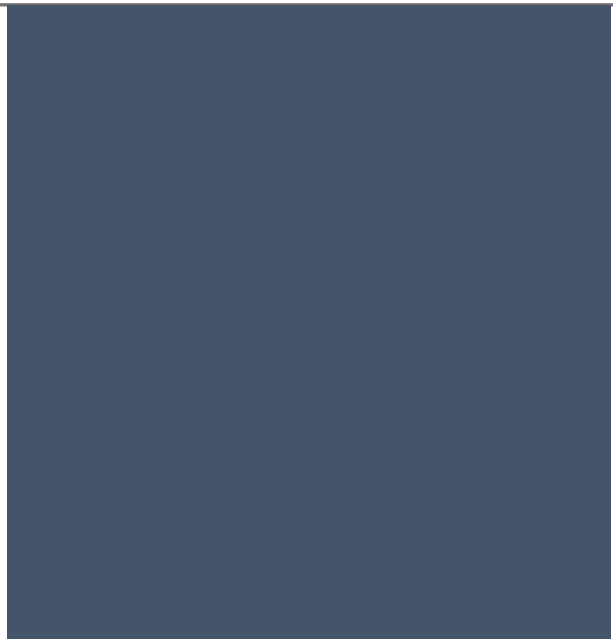




Development Proposal

Public-Private Partnership
Opportunity for Infill Housing

Parrish & Associates LLC





February 28, 2026

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 proposal from Parrish & Associates LLC regarding three parcels 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 parcels to Parrish & Associates LLC on a gratuitous (donated) basis. The purpose of this request is to construct and sell two high-quality, modern single-family residences to income-qualified homebuyers, directly advancing the CRA's mission to eliminate blight, promote private investment, and improve neighborhood vitality.

This project will transform three underutilized, maintenance-intensive lots into desirable homes and long-term community assets. The new residences 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. The sales price is \$475,000, with income-qualified buyers ready to close upon completion. The donation of these parcels is essential to ensure financial feasibility to construct homes 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,

Joshua Parrish-Willis

Parrish & Associates LLC

Direct: 954-778-4827

admin@parrishassociates.net

Table of Contents

Cover Page	i
Cover Letter	1
Introduction and Purpose of Request	4
Community and Economic Benefits	5
Historical Background	6
Proposed Development Plan	6
Regulatory Review and Required Approvals	7
Development Schedule and Timeline	9
Financing Plan and Project Cost	10
Experience with Similar Projects and References	11
Company Background	14
Legal and Administrative History	15
Conclusion	16
Pompano Beach CRA Notice of Intent to Dispose Property	17
Preliminary Site Plans / Elevation Renderings and Floor Plan Layout	19
Development Pro-Formas	23
Completed Construction Highlights	26
Property Appraiser Parcel Information / Residential District	35
Financial Qualifications and Funding Support	43
Buyer Pre-Approval	45
State of Florida DBPR Licenses	46

Introduction

Parrish & Associates LLC is pleased to submit this comprehensive proposal for the acquisition and development of three vacant parcels currently owned and maintained by the Pompano Beach Community Redevelopment Agency (CRA). This document details our plan to transform these parcels into two high-quality single-family residences, 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 **785 NW 18 Avenue, Pompano Beach, 33069 (Property ID 484234040601), NW 18 Avenue, Pompano Beach, 33069 (Property ID 484234040590), and NW 18 Avenue, Pompano Beach, 33069 (Property ID 484234040580)**. Our goal is to develop this land into two attractive single-family residences that will enhance the surrounding neighborhood, stimulate private investment, and contribute to economic growth. Developing these parcels 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 long-vacant property into functional and attractive homes that enhance the aesthetic value of the neighborhood and encourages further private investment in the surrounding area.

Community and Economic Benefits

The development of these affordable single-family residences 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, electricians, roofers and plumbers. 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 homes will generate an estimated \$5,918 (\$2,959 each) 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 Pompano Beach Community Redevelopment Agency (CRA) acquired parcel 484234040601 in September 2006, parcel 484234040590 in September 2004, and parcel 484234040580, in January 2025. Over the past 20 years, the CRA has incurred costs for upkeep – landscaping, code compliance and preventing illegal dumping – without generating any tangible return for two of the three parcels. Despite this ongoing commitment, the lots have 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 lots' potential by transforming them from a liability into a lasting asset for the community.

Proposed Development Plan

This proposal envisions the construction of two modern, high-quality single-family residences that will feature a contemporary and family-friendly design. The residences 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. These homes will include impact-rated windows and doors for improved safety and efficiency. A one-car garage will accommodate the practical needs of the future homeowners, 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 two single-family residences is an allowed use within this zoning district, meaning no rezoning is necessary. However, variances and lot assemblage are required to facilitate the development.

Zoning Variances

Site 1 - 785 NW 18 Avenue, Pompano Beach, 33069 (Property ID 484234040601)

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

1. **Minimum Lot Area Reduction:** A variance to decrease the minimum lot area requirement from 7,000 square feet to 6,419 square feet, which is the current lot area.
2. **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.
3. **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.



Parcel Assembly

Site 2 – NW 18 Avenue, Pompano Beach, 33069

Property ID 484234040590 + Property ID 484234040590

The proposed development requires the combination of these two adjoining parcels to create a single lot that satisfies the City's zoning regulations for minimum buildable-lot criteria. Without this unification, the individual parcels do not independently meet zoning standards, which would prevent the project from advancing.



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: \$4,500
- Building/Landscaping Costs: \$315,775
- Selling Costs: \$38,000 (paid at closing)
- Financing Costs: \$19,025
- Permit Costs: \$10,000
- Insurance Costs: \$1,500

Total Project Cost (Not Including Costs Paid At Closing): \$350,800

Total Project Cost: \$388,800

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:
 - o Name: Surefire Investments LLC
 - o Entity: Private Firm
 - o Address: 193 NW Eller St, Deerfield Beach, FL 33441
 - o Telephone: 954-625-0255
 - o 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:
 - o Name: Frantz Jacques
 - o Entity: Private Individual
 - o Address: 1920 NW 7th St, Pompano Beach, FL 33069
 - o Telephone: 954-892-4906
 - o 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:
 - o Name: Zabillo Mansouri
 - o Entity: Private Individual
 - o Address: 1940 NW 7th St, Pompano Beach, FL 33069
 - o Telephone: 954-302-2621
 - o 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:
 - o Name: Joshua Parrish-Willis
 - o Entity: Private Individual
 - o Address: 130 SW 2nd Terrace, Deerfield Beach, FL 33441
 - o Telephone: 954-778-4827
 - o Type of Service: Full development and construction services, from permitting through vertical build and delivery.

Company Background

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 27 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

- 27+ 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 and its principals have no bankruptcies or 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 these long-vacant parcels into two high-quality, energy-efficient single-family residences 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.

Legal Notices

Sale Notices

NOTICE OF PUBLIC SALE
Self-storage unit contents of the following customers containing household and other goods will be sold for cash by CubeSmart #0303 5500 NW 15th Street Margate FL 33063 & CubeSmart #0325 5501 NW 15th Street Margate FL 33063 to satisfy a lien on February 10, 2026, at approximately 11:30am on-line at www.storageetreasures.com: Paulette Bloomfield, Latonya Ann Graves Beasley, Eliane Durante, Andrade Perry, Marianne Tarbox, KINGS PHARMACY, Eliane Periera Durante, Michelle Irving, Yarinel Peredero, Als Heidi
1/23/2026 & 1/30/2026 7920194

NOTICE OF PUBLIC SALE
Notice is hereby given that Mission Bay Self Storage at 22733 State Road 7 Boca Raton FL 33498 will sell the contents of the units listed below at a public auction to satisfy a landlord's lien (pursuant to Chapter 83 of the Florida Statutes). The sales will be held online at StorageT-reasures.com on February 17, 2026 at approx. 9:00 am. Contents will be sold for cash only to the highest bidder; subject to add'l terms noted on the website. The property to be sold is described as "general household items" unless otherwise noted. A150-Cassiano Costa
1/30/2026, 2/6/2026 7921895

NOTICE OF PUBLIC SALE
Park'N Go of Fort Lauderdale, LLC gives notice and intent to sell, for nonpayment of storage fees per FL Statue 83.805-83.806 by Lonnie Jay Vanderwerf, Loney Vanderwerf and Capital One Auto Finance the following vehicle on 2/16/2026 at 8:30AM at 1101 Eller Dr, Fort Lauderdale, FL 33316. Said company reserves the right to accept or reject any and all bids.

2021 KIA VIN# 3KPF24AD5ME345003
1/30/2026 & 2/6/2026 7924818

Miscellaneous

NSU HEALTH

NSU Health will close its Lighthouse of Broward Low Vision clinic effective at the close of business on Wednesday, December 17, 2025. We will relocate those clinical services to our Fort Lauderdale location at:

3300 S University Drive
Sanford L. Ziff Building
For Lauderdale, FL 33328

Your medical records will be securely maintained and are available to you upon request by contacting NSU Health Medical Records Department by phone at (954) 262-4200 and by fax at (954) 262-3904.

1/9/2026, 1/16/2026, 1/23/2026, 1/30/2025 7917467

DECLARATION OF INDIGENOUS STATUS I
Simone Dawn-Alicia Bailey declare my status as an Original Indigenous Being, descendant of the Time Immemorial Peoples, with inherent rights and sovereignty under Natural, Common, and international Law; this serves as public notice. Broward County, Florida, USA.
1/15/2026 - 2/13/2026 7919721

Case Number	Style	Case Type	Case Subtype	File Date
CACE-26-001369		Bagaudin Mamatov Plaintiff vs. Andrew Markov, et al Defendant	Professional Malpractice - Business	1/27/2026
CACE-26-001380		Satyawattie Samantha Serral Plaintiff vs. Krishna Dat, et al Defendant	Other	1/27/2026
CACE-26-001388		Jacovia Wolf Plaintiff vs. MERRIMAC PLANTATION LP, et al Defendant	Other	1/27/2026
CACE-26-001394		Jocetha Jean Plaintiff vs. Ocean Habor Casualty Insurance Defendant	Auto Negligence	1/27/2026
CACE-26-001398		Nathalie Lapointe Plaintiff vs. Eric Brown Defendant	Parti-tion/Non-Domestic +	1/27/2026
CACE-26-001403		Barbara Butler, et al Plaintiff vs. THE UNKNOWN HEIRS OF WILLIE J. PIERCE Defendant	Declaratory Judgment	1/27/2026
CACE-26-001405		Iyinka Williams Plaintiff vs. Lyft Florida, Inc., et al Defendant	Auto Negligence	1/27/2026
CACE-26-001406		UNIQUE FUNDING SOLUTIONS LLC Plaintiff vs. SBC BAIL BONDS LLC, et al Defendant	Contract and Indebtedness	1/27/2026
CACE-26-001407		Pamela deane Cooler Plaintiff vs. HOLLYWOOD HOTEL ASSO-CIATES LLC Defendant	Neg - Premises Liability Commercial	1/27/2026
CACE-26-001408		Fabian Andreas Lepe rojo Plaintiff vs. Yosvany Woodward Perez, et al Defendant	Auto Negligence	1/27/2026
CACE-26-001409		Mina Baskhron, et al Plaintiff vs. Kenyon Kwade Lanham De-fendant	Auto Negligence	1/27/2026
CACE-26-001410		OVERTON FUNDING LLC Plaintiff vs. BISHOP BRICK & BUILD-ING MATERIALS LLC, et al Defendant	Contract and Indebtedness	1/27/2026
CACE-26-001411		SQ ADVANCE LLC Plaintiff vs. MAVEN ADVANTAGE INC, et al Defendant	Contract and Indebtedness	1/27/2026
CACE-26-001412		Sebastien Gaddini, et al Plaintiff vs. FLORIDA PENINSULA IN-SURANCE COMPANY Defendant	Other - Insurance Claim	1/27/2026
RPO-26-0000651		PLANTATION POLICE DEPT Petitioner vs. YOUNG, DANIEL R Respondent	Pet for Risk Protection Order- F5790.401	1/27/2026
RPO-26-0000652		Broward County Sheriff's Office Petitioner vs. Amar, Erick Respondent	Pet for Risk Protection Order- F5790.401	1/27/2026
RPO-26-0000692		Coral Springs Police Department Petitioner vs. Turner, Daniel Pet for Risk Protection Order- F5790.401		1/27/2026
DOR-26-001543		Shanequa Lashay Jones Petitioner vs. Trayvaun Rashod Wil-liams Jr Respondent	Administrative DOR Order	1/27/2026
FMCE-26-001487		DANIELLE ELISSA RAMSAY Petitioner vs. RAEQUON ARMANI Diss. of Marriage +	DOM w/out Children Pro Se	1/27/2026
JACKSON Respondent		Robert Deckert Petitioner vs. Miguel Carroll RespondentDiss. of Marriage +	DOM w/out Children Pro Se	1/27/2026
FMCE-26-001489		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001491		Johan Alexander Usaquen and Maria Amell Mejia Diss. of Marriage +	DOM w/out Children Pro Se	1/27/2026
FMCE-26-001497		SHARON URO Petitioner vs. DAVID URO Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001498		Craig Perry Jones and Lili Moniz Diss. Of Marriage		1/27/2026
FMCE-26-001510		Merri E. Schiff Petitioner vs. Alan Schiff Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001514		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001514		Wilfrido Contreras Petitioner vs. Aury Delgado Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001519		PATTY E MASON Petitioner vs. CHARLES A MASON Respon-dent	Diss. of Marriage +	1/27/2026
FMCE-26-001520		DOM w/Children Pro Se 1/27/2026		
FMCE-26-001522		Teal Henderson Petitioner vs. Ario Henderson Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001522		Andreille F. Leandre and Guilou Leandre	Diss. Of Marriage	1/27/2026
FMCE-26-001523		PIERROT DELOUIS Petitioner vs. DIEULA JASMIN Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001526		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001526		Shantae Walker Petitioner vs. Shahede Folkes Respondent	DOM by Publication Pro Se	1/27/2026
FMCE-26-001528		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001530		Kesnel Odomier Petitioner vs. Elizabeth Barraza Pascuales Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001530		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001531		Eliu Sheamieze Majji Petitioner vs. Nezam Majid Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001534		DOM w/Children Pro Se 1/27/2026		
FMCE-26-001534		TRACEY VINCENT Petitioner vs. SEAN PERKINS Respondent	Paternity +	1/27/2026
FMCE-26-001537		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001538		Richard Anthony Omar Johnson Petitioner vs. Rachel Corona Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001538		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001544		Marie Ellen Carpenter Petitioner vs. William Daniel Carpenter Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001544		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001548		Gabriel Dias Tavares Petitioner vs. Ana Mercy Vega Respon-dent	Diss. of Marriage +	1/27/2026
FMCE-26-001548		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001551		Clervoyant Nancia Petitioner vs. Eric Paulus Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001551		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001551		Elicius Joseph Petitioner vs. Manouchele Olibrice Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001553		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001553		Giovanna Teresa Maldonado Perez Petitioner vs. Ronald Lara	Diss. of Marriage +	1/27/2026
FMCE-26-001553		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001556		Alvarez Respondent		1/27/2026
FMCE-26-001556		In Re: The Name Change of JONATHAN JAYDEN RIOS		1/27/2026
FMCE-26-001557		Name Change Adult Pro Se 1/27/2026		
FMCE-26-001557		Joao Victor Mendes Silva Petitioner vs. Danielle Shmari-Ann	Diss. of Marriage +	1/27/2026
FMCE-26-001558		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001558		Vijay Chinta Petitioner vs. Daramis Porras Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001560		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001560		SAMUEL Guillermo Madera Castro Petitioner vs. Patsy Lee	Diss. of Marriage +	1/27/2026
FMCE-26-001562		Diss. of Marriage +		1/27/2026
FMCE-26-001562		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001562		Liddon Jermaine Ockive Johnson Petitioner vs. Brittany Marie	Diss. of Marriage +	1/27/2026
FMCE-26-001562		DOM by Publication Pro Se 1/27/2026		
PR-C-26-0000357		In Re: Estate of: Gildersleeve, Thomas James	Peti-tion For Administration	1/27/2026
PR-C-26-0000360		In Re: Estate of: O'Donnell, John A.	Summary Adminis-tration	1/27/2026
PR-C-26-0000361		In Re: Estate of: Dumornay, Roland	Petition For Admin-istration	1/27/2026
PR-C-26-0000364		In Re: Estate of: Muzicka, Thomas	Petition For Admin-istration	1/27/2026
PR-C-26-0000368		In Re: Estate of: Vershinin, Yuri	Summary Adminis-tration	1/27/2026
PR-C-26-0000369		In Re: Estate of: Davis, Barbara Rita	Petition For Admin-istration	1/27/2026
PR-C-26-0000373		In Re: Estate of: Castro Vives, Delia	Purported Will	1/27/2026
PR-C-26-0000375		In Re: Estate of: Cantone, Salvatore	Summary Adminis-tration	1/27/2026
PR-C-26-0000376		In Re: Estate of: Gayle, Esma Adina	Summary Adminis-tration	1/27/2026
PR-C-26-0000377		In Re: Estate of: Ramos, Manuel Vargas	Summary Adminis-tration	1/27/2026
PR-C-26-0000378		In Re: Estate of: Viens, Andre	Petition For Admin-istration	1/27/2026
PR-C-26-0000379		In Re: Estate of: Cheung, Yuen Piu	Summary Adminis-tration	1/27/2026
PR-C-26-0000381		In Re: Estate of: Hayes, Jesse, Jr.	Summary Adminis-tration	1/27/2026
PR-C-26-0000371		In Re: Guardianship of: Nielsen, Myr	Guardianship of	1/27/2026
Person & Property				
1/30/2026 7925186				

Miscellaneous

IN THE CIRCUIT COURT, SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA CASE NO: CACE-2025-018992

BANK OF AMERICAN N.A., a national banking association, Plaintiff, vs. CASH OUT MORTGAGE CORPORATION dba FLORIDA BANCORP, a Florida corporation, Defendant.

NOTICE OF ACTION
To: CASH OUT MORTGAGE CORPORATION dba FLORIDA BANCORP (address unknown) YOU ARE NOTIFIED that an action to compel the recording of an assignment, a satisfaction, or discharge of mortgage on the following real property in Broward County, Florida: Condominium Unit No. 5422, of the Villas of the Gate Three, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 12405, Page 413, of the Public Records of Broward County, Florida, and all amendments thereto. A.P.N. #: 19111-CA-00700 has been filed against you and you are required to serve a copy of your written defenses, if any, to it upon Kenneth A. Tomchin, TAYLOR DAY GRIMM & BOYD, attorney for Plaintiff, 501 N Laura Street, Suite 3500, Jacksonville, Florida 32202 February 20, 2026 within 30 days after first publication, and file the original with the Clerk of this Court at the Broward County Courthouse, 201 Southeast 6th Street Fort Lauderdale, FL 33301 either before service on plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the complaint. Dated 02/16/2026
BRENDA D. FORMAN, Clerk of the Circuit Court
Kenneth A. Tomchin
TAYLOR DAY GRIMM & BOYD
501 N Laura St, Ste 3500
Jacksonville, FL 32202
904-356-0700
ktomchin@taylordaylaw.com
Attorneys for Plaintiff

1/30/2026, 2/6/2026, 2/13/2026, 2/20/2026 7923144

Miscellaneous

NOTICE BY PUBLICATION

AMERICAN ARBITRATION ASSOCIATION
Case No.: 01-25-0005-4075

Esbrook P.C. v. Anthony D. Ivankovich, M.D.

To: Anthony D. Ivankovich, M.D.

You are hereby notified that an arbitration is pending against you with the American Arbitration Association entitled Esbrook P.C. v. Anthony D. Ivankovich, M.D., Case No. 01-25-0005-4075. The object of this arbitration is to obtain a money award. Service is being made by publication upon the following parties: Anthony D. Ivankovich, M.D. You are invited to respond to the arbitration demand on or before February 2, 2026. If you fail to do so, arbitration proceedings will continue ex parte.

1/30/2026, 2/6/2026, 2/13/2026, 2/20/2026 7925347

Case Number	Style	Case Type	Case Subtype	File Date
CACE-26-001369		Bagaudin Mamatov Plaintiff vs. Andrew Markov, et al Defendant	Professional Malpractice - Business	1/27/2026
CACE-26-001380		Satyawattie Samantha Serral Plaintiff vs. Krishna Dat, et al Defendant	Other	1/27/2026
CACE-26-001388		Jacovia Wolf Plaintiff vs. MERRIMAC PLANTATION LP, et al Defendant	Other	1/27/2026
CACE-26-001394		Jocetha Jean Plaintiff vs. Ocean Habor Casualty Insurance Defendant	Auto Negligence	1/27/2026
CACE-26-001398		Nathalie Lapointe Plaintiff vs. Eric Brown Defendant	Parti-tion/Non-Domestic +	1/27/2026
CACE-26-001403		Barbara Butler, et al Plaintiff vs. THE UNKNOWN HEIRS OF WILLIE J. PIERCE Defendant	Declaratory Judgment	1/27/2026
CACE-26-001405		Iyinka Williams Plaintiff vs. Lyft Florida, Inc., et al Defendant	Auto Negligence	1/27/2026
CACE-26-001406		UNIQUE FUNDING SOLUTIONS LLC Plaintiff vs. SBC BAIL BONDS LLC, et al Defendant	Contract and Indebtedness	1/27/2026
CACE-26-001407		Pamela deane Cooler Plaintiff vs. HOLLYWOOD HOTEL ASSO-CIATES LLC Defendant	Neg - Premises Liability Commercial	1/27/2026
CACE-26-001408		Fabian Andreas Lepe rojo Plaintiff vs. Yosvany Woodward Perez, et al Defendant	Auto Negligence	1/27/2026
CACE-26-001409		Mina Baskhron, et al Plaintiff vs. Kenyon Kwade Lanham De-fendant	Auto Negligence	1/27/2026
CACE-26-001410		OVERTON FUNDING LLC Plaintiff vs. BISHOP BRICK & BUILD-ING MATERIALS LLC, et al Defendant	Contract and Indebtedness	1/27/2026
CACE-26-001411		SQ ADVANCE LLC Plaintiff vs. MAVEN ADVANTAGE INC, et al Defendant	Contract and Indebtedness	1/27/2026
CACE-26-001412		Sebastien Gaddini, et al Plaintiff vs. FLORIDA PENINSULA IN-SURANCE COMPANY Defendant	Other - Insurance Claim	1/27/2026
RPO-26-0000651		PLANTATION POLICE DEPT Petitioner vs. YOUNG, DANIEL R Respondent	Pet for Risk Protection Order- F5790.401	1/27/2026
RPO-26-0000652		Broward County Sheriff's Office Petitioner vs. Amar, Erick Respondent	Pet for Risk Protection Order- F5790.401	1/27/2026
RPO-26-0000692		Coral Springs Police Department Petitioner vs. Turner, Daniel Pet for Risk Protection Order- F5790.401		1/27/2026
DOR-26-001543		Shanequa Lashay Jones Petitioner vs. Trayvaun Rashod Wil-liams Jr Respondent	Administrative DOR Order	1/27/2026
FMCE-26-001487		DANIELLE ELISSA RAMSAY Petitioner vs. RAEQUON ARMANI Diss. of Marriage +	DOM w/out Children Pro Se	1/27/2026
JACKSON Respondent		Robert Deckert Petitioner vs. Miguel Carroll RespondentDiss. of Marriage +	DOM w/out Children Pro Se	1/27/2026
FMCE-26-001489		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001491		Johan Alexander Usaquen and Maria Amell Mejia Diss. of Marriage +	DOM w/out Children Pro Se	1/27/2026
FMCE-26-001497		SHARON URO Petitioner vs. DAVID URO Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001498		Craig Perry Jones and Lili Moniz Diss. Of Marriage		1/27/2026
FMCE-26-001510		Merri E. Schiff Petitioner vs. Alan Schiff Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001514		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001514		Wilfrido Contreras Petitioner vs. Aury Delgado Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001519		PATTY E MASON Petitioner vs. CHARLES A MASON Respon-dent	Diss. of Marriage +	1/27/2026
FMCE-26-001520		DOM w/Children Pro Se 1/27/2026		
FMCE-26-001522		Teal Henderson Petitioner vs. Ario Henderson Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001522		Andreille F. Leandre and Guilou Leandre	Diss. Of Marriage	1/27/2026
FMCE-26-001523		PIERROT DELOUIS Petitioner vs. DIEULA JASMIN Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001526		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001526		Shantae Walker Petitioner vs. Shahede Folkes Respondent	DOM by Publication Pro Se	1/27/2026
FMCE-26-001528		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001530		Kesnel Odomier Petitioner vs. Elizabeth Barraza Pascuales Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001530		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001531		Eliu Sheamieze Majji Petitioner vs. Nezam Majid Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001534		DOM w/Children Pro Se 1/27/2026		
FMCE-26-001534		TRACEY VINCENT Petitioner vs. SEAN PERKINS Respondent	Paternity +	1/27/2026
FMCE-26-001537		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001538		Richard Anthony Omar Johnson Petitioner vs. Rachel Corona Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001538		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001544		Marie Ellen Carpenter Petitioner vs. William Daniel Carpenter Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001544		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001548		Gabriel Dias Tavares Petitioner vs. Ana Mercy Vega Respon-dent	Diss. of Marriage +	1/27/2026
FMCE-26-001548		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001551		Clervoyant Nancia Petitioner vs. Eric Paulus Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001551		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001551		Elicius Joseph Petitioner vs. Manouchele Olibrice Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001553		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001553		Giovanna Teresa Maldonado Perez Petitioner vs. Ronald Lara	Diss. of Marriage +	1/27/2026
FMCE-26-001553		DOM w/out Children Pro Se 1/27/2026		
FMCE-26-001556		Alvarez Respondent		1/27/2026
FMCE-26-001556		In Re: The Name Change of JONATHAN JAYDEN RIOS		1/27/2026
FMCE-26-001557		Name Change Adult Pro Se 1/27/2026		
FMCE-26-001557		Joao Victor Mendes Silva Petitioner vs. Danielle Shmari-Ann	Diss. of Marriage +	1/27/2026
FMCE-26-001558		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001558		Vijay Chinta Petitioner vs. Daramis Porras Respondent	Diss. of Marriage +	1/27/2026
FMCE-26-001560		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001560		SAMUEL Guillermo Madera Castro Petitioner vs. Patsy Lee	Diss. of Marriage +	1/27/2026
FMCE-26-001562		Diss. of Marriage +		1/27/2026
FMCE-26-001562		DOM by Publication Pro Se 1/27/2026		
FMCE-26-001562		Liddon Jermaine Ockive Johnson Petitioner vs. Brittany Marie	Diss. of Marriage +	1/27/2026
FMCE-26-001562		DOM by Publication Pro Se 1/27/2026		
PR-C-26-0000357		In Re: Estate of: Gildersleeve, Thomas James	Peti-tion For Administration	1/27/2026
PR-C-26-0000360		In Re: Estate of: O'Donnell, John A.	Summary Adminis-tration	1/27/2026
PR-C-26-0000361		In Re: Estate of: Dumornay, Roland	Petition For Admin-istration	1/27/2026
PR-C-26-0000364		In Re: Estate of: Muzicka, Thomas	Petition For Admin-istration	1/27/2026
PR-C-26-0000368		In Re: Estate of: Vershinin, Yuri	Summary Adminis-tration	1/27/2026
PR-C-26-0000369		In Re: Estate of: Davis, Barbara Rita	Petition For Admin-istration	1/27/2026
PR-C-26-0000373		In Re: Estate of: Castro Vives, Delia	Purported Will	1/27/2026
PR-C-26-0000375		In Re: Estate of: Cantone, Salvatore	Summary Adminis-tration	1/27/2026
PR-C-26-0000376		In Re: Estate of: Gayle, Esma Adina	Summary Adminis-tration	1/27/2026
PR-C-26-0000377		In Re: Estate of: Ramos, Manuel Vargas	Summary Adminis-tration	1/27

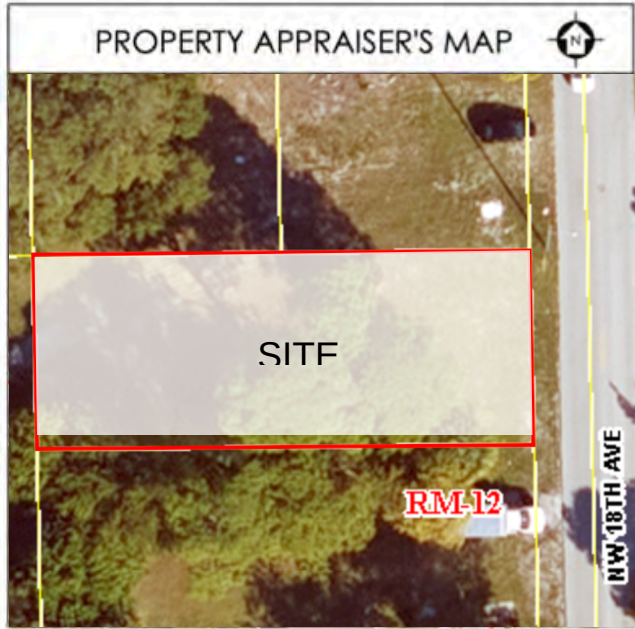
**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY NOTICE OF
INTENT TO DISPOSE OF PROPERTY**

Pursuant to Section 163.380, Florida Statutes, the Pompano Beach Community Redevelopment Agency (CRA) hereby notifies all prospective private developers of its intent to dispose of the following properties as follows: Parcel Id: 484234040601 (North 60 feet of Lot 6, Block 11 HUNTER'S MANOR SUBDIVISION PB19 PG27), and 484234040590 (West 1/2 of Lot 5, Block 11 HUNTER'S MANOR SUBDIVISION PB19 PG27) and 484234040580 (East 1/2 of Lot 5, Block 11 HUNTER'S MANOR SUBDIVISION PB19 PG27). The lots are vacant and will be utilized for the City's affordable housing program.

Proposals are hereby invited from, and all pertinent information shall be made available to private developers or persons interested in undertaking to develop the property as single family homes for qualified income restricted buyers. Proposals should demonstrate an ability to provide complete construction financing, ability to construct a quality affordable residential home with a qualified homebuyer. Additional information such as builder qualifications, land acquisition price, home sales price, construction cost estimate, estimated time for completion, floor plans, renderings, proposed home size and specifications, funding commitments and any other pertinent information must be included in Proposals submitted in response to this notice. For additional information, please contact Nguyen Tran, 501 Dr. Martin Luther King Jr. Blvd., Suite 1, Pompano Beach, FL 33060 or by calling at (954) 545-7769.

All proposals must be submitted by those interested within thirty (30) days after the date of this public notice to: Pompano Beach Community Redevelopment Agency, 501 Dr. Martin Luther King Jr. Boulevard, Suite 1, Pompano Beach, FL 33060. The CRA reserves the right to accept or reject any proposal and to negotiate an agreement with any selected proposers.

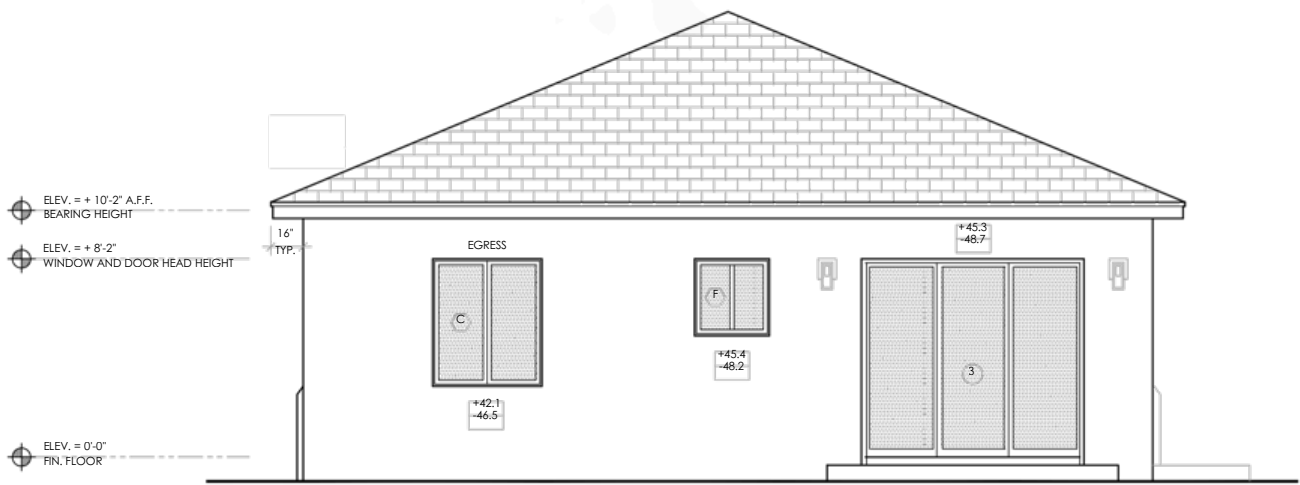
POMPANO BEACH CRA, POMPANO
BEACH, FL
BY: Nguyen Tran
1/30/2026 7925419



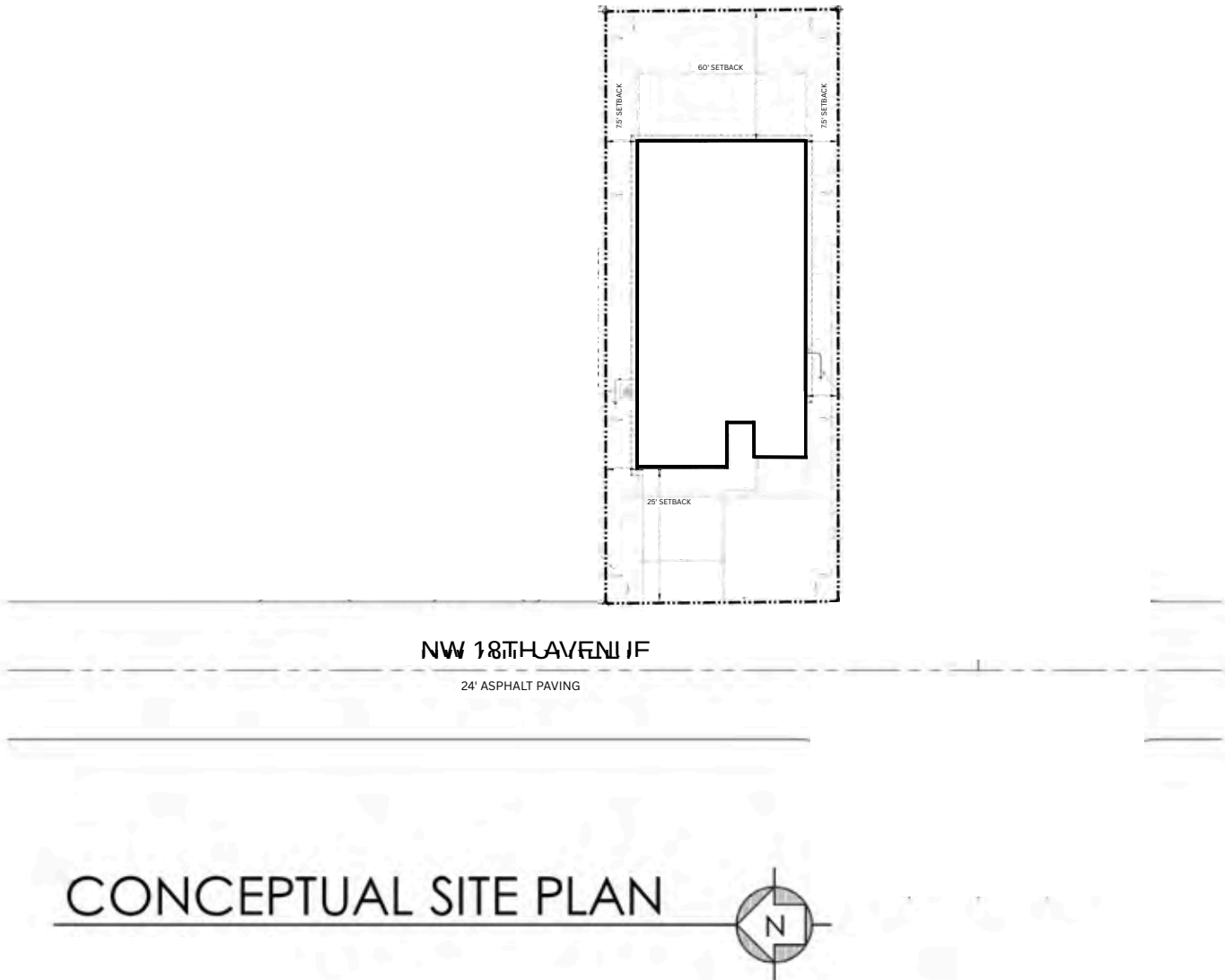
SITE AND BUILDING DATA		
PROPERTY ADDRESS: 785 NW 18TH AVENUE, POMPANO BEACH, FL 33069		
LEGAL DESCRIPTION: WILTER'S MANDP. 19-27 EJ 97.5 N50.2W E. 135 E 101 ON RD B&C		
PROPERTY I.D. NUMBER: 48423400641		
DATA TABLE: ZONING: RM-12 CURRENT USE: VACANT RESIDENTIAL PROPOSED USE: SINGLE FAMILY RESIDENTIAL		
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	6,436 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'	13'



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



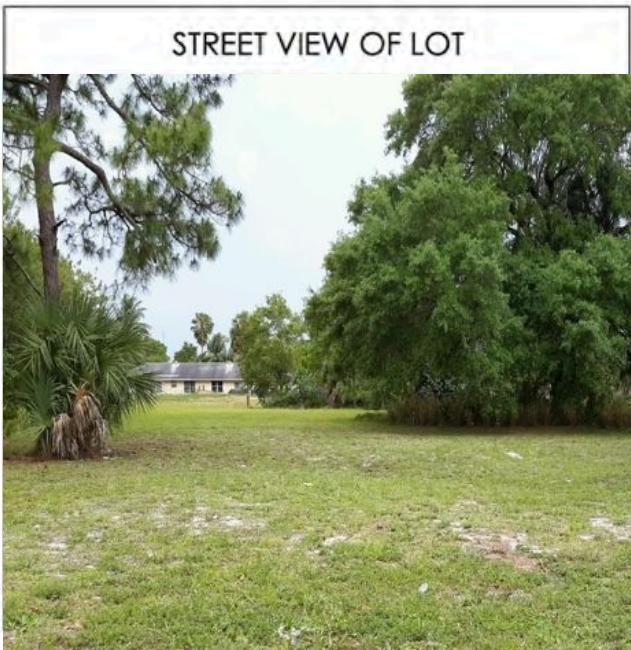
REAR ELEVATION
SCALE: 1/4" = 1'-0"



MICHAEL STEWART
ARCHITECT
A/E 93999
1975 E. Sunrise Blvd. #622
Ft. Lauderdale, Florida 33304
954-531-3023
mcsarch@aol.com

PARRISH & ASSOCIATES LLC
NEW SINGLE FAMILY HOME
785 NW 18th Avenue
Pompapo Beach, FL 33069

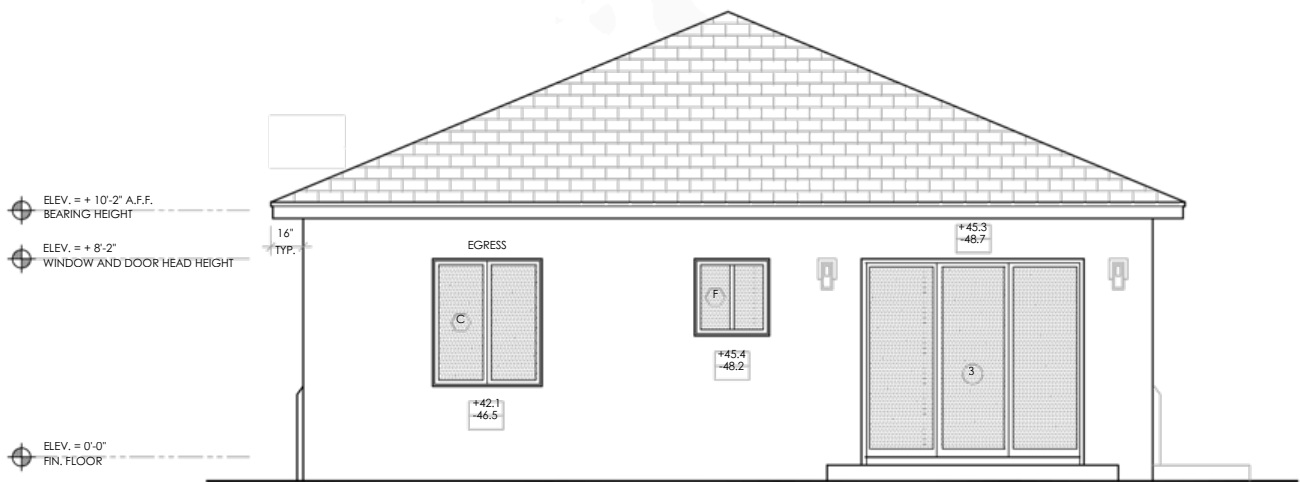
Revisions
Digital
Seal Michael Stewart Architect A/E 93999 Date: _____
Sheet Description: PRELIMINARY FLOOR PLAN, FRONT ELEVATION
Sheet: A-2



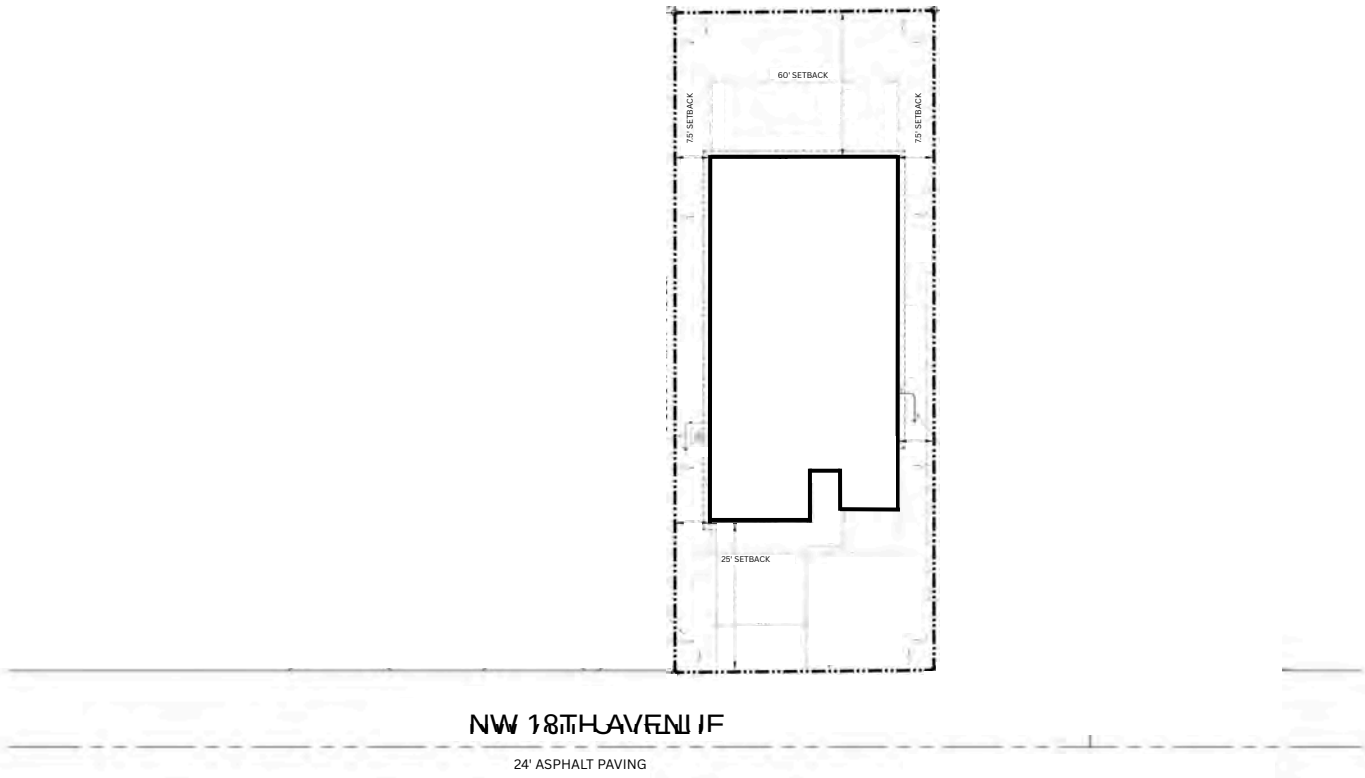
SITE AND BUILDING DATA	
PROPERTY ADDRESS: NW 18TH AVENUE, POMPANO BEACH, FL 33069	
LEGAL DESCRIPTION: HUNTER'S MANOR 19-27 BLK QT 5 W1/2 OF S 62-5 BLK 11 RD BLK 2 HUNTER'S MANOR 10-27 BLK QT 5 E1/2 OF S 62-5 BLK 11	
PROPERTY I.D. NUMBER: 48423400641	
DATA TABLE: ZONING: RM-12 CURRENT USE: VACANT RESIDENTIAL 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 9,032 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' 13'



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



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



CONCEPTUAL SITE PLAN



MICHAEL STEWART
ARCHITECT
AA 93999
1975 E. Sunrise Blvd. #622
Ft. Lauderdale, Florida 33304
954-531-3023
mstarchitect.com

PARRISH & ASSOCIATES LLC
NEW SINGLE FAMILY HOME

NW 18th Avenue
Pompano Beach, FL 33069

Revisions

Digital

Seal



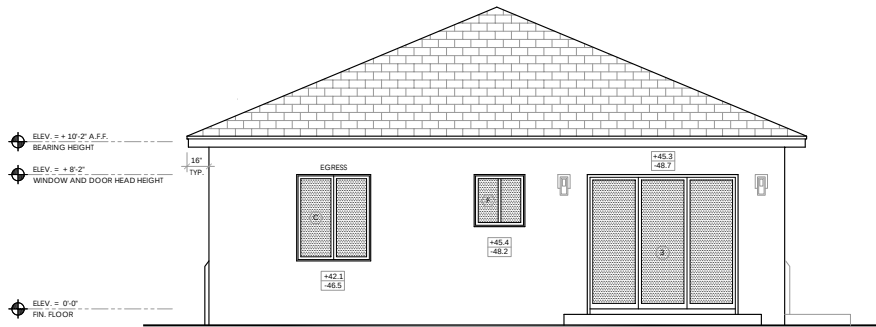
These documents are the copyright property of
Michael Stewart Architect. These documents
may not be reproduced except with the expressed
written consent of Michael Stewart Architect.

Sheet Description:

PRELIMINARY
FLOOR PLAN,
FRONT ELEVATION

Sheet:

A-2



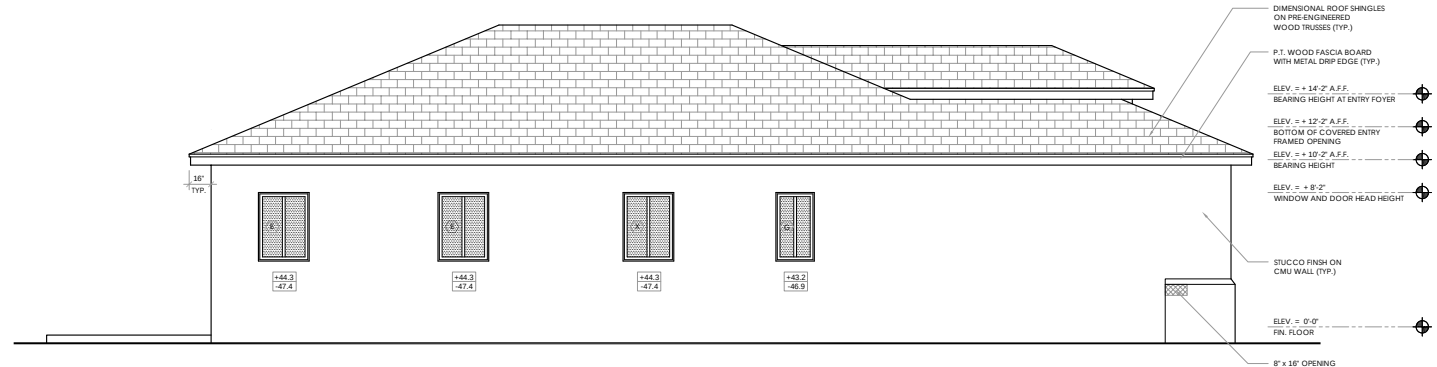
REAR ELEVATION

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



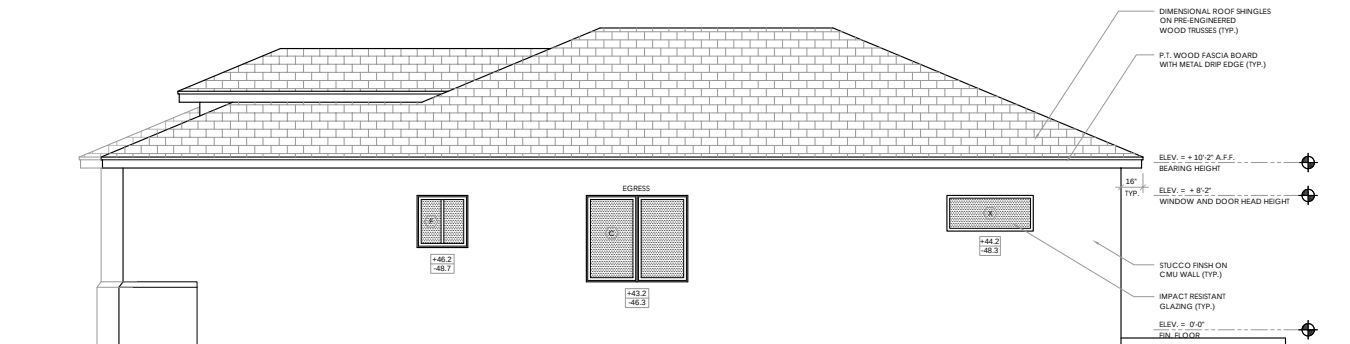
FRONT ELEVATION

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



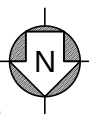
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



SINGLE-FAMILY HOME CONSTRUCTION PRO FORMA - LOT 6, BLK 11

MODERN 3/2 WITH 1 CAR GARAGE - LOT 6, BLK 11

Summary	PSF	Amount	% of Cost
Sales Price	270.81	475,000	122%
Land Cost	-	-	0%
Design/Engineering	(2.19)	(4,500)	1%
Hard Costs	(153.66)	(315,775)	81%
Overhead/Other Costs	(5.60)	(11,500)	3%
Finance Costs	(9.26)	(19,025)	5%
Marketing/Closing Costs	(18.49)	(38,000)	10%
Net Profit	81.61	86,200	22%
Project Length	360 Days	Profit Margin	18.1%



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	Hunter's Manor	Address	NW 7th St	
Lot/Block	Lot 6, Blk 11	City	Pompano Beach	
Lot Size	6,419 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			4,500	1.2%	1	60	60	Manual Input
Finished SF Building Cost		182.00	303,776	78.1%	60	330	271	S-Curve
Unfinished SF Building Cost		51.00	11,999	3.1%	60	330	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	330	330	Straight-Line
Other Costs			11,500	3.0%	60	330	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,262.00	19,025	4.9%	60	360	301	
Marketing (% of Sales Price)	4.0%		11,875	3.1%	360	360	1	Straight-Line
Closing (% of Sales Price)	4.0%		26,125	6.7%	360	360	1	Straight-Line
Total Home Cost			388,800	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	2.19	4,500	
Hard Costs	153.66	315,775	
Overhead/Other Costs	5.60	11,500	
Finance Costs	9.26	19,025	
Marketing/Closing Costs	18.49	38,000	Margin
Net Profit	81.61	86,200	18.1%

Sources and Uses	LTV	LTC	Notes
Sources			
Debt	73.9%	100.0%	350,800
Interest Reserve			-
Paid at Closing			38,000
Builder Equity			-
Total Sources			388,800

Uses	
Land Cost	-
Design/Engineering	4,500
Hard Costs	315,775
Overhead/Other Costs	11,500
Finance Costs	19,025
Marketing/Closing Costs	38,000
Total Uses	388,800

Schedule of Expenditures					
May-26	Jun-26	Jul-26	Aug-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		
Sep-26	Oct-26	Nov-26	Dec-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	\$ 53,200.00	\$ 52,700.00		
Jan-27	Feb-27	Mar-27	Apr-27		
Underground Electric, Flooring, Interior Doors	Interior Paint, Garage, Kitchen, Bathrooms	Final Electric / Plumbing / HVAC	Driveway, Final Landscaping, Irrigation		
\$ 52,700.00	\$ 52,700.00	\$ 52,700.00	\$ 15,000.00		

SINGLE-FAMILY HOME CONSTRUCTION PRO FORMA - LOT 5, BLK 11

MODERN 3/2 WITH 1 CAR GARAGE - LOT 5, BLK 11

Summary	PSF	Amount	% of Cost
Sales Price	270.81	475,000	122%
Land Cost	-	-	0%
Design/Engineering	(2.19)	(4,500)	1%
Hard Costs	(153.66)	(315,775)	81%
Overhead/Other Costs	(5.60)	(11,500)	3%
Finance Costs	(9.26)	(19,025)	5%
Marketing/Closing Costs	(18.49)	(38,000)	10%
Net Profit	81.61	86,200	22%
Project Length	360 Days	Profit Margin	18.1%



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	Hunter's Manor	Address	NW 7th St	
Lot/Block	Lot 5, Blk 11	City	Pompano Beach	
Lot Size	8,022 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			4,500	1.2%	1	60	60	Manual Input
Finished SF Building Cost		182.00	303,776	78.1%	60	330	271	S-Curve
Unfinished SF Building Cost		51.00	11,999	3.1%	60	330	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	330	330	Straight-Line
Other Costs			11,500	3.0%	60	330	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,262.00	19,025	4.9%	60	360	301	
Marketing (% of Sales Price)	4.0%		11,875	3.1%	360	360	1	Straight-Line
Closing (% of Sales Price)	4.0%		26,125	6.7%	360	360	1	Straight-Line
Total Home Cost			388,800	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	2.19	4,500	
Hard Costs	153.66	315,775	
Overhead/Other Costs	5.60	11,500	
Finance Costs	9.26	19,025	
Marketing/Closing Costs	18.49	38,000	Margin
Net Profit	81.61	86,200	18.1%

Sources and Uses	LTV	LTC	Notes
Sources			
Debt	73.9%	100.0%	350,800
Interest Reserve			-
Paid at Closing			38,000
Builder Equity			-
Total Sources			388,800

Uses	
Land Cost	-
Design/Engineering	4,500
Hard Costs	315,775
Overhead/Other Costs	11,500
Finance Costs	19,025
Marketing/Closing Costs	38,000
Total Uses	388,800

Schedule of Expenditures					
May-26	Jun-26	Jul-26	Aug-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		
Sep-26	Oct-26	Nov-26	Dec-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	\$ 53,200.00	\$ 52,700.00		
Jan-27	Feb-27	Mar-27	Apr-27		
Underground Electric, Flooring, Interior Doors	Interior Paint, Garage, Kitchen, Bathrooms	Final Electric / Plumbing / HVAC	Driveway, Final Landscaping, Irrigation		
\$ 52,700.00	\$ 52,700.00	\$ 52,700.00	\$ 15,000.00		



Parrish & Associates LLC

Real Estate Development

WORK EXPERIENCE

Real Estate Development - New Construction Single Family Residential

Current Projects

- 458 N Deerfield Avenue, Deerfield Beach, FL 33441
- 900 Phippen Road, Dania Beach, FL 33004
- 2440 SW 43rd Terrace, Fort Lauderdale, FL 33317

Recently Completed Projects

- 1920 NW 7th Terrace, Pompano Beach, FL 33069
- 1940 NW 7th Terrace, Pompano Beach, FL 33069
- 130 SW 2nd Terrace, Deerfield Beach, FL 33441
- 1260 NW 29th Way, Fort Lauderdale, FL 33311
- 1270 NW 29th Way, Fort Lauderdale, FL 33311
- 193 NW 2nd Street, Deerfield Beach, FL 33441

Real Estate Development – Renovation Single Family Residential

Recently Completed Projects

- 207 NW 3rd Court, Hallandale Beach, FL 33009
- 4736 NW 5th Avenue, Deerfield Beach, FL 33064
- 1210 SW 10th Terrace, Deerfield Beach, FL 33441
- 295 SW 8th Court, Deerfield Beach, FL 33441
- 425 NW 2nd Way, Deerfield Beach, FL 33441
- 884 SW 3rd Avenue, Deerfield Beach, FL 33441
- 132 NW 7th Court, Deerfield Beach, FL 33441
- 2870 NW 23rd Street, Fort Lauderdale, FL 33311
- 166 SW 1st Court, Deerfield Beach, FL 33441

COMPLETED CONSTRUCTION HIGHLIGHTS



COMPLETED 2024

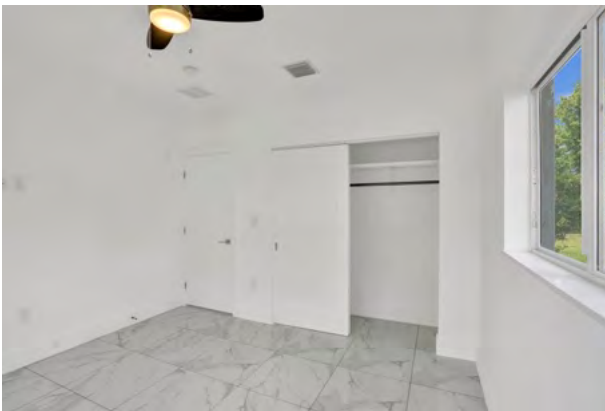


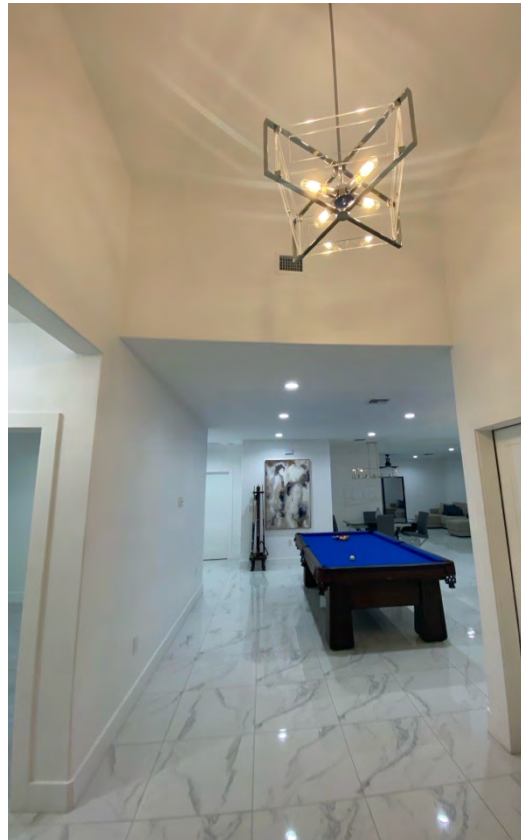














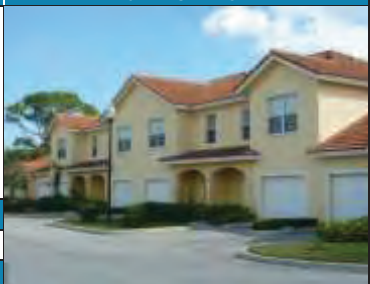


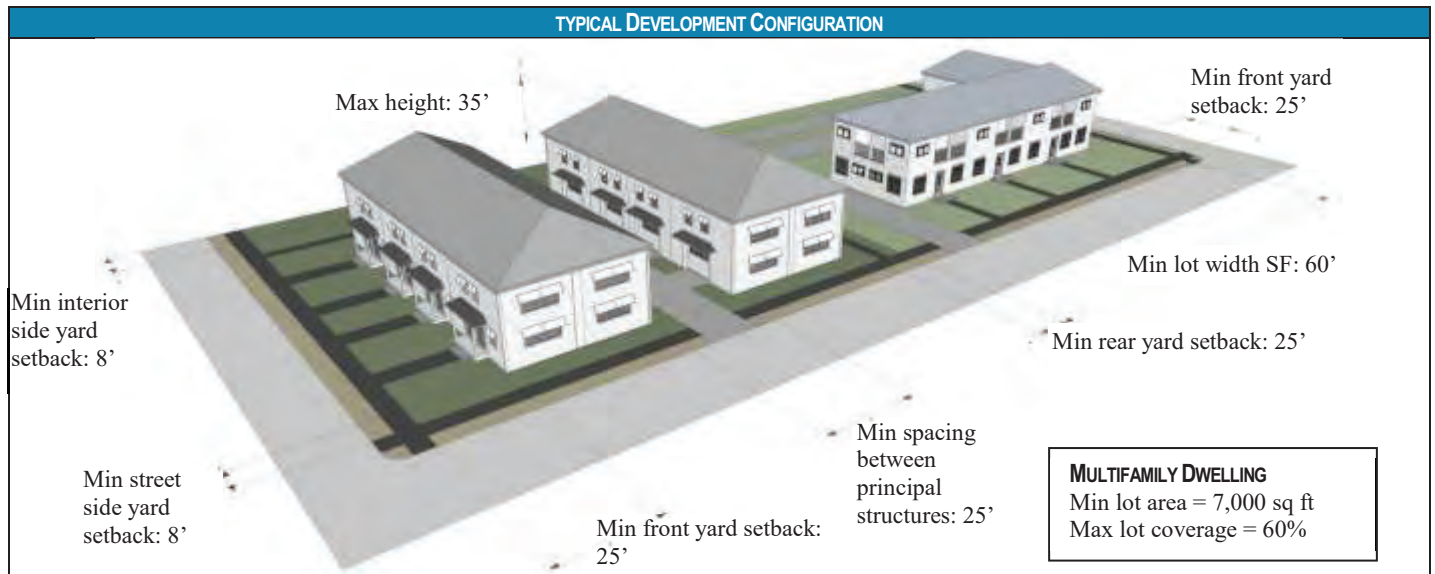
Article 3: Zoning Districts

Part 2 Residential Base Zoning Districts

Section 155.3209 Multiple-Family Residence 12 (RM-12)

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

A. PURPOSE			
The Multiple-Family Residence 12 (RM-12) district is established and intended to accommodate primarily multifamily dwellings (including townhouse development) at moderate densities. The district also accommodates single-family and two-family dwellings, zero-lot-line development, community residential homes, 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 in Article 4: Use Standards.			
C. INTENSITY AND DIMENSIONAL STANDARDS ¹			
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 a dune vegetation line, minimum (ft)	25		
Interior side yard setback, minimum (ft)	8 ^{2,4,5}		
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; SF = single-family dwelling; 2F = two-family dwelling; MF = multifamily dwelling; BR = bedroom]			
1. See measurement rules and allowed exceptions/variations 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.			





PROPERTY SUMMARY

Tax Year: 2026	Property Use: 80-01 Vacant Governmental	Deputy Appraiser: Commercial Department
Property ID: 484234040601	Millage Code: 1512	Appraisers Number: 954-357-6835
Property Owner(s): POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 100 W ATLANTIC BLVD POMPANO BEACH, FL 33060	Bldg Under Air S.F:	Zoning : RM-12 - MULTIPLE-FAMILY RESIDENCE
Property Address: 785 NW 18 AVENUE POMPANO BEACH, 33069	Effective Year: 0	Abbr. Legal Des.: HUNTER'S MANOR 19-27 B LOT 6 N 50 BLK 11
	Year Built:	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$89,870	0	0	\$89,870	\$31,240	
2025	\$89,870	0	0	\$89,870	\$28,400	
2024	\$89,870	0	0	\$89,870	\$25,820	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$89,870	\$89,870	\$89,870	\$89,870
Portability	0	0	0	0
Assessed / SOH	\$31,240	\$31,240	\$31,240	\$31,240
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	\$31,240	\$31,240	\$31,240	\$31,240
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
09/20/2006	Warranty Deed	\$100	42808 / 925	\$14.00	6,419	Square
06/24/2005	Quit Claim Deed	\$100	40532 / 1740		SqFt	Foot
09/01/1986	Tax Deed	\$900	13726 / 854			

RECENT SALES IN THIS SUBDIVISION						
Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484234040570	10/14/2025	Warranty Deed	Disqualified Sale	\$450,000	120546217	847 NW 18 AVE POMPANO BEACH, FL 33069
484234040571	10/14/2025	Warranty Deed	Disqualified Sale	\$420,000	120539789	835 NW 18 AVE POMPANO BEACH, FL 33069
484234040572	10/14/2025	Warranty Deed	Disqualified Sale	\$420,000	120539530	823 NW 18 AVE POMPANO BEACH, FL 33069
484234040573	10/14/2025	Warranty Deed	Disqualified Sale	\$450,000	120534573	811 NW 18 AVE POMPANO BEACH, FL 33069
484234040251	07/03/2025	Warranty Deed	Qualified Sale	\$430,000	120309174	1901 NW 4 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) Governmental (X)			Water Management (3A) 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



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 484234040590

Property Owner(s): POMPANO BEACH
COMMUNITY
REDEVELOPMENT AGENCY

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

Property Address: NW 18 AVENUE 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.: HUNTER'S
MANOR 19-27 B LOT 5 W1/2 OF
S 62.5 BLK 11

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$56,150	0	0	\$56,150	\$19,510	
2025	\$56,150	0	0	\$56,150	\$17,740	
2024	\$56,150	0	0	\$56,150	\$16,130	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$56,150	\$56,150	\$56,150	\$56,150
Portability	0	0	0	0
Assessed / SOH	\$19,510	\$19,510	\$19,510	\$19,510
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	\$19,510	\$19,510	\$19,510	\$19,510
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
09/14/2004	Multi Quit Claim Deed	\$100	38354 / 253	\$14.00	4,011 SqFt	Square Foot
03/09/2004	Multi Quit Claim Deed		37079 / 338			
11/20/2003	Tax Deed		36497 / 1692			
10/01/1962	Warranty Deed	\$500				

RECENT SALES IN THIS SUBDIVISION						
Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484234040570	10/14/2025	Warranty Deed	Disqualified Sale	\$450,000	120546217	847 NW 18 AVE POMPANO BEACH, FL 33069
484234040571	10/14/2025	Warranty Deed	Disqualified Sale	\$420,000	120539789	835 NW 18 AVE POMPANO BEACH, FL 33069
484234040572	10/14/2025	Warranty Deed	Disqualified Sale	\$420,000	120539530	823 NW 18 AVE POMPANO BEACH, FL 33069
484234040573	10/14/2025	Warranty Deed	Disqualified Sale	\$450,000	120534573	811 NW 18 AVE POMPANO BEACH, FL 33069
484234040251	07/03/2025	Warranty Deed	Qualified Sale	\$430,000	120309174	1901 NW 4 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



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 00 - Vacant residential	Deputy Appraiser: Residential Department
Property ID: 484234040580	Millage Code: 1512	Appraisers Number: 954-357-6831
Property Owner(s): POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Adj. Bldg. S.F: 0	Email: realprop@bcpa.net
Mailing Address: 100 W ATLANTIC BLVD POMPANO BEACH, FL 33060	Bldg Under Air S.F:	Zoning : RM-12 - MULTIPLE-FAMILY RESIDENCE
Property Address: NW 18 AVENUE POMPANO BEACH, 33069	Effective Year: 0	Abbr. Legal Des.: HUNTER'S MANOR 19-27 B LOT 5 E1/2 OF S 62.5 BLK 11
	Year Built:	
	Units/Beds/Baths: 0 //	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$76,210	0	0	\$76,210	\$76,210	
2025	\$76,210	0	0	\$76,210	\$76,210	\$108.68
2024	\$76,210	0	0	\$76,210	\$76,210	\$1,564.66

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$76,210	\$76,210	\$76,210	\$76,210
Portability	0	0	0	0
Assessed / SOH	\$76,210	\$76,210	\$76,210	\$76,210
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	\$76,210	\$76,210	\$76,210	\$76,210
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
01/29/2025	Personal Representatives Deed	\$100,000	120031692		\$19.00	4,011	Square
	Disqualified Sale					SqFt	Foot
01/01/1960	Warranty Deed	\$1,000					

RECENT SALES IN THIS SUBDIVISION						
Property ID	Date	Type	Qualified/	Price	CIN	Property Address
			Disqualified			
484234040570	10/14/2025	Warranty Deed	Disqualified Sale	\$450,000	120546217	847 NW 18 AVE POMPANO BEACH, FL 33069
484234040571	10/14/2025	Warranty Deed	Disqualified Sale	\$420,000	120539789	835 NW 18 AVE POMPANO BEACH, FL 33069
484234040572	10/14/2025	Warranty Deed	Disqualified Sale	\$420,000	120539530	823 NW 18 AVE POMPANO BEACH, FL 33069
484234040573	10/14/2025	Warranty Deed	Disqualified Sale	\$450,000	120534573	811 NW 18 AVE POMPANO BEACH, FL 33069
484234040251	07/03/2025	Warranty Deed	Qualified Sale	\$430,000	120309174	1901 NW 4 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			Water						
Beach Fire			Management						
Rescue (15)			(3A)						
Vacant Lots			Water						
(L)			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

February 20,2026

To whom it may concern

Mortgagee: LL Capital LLC

Mortgagor: Parrish and Associates LLC

Property ID 484234040601

785 NW 18 Avenue, 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

Sincerely,
B Johnson,
Manager

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

PO Box 39748, Fort Lauderdale, Florida 33339

FUNDING LETTER LL CAPITAL LLC

February 20,2026

To whom it may concern

Mortgagee: LL Capital LLC

Mortgagor: Parrish and Associates LLC

Property ID 484234040590

NW 18 AVENUE POMPANO BEACH, 33069

Property ID 484234040580

NW 18 AVENUE POMPANO BEACH, 33069

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

Sincerely,
B Johnson,
Manager

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

PO Box 39748, Fort Lauderdale, Florida 33339



2/05/2026

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

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

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.



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 three vacant CRA-owned parcels into two affordable homes.



Pompano Beach CRA Proposal Invitation

On January 30, 2026 the Pompano Beach Community Redevelopment Agency advertised a notice of intent to dispose of property.

The advertisement notified all private developers of three parcels that would be utilized for the City's affordable housing program.

This advertisement also invited proposals from private developers or persons for development of single-family homes for income restricted buyers.

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY NOTICE OF INTENT TO DISPOSE OF PROPERTY

Pursuant to Section 163.380, Florida Statutes, the Pompano Beach Community Redevelopment Agency (CRA) hereby notifies all prospective private developers of its intent to dispose of the following properties as follows: Parcel Id: 484234040601 (North 60 feet of Lot 6, Block 11 HUNTER'S MANOR SUBDIVISION PB19 PG27), and 484234040590 (West 1/2 of Lot 5, Block 11 HUNTER'S MANOR SUBDIVISION PB19 PG27) and 484234040580 (East 1/2 of Lot 5, Block 11 HUNTER'S MANOR SUBDIVISION PB19 PG27). The lots are vacant and will be utilized for the City's affordable housing program.

Proposals are hereby invited from, and all pertinent information shall be made available to private developers or persons interested in undertaking to develop the property as single family homes for qualified income restricted buyers. Proposals should demonstrate an ability to provide complete construction financing, ability to construct a quality affordable residential home with a qualified homebuyer. Additional information such as builder qualifications, land acquisition price, home sales price, construction cost estimate, estimated time for completion, floor plans, renderings, proposed home size and specifications, funding commitments and any other pertinent information must be included in Proposals submitted in response to this notice. For additional information, please contact Nguyen Tran, 501 Dr. Martin Luther King Jr. Blvd., Suite 1, Pompano Beach, FL 33060 or by calling at (954) 545-7769.

All proposals must be submitted by those interested within thirty (30) days after the date of this public notice to: Pompano Beach Community Redevelopment Agency, 501 Dr. Martin Luther King Jr. Boulevard, Suite 1, Pompano Beach, FL 33060. The CRA reserves the right to accept or reject any proposal and to negotiate an agreement with any selected proposers.

POMPANO BEACH CRA, POMPANO
BEACH, FL
BY: Nguyen Tran
1/30/2026 7925419

Development Proposal – Site 1



Parrish & Associates LLC seeks to acquire vacant land at **785 NW 18 Avenue, Pompano Beach, 33069 (Property ID 484234040601)** to develop a high-quality single-family residence that will:

- 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 September 2006, representing nearly 20 years of maintenance costs without tangible return.

STREET VIEW OF LOT



Development Proposal – Site 2



Parrish & Associates LLC seeks to acquire two vacant parcels of land along NW 18 Avenue, Pompano Beach, 33069

(Property ID 484234040590 and Property ID 484234040580) to assemble into one parcel and develop a high-quality single-family residence that will:

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

This westward landlocked parcel has been owned by the CRA since September 2004, representing over 20 years of maintenance.

The eastward parcel was acquired by the CRA in January 2025.



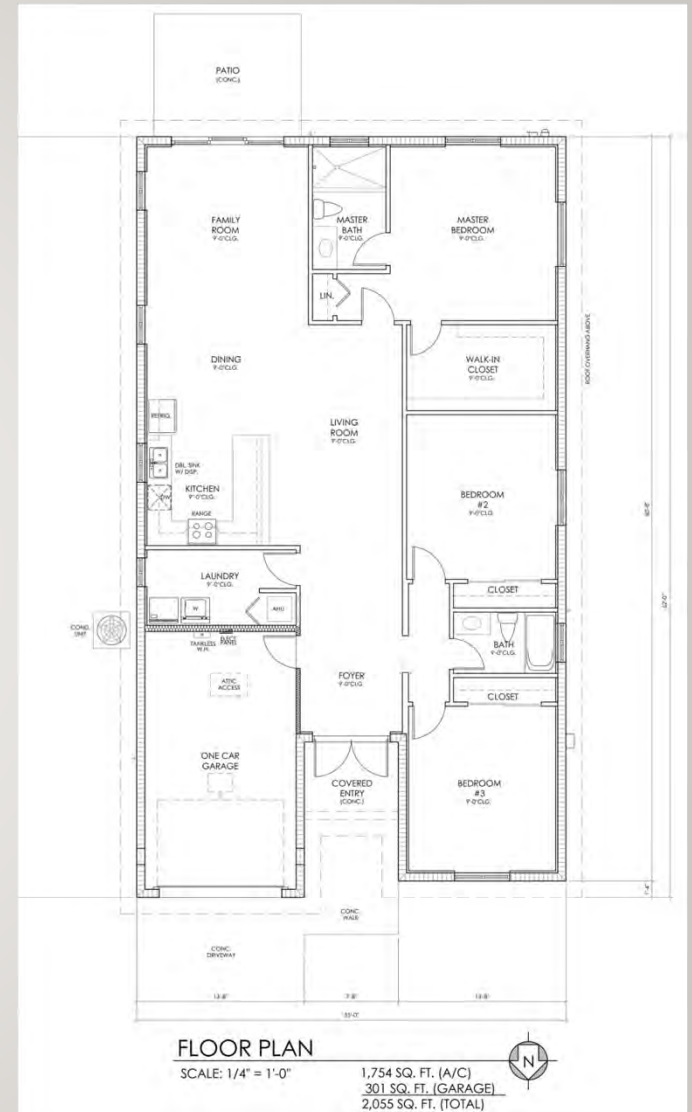
Development Proposal



Development Proposal

Two Modern Single-Family Residences

- 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 – Site 1



Two Modern Single-Family Residences

- 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

Conceptual Site Plan – Site 1



Two Modern Single-Family Residences

- 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

Previous Projects We Have Completed Locally



Previous Projects We Have Completed Locally



Previous Projects We Have Completed Locally



Previous Projects We Have Completed Locally



Previous Projects We Have Completed Locally



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: \$89,870

Current property value: \$56,150

Current property value: \$76,210

Total combined value: \$222,230

\$350,800

Construction Cost

\$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 New Construction Sales

As High As \$375/sq ft

Sales Price \$475,000 - Selling Costs \$38,000 - Development Costs \$350,800 = Gross Profit \$86,200 (18% Return)

The donation of this parcel is essential to ensuring financial feasibility of constructing a house of this size, quality and affordability.

**Qualify for First Time
Home Buyer Assistance**

**\$50,000 - \$80,000
Down Payment Assistance**

**Purchase With
Down Payment Assistance**

**Purchase Price \$475,000
Effective \$395,000 - \$425,000**

Recent Sales – Affordable Housing New Construction

City of Pompano Beach Office of Housing and Urban Improvement (OHUI)

811 NW 18 Avenue

823 NW 18 Avenue

835 NW 18 Avenue

847 NW 18 Avenue



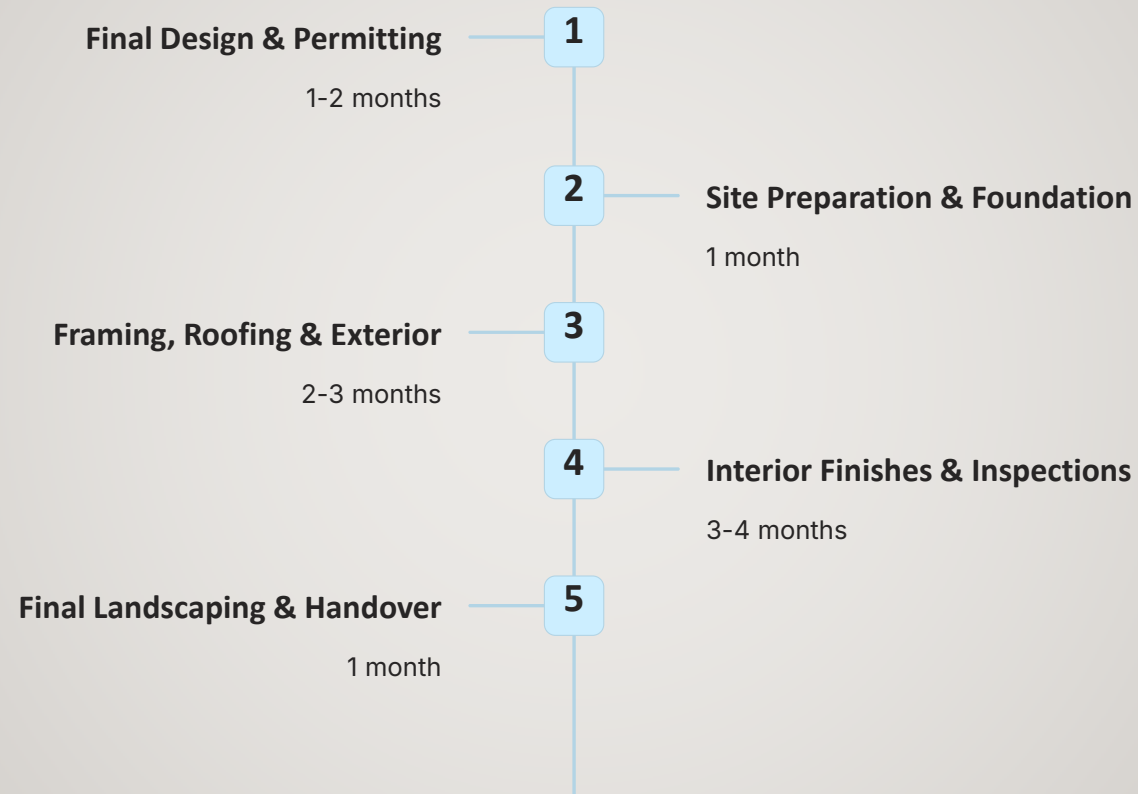
Recent Sales – Affordable Housing New Construction

City of Pompano Beach

Office of Housing and Urban Improvement (OHUI)

	811 NW 18	823 NW 18	835 NW 18	847 NW 18	Proposal
Selected Bid 12/24	\$340,806.00	\$335,261.00	\$335,192.00	\$354,006.00	\$350,800
Square Feet (A/C)	1,847 Sq Ft	1,470 Sq Ft	1,470 Sq Ft	1,839 Sq Ft	1,754 Sq Ft
Price Per Sq Ft	\$184.5/Sq Ft	\$228/Sq Ft	\$228/Sq Ft	\$192.4/Sq Ft	\$200/Sq Ft
Garage	No Garage Space	1 Car Garage	1 Car Garage	No Garage Space	1 Car Garage
Sales Price 10/25	\$450,000	\$420,000	\$420,000	\$450,000	\$475,000
Price Per Sq Ft	\$243.6/Sq Ft	\$285.7/Sq Ft	\$285.7/Sq Ft	\$244.6/Sq Ft	\$270/Sq Ft

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 27 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.

