

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

**To Hear Presentations from Proposers and Perform a Ranking For:**

- 1. 1910 NW 7<sup>th</sup> 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.

### 300 NW 27th Avenue Unsolicited Proposals Scoring Summary

<b>NW CRA Evaluation Subcommittee Member</b>	<b>Frazier Elite Homes LLC</b>	<b>Parrish &amp; Associates LLC</b>
Danielle Elzahr	87	62
Velma Grant	67	95
Keriann Worley	91	88
Total	<b>245</b>	<b>245</b>

### 300 NW 27th Avenue Townhomes Unsolicited Proposals Scoring Detail

<b>Committee Member</b>	<b>Total Potential Points</b>	<b>Frazier Elite Homes LLC</b>	<b>Parrish &amp; Associates LLC</b>
<b><u>Danielle Elzahr</u></b>			
Firm Information and Development Qualifications	0-20	15	10
Financial Capabilities	0-15	15	8
Design/Development Concept	0-25	25	15
Financial Proposal	0-20	15	15
Fiscal Impact	0-15	15	12
References	0-5	2	2
	Total =	87	62

<b>Committee Member</b>	<b>Total Potential Points</b>	<b>Frazier Elite Homes LLC</b>	<b>Parrish &amp; Associates LLC</b>
<b><u>Velma Grant</u></b>			
Firm Information and Development Qualifications	0-20	11	19
Financial Capabilities	0-15	10	15
Design/Development Concept	0-25	21	24
Financial Proposal	0-20	13	19
Fiscal Impact	0-15	10	14
References	0-5	2	4
	Total =	67	95

<b>Committee Member</b>	<b>Total Potential Points</b>	<b>Frazier Elite Homes LLC</b>	<b>Parrish &amp; Associates LLC</b>
<b><u>Keriannn Worley</u></b>			
Firm Information and Development Qualifications	0-20	20	15
Financial Capabilities	0-15	15	15
Design/Development Concept	0-25	20	25
Financial Proposal	0-20	18	18
Fiscal Impact	0-15	15	10
References	0-5	3	5
	Total =	91	88

<b>Committee Members (Average)</b>	<b>Potential Points</b>	<b>Frazier Elite Homes LLC</b>	<b>Parrish &amp; Associates LLC</b>
Firm Information and Development Qualifications	0-20	15	15
Financial Capabilities	0-15	13	28
Design/Development Concept	0-25	22	21
Financial Proposal	0-20	15	17
Fiscal Impact	0-15	13	12
References	0-5	2	4
	Total =	82	97

<b>Committee Members (Total)</b>	<b>Potential Points</b>	<b>Frazier Elite Homes LLC</b>	<b>Parrish &amp; Associates LLC</b>
Firm Information and Development Qualifications	0-60	46	44
Financial Capabilities	0-45	40	38
Design/Development Concept	0-75	66	64
Financial Proposal	0-60	46	52
Fiscal Impact	0-45	40	36
References	0-15	7	11
	<b>Grand Total=</b>	<b>245</b>	<b>245</b>



## EVALUATION CRITERIA

### Unsolicited Proposals – 300 NW 27<sup>th</sup> Avenue Townhomes

Proposer: Frazier Elite Homes LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	<del>15</del> 15
Financial Capabilities	0-15	<del>15</del> 15
Design/Development Concept	0-25	25
Financial Proposal	0-20	15
Fiscal Impact	0-15	15
References	0-5	2
<b>TOTAL POINTS</b>	<b>100</b>	<del>87</del> 87

#### COMMENTS:

Locally owned, much better implementation plan for local workforce involvement. Better design and amenities, safer entrance layout with visibility of front entrance. Provides smart home features and move-in ready accessories (fans, TVs, etc.). Putting in more equity and agreed not to increase price @ time of sale; will absorb cost overrun. They self-perform a lot of the work which passes on more savings/ allows them to deliver a better product.

  
Signature of Evaluator

11/04/2025  
Date

Danielle Elzahr  
Printed Name

## EVALUATION CRITERIA

### Unsolicited Proposals – 300 NW 27<sup>th</sup> Avenue Townhomes

Proposer: Parrish & Associates LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	10
Financial Capabilities	0-15	8
Design/Development Concept	0-25	15
Financial Proposal	0-20	15
Fiscal Impact	0-15	12
References	0-5	2
<b>TOTAL POINTS</b>	<b>100</b>	<b>62</b>

#### COMMENTS:

Located in Deerfield, has less defined plan to incorporate local workforce involvement, but there is an intent to do so as long as cost /availability works out. Concerned with the security of the front entrance design; porch creates a security risk for homeowner with the entrance <sup>+ enclosed porch</sup> out of view. 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 – 300 NW 27<sup>th</sup> Avenue Townhomes

Proposer: Frazier Elite Homes LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	11
Financial Capabilities	0-15	10
Design/Development Concept	0-25	21
Financial Proposal	0-20	13
Fiscal Impact	0-15	10
References	0-5	2
<b>TOTAL POINTS</b>	<b>100</b>	<b>67 0</b>

#### COMMENTS:

---

---

---

---

---

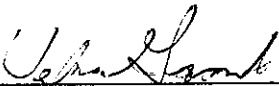
---

---

---

---

---

  
Signature of Evaluator

July 11, 2025  
Date

Vernon Grant  
Printed Name

## EVALUATION CRITERIA

### Unsolicited Proposals – 300 NW 27<sup>th</sup> Avenue Townhomes

Proposer: Parrish & Associates LLC

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

#### COMMENTS:

---

---

---

---

---

---

---

---

  
Signature of Evaluator

Nov 4, 2025  
Date

  
Printed Name

## EVALUATION CRITERIA

### Unsolicited Proposals – 300 NW 27<sup>th</sup> Avenue Townhomes

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	20
Financial Proposal	0-20	18
Fiscal Impact	0-15	15
References	0-5	3
<b>TOTAL POINTS</b>	<b>100</b>	<b>91 0</b>

#### COMMENTS:

---

---

---

---

---

---

---

---

Signed by:

  
997B6299F81840A...

Signature of Evaluator

11/4/2025

Date

Keriann Worley

Printed Name

EVALUATION CRITERIA

Unsolicited Proposals – 300 NW 27<sup>th</sup> Avenue Townhomes

Proposer: Parrish & Associates LLC

DESCRIPTION	POINTS	SCORE
Firm Information and Development Qualifications	0-20	15
Financial Capabilities	0-15	15
Design/Development Concept	0-25	25
Financial Proposal	0-20	18
Fiscal Impact	0-15	10
References	0-5	5
TOTAL POINTS	100	88 0

COMMENTS:

---

---

---

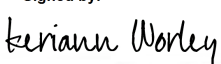
---

---

---

---

---

Signed by:  
  
997B6299F81840A  
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.

<b>Committee Member Name:</b> Danielle Elzahr	<b>Committee Member Title:</b> NW CRA Advisory Committee Member
<b>Committee Member Department:</b> NW CRA Advisory Committee	<b>Committee Member Telephone:</b> 225-955-3753
<b>Solicitation Number:</b> N/A	<b>Unsolicited Proposals</b> 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	

<b>Please answer the following questions:</b>	<b>Yes</b>	<b>No</b>	<b>If yes, identify the person's name and relationship to you.</b>	<b>If yes, identify the respondent bidder or proposer</b>
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.

<b>Committee Member Name:</b> <u>Velma Flowers</u>	<b>Committee Member Title:</b> <u>Board Member</u>
<b>Committee Member Department:</b> <u>CRA</u>	<b>Committee Member Telephone:</b> <u>561-667-2595</u>
<b>Solicitation Number:</b> N/A	<b>Unsolicited Proposals</b> 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.

<b>Committee Member Name:</b> <i>Kerann Worley</i>	<b>Committee Member Title:</b> <i>Broker/Owner</i>
<b>Committee Member Department:</b> <i>Real Estate</i>	<b>Committee Member Telephone:</b> <i>954-661-2954</i>
<b>Solicitation Number:</b> N/A	<b>Unsolicited Proposals</b> 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. 25-046

**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 27<sup>th</sup> Ave & NW 3<sup>rd</sup> Street | [484233041890](#)  
**DATE:** June 26, 2025

The CRA has received an unsolicited proposal to build four (4) 2,120 SF townhomes on a vacant lot located at 300 NW 27<sup>th</sup> Avenue (folio [484233041890](#)) a/k/a lots 440 & 441 of the Collier City unrecorded plat. 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 Community Business (B-2) and has a Land Use designation of Commercial. The applicant shall obtain approval for the allocation of Flex Units in accordance with Code Section 155.2426 to provide residential entitlements on a commercial property. This includes the final approval from City Commission.
- Construction of four units requires Minor Site Plan approval from the Development Review Committee (DRC).
- It is strongly encouraged for the applicant to obtain feedback from the Collier City Civic Association prior to submitting for Site Plan approval.
- The City Engineer shall determine whether or not a Right-of-Way Dedication is necessary for development of this lot. Please note that all site plan data information shall be per the site square footage post dedication and setbacks shall be taken from the revised property lines.
- The final townhome development shall include a Unity of Control, HOA, or similar document that states this property will be maintained as one site. Approval of the four townhomes will be reviewed as one development site and shall remain as one.

### Site Plan

1. The B-2 Zoning District has intensity and dimensional standards for free-standing residential buildings (155.3303.D). These standards require an interior side yard setback and a rear yard setback of 10-feet each. Therefore, the proposed 15-foot rear setback is permitted by right and the call out for the 30-foot rear setback can be removed.
2. 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.
3. The site shall meet the lighting requirements of section 155.5401.General Exterior Lighting Standards. A photometric plan will be required at time of DRC submittal.

## Elevations

1. 155.5604.Residential Compatibility Standards - Any portion of a structure greater than 40 feet in height that is contiguous to the existing single-family residential development shall be set back one foot for each foot of height over 40 feet, up to a maximum distance of one-half the height of the structure in addition to the setback required for the structure by district regulations.
2. 155.5601.Multifamily Residential Design Standards - Upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard. Therefore, any proposed balconies facing east shall not be permitted.

## Parking

1. A three-bedroom unit requires a minimum of 2 parking spaces. This is accomplished on the proposed plan with one parking space in the garage and one in the driveway. Therefore, the garage shall be a required parking space rather than storage.

## ADMINISTRATIVE MEMORANDUM NO. 25-062

**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 27<sup>th</sup> Ave & NW 3<sup>rd</sup> Street | [484233041890](#)  
**DATE:** September 15, 2025

The CRA has received an unsolicited proposal to build four (4) 2,006 SF townhomes on a vacant lot located at 300 NW 27<sup>th</sup> Avenue (folio [484233041890](#)) a/k/a lots 440 & 441 of the Collier City unrecorded plat. 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 Community Business (B-2) and has a Land Use designation of Commercial. The applicant shall obtain approval for the allocation of Flex Units in accordance with Code Section 155.2426 to provide residential entitlements on a commercial property. This includes the final approval from City Commission.
- Construction of four units requires Minor Site Plan approval from the Development Review Committee (DRC).
- It is strongly encouraged for the applicant to obtain feedback from the Collier City Civic Association prior to submitting for Site Plan approval.
- The City Engineer shall determine whether or not a Right-of-Way Dedication is necessary for development of this lot. Please note that all site plan data information shall be per the site square footage post dedication and setbacks shall be taken from the revised property lines.
- The final townhome development shall include a Unity of Control, HOA, or similar document that states this property will be maintained as one site. Approval of the four townhomes will be reviewed as one development site and shall remain as one.

### Site Plan

1. The B-2 Zoning District has intensity and dimensional standards for free-standing residential buildings (155.3303.D). These standards require an interior side yard setback and a rear yard setback of 10-feet each. Therefore, the proposed 15-foot rear setback is permitted by right. However, the interior side setback of 5' to the north is not sufficient. Staff proposes to shift the buildings together so that there is not a 7' gap and the building can meet the required setback. Additionally, this will allow for the building to more resemble a townhouse project rather than two separate duplex buildings.



2. Trash bins shall be screened either within the garage or by fencing behind the building. The proposed garages do not appear to be large enough to store anything other than one vehicle. It is recommended to increase these slightly for trash bins or other storage.
3. The site shall meet the lighting requirements of section 155.5401.General Exterior Lighting Standards. A photometric plan will be required at time of DRC submittal.
4. Townhomes shall maintain minimum individual lots of 18 feet wide and 1,800 SF each.



## Elevations

1. 155.5604.Residential Compatibility Standards - Any portion of a structure greater than 40 feet in height that is contiguous to the existing single-family residential development shall be set back one foot for each foot of height over 40 feet, up to a maximum distance of one-half the height of the structure in addition to the setback required for the structure by district regulations. The subject parcel has a single-family home in the rear.
2. 155.5601.Multifamily Residential Design Standards - Upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard. Therefore, any proposed balconies facing east shall not be permitted.

## Parking

1. A three-bedroom unit requires a minimum of 2 parking spaces. This is accomplished on the proposed plan with one parking space in the garage and one in the driveway. Therefore, the garage shall be a required parking space rather than storage.
2. Although guest parking is not required, it is strongly encouraged to provide street parking along NW 3<sup>rd</sup> Street for the inevitable additional parking needed for four 3-bedroom units.

## 155.3303. COMMUNITY BUSINESS (B-2)

A. Purpose		Typical Building Type
A. Purpose		Typical Building Type
The Community Business (B-2) district is established and intended to accommodate primarily low- to moderate-intensity office, service, and retail uses that primarily serve the needs of residents of surrounding residential neighborhoods (e.g., professional and business offices, business services, banks, restaurants, convenience stores, gasoline filling stations), as well as neighborhood-serving institutional uses (e.g., child care facilities, places of worship). It also accommodates complementary residential uses moderate- to high-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities.		
B. Use Standards		
See Appendix A : Consolidated Use Table, and use-specific standards inArticle 4: Use Standards.		
C. Intensity and Dimensional Standards <sup>1</sup>		
Lot area, minimum (sq ft)	10,000 <sup>2</sup>	
Lot width, minimum (ft)	100 <sup>2</sup>	
Density, maximum (du/ac)	30 <sup>2,3</sup>	
Lot coverage, maximum (% of lot area)	45	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	105 <sup>4</sup>	
Front yard setback, minimum (ft)	0	
Street side yard setback, minimum (ft)	0 <sup>5</sup>	
Setback from a waterway or canal, minimum (ft)	15	
Setback from the historic dune vegetation line, minimum (ft)	25	
Interior side yard setback, minimum (ft)	0 <sup>2,5</sup>	
Rear yard setback, minimum (ft)	30 <sup>5</sup>	
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]

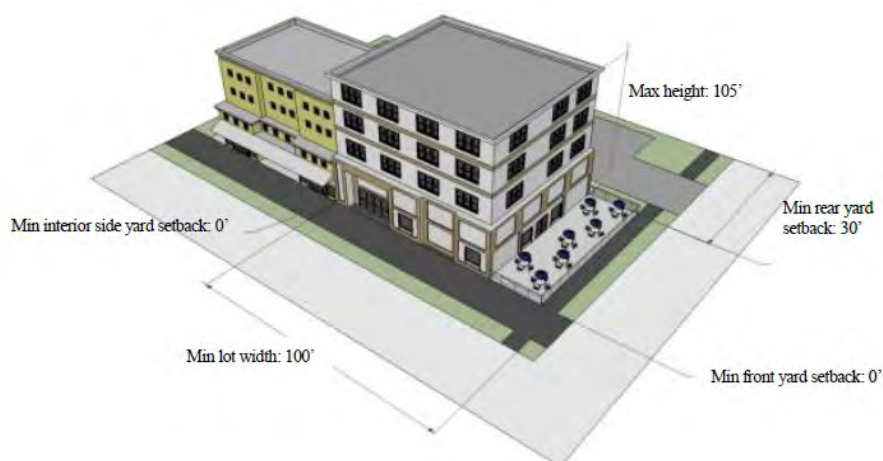
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.
2. For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.
3. Residential development on land classified as Commercial by the Land Use Plan is subject to allocation of flex or reserve units in accordance with Chapter 154, Planning or the allocation of residential units in accordance with County Affordable Housing Policy 2.16.3 (if less than 10-acres) or Policy 2.16.4 and Article 3, Use Standards.
4. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.
5. Those portions of a structure extending above a height of 50 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 50 ft.

#### D. Intensity and Dimensional Standards for Free-Standing Residential Buildings

Free-standing Residential Buildings shall comply with the following dimensional standards. Standards not listed below, including lot coverage, pervious area, and building height, shall be as required in Section 155.3303.C above.

Lot area, maximum (acre)	5	
Lot area, maximum (acre) for properties within the NWCRA or AOD	10	
Floor area per dwelling unit, minimum (sq ft)	Efficiency	500 – habitable living space
	1 Bedroom	650 – habitable living space
	Additional Bedroom	100 – habitable living space
Interior side yard setback, minimum (ft)	10	
Rear yard setback, minimum (ft)	10	

#### 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. [2019-110](#), passed 9-24-19; Am. Ord. [2020-40](#), passed 2-11-20; Am. Ord. [2022-36](#), passed 3-22-22; Am. Ord. [2023-44](#), passed 3-28-23)

# Frazier Elite Homes

CONCEPTUAL DESIGN BY STUDIO-US [DESIGN].



# 27<sup>Th</sup> Avenue Proposed Townhomes Collier City

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 CRA

Frazier ELITE Homes, LLC (FEH) is expressing interest in the acquisition of certain City-owned parcels located in the vicinity of NW 27<sup>th</sup> AVE Pompano Beach, Florida for the purpose of the re-development of the area and the building of new single-family townhomes. We are pleased to present this letter of Intent and welcome the opportunity to work in collaboration with the Northwest CRA. This letter will outline, in general terms, our intent to acquire the City-owned parcels.

Background:

The City currently owns parcels 484233041890. The CRA has indicated its interest in encouraging the development and revitalization of its neighborhoods, and specifically in the areas mentioned. These are vacant lots that are not being utilized for their "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 properties, at its own cost, while these same properties 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 per unit once unit is sold. 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 City 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  
621 NW 8<sup>th</sup> Ave Pompano Beach, FL 33060

### 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.

FRAZIER ELITE HOMES

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

STUDIO 10 DESIGN

Townhome Development  
2860 NW 11<sup>TH</sup> STREET Fort Lauderdale, FL 33311  
Design Team:

Francis Stewart  
(954) 861-8464  
[Fjsdino777@aol.com](mailto:Fjsdino777@aol.com)



FRAZIER ELITE HOMES

FRAZIER ELITE HOMES - RECENT PROJECTS

1013 NW 3<sup>rd</sup> Ave Pompano Beach, FL 33060

Design Team:

Francis Stewart

(954) 861-8464

[Fjsdino777@aol.com](mailto:Fjsdino777@aol.com)



FRAIZER ELITE HOMES - RECENT PROJECTS

FRAIZER ELITE HOMES



504 NW 9th Ave, Pompano Beach, FL 33060

New construction- completed 2024

Design Team:

Francis Stewart

(954) 861-8464

[Fjsdino777@aol.com](mailto:Fjsdino777@aol.com)



FRAIZER ELITE HOMES - RECENT PROJECTS

FRAIZER ELITE HOMES

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



FRAIZER ELITE HOMES ~ RECENT PROJECTS

FRAIZER ELITE HOMES



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



FRAZIER ELITE HOMES

FRAIZER ELITE HOMES - RECENT PROJECTS

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



FRAZIER ELITE HOMES

FRAZIER ELITE HOMES — RECENT PROJECTS

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

FRAZIER ELITE HOMES

FRAIZER ELITE HOMES - RECENT PROJECTS



Port St. Lucie Florida

FRAIZER ELITE HOMES - RECENT PROJECTS

FRAZIER ELITE HOMES



## 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.



STUDIO-US [DESIGN]



## Modern Townhomes in Collier City, Pompano Beach.



We propose the development of new two-story townhomes on vacant lots along NW 27th Ave in Collier City, Pompano Beach. This project is designed to introduce a modern yet contextually appropriate aesthetic while incorporating Crime Prevention Through Environmental Design (CPTED) principles to enhance safety and security.

### Design & Features

- **Security & Safety:** Integrates CPTED strategies to promote a safer community.
- **Architectural Design:** A contemporary aesthetic that enhances the neighborhood while maintaining compatibility with the surrounding area.
- **Smart Home Technology:** Each unit will be equipped with app-controlled appliances, smart locks, and Ring doorbell cameras for enhanced convenience and security.
- **Resilient & Sustainable Construction:** Built to meet current building codes, featuring energy-efficient materials, hurricane-resistant construction, and sustainable design elements.

This project aims to elevate urban living in Collier City by offering modern, secure, and smart homes while aligning with the area's zoning vision and architectural character.

### PROJECT DESCRIPTION

STUDIO-US [DESIGN]

Understanding the fabric of the community. Current new construction townhomes in the area



IMAGES FROM PEARLATPOMPANOBACH.COM

STUDIO-US [DESIGN]

PEARLY LUXURY TOWNHOMES BY OTHERS

## PROJECT DESCRIPTION

Understanding the fabric of the community. Current new construction townhomes in the area



A11429712 © Miami MLSPRO

IMAGES FROM ZILLOW.COM

PROJECT DESCRIPTION

400 NW 27th AVE. TOWNHOMES BY OTHERS

STUDIO-US [DESIGN]



## SITE PLAN



Residential flex allocation of 4 units approved by City Commission required due to Commercial Land Use designation.

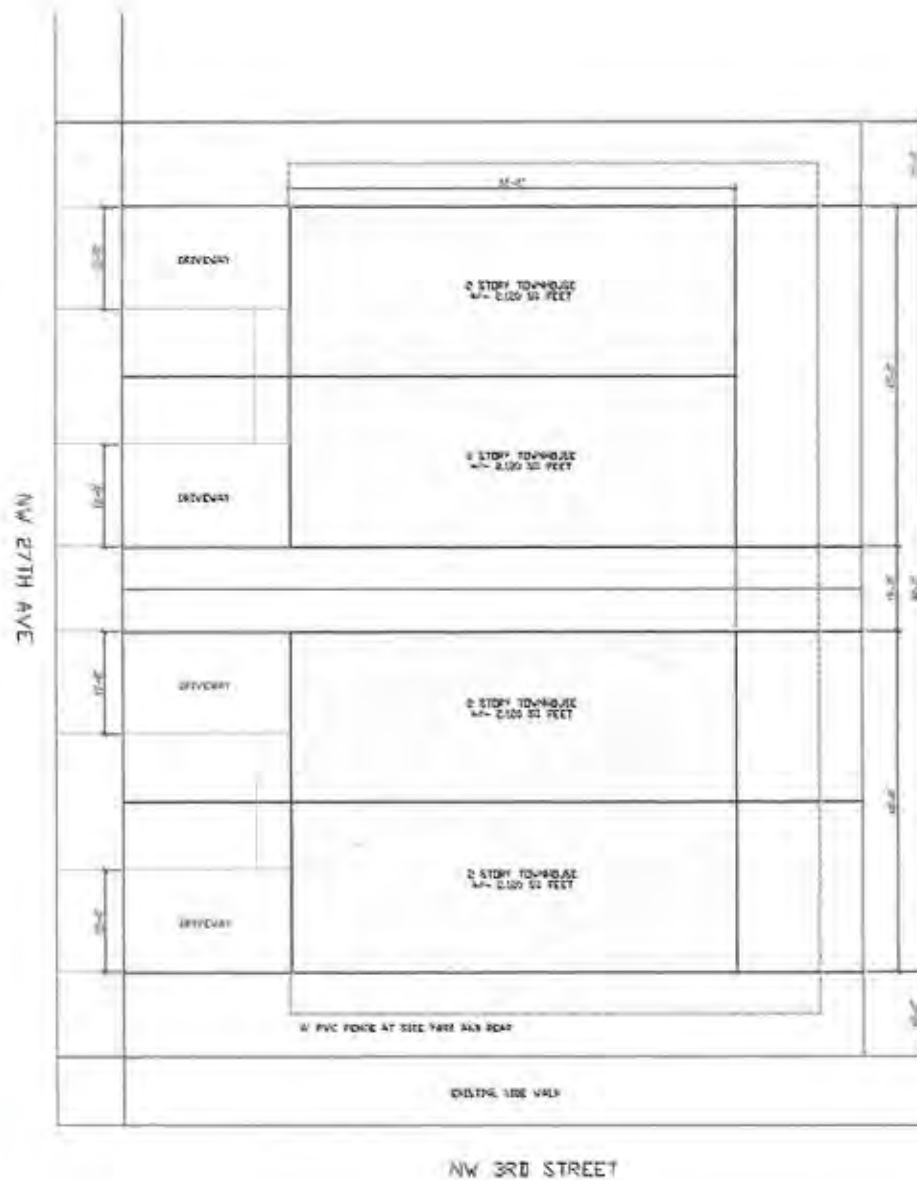
At this stage, the site plan is intended for conceptual use only to illustrate the proposed development approach. A boundary and topographic survey has not yet been completed for the property. The client will order a survey if awards the site, at which point the plan will be updated to accurately reflect property lines, setbacks, easements, and building placement.

It is understood that the parcel is not currently platted. Should the project move forward, the proposer/client intends to subdivide back to original unrecorded Collier City plat.

6' vinyl or pvc fence to be provided at rear and side yard.



# SITE PLAN



Residential flex allocation of 4 units approved by City Commission required due to Commercial Land Use designation.

At this stage, the site plan is intended for conceptual use only to illustrate the proposed development approach. A boundary and topographic survey has not yet been completed for the property. The client will order a survey if awards the site, at which point the plan will be updated to accurately reflect property lines, setbacks, easements, and building placement.

It is understood that the parcel is not currently platted. Should the project move forward, the proposer/client intends to subdivide back to original unrecorded collier city plat.

6' vinyl or pvc fence to be provided at rear and side yard.

NORTH  
STUDIO-US (DESIGN)

PROPOSED CONCEPTUAL TOWN HOME RENDERING



STUDIO-US [DESIGN]

# FLOOR PLAN



LIVING SPACE: 1,544 SQ FT  
 GARAGE : 264 SQ FT  
 OUTDOOR PATIO: 80 SQ FT  
 TOTAL: 1,888 SQ FT

3 BEDROOM  
 2 AND 1/2 BATHROOM  
 SINGLE CAR GARAGE  
 TANDUM SPACE ON PAVED DRIVEWAY  
 SMART TECHNOLOGY

← NORTH

STUDIO-U5[DESIGN]



EXTERIOR ELEVATION

STUDIO-US [DESIGN]



FLOOR PLAN

SPECIFICATIONS	
TRADE	DESCRIPTION OF WORK
8TH AVE AND 27TH AVE AFFORDABLE TOWNHOMES	
EXTERIOR	
ROOF	CONCRETE FLAT ROOF
DRIVEWAY/WALKWAYS	PAVED DRIVEWAY
CONCRETE PATIOS	CONCRETE FLAT ROOF
IRRIGATION	DIGITAL SYSTEM
LANDSCAPING	N/A
PAINT	N/A
SOFFIT	N/A
SOFFIT/VENTING	N/A
STUCCO	SMOOTH FINISH
OUTLETS	ALUMINUM
STONE	BLANKET
INTERIOR	
CABINETS	
KITCHEN CABINETS DOORS	WOOD RAISED PANEL
KITCHEN CABINETS HEIGHT	42 INCH WOOD
MASTER BATH	WOOD RAISED PANEL
MASTER BATH HEIGHT	34 INCH
SECONDARY BATH	WOOD CABINETS
VANITY HEIGHT	34 INCH
LAUNDRY ROOM	SMART WASHER AND DRYER
COUNTERTOPS/VANITY TOPS	
KITCHEN COUNTERTOP	QUARTZ
BACKSPLASH	QUARTZ
MASTER BATH VANITY TOP	QUARTZ
SECONDARY BATHS VANITY TOPS	QUARTZ
WINDOW SILLS	
THROUGHOUT	WOOD TRIM WITH CUSTOM MOLDING
MILLWORK/MIRRORS/SHELVING/ SHOWER ENCLOSURES	
INTERIOR DOOR	8 FT TWO PANEL DOOR
CLOSET DOORS	8 FT TWO PANEL CLOSET DOORS
AC CLOSET DOOR	LOUVERED
BASEBOARD AND CASING SIZE	3 1/2 INCH TRIM
BASEBOARD AND CASING PROFILE	9 1/2 CUSTOM PROFILE
CROWN	DOUBLE CROWN MOLDING
EXTERIOR DOOR HARDWARE	DOUBLE BOAR KEY HOLES
INTERIOR DOOR HARDWARE	SINGLE BOAR KEYLESS
STAIRS	WOOD PRE-FAB
STAIR RAILING	CUSTOM WOOD MOLDING
MIRRORS	48 INCH MIRROR TRIM IN CUSTOM MOLDING
CLOSET SHELVING	CUSTOM BUILT WOOD SHELVING
ACCESSORIES	FRS ESCAPE LATTENPRA EXTING GUISHR
SHOWER ENCLOSURE	GLASS DOORS
DRYWALL	

STUDIO-US [DESIGN]

DRYWALL, PAINT WALLS  
DRYWALL, PAINT CEILING  
WEST ANGLES DRYWALL  
CORNERS

TEXTURE WALLS  
TEXTURE CEILING  
DRESSING  
SQUARED

#### BATH TILE

MASTER WALLS  
MASTER FLOOR  
SECONDARY BATH FLOOR

18X18 CREAM TILE  
18X18 CREAM TILE  
18X18 CREAM TILE

#### FLOORING

CERAMIC TILE  
CARPET  
VINYL  
RAG

20X20 CREAM TILE  
N/A  
VINYL FLOORING 2ND FLOOR  
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  
TOILETS  
SEWER SYSTEM  
WATER SYSTEM  
POESTAL SINKS  
LAUNDRY TUB  
LAUNDRY TUB FAUCET  
SHOWER PAN  
WATER PUMP  
WATER HEATER

UNDERMOUNT DOUBLE SINK  
OJJA CHATEAU  
1/2 HP DISPOSER  
WHITE PORCELAIN TUB  
OJJA CHATEAU OR EQUAL  
OJJA CHATEAU OR EQUAL  
OJJA CHATEAU OR EQUAL  
OJJA CHATEAU OR EQUAL  
OJJA CHATEAU OR EQUAL  
OJJA CHATEAU OR EQUAL  
WHITE UNDERMOUNT  
WHITE PORCELAIN TUB  
NIAGARA RAPIDFLOWS

BRIGGS

2 FRONT AND BACK  
45 GALLON

#### INSULATION

CEILING  
FRAME WALLS  
BLOCK WALLS

R-30 BATT  
R-11 BATT FOR 2X4, R-19 BATT 2X6  
POLYURETHANE

#### APPLIANCE

REFRIGERATOR  
STOVE  
MICROWAVE  
DISHWASHER

LG SMART REFRIGERATOR  
LG SMART STOVE  
LG SMART MICROWAVE  
LG SMART DISHWASHER

#### SURVEILLANCE

NOT ON EQUAL, ALARM SYSTEM

PULL CAMERA SYSTEM ON EVERY SIDE WITH 850 ACCESS  
RING DOOR 850.

FLOOR PLAN

STUDIO-US [DESIGN]

EXTERIOR DOORS AND WINDOWS

DOORS  
DOORS  
WINDOWS

6 FT IMPACT RATED BRONZE DOOR  
6KS IMPACT RATED BRONZE DOOR  
IMPACT RATED TINTED BRONZE WINDOWS

IPAD

IPAD

CONTROL, APPLIANCES, ALARM, CANISAS, GARAGE SPRINKLERS AND RING DOORS E.G.

FLOOR PLAN

STUDIO-US [DESIGN]

## Proposed Development Schedule – Pompano Beach Townhomes

### Phase 1 – CRA & City Process

Month 1–2: CRA and City initial review & negotiations  
Month 2–3: Draft and finalize Development Agreement with CRA  
Month 3: CRA/City approval of Development Agreement  
Month 3–4: Pre-application meeting with Planning Department

### Phase 2 – Design & Approvals

Month 4–6: Architectural drawings (schematic + design development)  
Month 6–7: Site plan submittal & City review (Round 1)  
Month 7–8: Resubmittal / Site Plan Approval  
Month 8–9: Construction documents & Building Permit application  
Month 9–10: Permit review & approval

### Phase 3 – Closing & Financing

Month 7–9: Secure financing commitments  
Month 9–10: Land purchase / closing

### Phase 4 – Construction

Month 10–11: Mobilization, site prep, survey, soil test  
Month 11–12: Slab, block work, tie beam  
Month 12–13: Trusses, framing  
Month 13–14: Rough-in (electrical, plumbing, HVAC)  
Month 14–15: Windows, doors, stucco, insulation, roof  
Month 15–17: Drywall, trim, tile, cabinets, countertops  
Month 17–18: Driveway, landscaping, paint, appliances, systems install  
Month 18: Final survey, blower door test, inspections

### Phase 5 – Occupancy

Month 18–19: Final inspections & Certificate of Occupancy  
Month 19–20: Marketing, sales, first occupancy

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

**03/01/2022**

**Owner (Faith Crawford)**

**Contractor (Frazier Unique Homes, LLC) Mekaela Frazier/President**

**Vp of Operation/Project Manager (Leon Frazier)**

**Super Intended (Shaquanna Frazier)**

**Esimator/Permit runner (Naya Frazier)**

**Engineer (Jason Drafting Inc)**

(239) 673-7024 Email: [Admin@jd-inc.net](mailto:Admin@jd-inc.net)

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

FRAZIER ELITE HOMES



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

Design Team

03/01/2022

**Owner (Faith Crawford)**

**Contractor (Frazier Elite Homes, LLC) Mekaela Frazier/President**

**Vp of Operation/Project Manager (Leon Frazier)**

**Super Intended (Shaquanna Frazier)**

**Estimator/Permit runner (Naya Frazier)**

**Engineer (Bobby Raimondo)**

(941) 456-1906 **Email:** [Bgraimondo@comcast.net](mailto:Bgraimondo@comcast.net)

(Rohan Lugg)

(954) 295- 2022 **Email:** [Rohanlugg@yahoo.com](mailto:Rohanlugg@yahoo.com)

1272 Mendavia Lane  
Port St. Lucie, FL

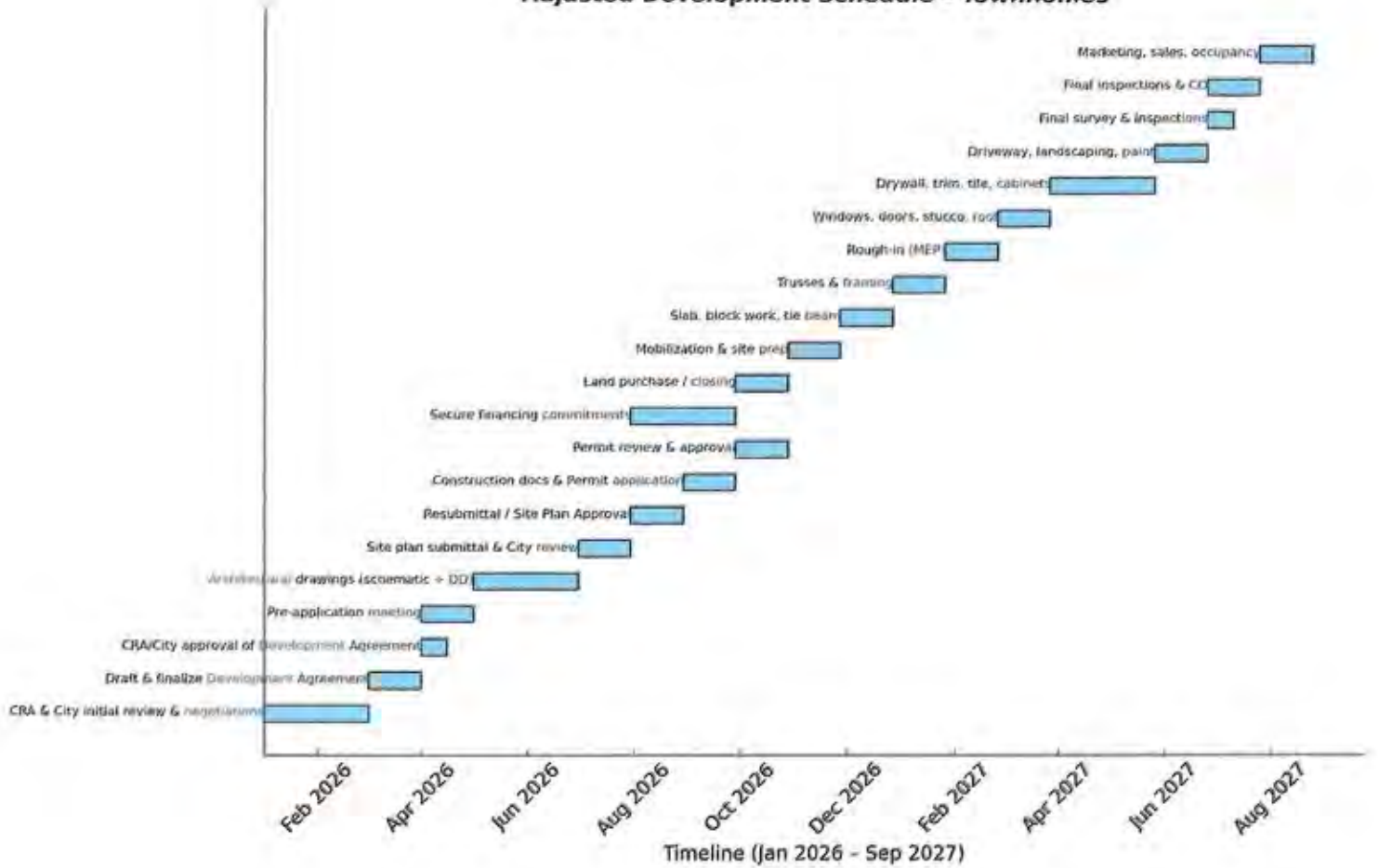
1085 SW Sultan Drive  
Port St. Lucie, FL

1538 SE Manth Lane  
Port St. Lucie, FL

2471 SE Melaluca Blvd  
Port St. Lucie, FL

FRAZIER ELITE HOMES

## Adjusted Development Schedule - Townhomes



# 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: \$ 1,600,000.00  
Property Address: 300 NW 27TH AVE, Pompano Beach, FL 33069 - Vacant Land  
Product Type: Hard Money Commercial Loan – New Construction Equity Line  
Lender:



**Solomon Lieberman**  
Account Executive  
772-241-9168  
E: [Solomon.Lieberman@tdhpa.com](mailto:Solomon.Lieberman@tdhpa.com)  
or 1-800-848-8888 ext. 4  
11000 W. Midway Rd. Suite 100

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.ts@gmail.com](mailto:tdhpa.ts@gmail.com)  
772-241-9168

**Bank of America**



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,

**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 <sup>3</sup>	<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>



## Community Redevelopment Agency (CRA) Development Proposal

**Project Title:** Pompano Beach Development Project  
**Applicant:** Frazier Elite Homes LLC  
**Total Development Cost:** \$1,600,000  
**Projected Sale Value:** \$1,916,000

### Executive Summary

This proposal outlines the planned development project supported by CRA participation. The project has a total development cost of \$1,600,000 and a projected sale value of \$1,916,000, resulting in an estimated profit margin of \$316,000 (19.75% return on cost). Given the tight margin and community impact goals, CRA support is essential to strengthen project viability and expedite delivery. The applicant, Frazier Elite Homes LLC, is committed to delivering this project in alignment with CRA revitalization priorities.

### Development Pro Forma – Sources & Uses

Category	Amount (USD)
Land/Acquisition	\$200,000
Construction (Hard Costs)	\$1,084,025
Site Work	\$30,000
Interest & Loan Expenses	\$90,000
Permits	\$62,000
Insurance	\$19,015
Realtor	\$114,960
Contingency/Reserves	—
<b>&lt;b&gt;Total Uses&lt;/b&gt;</b>	<b>&lt;b&gt;\$1,600,000&lt;/b&gt;</b>

### Narrative

**Total Project Costs:** The development budget totals \$1,600,000, inclusive of land acquisition, construction, site work, financing, soft costs, and transaction expenses.

**Schedule of Expedited Sources:** Loan funds will be drawn at project closing to cover land, construction, and site work. CRA support, if awarded, will be applied directly to gap funding and

accelerated to reduce financing expenses. Realtor and closing expenses are allocated at sale.

**Use of Capital:** Capital will be allocated to direct construction activities, site improvements, required permits, insurance, financing costs, and transaction expenses. CRA funds will directly support the project's ability to reach completion on schedule and achieve community revitalization goals.

## **Exit & ROI Analysis**

The projected sale value of \$1,916,000 results in a gross profit of \$316,000, or a 19.75% return on cost. However, when accounting for carrying and transaction costs, the net margin is modest. CRA support is requested to strengthen the financial structure, mitigate risk, and ensure the timely delivery of the project in alignment with CRA community development objectives. Frazier Elite Homes LLC is positioned to deliver long-term community value and financial sustainability.

## Development Pro Forma Frazier Elite Homes LLC

**Project Title:** Pompano Beach Development Project  
**Total Development Cost (TDC):** \$1,600,000  
**Total Area:** 7,552 sq. ft.  
**Price per Sq Ft:** \$212  
**Projected Sale Value:** \$1,916,000

### 1. Uses of Capital

Category	Amount (USD)
Land/Acquisition	\$200,000
Construction (Hard Costs)	\$1,084,025
Site Work	\$30,000
Permits	\$62,000
Insurance	\$19,015
Interest & Loan Expenses	\$90,000
Realtor/Marketing	\$114,960
Contingency/Reserves	—
<b>&lt;b&gt;Total Uses&lt;/b&gt;</b>	<b>&lt;b&gt;\$1,600,000&lt;/b&gt;</b>

### 2. Sources of Capital

Source	Amount (USD)	% of Total
Loan (Senior Debt)	\$1,600,000	100%
Equity Contribution	—	—
CRA/Prosper Support	— (TBD)	—
<b>&lt;b&gt;Total Sources&lt;/b&gt;</b>	<b>&lt;b&gt;\$1,600,000&lt;/b&gt;</b>	<b>&lt;b&gt;100%&lt;/b&gt;</b>

### 3. Schedule of Expenditures

- **Predevelopment:** Land acquisition, permits, insurance.
- **Construction (Months 1–18):** Hard costs + site work.
- **Financing:** Loan interest and expenses.
- **Disposition:** Realtor fees at sale.

#### **4. Exit & ROI Analysis**

- Projected Sale Value: \$1,916,000
- Gross Profit: \$316,000
- Return on Cost: 19.75%
- Price per Sq Ft (TDC ÷ 7,552): \$212

## Construction Loan: Sources & Uses

Category	Amount (USD)	% of Total
Sources of Funds		
Construction Loan	\$1,600,000	83.5%
Investor Equity (Profit)	\$316,000	16.5%
<b>Total Sources</b>	<b>\$1,916,000</b>	<b>100%</b>
Uses of Funds		
Land/Acquisition	\$200,000	12.5%
Construction (Hard Costs)	\$1,084,025	67.8%
Site Work	\$30,000	1.9%
Permits	\$62,000	3.9%
Insurance	\$19,015	1.2%
Financing (Interest & Fees)	\$90,000	5.6%
Realtor/Marketing	\$114,960	7.2%
<b>Total Uses (Build Cost)</b>	<b>\$1,600,000</b>	<b>83.5%</b>
<b>Profit / Developer Equity</b>	<b>\$316,000</b>	<b>16.5%</b>
<b>Total Uses (All-In)</b>	<b>\$1,916,000</b>	<b>100%</b>




FRAZIER ELITE HOMES LLC

621 NW 8<sup>TH</sup> AVE

POMPANO BEACH, FL 33060

FRAZIERELITEHOMES@GMAIL.COM

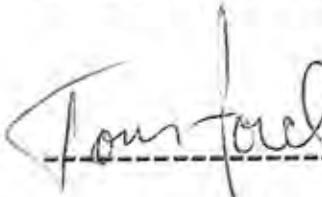
I, MEKAELA L. FRAZIER OF POMPANO BEACH, FL,  
HAVE NEVER BEEN IN ANY CRIMINAL ACTIVITIES NOR  
IN ANY CIVIL LITIGATION.

\_\_\_\_\_

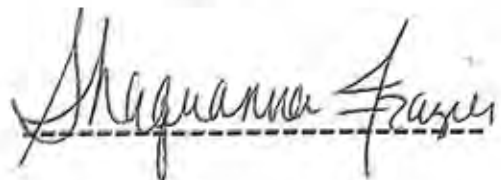
MEKAELA FRAZIER PRESIDENT

\_\_\_\_\_

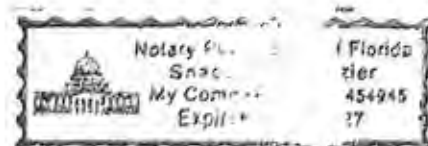
WITNESS

\_\_\_\_\_

WITNESS

\_\_\_\_\_

NOTARY



**FRAZIER ELITE HOMES LLC**  
**621 NW 8<sup>TH</sup> AVE**  
**POMPANO BEACH, FL 33060**  
**[frazierelitehomes@gmail.com](mailto:frazierelitehomes@gmail.com)**  
**954-425-2735**

**Mekaela Frazier**  
Owner/President

**VP Of Operations/Project Manager**  
Leon Frazier

**Superintendent**  
Shaquanna Frazier

**Estimator**  
Naya Frazier

**FRAZIER ELITE HOMES LLC**  
**621 NW 8<sup>TH</sup> AVE**  
**POMPANO BEACH, FL 33060**  
**[frazierelitehomes@gmail.com](mailto:frazierelitehomes@gmail.com)**  
**954-425-2735**

I, MEKAELA FRAZIER, I'M THE SOUL OWNER OF FRAZIER ELITE HOMES LLC. LEON FRAZIER HAS NO STAKE IN THIS COMPANY. LEON FRAZIER IS AN EMPLOYEE.

THANK YOU,

  
MEKAELA FRAZIER

**FRAZIER ELITE HOMES LLC**  
**621 NW 8<sup>TH</sup> AVE**  
**POMPANO BEACH, FL 33060**  
**[frazierelitehomes@gmail.com](mailto:frazierelitehomes@gmail.com)**  
**954-425-2735**

GENERATING JOBS FOR THE PEOPLE OF POMPANO BEACH, FL

IF GIVEN THIS PROJECT, WE PLAN TO GENERATE OVER 25 TEMPORARY JOBS FOR THE PEOPLE OF POMPANO BEACH, FL. BEING RAISED HERE, WE HAVE WORKED WITH SKILLED, QUALIFIED SUBCONTRACTORS AND LABORERS THROUGHTOUT 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.

**FRAZIER ELITE HOMES LLC**  
**621 NW 8<sup>TH</sup> AVE**  
**POMPANO BEACH, FL 33060**  
**[frazierelitehomes@gmail.com](mailto:frazierelitehomes@gmail.com)**  
**954-425-2735**

**REFERENCE**

**RAYMOND STROWBRIDGE**  
**231 SW 8<sup>TH</sup> STREET**  
**DEERFIELD BEACH, FL 33441**  
**954-214-6182**

**NEW CONSTRUCTION 3 BEDROOM, 3 BATHROOM, 1 CAR GARAGE**

**GLEND A LEE**  
**235 SW 5<sup>TH</sup> COURT**  
**DEERFIELD BEACH, FL 33441**  
**754-221-1558**

**NEW CONSTRUCTION 3 BEDROOM, 2 BATHROOM, 2 CAR GARAGE**

**NICHOLAS KLYE**  
**1857 NW 93<sup>RD</sup> TERRACE**  
**CORAL SPRINGS, FL 33071**  
**954-952-8454**

**SINGLE FAMILY HOME FULL RENOVATION**





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

POMPANO BEACH FL 33060

**LICENSE NUMBER: CRC1332863**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](https://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 484233041890 ) high - quality townhouse residences that will:

NW 27 Avenue,  
to develop four (4)

- 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 December 2008, representing 16.5 years of maintenance costs without tangible return.





# Previous Projects We Have Collaborated On





# Previous Projects We Have Collaborated On





# Previous Projects We Have Collaborated On





# Proposed Development Plan

## Modern Townhouse Residences

- 1,705 square feet of interior living space
- 3 bedrooms + 3.5 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

# Community & Economic Benefits



## Expanded Access to Affordable Housing

Creates high -quality housing reserved for qualified 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 \$10,963.39 (\$2,740.85 per residence) in annual tax revenue (based on current aggregate millage rate of 6.2292).

# Financial Structure

**\$0**

**Land Cost (CRA Donation)**

Current property value: \$180,360

**\$341,000**

**Construction Cost**

**+5% Contingency**

\$200/sq ft for 1,705 sq ft living area

**\$440,000**

**or**

**\$495,000**

**Sales Price**

For qualified buyer

\$258/sq ft for 1,705 sq ft living area

Recent sales average \$360/sq ft

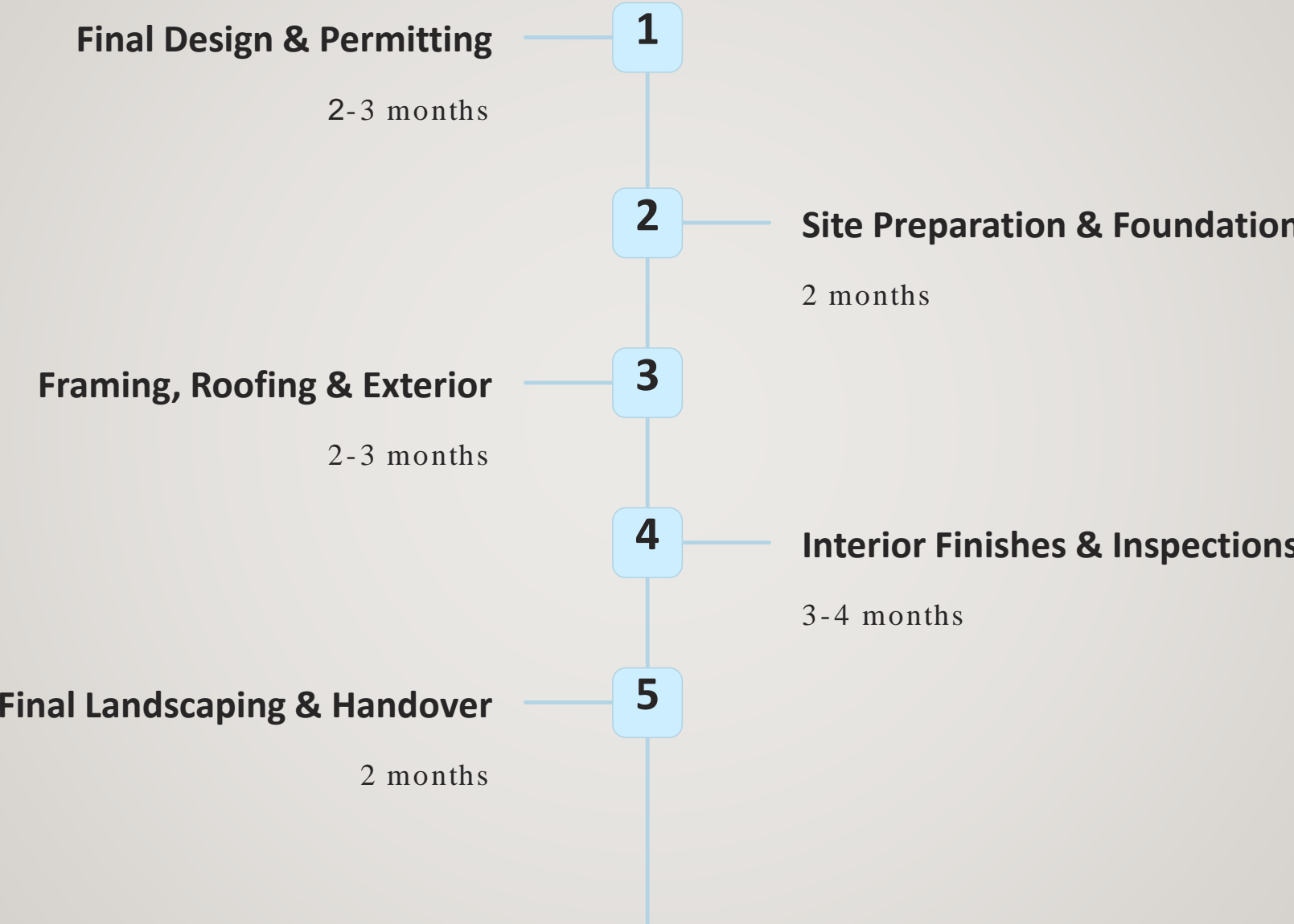
Sales Price \$440,000 - Selling Costs \$35,200 - Development Costs \$341,000 = Gross Profit \$63,800 (<19% Return)

Donation of this parcel is crucial to ensure financial feasibility to construct townhouses of this size, quality and affordability.

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



# Development Schedule



Total timeline: Approximately 12-18 months from initial mobilization to final turnover, with regular updates provided to the CRA throughout the project.

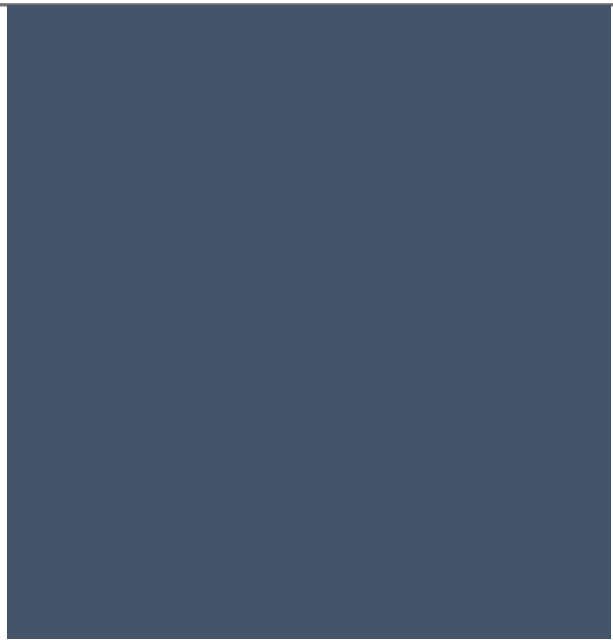
# Company Background & Experience

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.





# 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 Acquisition and Development of CRA 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 Parrish & Associates LLC acquires the vacant land either on a gratuitous (donated) basis or through purchase for fair consideration.

The purpose of this request is to construct and sell four (4) high-quality, modern single family attached (townhouse) residences to qualified homebuyers, 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. Each townhouse will offer an open floorplan with three (3) bedrooms, three (3) full bathrooms and one (1) half bathroom and a one (1) car garage,

comprising approximately 1,705 square feet of air-conditioned living space and 2,006 square feet under roof. Construction costs are estimated at approximately \$200 per square foot (based on living area) – totaling \$341,000, plus a 5% contingency. With a donation of the land, these savings can be immediately be passed on to the home buyers. The target sales price with this model is \$440,000, with multiple qualified buyers already identified and ready to close upon completion. Should the CRA determine that a land donation is not feasible, we respectfully offer an alternative option of purchasing the land. The acquisition price would be \$220,000.00 or \$55,000.00 per residence. This amount would be paid to the CRA upon completion of and sale of each home to the end buyer. This deferred payment structure helps reduce development risk, ensuring the homes can be built to a high standard and are priced as affordably as possible in today's market, while still providing the CRA with fair compensation. This approach maintains a careful balance between market affordability and project viability, enabling the developer to build a premium, energy-efficient home while ensuring the project remains economically feasible with a target profit margin of 15-20%.

Thank you in advance for your thoughtful consideration of this proposal.

Sincerely,

Laura Parrish

Parrish & Associates LLC

Direct: 561-502-6728

[admin@parrishassociates.net](mailto:admin@parrishassociates.net)

130 SW 2nd Terrace,

Deerfield Beach, FL 33441



## Table of Contents

Cover Page .....	i
Cover Letter .....	1
Introduction .....	4
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 .....	7
Financing Plan and Project Cost .....	8
Company Background and Experience .....	11
Legal and Administrative History .....	12
Conclusion .....	15
Preliminary Site Plan .....	16
Development ProForma .....	17
Elevation Rendering and Floor Plan Layout .....	19
Construction Visuals .....	23
Property Appraiser Parcel Information .....	26
Financial Qualifications and Funding Support .....	28
Organizational Chart .....	29
Buyer Pre-Approval .....	28

## **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 four (4) high-quality townhouse 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 parcel located at **NW 27th Avenue, Pompano Beach, FL 33069 (Property ID 484233041890)**. Our goal is to develop this land into four (4) attractive townhouse residences 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 construction of these townhouses will deliver multiple, lasting benefits for the residents of Pompano Beach:

**Addressing Housing Demand:** This development directly contributes to expanding the local housing supply, helping moderate price increases and making homeownership more attainable for working families.

**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.

**Local Job Creation:** Construction will create immediate job opportunities for local construction tradespeople, including electricians, HVAC technicians, and roofers. Post-construction, the homeowner will continue to engage local service providers, such as landscapers and plumbers, ensuring sustained 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:** The development will generate a steady stream of property tax revenue for the city. Adding this home to the tax roll will immediately increase the city's taxable base, generating an estimated \$10,963.39 in annual tax revenue, or \$2,740.85 per residence (based on the current aggregate millage rate of 6.2292). This ongoing source of revenue will continue to benefit the City of Pompano Beach in perpetuity, contributing to sustained economic growth.

## **Historical Background**

The subject parcel has been owned and maintained by the Pompano Beach Community Redevelopment Agency (CRA) since December 2008. Over the past 16.5 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 activate 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 four (4) modern, high-quality townhouse residences that will feature a contemporary and family-friendly design. Each townhouse will feature 1,705 square feet of interior living space, including three spacious bedrooms and two full bathrooms, catering to the needs of growing families. The two-story floor plan will incorporate an open-concept kitchen, dining, and living area to foster a warm, functional environment suited for everyday living and entertaining. The residences will prioritize the use of local labor and suppliers to promote sustainability and support the regional economy. Each unit will include impact-rated windows and doors to enhance energy efficiency and homeowner safety, as well as a one-car garage for convenient parking and additional storage. The full development – permitting through final construction – is expected to be completed within twelve to eighteen months. Parrish & Associates LLC will provide regular progress updates to the CRA to ensure transparency, accountability and alignment with community goals.

## **Regulatory Review and Required Approvals**

### **Land Use Compliance**

This vacant parcel is currently zoned as Community Business (B-2), a designation intended to accommodate primarily low- to moderate-intensity office, service, and retail uses. Residential housing may be constructed within this zoning classification.

### **Development Schedule and Timeline**

Parrish & Associates LLC is committed to delivering this project efficiently, transparently, and with exceptional quality. Upon receiving all necessary approvals construction will begin without delay. The full development process is expected to take approximately twelve to eighteen 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: 2 – 3 months
- Site preparation and foundation: 2 months
- Framing, roofing and exterior: 2 – 3 months
- Interior finished and inspections: 3 – 4 months
- Final landscaping and handover: 2 months



## **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.

### **Residential Flex Allocation Acknowledgment**

The proposed development site is currently designated under a Commercial Land Use classification. In accordance with City of Pompano Beach requirements, a Residential Flex Allocation of four (4) units must be approved by the City Commission to permit residential development within this commercial land use area. Parrish & Associates LLC acknowledges this requirement and is committed to working closely with City staff and the City Commission to secure the necessary Residential Flex Allocation approval prior to the commencement of vertical construction. We ensure the project will remain fully compliant with applicable land use regulations while advancing the CRA's vision for growth.

### **Total Project Cost Analysis With Land Donation**

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: \$19,200
- Building Costs: \$ 1,282,644
- Landscaping Costs: \$20,000
- Marketing Costs: \$76,000 (paid at closing)
- Financing Costs: \$76,100
- Permit Costs: \$34,000

- Insurance Costs: \$6,000

Total Project Cost: \$1,437,944

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.

#### **Total Project Cost Analysis With Land Purchase**

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.

- Deferred Land Costs: \$220,000
- Architectural and Engineering Costs: \$19,200
- Building Costs: \$ 1,282,644
- Landscaping Costs: \$20,000
- Marketing Costs: \$76,000 (paid at closing)
- Financing Costs: \$76,100
- Permit Costs: \$34,000
- Insurance Costs: \$6,000

Total Project Cost: \$1,657,944

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**

2071-2077 WASHINGTON AVE, OPA-LOCKA, FL 33054

- Development Team: PALMETTO HOMES OF MIAMI INC
- Project Scope: Ground-up construction of townhouses
- Project Support/Apprenticeship: Parrish & Associates LLC
- Two townhouses constructed
- Date of Completion Early 2024
- Project Budget \$437,400

2061-2067 WASHINGTON AVE, OPA-LOCKA, FL 33054

- Development Team: PALMETTO HOMES OF MIAMI INC
- Project Scope: Ground-up construction of townhouses
- Project Support/Apprenticeship: Parrish & Associates LLC
- Two townhouses constructed
- Date of Completion Early 2024
- Project Budget \$437,400

20832 NW 23 CT, MIAMI GARDENS, FL 33056

- Development Team: PALMETTO HOMES OF MIAMI INC
- Project Scope: Ground-up construction of townhouses
- Project Support/Apprenticeship: Parrish & Associates LLC
- One townhouse constructed
- Date of Completion Late 2025
- Project Budget 215,700

### **References**

**Project Reference 1: 2071-2077 WASHINGTON AVE**

- **Description:** Ground-up construction of two townhouse residences in Opa-Locka, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- **Client Reference:**
  - Name: PALMETTO HOMES OF MIAMI INC
  - Entity: Nonprofit
  - Address: 4952 NW 7th Ave, Miami, FL 33169
  - Telephone: 305-216-0827
  - Type of Service: Project support/apprenticeship – assisting with project development

#### **Project Reference 2: 2061-2067 WASHINGTON AVE**

- **Description:** Ground-up construction of two townhouse residences in Opa-Locka, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- **Client Reference:**
  - Name: PALMETTO HOMES OF MIAMI INC
  - Entity: Nonprofit
  - Address: 4952 NW 7th Ave, Miami, FL 33169
  - Telephone: 305-216-0827
  - Type of Service: Project support/apprenticeship – assisting with project development

#### **Project Reference 3: 20832 NW 23 CT**

- **Description:** Ground-up construction of one townhouse residence in Miami Gardens, including site preparation, utility connections, and full build-out. Project emphasized high-quality finishes and compliance with zoning and permitting requirements.
- **Client Reference:**
  - Name: PALMETTO HOMES OF MIAMI INC
  - Entity: Nonprofit
  - Address: 4952 NW 7th Ave, Miami, FL 33169
  - Telephone: 305-216-0827
  - Type of Service: Project support/apprenticeship – assisting with project development



## **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, bringing extensive expertise and a deep understanding of the local community's needs. The development of this 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 precedent for sustainable development that aligns with the city's long-term goals. The commitment to delivering a high-quality home is evident in every aspect of the proposed plan, from the use of energy-efficient materials to the engagement of local labor, ensuring that the project creates a positive economic impact. Collaboration with city officials, residents, and other stakeholders 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.

Sincerely,

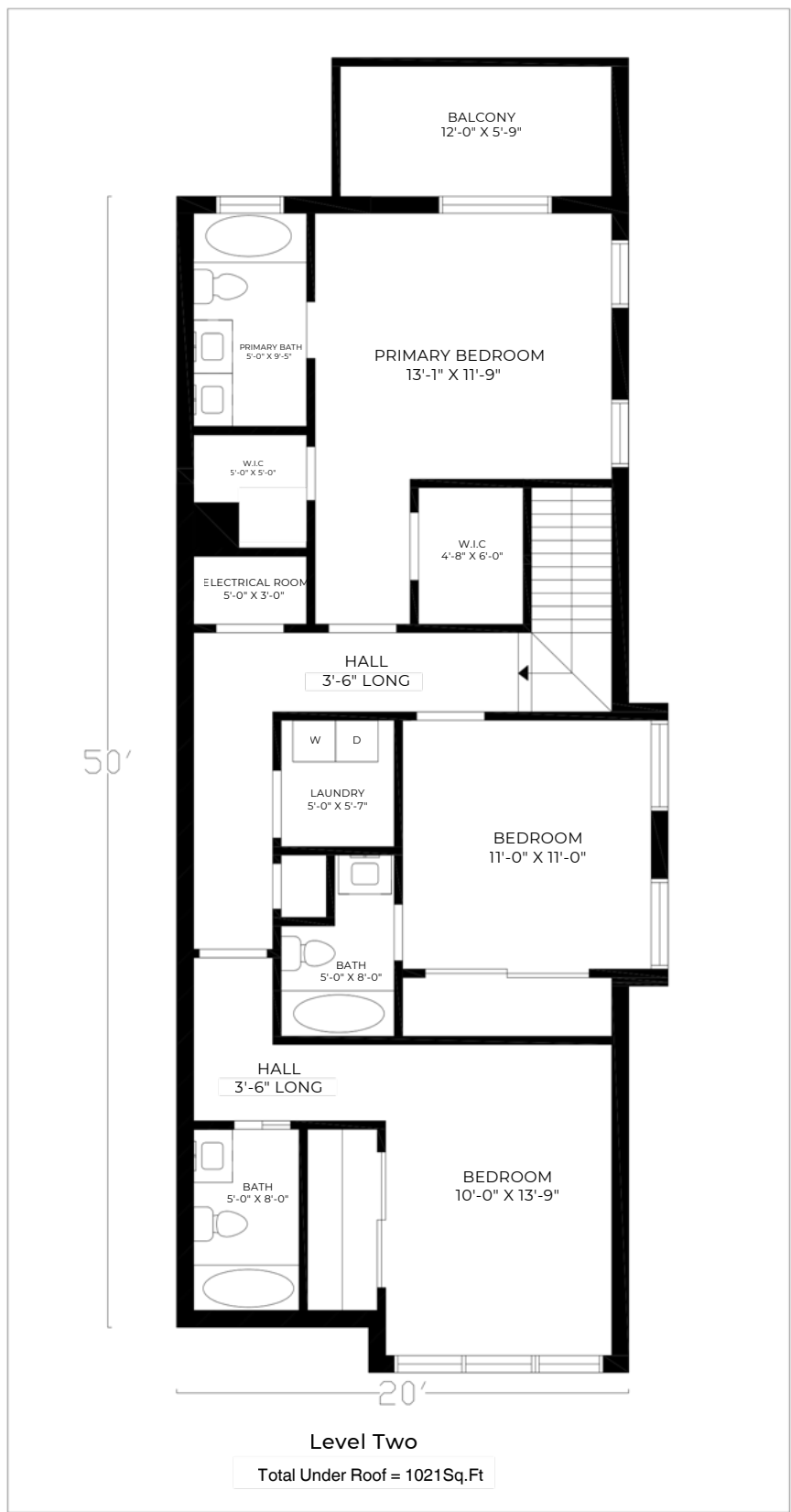
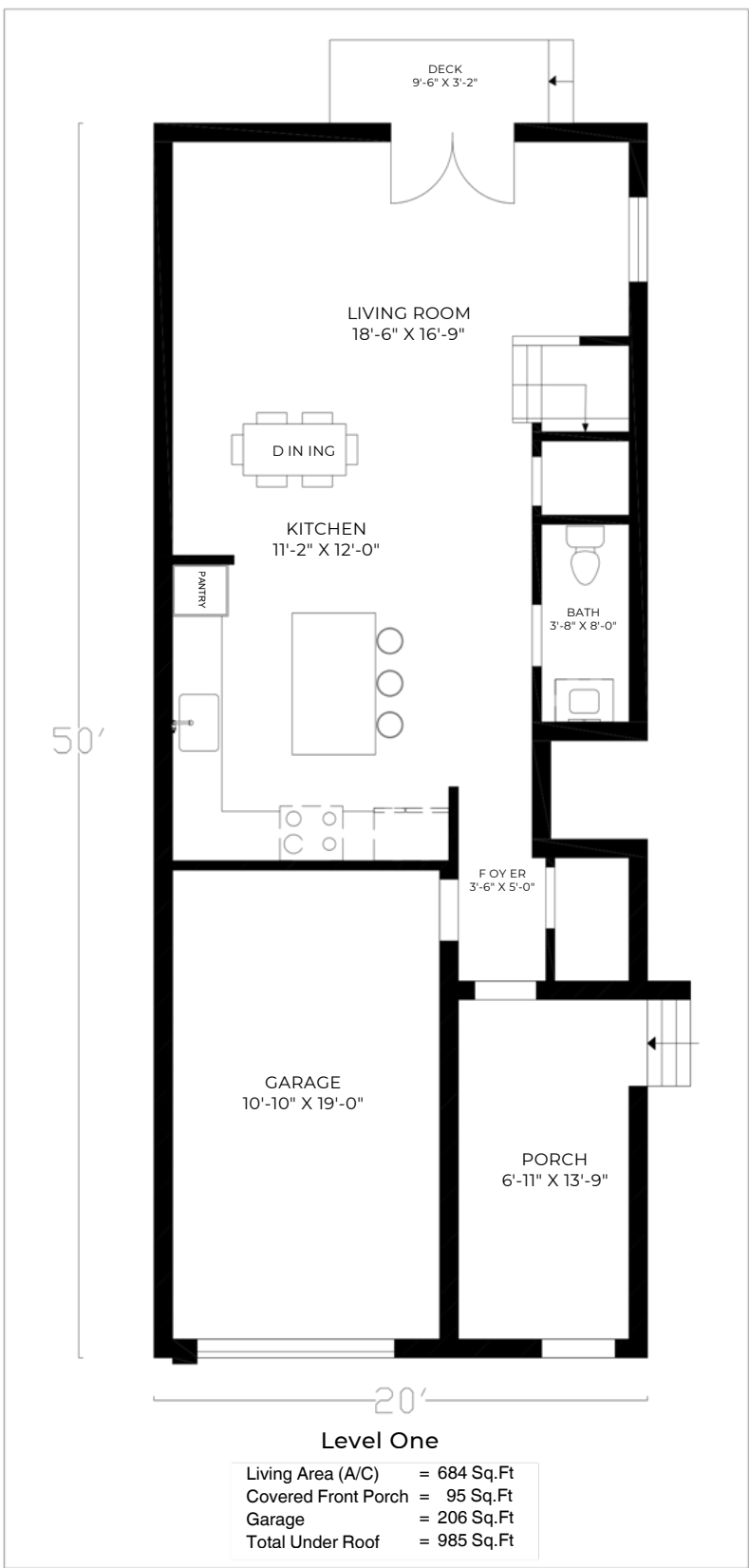
Laura Parrish

Parrish & Associates LLC

Direct: 561-502-6728

[parrishassociatesllc@gmail.com](mailto:parrishassociatesllc@gmail.com)





SITE DEVELOPMENT DATA	
PROPERTY ADDRESS: NW 27TH AVENUE, POMPANO BEACH, FL 33069	
LEGAL DESCRIPTION: 33-48-42 S1/2 OF N2/5 OF NW1/4 OF SW1/4 OF SE1/4 LESS E 550, LESS W 25 & LESS S 25 AREA: 440 & 441 CC	
PROPERTY I.D. NUMBER: 484233041890	
DATA TABLE: ZONING: B-2 CURRENT USE: VACANT PROPOSED USE: SINGLE FAMILY RESIDENTIAL	
NEW RESIDENTIAL AREAS: CONDITIONED SPACE: 1,705 SQ. FT. COVERED FRONT PORCH: 95 SQ. FT. GARAGE: 206 SQ. FT.	
B-2 REGULATION REQUIREMENTS:	REQUIRED PROVIDED
MIN. LOT AREA:	10,000 SQ. FT. 9,018 SQ. FT.
MIN. LOT WIDTH:	100' 100'
MIN. FLOOR AREA:	850 SQ. FT. 1,705 SQ. FT.
SETBACKS:	
FRONT YARD:	0' 25'
SIDE YARD:	0' 5'
REAR YARD:	30' 15'



MICHAEL STEWART  
ARCHITECT  
AR 933999  
1975 E. Sunrise Blvd. #622  
FL, Lauderdale, Florida 33304  
954-531-5023  
mcsarch@aol.com

# 27th AVENUE TOWNHOMES

NW 27th Avenue  
Pompano Beach, FL 33069

Revisions

Digital

Seal

These documents are the copyright property of  
Michael Stewart Architect. These documents  
may not be reproduced without the expressed  
written consent of Michael Stewart Architect.

Sheet Description:  
**CONCEPTUAL  
SITE PLAN**

Sheet:

A-1



## SINGLE-FAMILY HOME CONSTRUCTION PRO FORMA -

MODERN 3/3.5 WITH 1 CAR GARAGE -

Summary	PSF	Amount	% of Cost
Sales Price	1,114.37	1,900,000	120%
Land Cost	-	-	0%
Design/Engineering	(9.57)	(19,200)	1%
Hard Costs	(649.37)	(1,302,644)	82%
Overhead/Other Costs	(19.94)	(40,000)	3%
Finance Costs	(37.94)	(76,100)	5%
Marketing/Closing Costs	(75.77)	(152,000)	10%
Net Profit	321.78	310,056	20%
Project Length	420 Days	Profit Margin	16.3%



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-Feb-26	Feb-26					
Home Start Date	1-Feb-26	Feb-26	1	Sunday	-	-	-
Construction Start	1-May-26	May-26	90	Friday	90	3	0
Construction End	26-Jan-27	Jan-27	360	Tuesday	271	9	1
Home Closing	27-Mar-27	Mar-27	420	Saturday	61	2	0
Total Project Length					420	14	1

Home Description			
Neighborhood	Collier City	Address	NW 27th Ave
Lot/Block		City	Pompano Beach
Lot Size	2,255 SF	State	FL
Home Plan Name	Modern 3/3.5 with 1 Car Garage		
Stories	Two-Story		
Finished SF	1,705 SF		
Unfinished SF	301 SF		
Total SF	2,006 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%	90	90	1	Straight-Line
Design/Engineering			19,200	1.2%	1	90	90	Manual Input
Finished SF Building Cost		182.00	1,241,240	78.1%	90	360	271	S-Curve
Unfinished SF Building Cost		51.00	61,404	3.9%	90	360	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	360	360	Straight-Line
Other Costs			40,000	2.5%	90	360	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,526.06	76,100	4.8%	90	420	331	
Marketing (% of Sales Price)	4.0%		76,000	4.8%	420	420	1	Straight-Line
Closing (% of Sales Price)	4.0%		76,000	4.8%	420	420	1	Straight-Line
Total Home Cost			1,589,944	100.0%				

S-Curve Steepness: 10

Home Sale Pro Forma	PSF	Amount	Days to Sell
Sales Price	1,114.37	1,900,000	61 Days
Land Cost	-	-	
Design/Engineering	9.57	19,200	
Hard Costs	649.37	1,302,644	
Overhead/Other Costs	19.94	40,000	
Finance Costs	37.94	76,100	
Marketing/Closing Costs	75.77	152,000	Margin
Net Profit	321.78	310,056	16.3%

Sources and Uses	LTV	LTC	Notes
Sources			
Debt	19.4%	100.0%	368,404
Interest Reserve			-
Proceeds from Closing			152,000
Builder Equity			-
Total Sources			520,404

Uses			
Land Cost			-
Design/Engineering			19,200
Hard Costs			1,302,644
Overhead/Other Costs			40,000
Finance Costs			76,100
Marketing/Closing Costs			152,000
Total Uses			1,589,944

Schedule of Expenditures				
Feb-26	Mar-26	Apr-26	May-26	
Project Start	Final Design and Permitting	Final Design and Permitting	Site Preparation and Foundation	
\$ 40,000.00	\$ 8,000.00	\$ 11,200.00	\$ 100,000.00	
Jun-26	Jul-26	Aug-26	Sep-26	
Block Masonry	Truss, Roofing, Exterior Paint	Interior Framing, Rough Electric, Rough HVAC	Tapout Plumbing, Insulation, Drywall, Finish	
\$ 60,000.00	\$ 160,100.00	\$ 160,100.00	\$ 160,100.00	
Oct-26	Nov-26	Dec-26	Jan-27	
Underground Electric, Flooring	Garage, Interior Doors, Interior Paint	Kitchen, Bathrooms	Final Electric, Final Plumbing, Final HVAC	
\$ 160,100.00	\$ 160,100.00	\$ 160,100.00	\$ 160,100.00	
Feb-27	Mar-27			
Driveway, Irrigation	Final Landscaping			
\$ 30,000.00	\$ 30,000.00			



## SINGLE-FAMILY HOME CONSTRUCTION PRO FORMA -

MODERN 3/3.5 WITH 1 CAR GARAGE -

Summary	PSF	Amount	% of Cost
Sales Price	1,243.40	2,120,000	117%
Land Cost	(109.67)	(220,000)	12%
Design/Engineering	(9.57)	(19,200)	1%
Hard Costs	(649.37)	(1,302,644)	72%
Overhead/Other Costs	(19.94)	(40,000)	2%
Finance Costs	(37.94)	(76,100)	4%
Marketing/Closing Costs	(80.16)	(160,800)	9%
Net Profit	336.75	301,256	17%
Project Length	420 Days	Profit Margin	14.2%



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-Feb-26	Feb-26					
Home Start Date	1-Feb-26	Feb-26	1	Sunday	-	-	-
Construction Start	1-May-26	May-26	90	Friday	90	3	0
Construction End	26-Jan-27	Jan-27	360	Tuesday	271	9	1
Home Closing	27-Mar-27	Mar-27	420	Saturday	61	2	0
Total Project Length					420	14	1

## Home Description

Neighborhood	Collier City	Address	NW 27th Ave
Lot/Block		City	Pompano Beach
Lot Size	2,255 SF	State	FL
Home Plan Name	Modern 3/3.5 with 1 Car Garage		
Stories	Two-Story		
Finished SF	1,705 SF		
Unfinished SF	301 SF		
Total SF	2,006 SF		
Bd	3.0		
Bth	2.0		
Garage	1.0		

Home Costs	%	PSF	Amount	% of Total	Day Start	Day End	Length	Forecast Method
Deferred Lot Price			220,000	12.1%	90	90	1	Straight-Line
Design/Engineering			19,200	1.1%	1	90	90	Manual Input
Finished SF Building Cost		182.00	1,241,240	68.2%	90	360	271	S-Curve
Unfinished SF Building Cost		51.00	61,404	3.4%	90	360	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	360	360	Straight-Line
Other Costs			40,000	2.2%	90	360	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,526.06	76,100	4.2%	90	420	331	
Marketing (% of Sales Price)	4.0%		76,000	4.2%	420	420	1	Straight-Line
Closing (% of Sales Price)	4.0%		84,800	4.7%	420	420	1	Straight-Line
Total Home Cost			1,818,744	100.0%				

S-Curve Steepness: 10

## Home Sale Pro Forma

	PSF	Amount	Days to Sell
Sales Price	1,243.40	2,120,000	61 Days
Land Cost	109.67	220,000	
Design/Engineering	9.57	19,200	
Hard Costs	649.37	1,302,644	
Overhead/Other Costs	19.94	40,000	
Finance Costs	37.94	76,100	
Marketing/Closing Costs	80.16	160,800	Margin
Net Profit	336.75	301,256	14.2%

## Sources and Uses

	LTV	LTC	Notes
Sources			
Debt	17.4%	100.0%	368,404
Interest Reserve			-
Proceeds from Closing			160,800
Builder Equity			-
Total Sources			529,204

## Uses

Land Cost	220,000
Design/Engineering	19,200
Hard Costs	1,302,644
Overhead/Other Costs	40,000
Finance Costs	76,100
Marketing/Closing Costs	160,800
Total Uses	1,818,744

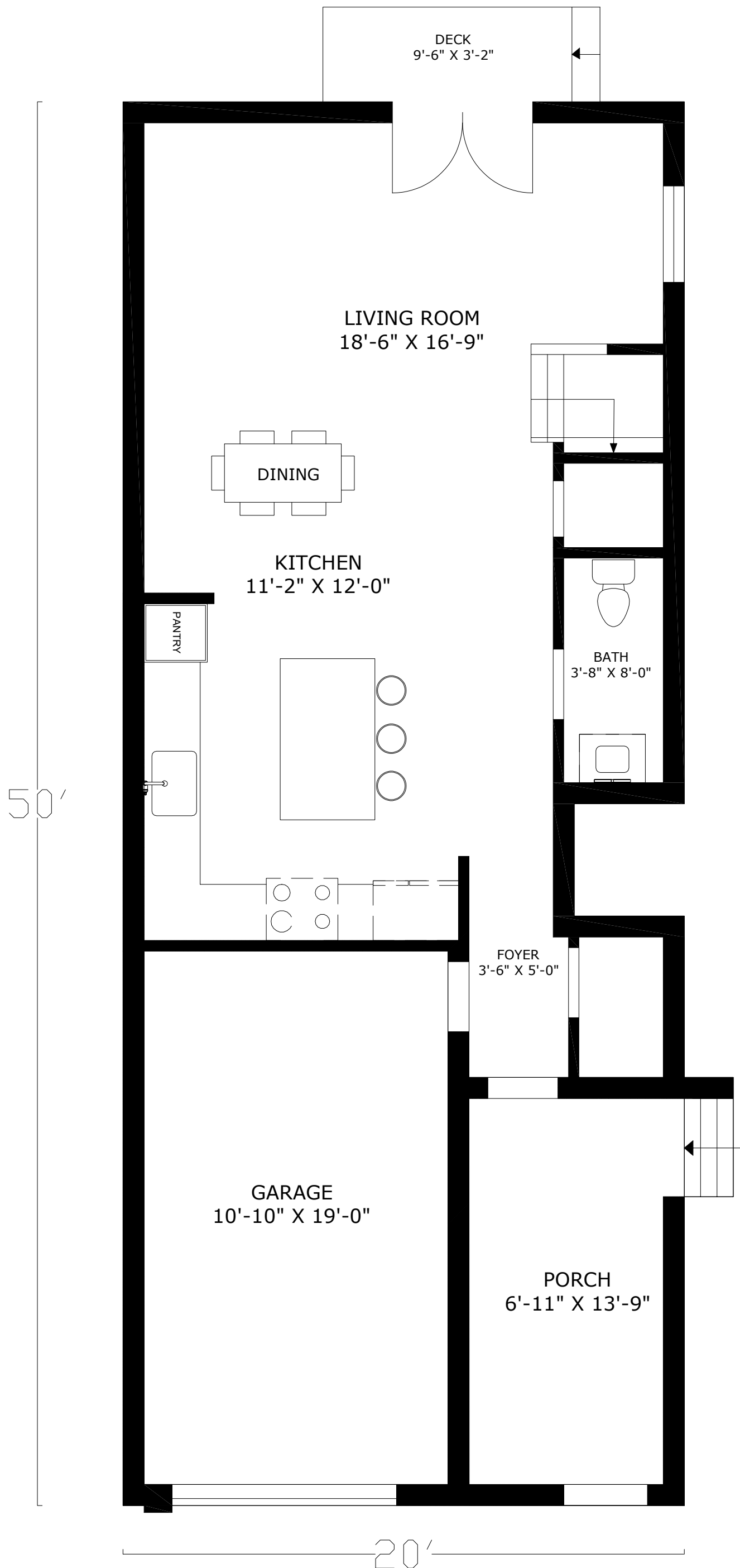
## Schedule of Expenditures

	Feb-26	Mar-26	Apr-26	May-26
Project Start		Final Design and Permitting	Final Design and Permitting	Site Preparation and Foundation
\$ 40,000.00		\$ 8,000.00	\$ 11,200.00	\$ 100,000.00
Block Masonry		Truss, Roofing, Exterior Paint	Interior Framing, Rough Electric, Rough HVAC	Tapout Plumbing, Insulation, Drywall, Finish
\$ 60,000.00		\$160,100.00	\$ 160,100.00	\$ 160,100.00
Underground Electric, Flooring		Garage, Interior Doors, Interior Paint	Kitchen, Bathrooms	Final Electric, Final Plumbing, Final HVAC
\$ 160,100.00		\$160,100.00	\$ 160,100.00	\$ 160,100.00
Driveway, Irrigation		Final Landscaping	Deferred Land Price	
\$ 30,000.00		\$ 30,000.00	\$ 220,000.00	



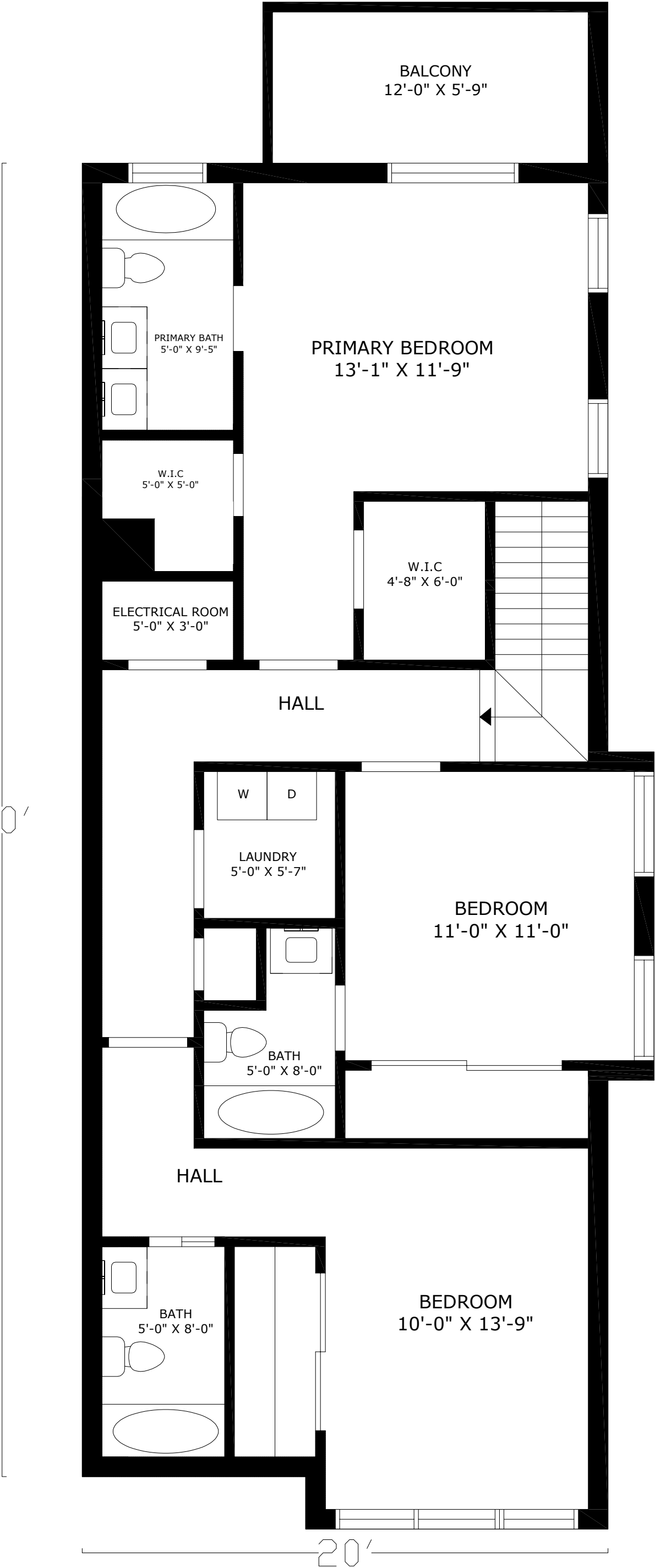






**Level One**

Living Area (A/C)	= 684 Sq.Ft
Covered Front Porch	= 95 Sq.Ft
Garage	= 206 Sq.Ft
Total Under Roof	= 985 Sq.Ft



**Level Two**

Total Under Roof = 1021 Sq.Ft





**2061-2067 Washington Ave,  
Opa-Locka, FL 33054**





2061-2067 Washington Ave,  
Opa-Locka, FL 33054



2071-2077 WASHINGTON AVE, OPA-LOCKA, FL 33054





## PROPERTY SUMMARY

**Tax Year:** 2025

**Property ID:** 484233041890

**Property Owner(s):** POMPANO BEACH  
COMMUNITY  
REDEVELOPMENT AGENCY

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

**Physical Address:** NW 27 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](mailto:commercialtrim@bcpa.net)

**Zoning :** B-2 - COMMUNITY  
BUSINESS

**Abbr. Legal Des.:** 33-48-42  
S1/2 OF N2/5 OF NW1/4 OF  
SW1/4 OF SE1/4 LESS E  
550, LESS W 25 & LESS S 25  
AKA: 440 & 441 CC

## PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$180,360	0	0	\$180,360	\$93,440	
2024	\$144,290	0	0	\$144,290	\$84,950	
2023	\$99,200	0	0	\$99,200	\$77,230	

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$180,360	\$180,360	\$180,360	\$180,360
Portability	0	0	0	0
Assessed / SOH	\$93,440	\$93,440	\$93,440	\$93,440
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	\$93,440	\$93,440	\$93,440	\$93,440
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
12/19/2008	Warranty Deed	\$95,000	45889 / 1443	\$20.00	9,018 SqFt	Square Foot
	Disqualified Sale					
02/25/1998	Quit Claim Deed	\$100	27975 / 885			
01/30/1996	Quit Claim Deed	\$100	24583 / 149			
04/01/1970	Warranty Deed	\$3,200				

RECENT SALES IN THIS SUBDIVISION						
Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
484233041640	05/29/2025	Warranty Deed	Qualified Sale	\$350,000	120258629	220 NW 27 AVE #1-4 POMPANO BEACH, FL 33069
484233044620	05/21/2025	Warranty Deed	Qualified Sale	\$515,000	120231763	2761 NW 5 ST POMPANO BEACH, FL 33069
484233044570	04/07/2025	Warranty Deed	Qualified Sale	\$350,000	120149972	2813 NW 5 ST POMPANO BEACH, FL 33069
484233044830	04/07/2025	Warranty Deed	Excluded Sale	\$290,000	120167411	2768 NW 5 ST POMPANO BEACH, FL 33069
484233047110	04/03/2025	Quit Claim Deed	Disqualified Sale	\$397,000	120159924	201 NW 30 AVE #1-2 POMPANO BEACH, FL 33069

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Charles Drew Elementary School: B Crystal Lake Middle School: C Coconut Creek 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



**9/15/2025 Approval Notification**

Regarding property: TBD

Buyer: Parrish & Associates LLC

It gives me great pleasure to inform you that you have been approved for a Commercial Construction Loan from Rocket Mortgage to purchase a home for up to \$1,400,000.

This 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



# Company Structure

Parrish &  
Associates LLC

LAURA PARRISH  
Managing Member

JOSHUA PARRISH-WILLIS  
Managing Member

All Members





8/4/2025

**Pre-Approval Notification**

Regarding property: TBD

Buyer: Ashley Clark

It gives me great pleasure to inform you that you have been pre-approved for a Convention Loan from Rocket Mortgage to purchase a home for up to \$440,000.

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



7/26/2025

**Pre-Approval Notification**

Regarding property: TBD

Buyer: Jaquesta Lavonshae Shoats & Camarri Justin Johnson

It gives me great pleasure to inform you that you have been pre-approved for a Convention Loan from Freedom Mortgage to purchase a home for up to \$440,000.

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](https://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.

