENT PROJECTS

LETTER OF INTENT
FRAIZER ELITE HOMES
STUDIO-US [DESIGN]
PROJECT DESCRIPTION
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FLOOR PLAN
PROJECT/CONSTRUCTION SCHEDULE
CONSTRUCTION COST ESTIMATE

3708 NW 42nd street Cape Coral, FL
New construction- completed 2024



FRAIZER ELITE HOMES – RECENT PROJECTS

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STUDIO-US [DESIGN]
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3708 NW 42nd street Cape Coral, FL
New construction- completed 2024



FRAIZER ELITE HOMES – RECENT PROJECTS

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FRAIZER ELITE HOMES – RECENT PROJECTS

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STUDIO-US [DESIGN]
PROJECT DESCRIPTION
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1013 NW 3rd Ave Pompano Beach, FL 33060

Design Team:

Francis Stewart

(954) 861-8464

Fjsdino777@aol.com

FRAIZER ELITE HOMES – RECENT PROJECTS



LETTER OF INTENT
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—

15 New Construction Residential Projects Cape Coral, FL
GC Development in the last 5 years
Design Team

Jason Drafting Inc
(239) 673-7024
Admin@jd-inc.net

1213 NE 11th TERR
1003 NE 10th TERR
4217 NW 32nd TERR
4210 NW 34th LANE
4206 NW 34th LANE
3707 NW 42nd STREET
4348 NW 27th LANE
2320 NW 38th AVE
3225 NW 15th LANE
4230 NW 25th TERR
4142 NW 38th AVE
4348 NW 35th AVE
121 NW 32nd PLACE
1411 NW 32nd PLACE
4304 JACARANDA PARKWAY

FRAIZER ELITE HOMES – RECENT PROJECTS

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FRAIZER ELITE HOMES
STUDIO-US [DESIGN]
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CONSTRUCTION COST ESTIMATE

—

5 New Construction Residential Projects Port St. Lucie, FL
GC Development in the last 5 years
Design Team

Bobby Raimondo
(941) 456-1906
Bgraimondo@comcast.net

Rohan Lugg
(954) 295- 2022
Rohanlugg@yahoo.com

1272 Mendavia Lane
Port St. Lucie, FL

1085 SW Sultan Drive
Port St. Lucie, FL

1538 SE Manth Lane
Port St. Lucie, FL

2471 SE Melaluca Blvd
Port St. Lucie, FL

FRAIZER ELITE HOMES – RECENT PROJECTS

LETTER OF INTENT
FRAIZER ELITE HOMES
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Port St. Lucie Florida



FRAIZER ELITE HOMES – RECENT PROJECTS

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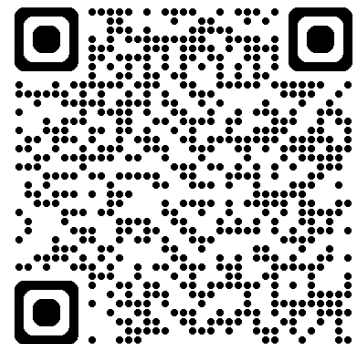
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NORTH

The proposed single-family project in Pompano Beach is a new construction home designed for modern living. This proposed home will emphasize resilience, smart technology, and compliance with updated building codes to ensure long-term durability and efficiency.

Key Features:

- **Smart Home Integration:** Equipped with “Ring” doorbell cameras, app-controlled appliances, and other smart home features for enhanced security and convenience.
- **Modern Construction:** Built to the latest building codes, featuring impact-resistant windows, durable materials, and energy-efficient systems.
- **Spacious Layouts:** The home offers three bedrooms, two bathrooms, and two-car garage, with the floorplan approximately +/-2,290 sq. ft.
- **Prime Location:** Situated in the Northwest Pompano Beach Community Redevelopment Area, providing easy access to parks, schools and potentially the new downtown.
- **Sustainable & Safe:** Designed with hurricane-resistant materials, concrete block construction, and high-efficiency systems to promote safety and energy savings.

This proposed home offers a perfect blend of innovation, security, and comfort, making it an ideal choice for families and modern homeowners looking for a smart, resilient, and well-located home.

Understanding the fabric of the community. Current single-family homes in the area



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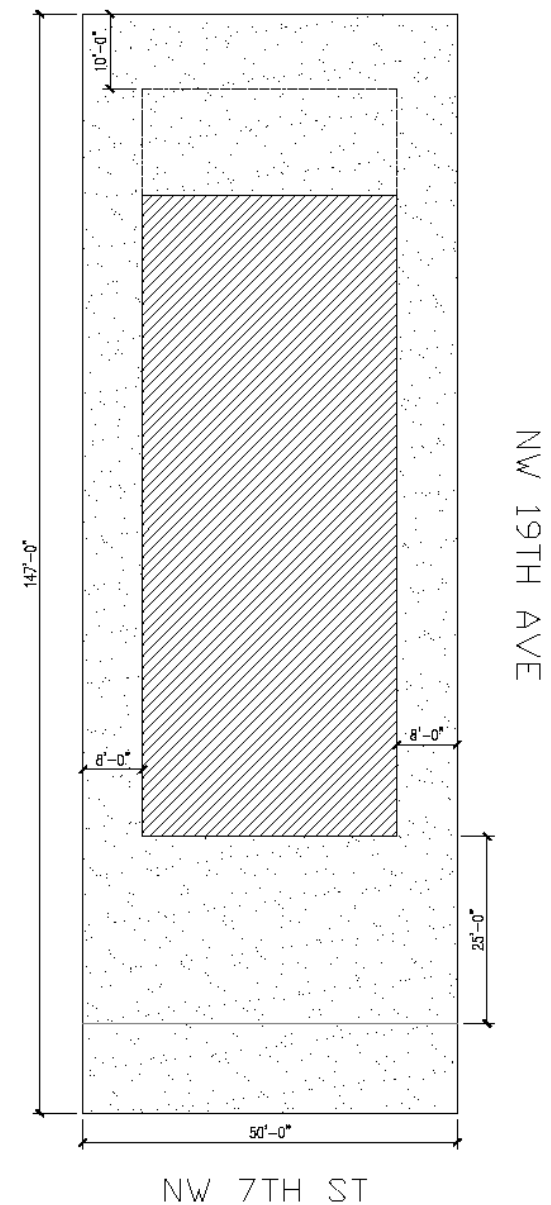
HOMES BY OTHERS

STUDIO-US [DESIGN]

- LETTER OF INTENT
- FRAZIER ELITE HOMES
- STUDIO-US [DESIGN]
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NORTH



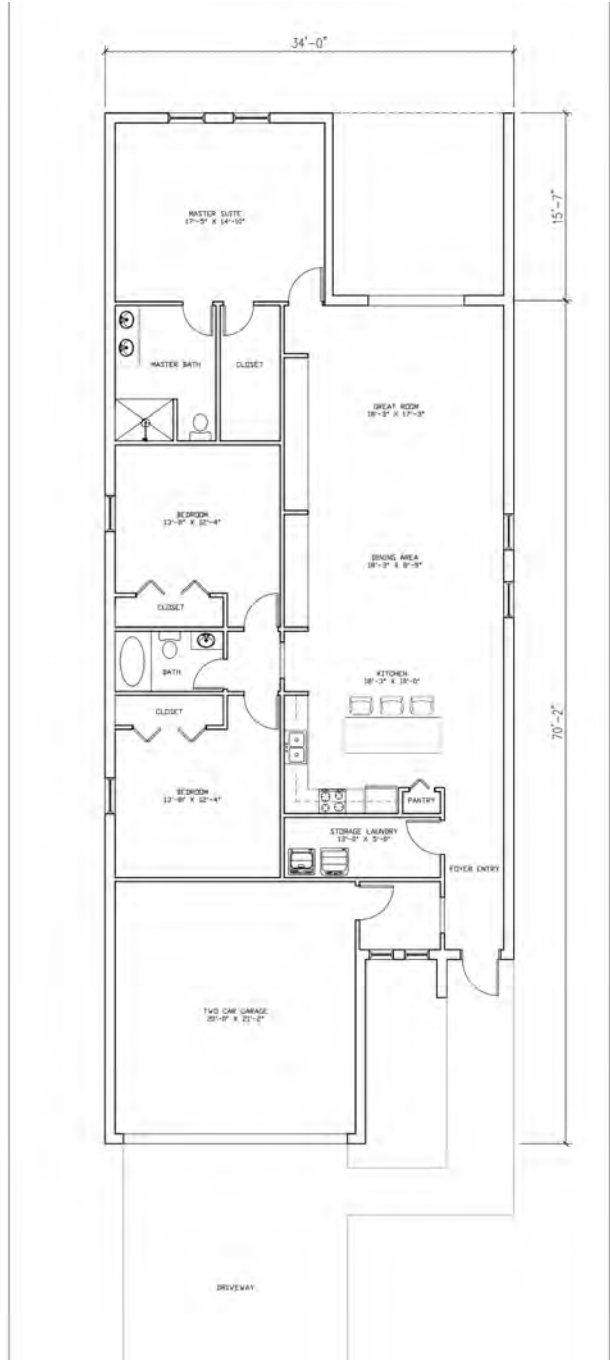
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PROPOSED CONCEPTUAL RENDERING



STUDIO-US [DESIGN]



NORTH

LIVING SPACE: 1,877 SQ FT
GARAGE : 420 SQ FT
OUTDOOR PATIO: 216 SQ FT
TOTAL: 2,513 SQ FT

3 BEDROOM
2 BATHROOM
TWO CAR GARAGE
EXTRA STORAGE SPACE
SMART TECHNOLOGY

STUDIO-US [DESIGN]

SPECIFICATIONS	
TRADE	DESCRIPTION OF WORK
7th STREET CUSTOM SINGLE FAMILY HOME	
EXTERIOR	
ROOF	BARREL TILE ROOF
DRIVEWAY/WALKWAYS	PAVER DRIVEWAY
COVERED PATIOS	CONCRETE FLAT ROOF
IRRIGATION	
LANDSCAPING	DIGITAL SYSTEM
FASCIA	2X6 WOOD
SOFFIT	STUCCO
SOFFIT/VENTING	N/A
STUCCO	SMOOTH FINISH
GUTTERS	ALUMINUM
STONE	RIVER STONE
INTERIOR	
CABINETS	
KITCHEN CABINETS DOORS	WOOD RAISE PANAEL
KITCHEN CABINETS HEIGHT	42 INCH WOOD
MASTER BATH	WOOD RAISE PANEL
MASTER VANITY HEIGHT	34 INCH
SECONDARY BATH	WOOD CABINETS
VANITY HEIGHT	34 INCH
LAUNDRY ROOM	SMART WASHER AND DRYER
COUNTERTOPS/VANITY TOPS	

KITCHEN COUNTERTOP
BACKSPLASH
MASTER BATH VANITY TOP
SECONDARY BATHS VANITY TOPS

QUARTZ
QUARTZ
QUARTZ
QUARTZ

WINDOW SILLS

THROUGHOUT

WOOD TRIM WITH CUSTOM MOLDING

MILLWORK/MIRRORS/SHELVING/ SHOWER ENCLOSURES

INTERIOR DOOR
CLOSET DOORS
AC CLOSET DOOR
BASEBOARD AND CASING SIZE
BASEBOARDS
CROWN
EXTERIOR DOOR HARDWARE
INTERIOR DOOR HARDWARE
STAIRS
STAIR RAILING
MIRRIORS
CLOSET SHELVING
ACESSORIES
SHOWER ENCLOSURE

8 FT TWP PANEL DOOR
8 FT TWO PANEL CLOSET DOORS
LOUVERED
3 1/2 INCH TRIM
6 1/2 CUSTOM PROFILE
DOUBLE CROWN MOLDING
DOUBLE BOAR KEY HOLES
SINGLE BOAR KEYLESS
N/A
N/A
40 INCH MIRROR TRIM IN CUSTOM MOLDING
CUSTOM BUILKT WOOD SHEVLING
FIRE ESCAPE LATTER/FIRE EXTING& GUISHER
GLASS DOORS

DRYWALL

DRYWALL FINISH WALLS
DRYWALL FINISH CEILINGS

TEXTURE WALLS
TEXTURE CEILING

WET AREAS DRYWALL
CORNERS

DENSHEILD
SQUARED

BATH TILE

MASTER WALLS
MASTER FLOOR
SECONDARY BATH FLOORS

15X30 CREAMIC TILE
18X18 CREAMIC TILE
15X30 CREAMIC TILE

FLOORING

CERAMIC TILE
CARPET
VINYL
PAD

24X24 CREAMIC TILE LIVING, KITCHEN AND HAUL WAY
N/A
VINYL IN BEDROOMS
N/A

PLUMBING

KITCHEN SINK
KITCHEN FAUCET
DISPOSAL
MASTER TUB
MASTER TUB FAUCET
MASTER SHOWER
SHOWER/TUB COMBINATION
MASTER SINK FAUCET
MASTER SINK
SECONDARY BATH SHOWER/ TUB COMBO
SECONDARY SINK FAUCET
SECONDARY BATH SINK
SECONDARY TUB

UNDERMOUNT DOUBLE SINK
DELTA CHATEUA
1/3 HP BADGER
WHITE PORCELAIN TUB
DELTA CHATEUA OR EQUAL
DELTA CHATEUA OR EQUAL
DELTA CHATEUA OR EQUAL
DELTA CHATEUA OR EQUAL
WHITE PORCELAIN SINK
DELTA CHATEUA OR EQUAL
DELTA CHATEUA OR EQUAL
WHITE UNDERMOUNT
WHITE PORCELAIN TUB

Proposed Development Schedule – Single Family Home

Phase 1 – CRA & City Process

Month 1: CRA and City initial review & negotiations
Month 1–1.5: Draft and finalize Development Agreement with CRA
Month 1.5–2: CRA/City approval of Development Agreement
Month 2–2.5: Pre-application meeting with Planning Department

Phase 2 – Design & Approvals

Month 2–3: Architectural drawings (schematic + design development)
Month 3–3.5: Site plan submittal & City review (Round 1)
Month 3.5–4: Resubmittal / Site Plan Approval
Month 4–4.5: Construction documents & Building Permit application
Month 4.5–5: Permit review & approval

Phase 3 – Closing & Financing

Month 3–4: Secure financing commitments
Month 4.5–5: Land purchase / closing

Phase 4 – Construction

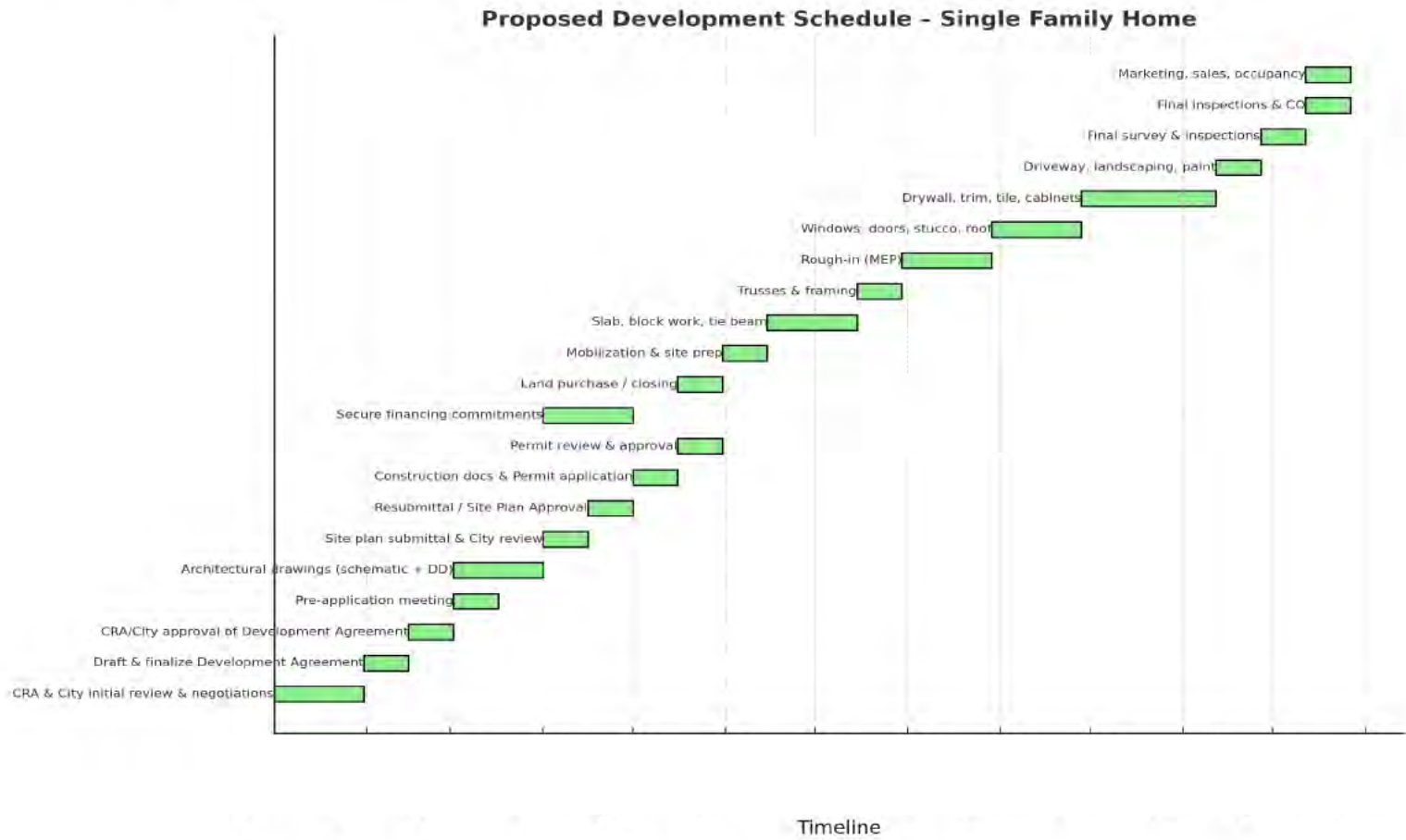
Month 5–5.5: Mobilization, site prep, survey, soil test
Month 5.5–6.5: Slab, block work, tie beam
Month 6.5–7: Trusses, framing
Month 7–8: Rough-in (electrical, plumbing, HVAC)
Month 8–9: Windows, doors, stucco, roof
Month 9–10.5: Drywall, trim, tile, cabinets, countertops
Month 10.5–11: Driveway, landscaping, paint, appliances, systems install
Month 11–11.5: Final survey, blower door test, inspections

Phase 5 – Occupancy

Month 11.5–12: Final inspections & Certificate of Occupancy
Month 11.5–12: Marketing, sales, first occupancy

LETTER OF INTENT
FRAZIER ELITE HOMES
STUDIO-US [DESIGN]
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Gantt Chart Timeline



- LETTER OF INTENT
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FRAZIER ELITE HOMES LLC

621 NW 8TH AVE

POMPANO BEACH, FL 33060

FRAZIERELITEHOMES@GMAIL.COM

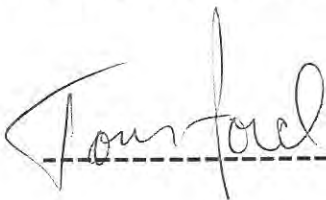
I, MEKAELA L. FRAZIER OF POMPANO BEACH, FL,
HAVE NEVER BEEN IN ANY CRIMINAL ACTIVITIES NOR
IN ANY CIVIL LITIGATION.



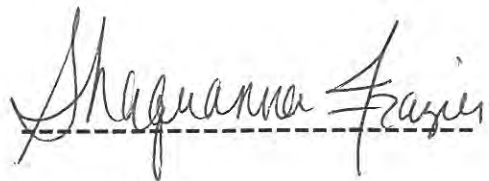
MEKAELA FRAZIER PRESIDENT



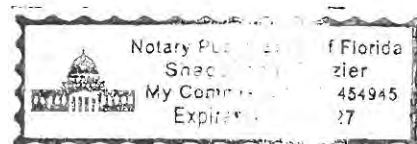
WITNESS



WITNESS



NOTARY



Construction Loan: Sources & uses

Sources	\$	%	Uses	\$	%
Construction Loan	\$ 390,000.00	85.00%	Land	\$ 85,000.00	18.47%
Investor Equity	\$ 70,000.00	15.00%	Construction Cost	\$ 185,000.00	40.21%
			Site Work	\$ 10,000.00	2.17%
			Hard Cost Contingency	\$ 20,000.00	4.34%
			Architectural & Engineering	\$ 15,000.00	3.26%
			Permitting, General Conditions & Fees	\$ 25,000.00	5.43%
			Developer & Builder Mgmt. Fees	\$ 70,000.00	15.20%
			Financing Expense	\$ 40,000.00	8.69%
			Other Soft Cost	\$ 10,000.00	2.17%
Total Sources	\$ 460,000.00	100%	Total Uses	\$ 460,000.00	100%

Project Budget		Unit Type I		Total	
Item		\$	PSF	\$	% of Total
Land Basis	\$	-		\$	-
Hard Costs					
Land	\$	85,000	\$ 18.47	\$	
Construction Costs	\$	185,000	\$ 40.21	\$	
Site Work	\$	10,000	\$ 2.17	\$	
Hard Cost Contingency	\$	20,000	\$ 4.34	\$	
Total Hard Costs	\$	300,000	\$ 65.28	\$	
Soft Costs					
Permits, General Conditions & Fees	\$	25,000	\$ 5.43	\$	
Architectural and Engineering Fees	\$	15,000	\$ 3.26	\$	
Development Management Fee	\$	35,000	\$ 7.60sf	\$	
Builder Management Fee	\$	35,000	\$ 7.60sf	\$	
Interest Expense	\$	40,000	\$ 8.69sf	\$	
Other Soft Cost	\$	10,000	\$ 2.17sf	\$	
Total Soft Costs	\$	160,000	\$	\$	
Total Cost	\$	460,000	\$ 205.35	\$	

TDHPA FUNDING SOLUTIONS

MORTGAGE FUNDING PRE-APPROVAL CERTIFICATE

Congratulations! You have been Pre-approved for a Commercial Mortgage Loan subject to the following terms and conditions:

Date: 09/05/2025

Borrower: FRAZIER ELITE HOMES LLC

Purchase Price: \$390,000.00

Property Address: 1910 NW 7th Street, Pompano Beach, FL 33069

Product Type: Hard Money Commercial Loan – New Construction Equity Line

Lender:



Solomon Linderman
Account Executive
E: slinderman@tdhpa.com
A: slinderman@tdhpa.com
P: 772-241-9168
TDHPA is an Equal Opportunity Lender

Your approval has been based on the total amount of available equity as collateral based on the loan characteristics noted above. It represents our best estimate of the loan for which you could qualify from one of our lenders, based on the purchase information you have provided to us.

This approval is based upon information on your financial application provided and is subject to final underwriting. We reserve the right to cancel this approval if any statement made to us in your application or confirmed by another source is found to be false in any way. Any change in your financial condition prior to the loan settlement must be reported to us. We will update your information at the time your property is selected.

This approval is not transferable and is based on information contained in your loan application. Please contact me directly if you have any questions at 772-241-9168.

Sincerely,

Tiwana D. Holmes
Investment Funding Consultant
tdhpa.fs@gmail.com
772-241-9168



P.O. Box 15284
Wilmington, DE 19850

To whom it may concern,

This letter is to certify that **Frazier Elite Homes, LLC.** has been banking with us and has had a very good standing business relationship with us for several years.

Frazier Elite Homes, LLC. currently has several related accounts with our bank in their name and under their authorization with current balances of \$400,000.00 USD.

Account holder: **Frazier Elite Homes, LLC.** is a valued customer and should you have any further questions or concerns, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to be "J. [unclear]", written over a horizontal line.

Bank of America, N. A. (branch #4102)
Member FDIC/Equal Housing Lender
DCA:dca
copy, file

9-5-2025

Date

INVESTOR FINANCIALS

FRAZIER ELITE HOMES LLC

BALANCE SHEET AS OF AUGUST 1, 2025

	<u>August 1, 2024,</u>	<u>September 1, 2025</u>
ASSETS		
CURRENT ASSETS		
CHECKING/SAVINGS 1	121,525.78	310,218.99
ACCOUNT RECEIVABLE	345,782.12	786,898.32
Other Current Asset	159,654.96	198,676.39
Total Current Assets	<u>626,962.86</u>	<u>1,295,793.70</u>
Fixed Assets		
Equipment and Machinery	198,267.66	198,267.66
Vehicles	67,128.20	67,128.20
Accumulated Depreciation ³	<u>- 33,876.12</u>	<u>-33,876.12</u>
Total Fixed Assets	<u>231,519.74</u>	<u>231,519.74</u>
Other Assets		
Accumulated Amortization	-500.00	-500.00
Organizational Costs	<u>500.00</u>	<u>500.00</u>
Total Other Assets	<u>0.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>858,482.60</u>	<u>1,527,313.44</u>
LIABILITIES & EQUITY	225,681.63	489,585.69
Liabilities	421,398.24	454,651.37
Current Liabilities	647,079.87	944,237.06
Long Term Liabilities	211,402.73	583,076.38
Total Liabilities		
Equity		
TOTAL LIABILITIES & EQUITY	<u>858,482.60</u>	<u>1,527,313.44</u>

FRAZIER ELITE HOMES LLC
621 NW 8TH AVE
POMPANO BEACH, FL 33060

REFERENCE:

RAYMOND STROWBRIDGE
231 SW 8TH STREET
DEERFIELD BCH, FL 33441
954-214-6182
NEW BUILD

GLENDAL LEE
228 SW 5TH COURT
DEERFIELD BEACH, FL
754-422-1558
NEW BUILD

NICHOLAS KYLE
1857 NW 93RD TERR
CORAL SPRINGS, FL 33071
954-952-8454
REMOLDEL

FRAZIER ELITE HOMES

621 NW 8TH AVE

POMPANO BEACH, FL 33060

FRAZIERELITEHOMES@GMAIL.COM

GENERATING JOBS FOR THE PEOPLE OF POMPANO BEACH, FL.

IF GIVEN THIS PROJECT, WE PLAN TO GENERATE OVER 25 JOBS FOR THE PEOPLE OF POMPANO BEACH, FL. BEING RAISED HERE, WE HAVE WORKED WITH SKILLED, QUALIFIED, SUBCONTRACTORS AND LABORERS THROUGHOUT THE ENTIRE POMPANO BEACH. THIS PROJECT WILL NOT ONLY GENERATE A SAFER ENVIRONMENT, CREATE JOBS, BUT GIVE OTHERS A MINDSET TO GRASP GREATNESS BEING DONE BY ONE OF THEIR PEERS, AND CREATE GENERATIONAL CRAFT FOR OUR KIDS AND THEIR KIDS TO COME.

Your Chase Mortgage Preapproval

Lender: JPMorgan Chase Bank, N.A.

Date: September 5, 2025
Reference Number: MAX8828445

Borrower(s): David R Concepcion

Property Address (if applicable): , Pompano Beach, Florida 33069

Congratulations! You are preapproved for a mortgage. Your preapproval is based on:

- Your credit report
- Your provided income & asset information
- An automated underwriting review

Below are the terms used to generate your preapproval:

Purchase price/Estimated value: \$450,000.00			Loan amount: \$436,500.00		
Property type: Single Family					
Credit report ordered: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Occupancy type: Primary Residence		
Mortgage Type	Interest Rate	Points	Mortgage Payment	Payment with Taxes and Insurance	Second mortgage Payment
Conventional/30 Year Fixed	6.375%	0.000%	\$2,723.19	\$3,783.83	\$0.00

Program terms, conditions, interest rates, and points reflect today's market and are subject to change without notice. Contact your Home Lending Advisor for up to date rates, terms and conditions.

Here are some important things to keep in mind:

- This letter **expires** 90 calendar days from the date above.
- This preapproval is not a loan commitment. Once you complete the mortgage application, Chase will perform a comprehensive review of your creditworthiness, including verification of any information and documentation you provided, which may result in a change to the terms above. All conditions are subject to final underwriting, property valuation and investor approval.

Please call me at the number below to discuss next steps in your application process.

Learn about homebuyer assistance options that may be available in your area by visiting Chase.com/Affordable and look for the Chase Homebuyer Assistance Finder tool or contact your Chase Home Lending Advisor. Homebuyer assistance programs may provide opportunities for grant funds, zero interest or deferred interest loans, or may reduce the amount of money you save for a down payment. Please note, JPMorgan Chase Bank, N.A. does not guarantee eligibility or search results for any homebuyer assistance program and all eligibility qualifications are subject to program requirements. The search results displayed should not be considered an exhaustive list of grants that may be available for you. Consult with a personal tax advisor for questions about any impacts to your personal income taxes.

If you're a Chase customer buying a new home or an investment property, you may be eligible for our Chase Closing Guarantee. We promise an on-time closing in as soon as three weeks or you'll get \$5,000.

Not all customers or products are eligible for the guarantee. Certain delays, loan type, property type, and other factors may impact your eligibility. Visit chase.com/cg for eligibility, timing and documentation requirements. The Chase Closing Guarantee may be considered miscellaneous income and may be reportable for tax purposes to you and the IRS. Consult your personal tax advisor for questions about the impact to personal income tax returns. This offer is subject to change at any time without prior notice.

Sincerely,
Wilson, Jason
NMLS ID: 497891
jason.wilson@chase.com
Phone: (332)799-6158 ext. , we accept operator relay calls.
Fax: (614)591-9657; it's free from any Chase branch





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FRAZIER, MEKAELA

FRAZIER ELITE HOMES, LLC
621 NW 8TH AVENUE
POMPAÑO BEACH FL 33060

LICENSE NUMBER: CRC1332863

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/22/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Unsolicited Development Proposal

Public-Private Partnership Opportunity for Infill Housing Housing

Parrish & Associates LLC presents a proposal to the Pompano Beach Community Redevelopment Agency for transforming a vacant CRA-owned parcel into affordable housing through a public-private partnership.



Introduction & Purpose



Parrish & Associates LLC seeks to acquire vacant land at Pompano Beach, FL 33069 (Property ID 484234080470) to develop a high - quality single - family residence that will:

NW 7 Street,
to develop a high -

- Enhance the surrounding neighborhood
- Stimulate private investment
- Contribute to economic growth
- Support the CRA's mission to eliminate blight

This parcel has been owned by the CRA since February 2005, representing 20 years of maintenance costs without tangible return.



Previous Projects We Have Completed Locally

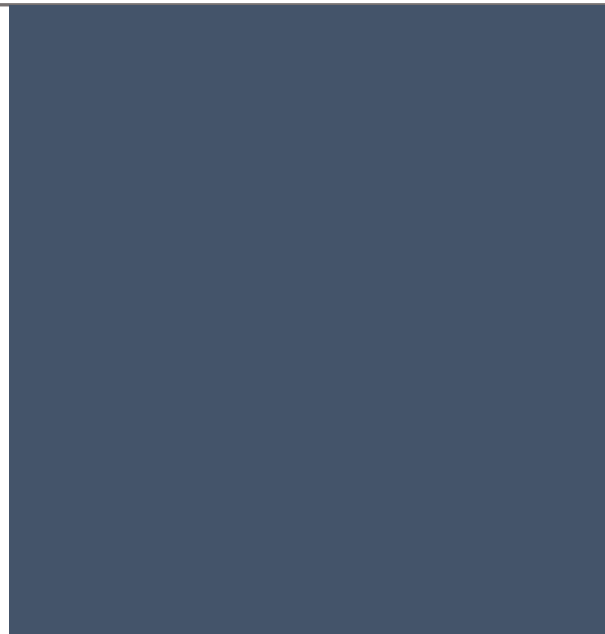


Previous Projects We Have Completed Locally



Previous Projects We Have Completed Locally





Unsolicited Development Proposal

Public-Private Partnership
Opportunity for Infill Housing

Parrish & Associates LLC



August 4, 2025

Pompano Beach Community Redevelopment Agency

Mr. Nguyen Tran, CRA Director

501 Dr. Martin Luther King Jr. Boulevard, Suite 1,

Pompano Beach, Florida 33060

Re: Unsolicited Proposal for the Development of CRA-Owned Property

Dear Mr. Tran,

Please accept this letter and the attached unsolicited proposal from Parrish & Associates LLC regarding a parcel of vacant land owned by the Pompano Beach Community Redevelopment Agency (CRA).

We are proposing a public-private partnership in which the CRA transfers the vacant parcel to Parrish & Associates LLC on a gratuitous (donated) basis. The purpose of this request is to construct and sell a high-quality, modern single-family residence to an income-qualified homebuyer, directly advancing the CRA's mission to eliminate blight, promote private investment, and improve neighborhood vitality.

This project will transform an underutilized, maintenance-intensive lot into a desirable home and long-term community asset. The new residence will be thoughtfully designed to meet the needs of today's families and to complement the surrounding neighborhood's character.

The proposed residence will feature an open floorplan with three (3) bedrooms, two (2) full bathrooms and a one (1) car garage. It will offer 1,754 square feet of air-conditioned living area and 2,055 total square feet under roof.

Construction costs are estimated at approximately \$200 per square foot (based on living area) – totaling \$350,800, plus a 5-10% contingency for unforeseen circumstances. The sales price is \$475,000, with an income-qualified buyer ready to close upon completion. Without the donation of this parcel, it would not be financially feasible to construct a home of this size, quality and affordability. If the land were sold at market value, the development would require significant reductions in either home size, construction standards, or both. The proposed donation structure allows for a site-built home that meets modern expectations for livability, energy-efficiency, and long-term durability – all while maintaining affordability for working families and first-time buyers. This model strikes a balance between long-term affordability, architectural quality, and economic feasibility. It allows the developer to deliver a premium product while passing the land's value savings directly to the homebuyer. Thank you in advance for your thoughtful consideration of this proposal. We would welcome the opportunity to discuss this concept further and collaborate in achieving a shared vision of equitable, community-focused development in the northwest CRA district.

Sincerely,

Laura Parrish

Parrish & Associates LLC

Direct: 561-502-6728

admin@parrishassociates.net

130 SW 2nd Terrace,

Deerfield Beach, FL 33441

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Introduction

Parrish & Associates LLC is pleased to submit this comprehensive unsolicited proposal for the acquisition and development of one vacant parcel currently owned and maintained by the Pompano Beach Community Redevelopment Agency (CRA). This document details our plan to transform the parcel into a high-quality single-family residence, including proposed improvements, zoning considerations, a development timeline, and a summary of our qualifications and experience.

Purpose of Request

Parrish & Associates LLC seeks to acquire the vacant land located at **NW 7 Street, Pompano Beach, FL 33069 (Property ID 484234080470)**. Our goal is to develop this land into an attractive single-family residence that will enhance the surrounding neighborhood, stimulate private investment, and contribute to economic growth. Developing this parcel aligns with the City's and CRA's strategic objectives to maximize public resources, contributing to neighborhood revitalization and overall community improvement. This initiative directly supports the CRA's mission to eliminate blight, stimulate private investment, and improve the quality of life for residents by turning underutilized properties into vibrant community assets. The proposed development will transform a long-vacant property into a functional and attractive home that enhances the aesthetic value of the neighborhood and encourages further private investment in the surrounding area.

Community and Economic Benefits

The development of this affordable single-family residence will provide meaningful and lasting benefits for the residents of Pompano Beach:

Expanded Access to Affordable Housing: This project addresses the city's growing housing needs by creating a high-quality household reserved for a low- or moderate- income household. It offers a pathway to stable, cost-sustainable homeownership, supporting housing equity and long-term neighborhood stability.

Environmental and Economic Sustainability: The home will be built to modern energy standards, featuring impact-rated windows and doors that reduce utility costs and enhance safety. These features will lower monthly utility costs, making the home not only affordable to purchase but also affordable to maintain – an essential consideration for cost-burdened families.

Local Job Creation: The construction process will engage local tradespeople, including HVAC technicians, electricians, and roofers. Post-construction, the homeowner will continue to rely on nearby service providers, such as landscapers, sustaining economic activity in the community.

Neighborhood Revitalization: An occupied, well-maintained property helps deter illegal dumping and trespassing, promotes neighborhood safety, and encourages additional private investment. The development will contribute to the revitalization of the neighborhood, attracting new families and fostering a sense of community. New residents will patronize local businesses, supporting the economy, and will help strengthen community engagement.

Increased Tax Revenue: While affordable, the home will generate an estimated \$2,959 in annual tax revenue (based on the current aggregate millage rate of 6.2292). This recurring contribution strengthens the city's tax base and helps fund essential public services.

Historical Background

The subject parcel has been owned and maintained by the Pompano Beach Community Redevelopment Agency (CRA) since February 2005. Over the past 20 years, the CRA has incurred costs for upkeep – landscaping, code compliance and preventing illegal dumping – without generating any tangible return. Despite this ongoing commitment, the lot has remained vacant and underutilized, representing both a financial burden and a missed opportunity for community growth. Its prolonged inactivity has hindered neighborhood cohesion and revitalization. This proposal presents a timely opportunity to eliminate that burden and unlock the lot's potential by transforming it from a liability into a lasting asset for the community.

Proposed Development Plan

This proposal envisions the construction of a modern, high-quality single-family residence that will feature a contemporary and family-friendly design. The residence will encompass 1,754 square feet of interior living space, including three spacious bedrooms and two full bathrooms, catering to the needs of growing families. The layout will include an open-concept kitchen, dining, and living area, designed to create a welcoming environment that encourages gatherings and community interaction. Construction will utilize high-quality materials, local labor and suppliers whenever possible, promoting sustainability and supporting the local economy. This home will include impact-rated windows and doors for improved safety and efficiency. A one-car garage will accommodate the practical needs of the future homeowner, providing ample parking and storage. The entire building process, from permits to completion, is estimated to take nine to ten months, with ongoing updates provided to the CRA.

Regulatory Review and Required Approvals

Land Use Compliance

The vacant parcel is zoned as Multiple-Family Residence 12 (RM-12), a designation primarily intended for multifamily developments such as townhouses at moderate densities. The proposed construction of a single-family residence is an allowed use within this zoning district, meaning no rezoning is necessary. However, two variances are required to facilitate the development.

Zoning Variances

Two variances are requested to optimize the design while respecting neighborhood character:

1. **Minimum Lot Width Reduction:** A variance to decrease the minimum lot width requirement from 60 feet to 50 feet, which is the current width of the vacant parcel.
2. **Reduction of Side Setbacks:** A variance to reduce the street side yard and interior side yard setbacks from 8 feet to 7.5 feet, to enable the construction of a residence with a width of 35 feet.

These variances are necessary to allow a practical home design that makes efficient use of the lot while maintaining compliance with safety and aesthetic guidelines.



Development Schedule and Timeline

Parrish & Associates LLC is committed to delivering this project efficiently, transparently, and with exceptional quality. Upon receiving all necessary approvals – including CRA authorization, zoning variances, and building permits – construction will begin without delay. The full development process is expected to take approximately nine to ten months, from initial mobilization to final turnover.

The proposed timeline is carefully structured to balance speed with precision, allowing for effective coordination among contractors, suppliers, inspectors, and stakeholders. At each phase, the project team will emphasize high standards of workmanship, safety, and compliance with applicable codes. Regular updates will be provided to the CRA and relevant parties throughout the duration of the project to ensure open communication and accountability.

Projected Development Timeline and Key Milestones include:

- Final design and permitting: 1 – 2 months
- Site preparation and foundation: 1 month
- Framing, roofing and exterior: 2 – 3 months
- Interior finished and inspections: 3 – 4 months
- Final landscaping and handover: 1 month

Throughout the process, quality control and timely reporting will be central priorities. Beyond completing construction on time, the goal is to create a home that embodies quality, sustainability, and community value.

Financing Plan

Debt Financing

Parrish & Associates LLC has secured a commitment from a private lending institution to finance 100% of the construction costs for this project. The construction loan will be structured as senior debt, with repayment obligations borne solely by the Developer. This financing ensures that all hard and soft costs associated with the project are fully capitalized and available at the outset of construction, providing a stable and reliable funding source through completion.

Equity Contribution

No equity contribution is required beyond the private loan financing described above. The financing structure has been intentionally designed to cover the full project budget through debt financing, enabling the developer to deliver the project without the need for additional equity infusion.

Subsidy Request

Parrish & Associates LLC is not requesting any subsidy or public assistance for this project. The development will be executed and completed entirely through private funding. As such, there is no financial gap that requires CRA, municipal, or other public funding participation.

Financial Pro-Forma Alignment

The accompanying financial pro-forma reflects this financing plan, illustrating the construction loan as the sole funding source. All project costs and repayment obligations are fully accounted for under this structure, confirming that the project is financially self-sufficient and capable of timely execution without reliance on subsidy or external assistance.

Total Project Cost Analysis

The following breakdown provides the major elements of the project cost by category. All amounts reflect projected expenditures necessary to deliver the project through completion.

- Land Costs: \$0 - Donation
- Architectural and Engineering Costs: \$4,800
- Building Costs: \$329,579
- Landscaping Costs: \$5,000
- Marketing Costs: \$19,000 (paid at closing)
- Financing Costs: \$19,025
- Permit Costs: \$8,500
- Insurance Costs: \$1,500

Total Project Cost: \$368,404

This cost structure ensures all major components of the project—from design and permitting through vertical construction, marketing, and delivery—are fully budgeted and funded under the financing plan.

Experience with Similar Projects

193 NW Eller St, Deerfield Beach, FL 33441

- Development Team: Michael Stewart (Architect), Wright Now Construction (Contractor), Laura Parrish (Developer), Joshua Parrish-Willis (Developer Support)
- Project Scope: Ground-up construction of a single-family residence
- Project Budget: \$300,000
- Schedule: Began September 2022 – Completed June 2025

- Notes: Self-funded by the private property owner, which contributed to an extended construction timeframe.

1920 NW 7th St, Pompano Beach, FL 33069

- Development Team: Michael Stewart (Architect), Wright Now Construction (Contractor), Laura Parrish (Developer/Project Manager), Joshua Parrish-Willis (Developer Support/Sales Agent)
- Project Scope: Ground-up construction of a single-family residence
- Project Budget: \$300,000
- Schedule: Began June 2023 – Completed July 2024

1940 NW 7th St, Pompano Beach, FL 33069

- Development Team: Michael Stewart (Architect), Wright Now Construction (Contractor), Laura Parrish (Developer/Project Manager), Joshua Parrish-Willis ((Developer Support/Sales Agent)
- Project Scope: Ground-up construction of a single-family residence
- Project Budget: \$300,000
- Schedule: Began January 2022 – Completed May 2023

130 SW 2nd Terrace, Deerfield Beach, FL 33441

- Development Team: Michael Stewart (Architect), Wright Now Construction (Contractor), Laura Parrish (Developer/Project Manager)
- Project Scope: Ground-up construction of a single-family residence
- Project Budget: \$250,000
- Schedule: Began January 2020 – Completed May 2021

References

Project Reference 1: 193 NW Eller St

- Description: Ground-up construction of a single-family residence in Deerfield Beach, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- Client Reference:
 - Name: Surefire Investments LLC
 - Entity: Private Firm
 - Address: 193 NW Eller St, Deerfield Beach, FL 33441
 - Telephone: 954-625-0255

- Type of Service: Full development and construction services, from permitting through vertical build and delivery.

Project Reference 2: 1920 NW 7th St

- Description: Ground-up construction of a single-family residence in Pompano Beach, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- Client Reference:
 - Name: Frantz Jacques
 - Entity: Private Individual
 - Address: 1920 NW 7th St, Pompano Beach, FL 33069
 - Telephone: 954-892-4906
 - Type of Service: Full development and construction services, from permitting through vertical build and delivery.

Project Reference 3: 1940 NW 7th St

- Description: Ground-up construction of a single-family residence in Pompano Beach, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- Client Reference:
 - Name: Zabillo Mansouri
 - Entity: Private Individual
 - Address: 1940 NW 7th St, Pompano Beach, FL 33069
 - Telephone: 954-302-2621
 - Type of Service: Full development and construction services, from permitting through vertical build and delivery.

Project Reference 4: 130 SW 2nd Terrace

- Description: Ground-up construction of a single-family residence in Deerfield Beach, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- Client Reference:
 - Name: Joshua Parrish-Willis
 - Entity: Private Individual
 - Address: 130 SW 2nd Terrace, Deerfield Beach, FL 33441
 - Telephone: 954-778-4827
 - Type of Service: Full development and construction services, from permitting through vertical build and delivery.

Company Background and Experience

Parrish & Associates LLC is a member-managed, multi-member limited liability company organized under the laws of the State of Florida. The Developer is not a joint venture, is not owned by a parent company, and does not intend to create a separate entity solely for the purpose of developing this project. All work will be undertaken directly by Parrish & Associates LLC under its existing organizational structure. Parrish & Associates LLC brings over 26 years of real estate and residential construction experience in South Florida. Focused on principles of quality, integrity, and community commitment, the firm has cultivated a reputation for delivering well-executed housing solutions that blend thoughtful design and lasting value. Our team possesses expertise in all phases of development, from site selection and feasibility analysis to permitting, vertical construction, and successful turnover to end buyers. This end-to-end capability allows us to maintain project efficiency and design consistency, ensuring each home built not only meets but exceeds expectations. The firm's portfolio includes a range of successful residential developments tailored to the unique needs of urban infill communities. Each project demonstrates a commitment to architectural quality, sustainability, and market alignment. In particular, our work emphasizes energy-efficient building practices, durable materials, and layouts designed to meet the demands of today's families. We are well versed in local zoning regulations, permitting procedures, and construction standards, allowing us to mitigate risk and navigate timelines without compromising quality.

The firm has a proven track record in project management and market analysis, delivering comprehensive solutions from concept to completion. Parrish & Associates LLC has played a key role in previous partnerships with the Pompano Beach Community Redevelopment Agency

(CRA), contributing to public-private initiatives that reflect an ability to collaborate effectively with municipal stakeholders. We take pride in every project we undertake and approach each new opportunity with care, diligence, and a shared vision for positive transformation.

Principals in Charge

Laura Parrish – Managing Member, Parrish & Associates LLC – Designated Project Manager

- 26+ years of end-to-end real estate and construction leadership.
- Portfolio spans minor renovations through ground-up new construction.
- Oversees design coordination, budget/schedule control, quality assurance, and communication.

Joshua Parrish-Willis – Managing Member, Parrish & Associates LLC

- 8+ years in residential real estate transactions (acquisitions, sales, leasing) and development support.
- Florida state-certified contractor; leads constructability reviews, estimating, value engineering, procurement, and field execution oversight.

Legal and Administrative History

Parrish & Associates LLC, including its principals and partners, affirms the following:

- The Developer have one litigation matter that was resolved within the past five (5) years. There was a lis pendens filed 12/06/2019 and the matter was fully resolved 11/23/2020 (Case CACE-19-025087)
- The Developer and its principals have no bankruptcies or other litigation matters within the past five (5) years.
- The Developer and its principals have never been indicted or convicted of a felony.
- There are no pending litigation matters involving any projects, key personnel, or the Developer.

Conclusion

Parrish & Associates LLC is well-prepared to undertake this development project, with the expertise, local insight, and commitment necessary to ensure its success. Converting this long-vacant parcel into a high-quality, energy-efficient single-family residence will provide lasting benefits to Pompano Beach by addressing housing demands, generating tax revenue, and contributing to neighborhood revitalization. This project is designed not only to meet current housing needs but also to set a model for sustainable development that aligns with the city's long-term goals. Our plan prioritizes quality construction, local labor, and environmentally responsible design, ensuring a lasting economic and social impact. Collaboration with city officials and residents will be a key priority, ensuring the development is carried out with the community's best interests at heart. Parrish & Associates LLC looks forward to the opportunity to partner with the City of Pompano Beach to bring this vision to life, helping to foster a thriving and sustainable neighborhood. Thank you for considering this proposal, and we remain ready to move forward promptly to realize the shared vision for a stronger, more vibrant community. We are confident that this partnership will set a positive example of how public and private collaboration can produce tangible benefits for residents, the local economy and the City of Pompano Beach at large.

We welcome the opportunity to further discuss this proposal and explore how this collaboration can support the CRA's strategic objectives. Parrish & Associates LLC is fully prepared to move forward promptly and in coordination with your team.

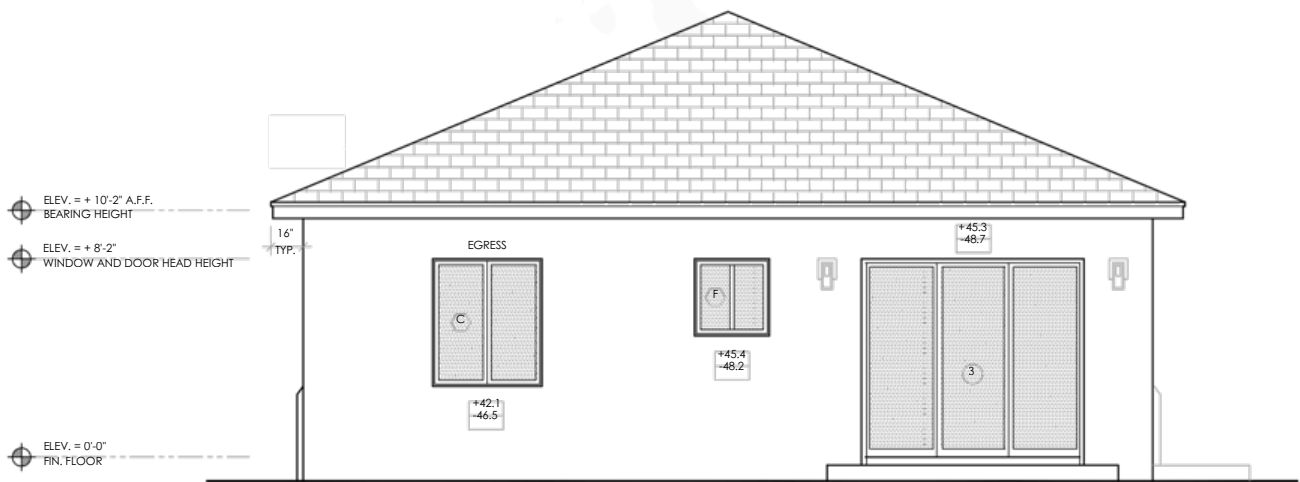
Thank you again for your time and consideration.



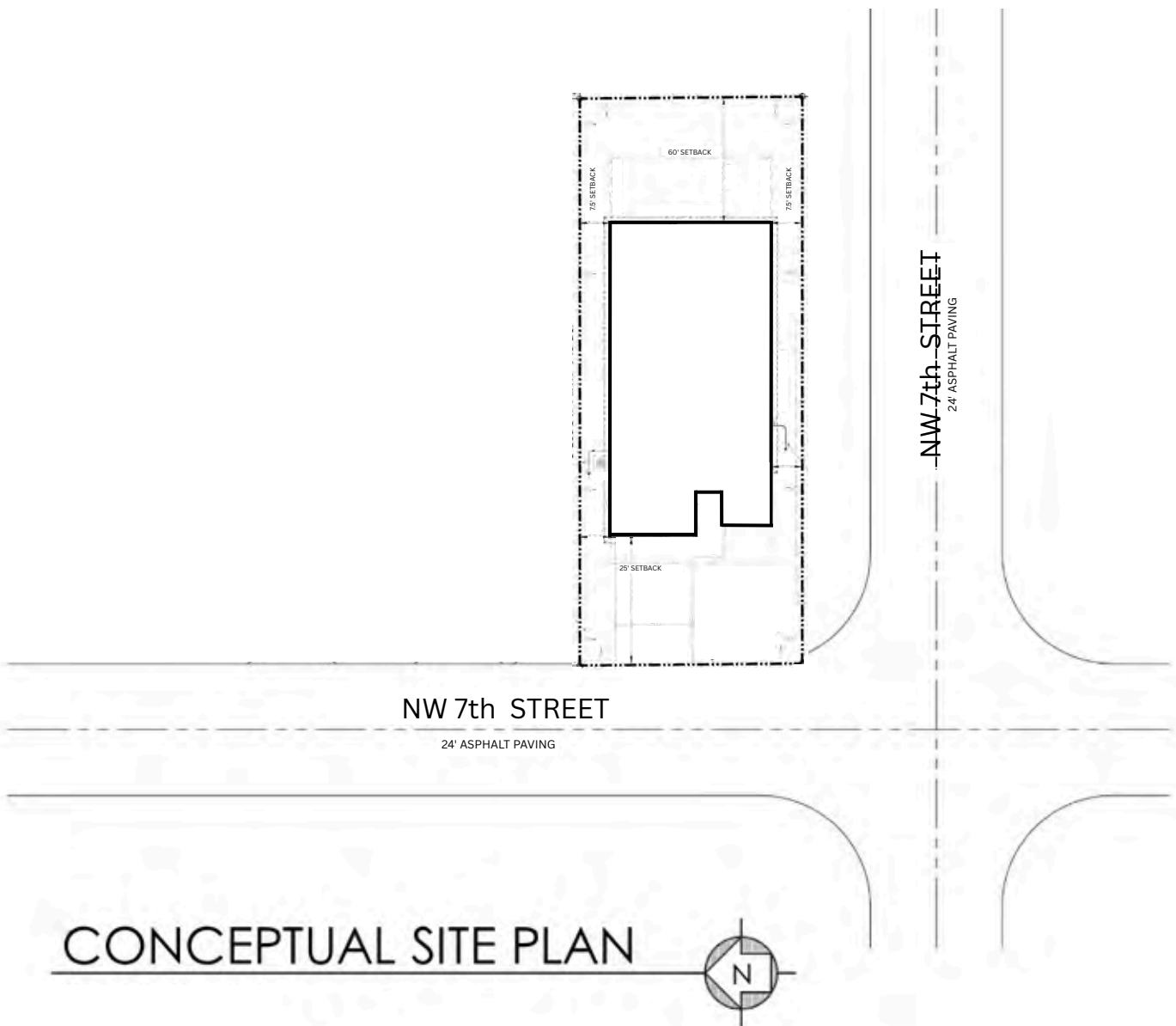
SITE AND BUILDING DATA		
PROPERTY ADDRESS: NW 7TH STREET, POMPANO BEACH, FL 33069		
LEGAL DESCRIPTION: WILLIAMS SUBDIVISION 28-47 B LOT 24 LESS E 10 FOR RD BLK 2		
PROPERTY I.D. NUMBER: 484234080470		
DATA TABLE: ZONING: RM-12 CURRENT USE: VACANT RESIDENTIAL PROPOSED USE: SINGLE FAMILY RESIDENTIAL		
NEW RESIDENTIAL AREAS: CONDITIONED SPACE: 1,754 SQ. FT GARAGE: 301 SQ. FT		
RM-12 REGULATION REQUIREMENTS: REQUIRED PROVIDED		
MIN. LOT AREA:	7,000 SQ. FT	7,350 SQ. FT
MIN. LOT WIDTH:	60'	50'
MIN. FLOOR AREA:	950 SQ. FT	1,754 SQ. FT
SETBACKS:		
FRONT YARD:	25'	25'
SIDE YARD:	8'	7.5'
REAR YARD:	10'	60'



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



MICHAEL STEWART
ARCHITECT

AA 93999
1975 E. Sunrise Blvd. #622
Ft. Lauderdale, Florida 33304
954-531-3023
mstewart@aol.com

— PARRISH & ASSOCIATES LLC —
NEW SINGLE FAMILY HOME
N.W. 7th Street
Pompano Beach, FL 33069

Revisions

--	--

Digital

Seal

Michael Stewart
Architect
AA 93999

Drawn

These documents are the copyright property of
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written consent of Michael Stewart Architect.

Sheet Description:
PRELIMINARY
FLOOR PLAN,
FRONT ELEVATION

Sheet:
A-2

SINGLE-FAMILY HOME CONSTRUCTION PRO FORMA - LOT 24, BLK 2

MODERN 3/2 WITH 1 CAR GARAGE - LOT 24, BLK 2

Summary	PSF	Amount	% of Cost
Sales Price	270.81	475,000	117%
Land Cost	-	-	0%
Design/Engineering	(2.34)	(4,800)	1%
Hard Costs	(162.81)	(334,579)	82%
Overhead/Other Costs	(4.87)	(10,000)	2%
Finance Costs	(9.26)	(19,025)	5%
Marketing/Closing Costs	(18.49)	(38,000)	9%
Net Profit	73.05	68,596	17%
Project Length	360 Days	Profit Margin	14.4%



Builder Cash Required -
 Builder Cash Required (Net of Overhead) -

Timing	Date	Mnth/Yr	Day	Day of Week	Length (Days)	Months	Years
Project Start Date	1-Dec-25	Dec-25					
Home Start Date	1-Dec-25	Dec-25	1	Monday	-	-	-
Construction Start	29-Jan-26	Jan-26	60	Thursday	60	2	0
Construction End	26-Oct-26	Oct-26	330	Monday	271	9	1
Home Closing	25-Nov-26	Nov-26	360	Wednesday	31	1	0
Total Project Length					360	12	1

Home Description				
Neighborhood	Williams Subdivision	Address	NW 7th St	
Lot/Block	Lot 24, Blk 2	City	Pompano Beach	
Lot Size	7,350 SF	State	FL	
Home Plan Name	Modern 3/2 with 1 Car Garage			
Stories	Single-Story			
Finished SF	1,754 SF			
Unfinished SF	301 SF			
Total SF	2,055 SF			
Bd	3.0			
Bth	2.0			
Garage	1.0			

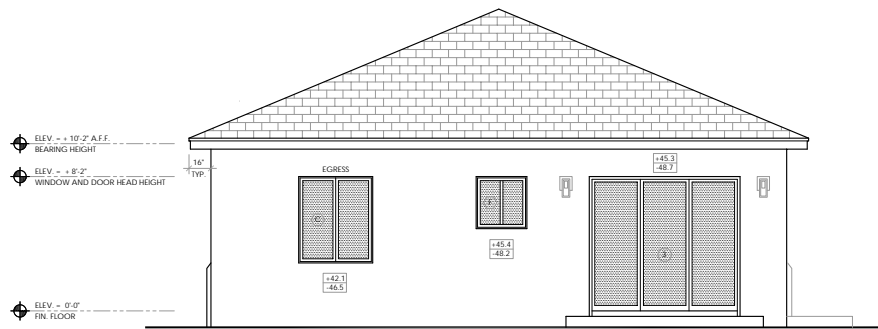
Home Costs	%	PSF	Amount	% of Total	Day Start	Day End	Length	Forecast Method
Lot Price			-	0.0%	60	60	1	Straight-Line
Design/Engineering			4,800	1.2%	1	60	60	Manual Input
Finished SF Building Cost	182.00		319,228	78.5%	60	330	271	S-Curve
Unfinished SF Building Cost	51.00		15,351	3.8%	60	330	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	330	330	Straight-Line
Other Costs			10,000	2.5%	60	330	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,526.06	19,025	4.7%	60	360	301	
Marketing (% of Sales Price)	4.0%		19,000	4.7%	360	360	1	Straight-Line
Closing (% of Sales Price)	4.0%		19,000	4.7%	360	360	1	Straight-Line
Total Home Cost			406,404	100.0%				

S-Curve Steepness: 4

Home Sale Pro Forma	PSF	Amount	Days to Sell
Sales Price	270.81	475,000	31 Days
Land Cost	-	-	
Design/Engineering	2.34	4,800	
Hard Costs	162.81	334,579	
Overhead/Other Costs	4.87	10,000	
Finance Costs	9.26	19,025	
Marketing/Closing Costs	18.49	38,000	Margin
Net Profit	73.05	68,596	14.4%

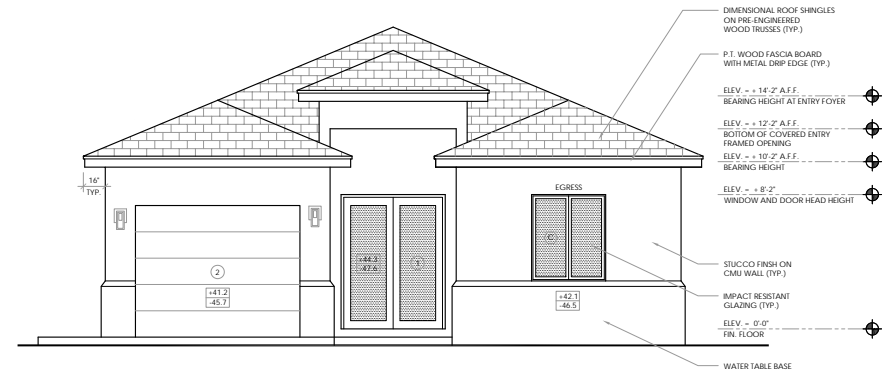
Sources and Uses	LTV	LTC	Notes
Sources			
Debt	77.6%	100.0%	368,404
Interest Reserve			-
Proceeds from Closing			38,000
Builder Equity			-
Total Sources			406,404
Uses			
Land Cost			-
Design/Engineering			4,800
Hard Costs			334,579
Overhead/Other Costs			10,000
Finance Costs			19,025
Marketing/Closing Costs			38,000
Total Uses			406,404

Schedule of Expenditures					
Dec-25	Jan-26	Feb-26	Mar-26		
Project Start	Final Design and Permitting	Final Design and Permitting	Site Preparation, Rough Plumbing and Foundation		
\$ 2,000.00	\$ 2,000.00	\$ 2,800.00	\$ 25,000.00		
Apr-26	May-26	Jun-26	Jul-26		
Block Masonry	Truss, Roofing and Exterior Paint	Interior Framing, Rough Electric, Rough HVAC	Tapout Plumbing, Insulation, Drywall, Finish		
\$ 10,000.00	\$ 30,000.00	\$ 54,700.00	\$ 54,700.00		
Aug-26	Sep-26	Oct-26	Nov-26		
Underground Electric, Flooring, Interior Doors	Interior Paint, Garage, Kitchen, Bathrooms	Final Electric / Plumbing / HVAC	Driveway, Final Landscaping, Irrigation		
\$ 54,700.00	\$ 54,700.00	\$ 54,700.00	\$ 15,000.00		



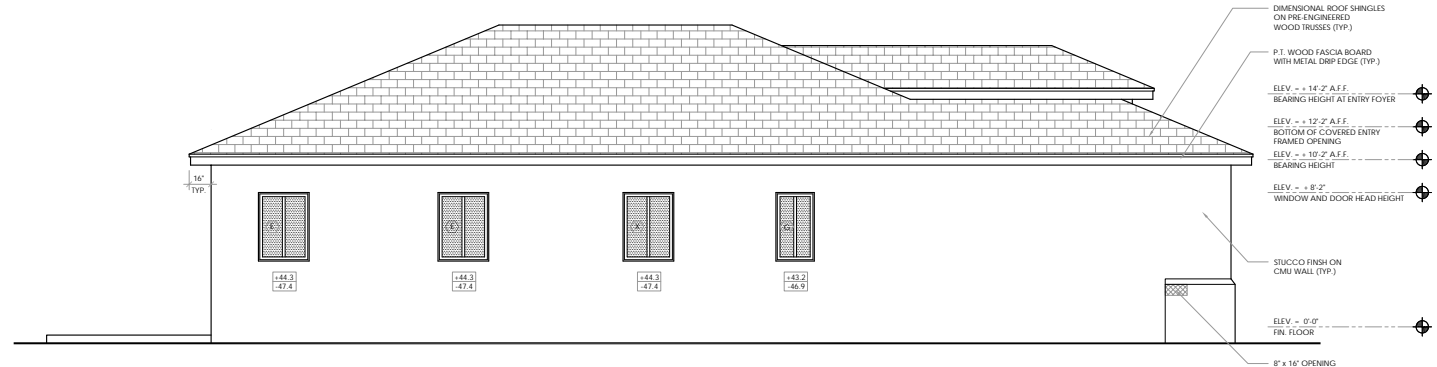
REAR ELEVATION

SCALE: 1/4" = 1'-0"



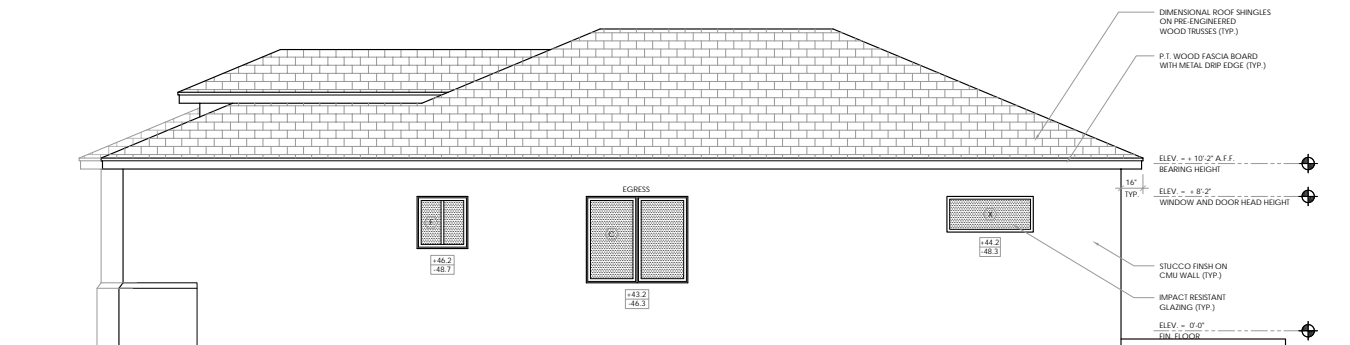
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



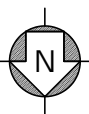
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



COMPLETED CONSTRUCTION HIGHLIGHTS



COMPLETED 2024

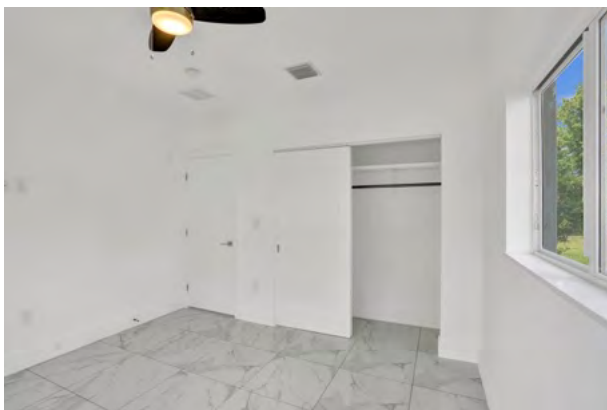






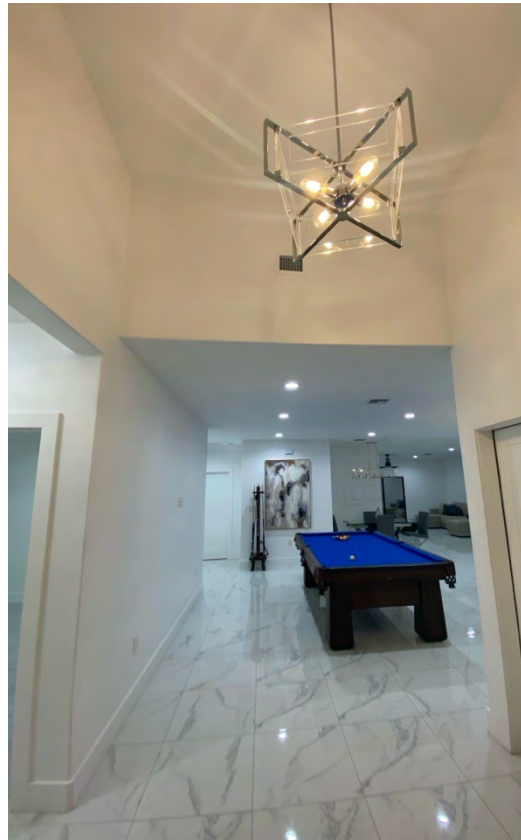








COMPLETED 2021









PROPERTY SUMMARY

Tax Year: 2025

Property ID: 484234080470

Property Owner(s): POMPANO BEACH
COMMUNITY
REDEVELOPMENT AGENCY

Mailing Address: 100 W ATLANTIC BLVD
POMPANO BEACH, FL 33060

Physical Address: NW 7 STREET POMPANO
BEACH, 33069

Property Use: 80-01 Vacant
Governmental

Millage Code: 1512

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 //

Deputy Appraiser: Commercial
Department

Appraisers Number: 954-357-
6835

Email:
commercialtrim@bcpa.net

Zoning : RM-12 - MULTIPLE-
FAMILY RESIDENCE

Abbr. Legal Des.: WILLIAMS
SUBDIVISION 28-47 B LOT 24
LESS E 10 FOR RD BLK 2

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$102,900	0	0	\$102,900	\$32,520	
2024	\$102,900	0	0	\$102,900	\$29,570	
2023	\$102,900	0	0	\$102,900	\$26,890	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$102,900	\$102,900	\$102,900	\$102,900
Portability	0	0	0	0
Assessed / SOH	\$32,520	\$32,520	\$32,520	\$32,520
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$32,520	\$32,520	\$32,520	\$32,520
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL				LAND CALCULATIONS		
Date	Type	Price	Book/Page or Cin	Unit Price	Units	Type
02/16/2005	Judgment Quieting Title		39117 / 1574	\$14.00	7,350 SqFt	Square Foot
02/11/2003	Multi Quit Claim Deed	\$100	34931 / 138			
08/13/2002	Multi Quit Claim Deed		33625 / 994			
05/25/2001	Tax Deed		32301 / 1463			
04/01/1983	Warranty Deed	\$5,000	12536 / 391			

RECENT SALES IN THIS SUBDIVISION						
Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484234080020	03/11/2025	Special Warranty Deed	Qualified New Contruction	\$675,000	120173463	1920 NW 9 ST POMPANO BEACH, FL 33069
484234080030	05/06/2024	Special Warranty Deed	Qualified Sale	\$640,000	119580836	1922 NW 9 ST POMPANO BEACH, FL 33069
484234080340	03/12/2024	Warranty Deed	Qualified Sale	\$415,000	119455650	2050 NW 8 ST POMPANO BEACH, FL 33069
484234080350	01/16/2024	Warranty Deed	Qualified Sale	\$150,000	119336852	NW 8 ST POMPA NO BEACH, FL 33069
484234080080	07/14/2022	Warranty Deed	Qualified Sale	\$400,000	118297355	2030 NW 9 ST POMPANO BEACH, FL 33069

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Robert C. Markham Elementary School: B Crystal Lake Middle School: C Blanche Ely High School: B
Pompano Beach Fire Rescue (15)			Water Management (3A)						
Governmental (X)			Water Management (3A)						
1									

ELECTED OFFICIALS				
Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
98	Mitch Rosenwald	30	Tina Scott Polsky	Nora Rupert

FUNDING LETTER LL CAPITAL LLC

August 20,2025

To whom it may concern

Mortgagee: LL Capital LLC

Mortgagor: Parrish and Associates LLC

Property ID 484234080470

NW 7th St, Pompano Beach, Florida 33060

As of today, **Parrish and Associates LLC** has credit available up to \$380,000 for new construction development, as a first mortgage subject to the following: a BPO/Appraisal of \$475,000, Clear title commitment, Insurance in the minimum amount of \$300,000.00 with Lender named as additional insured, Elevation Certificate to ascertain Flood Zone for insurance purposes, Lien Search with all liens must be cleared on or before closing. This letter will serve as notification that borrower has the ability to access these funds with 72 hours-notice upon receipt and approval of above conditions to wire or write a check in above amount.

This Proof of Funds Letter is only applicable to a Real Estate purchase in the State of Florida. If further information is needed, please contact this office at 855-244-3001.

LL CAPITAL LLC

Wire instructions:

Regions Bank

ABA: 062005690

Account: 0115870529

Sincerely,

B Johnson,
Manager

Contact llcapital8@gmail.com with any questions or at Direct 954-830-7773.

PO Box 39748, Fort Lauderdale, Florida 33339



8/2/2025

Pre-Approval Notification

Regarding property: TBD

Buyer: Janelle Swell

It gives me great pleasure to inform you that you have been pre-approved for a Convention Loan from Associated Mortgage Bankers to purchase a home for up to \$475,000.

This pre-approval is based on the information you have provided about your income and assets, in conjunction with an in-file credit report.

Thank you for selecting Legacy Mortgage Lending Corp. We look forward to meeting your home financing needs. Should you have any questions regarding your approval please feel free to contact me at 754-235-8852.

Sincerely,

Derrick Makins Sr.

Derrick Makins Sr.

Loan Originator

NMLS #1092778

This loan approval is subject to final investor underwriting guidelines and a property appraisal by Legacy Mortgage Lending Corp which indicates the home value to be sufficient to support the loan requested. In addition, Legacy Mortgage Lending Corp approve, at its sole discretion, all pertinent information, including, but not limited to, further substantiation of income, credit, and assets of all borrowers. Finally, property must have clear title, and meet all Legacy Mortgage Lending Corp inspection requirements.

Legacy Mortgage Lending Corp., NMLS #1495800
6750 N Andrews Ave, Suite 200, Fort Lauderdale FL 33309
Office 954-688-6240 Fax 954-933-2297



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF REAL ESTATE

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

PARRISH WILLIS, JOSHUA

130 SW 2ND TERRACE
DEERFIELD BEACH FL 33441

LICENSE NUMBER: SL3371752

EXPIRATION DATE: SEPTEMBER 30, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 09/24/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE RESIDENTIAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

PARRISH WILLIS, JOSHUA

PARRISH PRIME DEVELOPMENTS LLC
130 SW 2ND TERRACE
DEERFIELD BEACH FL 33441

LICENSE NUMBER: CRC1335403

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/16/2025

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Previous Projects We Have Completed Locally



Proposed Development Plan

Modern Single-Family Residence

- 1,754 square feet of interior living space
- Three spacious bedrooms and two full bathrooms
- Open-concept kitchen, dining, and living area
- Impact-rated windows and doors
- One-car garage
- High-quality materials, local labor and suppliers



Conceptual Site Plan

Modern Single-Family Residence

- 1,754 square feet of interior living space
- 3 bedrooms and 2 bathrooms
- Open-concept kitchen, dining, and living area
- Impact-rated windows and doors
- One-car garage
- High-quality materials
- Local labor and suppliers

Community & Economic Benefits



Expanded Access to Affordable Housing

Creates high -quality housing reserved for low/moderate-income households, offering a pathway to stable homeownership and neighborhood stability.



Environmental & Economic Sustainability

Built to modern energy standards with impact-rated windows and doors, reducing utility costs and enhancing safety for cost-burdened families.



Local Job Creation

Engages local tradespeople during construction and sustains economic activity through ongoing service needs post-construction.



Increased Tax Revenue

Generates estimated \$2,959 in annual tax revenue (based on current aggregate millage rate of 6.2292).

Financial Structure

\$0

Land Cost (CRA Donation)

Current property value: \$102,900

\$350,800

Construction Cost

+5-10% Contingency

\$200/sq ft for 1,754 sq ft living area

\$475,000

Sales Price

For income-qualified buyer

\$270/sq ft for 1,754 sq ft living area

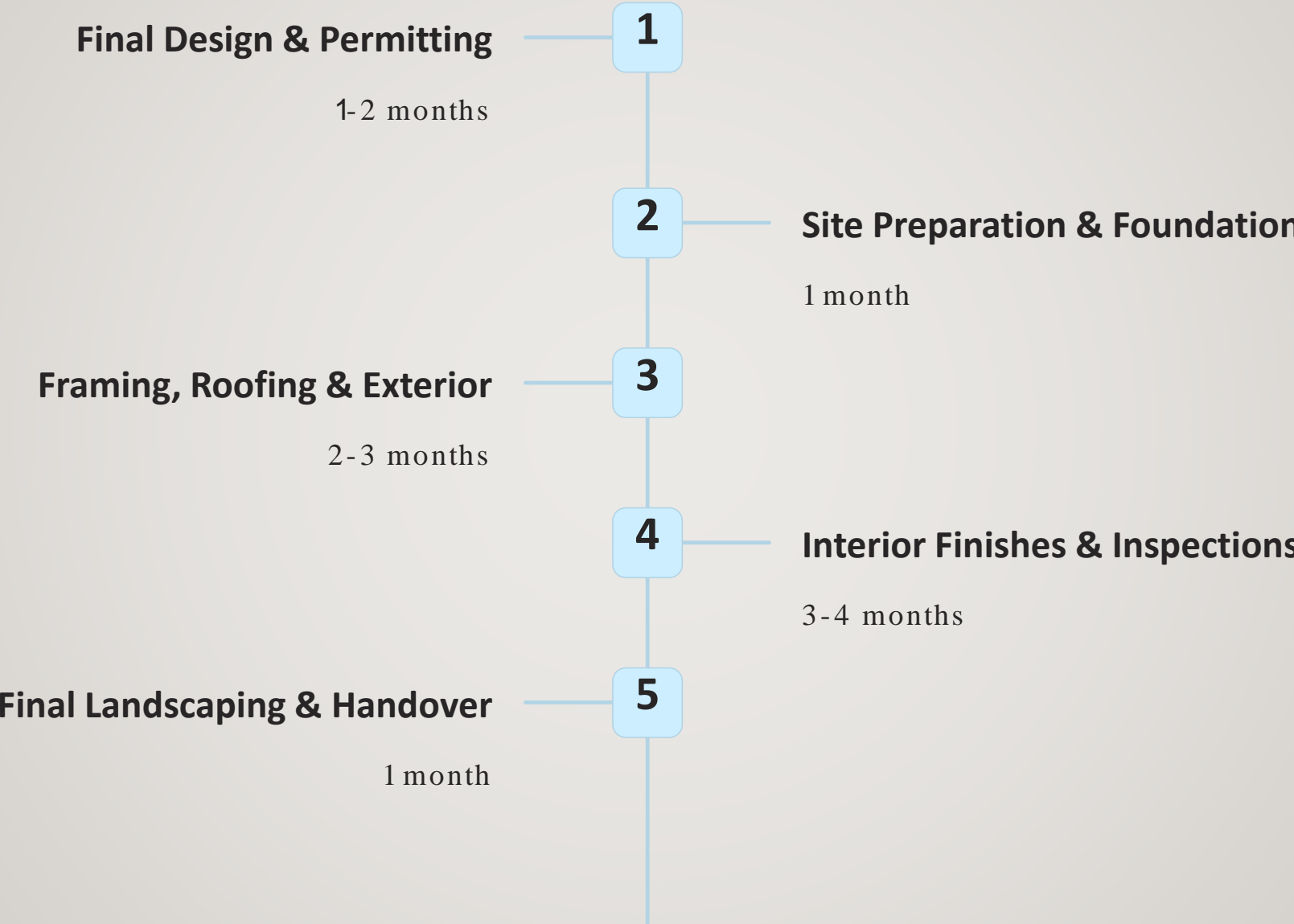
Recent sales average \$330/sq ft

Sales Price \$475,000 - Selling Costs \$38,000 - Development Costs \$368,340 = Gross Profit \$68,660 (<19% Return)

Without the donation of this parcel, it would not be financially feasible to construct a home of this size, quality and affordability at this price point.

Funding secured through LL Capital LLC as confirmed in support letter.

Development Schedule



Total timeline: Approximately 9-10 months from initial mobilization to final turnover, with regular updates provided to the CRA throughout the project.

Company Background & Experience

Parrish & Associates LLC brings over 26 years of real estate experience in South Florida, focused on:

- Quality, integrity, and community commitment
- End-to-end development capabilities
- Energy-efficient building practices
- Expertise in local zoning regulations and permitting
- Proven track record as a vital partner on previous Pompano Beach CRA public-private initiatives

We are fully prepared to move forward in coordination with the CRA team.

