

Birdsong Management, LLC  
Unsolicited Proposal

# UNSOLICITED DEVELOPMENT PROPOSAL

Public-Private Housing Partnership Request

**Submitted to:** CRA of Pompano Beach, FL

**Submitted by:** CHAUNCY LOCKETTE (Birdsong Management LLC)

**Date:** 2/27/2026

---

## 1. EXECUTIVE SUMMARY

This proposal presents an opportunity for a strategic public-private partnership between the CRA of Pompano Beach and Birdsong Management LLC to increase local housing inventory through the development of a new single-family residence.

We propose: Construction of a **1,700 sq. ft. (under air)** single-family home

- **4 Bedrooms**
- **2.5 Bathrooms**
- **1-Car Oversize Attached Garage**
- **Cost to Build:** \$375,000
- **Proposed Sale Price:** \$485,000
- **Requested CRA Contribution:** One buildable residential lot awarded at no cost on the options parcel's numbers **4842 34 04 0580 # 4842 34 04 0590 or #4842 34 04 0601**

This partnership activates underutilized CRA-owned land and converts it into a long-term taxable asset

## 2. PROJECT DESCRIPTION

### Proposed Home Specifications

- 1,700 sq. ft. heated living space
- 4 bedrooms (family/workforce-oriented layout)
- 2 full bathrooms + 1 half bath, 1 car oversize attached garage
- Energy-efficient construction
- Durable exterior materials
- Open-concept floor plan
- Primary suite with private bath
- Modern finishes appropriate for CRA residential market

The home is designed to meet the needs of:

- Workforce families
- Healthcare employees
- Energy and municipal worker
- First-time and move-up buyers

### 3. FINANCIAL STRUCTURE

#### Development Economics

Item	Amount
Construction Cost	\$375,000
Lot Cost (CRA Contribution)	\$0
Total Developer Investment	\$375,000
Proposed Sale Price	\$485,000
Gross Margin	\$110,000

#### Estimated Development Expenses (Included in \$375,000 Build Cost)

Category	Estimated Cost
Site Work & Utilities	\$30,000
Foundation	\$35,000
Framing	\$80,000
Roofing & Exterior	\$40,000
Windows & Doors	\$18,000
Plumbing	\$25,000
Electrical	\$27,000
HVAC	\$22,000
Insulation & Drywall	\$20,000
Interior Finishes	\$60,000
Garage	\$28,000
Permits & Fees	\$10,000
Contingency	\$10,000
<b>Total</b>	<b>\$375,000</b>

*Note: Developer assumes all construction risk and cost overruns.*

---

## 4. PUBLIC BENEFIT TO THE CITY

### A. Increased Property Tax Revenue

Assuming:

- Market Value: \$485,000
- Florida Residential Assessment Rate: 6.765%
- Estimated Mill Levy: ~70 mills

**Assessed Value:**

$$\$485,000 \times 6.765\% = \$32,810$$

**Estimated Annual Property Tax:**

$$\$32,810 \times 0.070 = \sim\$2,296 \text{ per year}$$

**10-Year Revenue:** ~\$22,960

**20-Year Revenue:** ~\$45,920

This transforms vacant land into a revenue-generating asset.

---

### B. Housing Inventory Expansion

- Adds a new 4-bedroom home to market
  - Supports workforce recruitment and retention
  - Strengthens long-term community stability
- 

### C. Economic Activity

- \$375,000 in construction spending
  - Local contractor and supplier utilization
  - Sales tax on materials
  - Increased local consumer spending
-

## 5. CLARIFYING AND JUSTIFYING THE \$110,000 MARGIN

While the gross spread between cost (\$375,000) and sale price (\$485,000) is \$110,000, that figure does **not** represent pure profit. It reflects the total development margin necessary to cover risk, financing, overhead, and market exposure.

### Breakdown of Margin Allocation

Category	Estimated Amount
Construction Loan Interest (9–12 months)	\$18,000–\$25,000
Insurance, Taxes, Carrying Costs	\$8,000–\$12,000
Sales & Marketing Costs	\$10,000–\$15,000
Corporate Overhead Allocation	\$15,000–\$20,000
Net Developer Return	\$51,000–\$72,000

**Estimated True Net Profit:** ~6–8% of total project value

This margin:

- Aligns with industry norms for residential development
- Compensation for full construction and market risk
- Enables continued reinvestment in future housing projects in CRA
- Makes the project financially feasible with cost savings reduction

Without a reasonable margin, the project would not attract private capital.

---

## 6. PERFORMANCE-BASED LAND AWARD STRUCTURE

To protect the CRA interests, the lot award can be structured as a **conditional conveyance agreement**, rather than an outright transfer.

### Proposed Structure

#### Phase 1 – Conditional Agreement

- CRA approves development agreement.
- Lot remains CRA-owned during pre-construction phase.

#### Phase 2 – Construction Commencement Trigger

- Upon building permit issuance and proof of financing, the lot is conveyed subject to performance conditions.

### **Phase 3 – Completion Requirement**

- Certificate of Occupancy must be obtained within 12 months.

If construction does not begin within 6 months of agreement execution, the agreement will terminate automatically.

---

## **7. CLAWBACK PROVISION (POLITICAL SAFETY MECHANISM)**

To strengthen public transparency and protect taxpayer interests, the agreement may include:

### **Option A – Reversion Clause**

If:

- Construction is not completed within 12 months, or
- Property is not marketed for sale within 60 days of completion,

Then:

- Title to the lot reverts to the CRA.

### **Option B – Shared Appreciation Clause**

If home sells above \$485,000:

- 25% of excess proceeds above \$485,000 remitted to CRA.

### **Option C – Minimum Sale Price Protection**

Home must be sold at or below \$500,000 to ensure workforce positioning.

## 8. REQUESTED CRA PARTICIPATION

We respectfully request:

1. Award of one buildable residential lot at no cost.
  2. Standard permitting review.
  3. Execution of a development agreement outline:
    - o Construction timeline
    - o Completion requirements
    - o Sale timeline expectations
- 

## 9. PROJECT TIMELINE

<b>Phase</b>	<b>Duration</b>
Lot Award & Agreement	30–60 Days
Design & Permitting	60 Days
Construction	6–8 Months
Completion & Sale	1–2 Months
<b>Total Timeline</b>	<b>9–12 Months</b>

---

## 10. RISK ALLOCATION

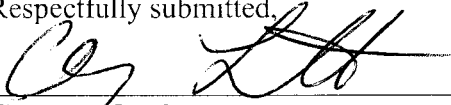
- Developer funds and manages all construction.
  - CRA provides land only.
  - No cash outlay is required from CRA.
  - Home becomes taxable property upon sale.
- 

## 11. CONCLUSION

This proposal provides a low-risk, high-returning opportunity for the CRA of Pompano Beach to convert land assets into long-term tax-generating residential property while addressing local housing needs.

We welcome the opportunity to present this proposal to CRA of Pompano Beach and Council to discuss terms of a development agreement.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. Lockette", written over a horizontal line.

**Chauncy Lockette**

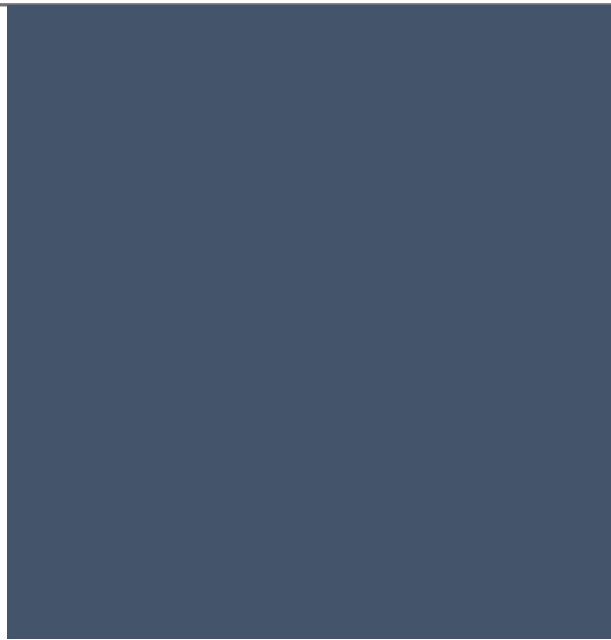
President

Birdsong Management LLC

(305) 504-0489

lockette12@yahoo.com

Parrish & Associates, LLC  
Unsolicited Proposal



# Development Proposal

Public-Private Partnership  
Opportunity for Infill Housing

Parrish & Associates LLC

---



February 28, 2026

Pompano Beach Community Redevelopment Agency

Mr. Nguyen Tran, CRA Director

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

Pompano Beach, Florida 33060

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

Dear Mr. Tran,

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

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

This project will transform three underutilized, maintenance-intensive lots into desirable homes and long-term community assets. The new residences will be thoughtfully designed to meet the needs of today's families and to complement the surrounding neighborhood's character.

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

Construction costs are estimated at approximately \$200 per square foot (based on living area) – totaling \$350,800. The sales price is \$475,000, with income-qualified buyers ready to close upon completion. The donation of these parcels is essential to ensure financial feasibility to construct homes of this size, quality and affordability. If the land were sold at market value, the development would require significant reductions in either home size, construction standards, or both. The proposed donation structure allows for a site-built home that meets modern expectations for livability, energy-efficiency, and long-term durability – all while maintaining affordability for working families and first-time buyers. This model strikes a balance between long-term affordability, architectural quality, and economic feasibility. It allows the developer to deliver a premium product while passing the land's value savings directly to the homebuyer. Thank you in advance for your thoughtful consideration of this proposal. We would welcome the opportunity to discuss this concept further and collaborate in achieving a shared vision of equitable, community-focused development in the northwest CRA district.

Sincerely,

Joshua Parrish-Willis

Parrish & Associates LLC

Direct: 954-778-4827

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

## Table of Contents

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

## **Introduction**

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

## **Purpose of Request**

Parrish & Associates LLC seeks to acquire the vacant land located at **785 NW 18 Avenue, Pompano Beach, 33069 (Property ID 484234040601), NW 18 Avenue, Pompano Beach, 33069 (Property ID 484234040590), and NW 18 Avenue, Pompano Beach, 33069 (Property ID 484234040580)**. Our goal is to develop this land into two attractive single-family residences that will enhance the surrounding neighborhood, stimulate private investment, and contribute to economic growth. Developing these parcels aligns with the City's and CRA's strategic objectives to maximize public resources, contributing to neighborhood revitalization and overall community improvement. This initiative directly supports the CRA's mission to eliminate blight, stimulate private investment, and improve the quality of life for residents by turning underutilized properties into vibrant community assets. The proposed development will transform long-vacant property into functional and attractive homes that enhance the aesthetic value of the neighborhood and encourages further private investment in the surrounding area.

## **Community and Economic Benefits**

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

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

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

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

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

**Increased Tax Revenue:** While affordable, the homes will generate an estimated \$5,918 (\$2,959 each) in annual tax revenue (based on the current aggregate millage rate of 6.2292). This recurring contribution strengthens the city's tax base and helps fund essential public services.

## **Historical Background**

The Pompano Beach Community Redevelopment Agency (CRA) acquired parcel 484234040601 in September 2006, parcel 484234040590 in September 2004, and parcel 484234040580, in January 2025. Over the past 20 years, the CRA has incurred costs for upkeep – landscaping, code compliance and preventing illegal dumping – without generating any tangible return for two of the three parcels. Despite this ongoing commitment, the lots have remained vacant and underutilized, representing both a financial burden and a missed opportunity for community growth. Its prolonged inactivity has hindered neighborhood cohesion and revitalization. This proposal presents a timely opportunity to eliminate that burden and unlock the lots’ potential by transforming them from a liability into a lasting asset for the community.

## **Proposed Development Plan**

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

**Regulatory Review and Required Approvals**

**Land Use Compliance**

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

**Zoning Variances**

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

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

1. **Minimum Lot Area Reduction:** A variance to decrease the minimum lot area requirement from 7,000 square feet to 6,419 square feet, which is the current lot area.
2. **Minimum Lot Width Reduction:** A variance to decrease the minimum lot width requirement from 60 feet to 50 feet, which is the current width of the vacant parcel.
3. **Reduction of Side Setbacks:** A variance to reduce the street side yard and interior side yard setbacks from 8 feet to 7.5 feet, to enable the construction of a residence with a width of 35 feet.

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



### **Parcel Assembly**

**Site 2 – NW 18 Avenue, Pompano Beach, 33069**

**Property ID 484234040590 + Property ID 484234040590**

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



## **Development Schedule and Timeline**

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

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

Projected Development Timeline and Key Milestones include:

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

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

## **Financing Plan**

### **Debt Financing**

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

### **Equity Contribution**

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

### **Subsidy Request**

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

### **Financial Pro-Forma Alignment**

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

## **Total Project Cost Analysis**

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

- Land Costs: \$0 - Donation
- Architectural and Engineering Costs: \$4,500
- Building/Landscaping Costs: \$315,775
- Selling Costs: \$38,000 (paid at closing)
- Financing Costs: \$19,025
- Permit Costs: \$10,000
- Insurance Costs: \$1,500

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

Total Project Cost: \$388,800

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

## **Experience with Similar Projects**

193 NW Eller St, Deerfield Beach, FL 33441

- Development Team: Michael Stewart (Architect), Wright Now Construction (Contractor), Laura Parrish (Developer), Joshua Parrish-Willis (Developer Support)
- Project Scope: Ground-up construction of a single-family residence
- Project Budget: \$300,000
- Schedule: Began September 2022 – Completed June 2025
- Notes: Self-funded by the private property owner, which contributed to an extended construction timeframe.

1920 NW 7th St, Pompano Beach, FL 33069

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

1940 NW 7th St, Pompano Beach, FL 33069

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

130 SW 2nd Terrace, Deerfield Beach, FL 33441

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

## References

Project Reference 1: 193 NW Eller St

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

#### Project Reference 2: 1920 NW 7th St

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

#### Project Reference 3: 1940 NW 7th St

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

#### Project Reference 4: 130 SW 2nd Terrace

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

## **Company Background**

Parrish & Associates LLC is a member-managed, multi-member limited liability company organized under the laws of the State of Florida. The Developer is not a joint venture, is not owned by a parent company, and does not intend to create a separate entity solely for the purpose of developing this project. All work will be undertaken directly by Parrish & Associates LLC under its existing organizational structure. Parrish & Associates LLC brings over 27 years of real estate and residential construction experience in South Florida. Focused on principles of quality, integrity, and community commitment, the firm has cultivated a reputation for delivering well-executed housing solutions that blend thoughtful design and lasting value. Our team possesses expertise in all phases of development, from site selection and feasibility analysis to permitting, vertical construction, and successful turnover to end buyers. This end-to-end capability allows us to maintain project efficiency and design consistency, ensuring each home built not only meets but exceeds expectations. The firm's portfolio includes a range of successful residential developments tailored to the unique needs of urban infill communities. Each project demonstrates a commitment to architectural quality, sustainability, and market alignment. In particular, our work emphasizes energy-efficient building practices, durable materials, and layouts designed to meet the demands of today's families. We are well versed in local zoning regulations, permitting procedures, and construction standards, allowing us to mitigate risk and navigate timelines without compromising quality.

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

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

#### Principals in Charge

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

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

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

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

#### **Legal and Administrative History**

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

- The Developer and its principals have no bankruptcies or litigation matters within the past five (5) years.
- The Developer and its principals have never been indicted or convicted of a felony.
- There are no pending litigation matters involving any projects, key personnel, or the Developer.

## **Conclusion**

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

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

Thank you again for your time and consideration.



---

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

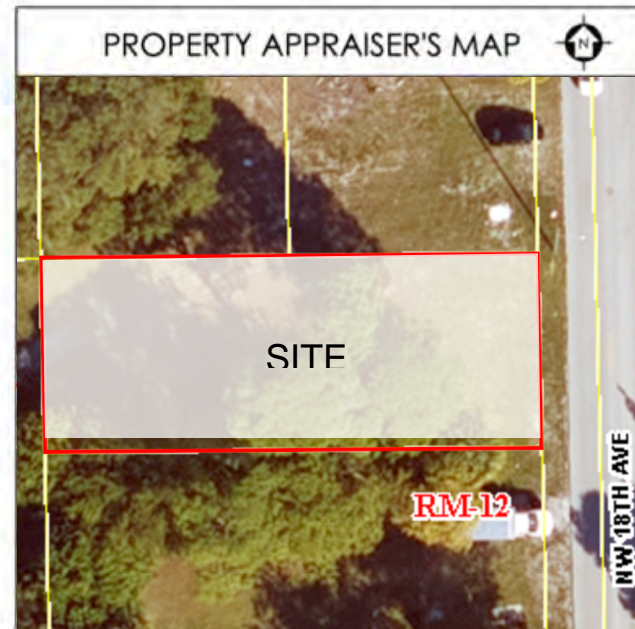
Pursuant to Section 163.380, Florida Statutes, the Pompano Beach Community Redevelopment Agency (CRA) hereby notifies all prospective private developers of its intent to dispose of the following properties as follows: Parcel Id: 484234040601 (North 60 feet of Lot 6, Block 11 HUNTER'S MANOR SUBDIVISION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

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

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

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

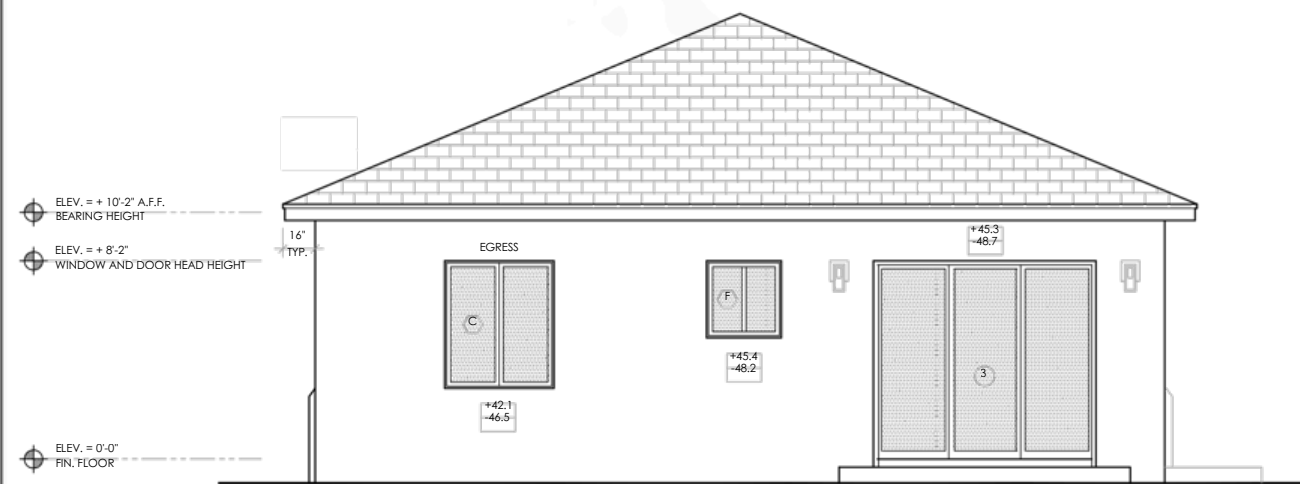
---



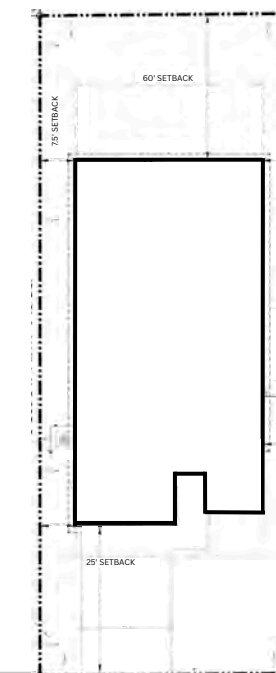
SITE AND BUILDING DATA	
PROPERTY ADDRESS: 785 NW 18TH AVENUE, POMPANO BEACH, FL 33069	
LEGAL DESCRIPTION: WILTER'S MANOR, 19-27 EJ QT 6 N 5/2 B L 33 E 10 T ON RD B 2	
PROPERTY I.D. NUMBER: 48423400691	
DATA TABLE: ZONING: RM-12 CURRENT USE: VACANT RESIDENTIAL PROPOSED USE: SINGLE FAMILY RESIDENTIAL	
NEW RESIDENTIAL AREAS: CONDITIONED SPACE: 1,754 SQ. FT GARAGE: 301 SQ. FT	
RM-12 REGULATION REQUIREMENTS: REQUIRED PROVIDED	
MIN. LOT AREA:	7,000 SQ. FT 6,436 SQ. FT
MIN. LOT WIDTH:	60' 50'
MIN. FLOOR AREA:	950 SQ. FT 1,754 SQ. FT
SETBACKS:	
FRONT YARD:	25' 25'
SIDE YARD:	8' 7.5'
REAR YARD:	10' 13'



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

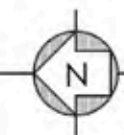


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



NW 18TH AVENUE  
24' ASPHALT PAVING

**CONCEPTUAL SITE PLAN**



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

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

Revisions

Digital

Seal



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

Sheet Description:  
**PRELIMINARY FLOOR PLAN, FRONT ELEVATION**

Sheet:

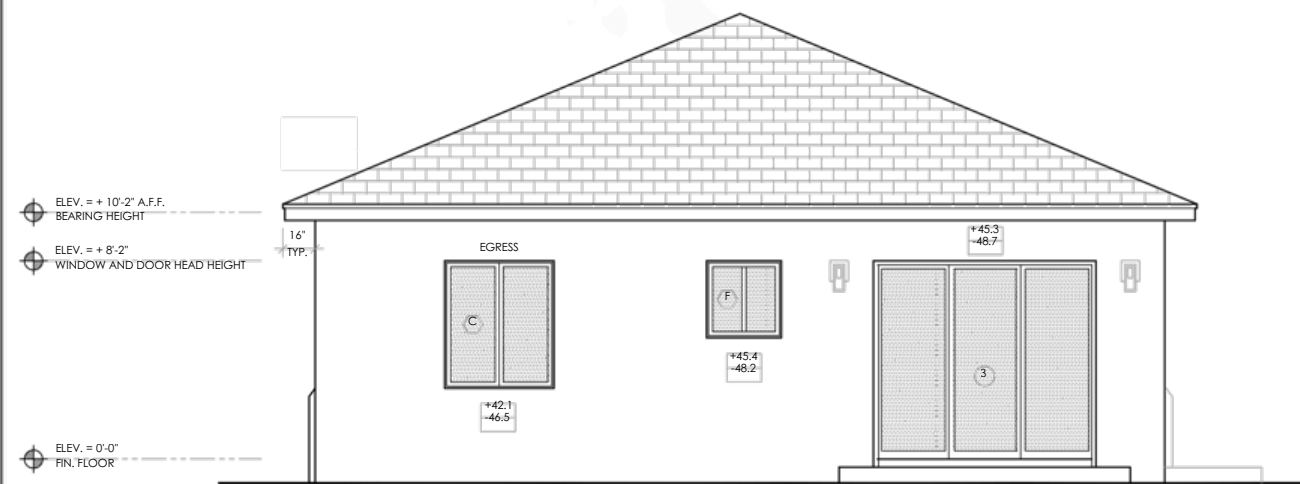
**A-2**



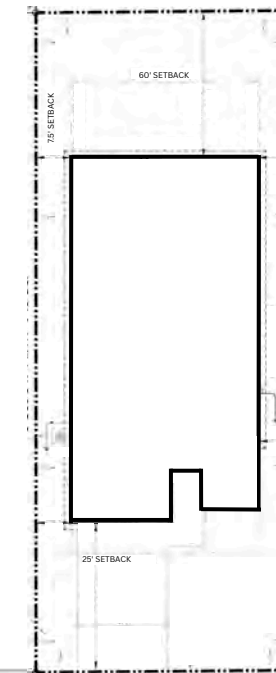
SITE AND BUILDING DATA	
PROPERTY ADDRESS: NW 18TH AVENUE, POMPANO BEACH, FL 33069	
LEGAL DESCRIPTION: HUNTER'S MANOR 19-27 BLK QT 5 W1/2 OF S 62-5 BLK 11 HD BLK 2 HUNTER'S MANOR 19-27 BLK QT 5 E1/2 OF S 62-5 BLK 11	
PROPERTY I.D. NUMBER: 48423400691	
DATA TABLE: ZONING: RM-12 CURRENT USE: VACANT RESIDENTIAL PROPOSED USE: SINGLE FAMILY RESIDENTIAL	
NEW RESIDENTIAL AREAS: CONDITIONED SPACE: 1,754 SQ. FT GARAGE: 301 SQ. FT	
RM-12 REGULATION REQUIREMENTS: REQUIRED PROVIDED	
MIN. LOT AREA:	7,000 SQ. FT 9,032 SQ. FT
MIN. LOT WIDTH:	60' 50'
MIN. FLOOR AREA:	950 SQ. FT 1,754 SQ. FT
SETBACKS:	
FRONT YARD:	25' 25'
SIDE YARD:	8' 7.5'
REAR YARD:	10' 13'



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

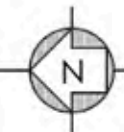


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



NW 18TH AVENUE  
24' ASPHALT PAVING

**CONCEPTUAL SITE PLAN**



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

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

Revisions

Digital

Seal

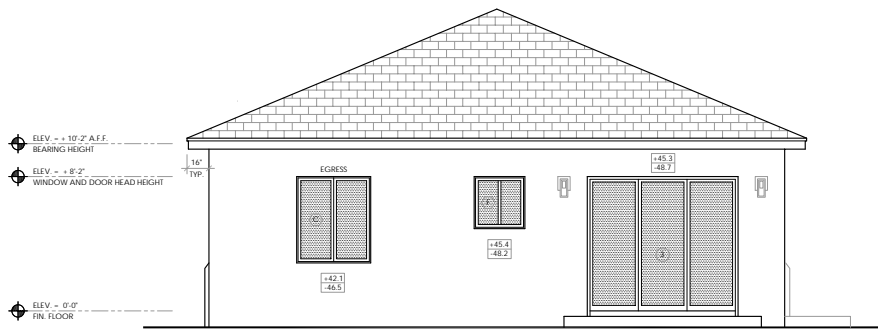


These documents are the copyright property of Michael Stewart Architect. Their disclosure may not be reproduced without the expressed written consent of Michael Stewart Architect.

Sheet Description:  
**PRELIMINARY FLOOR PLAN, FRONT ELEVATION**

Sheet:

**A-2**



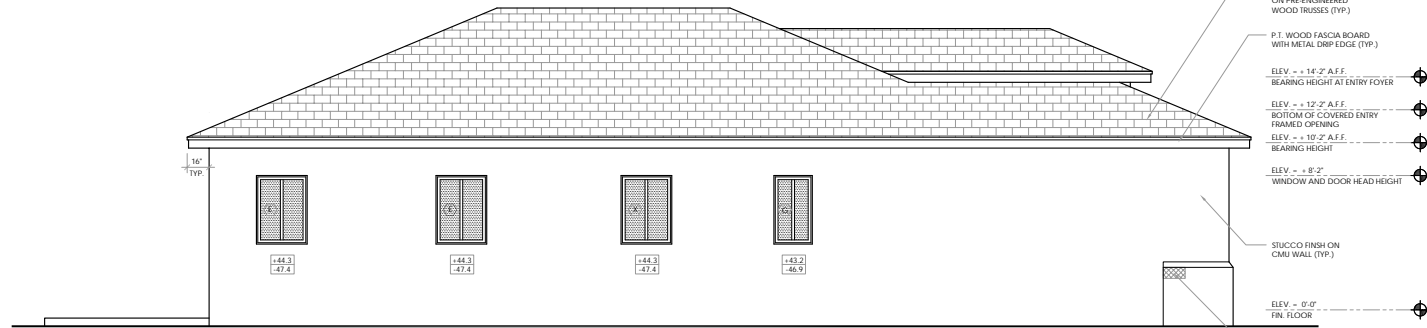
### REAR ELEVATION

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



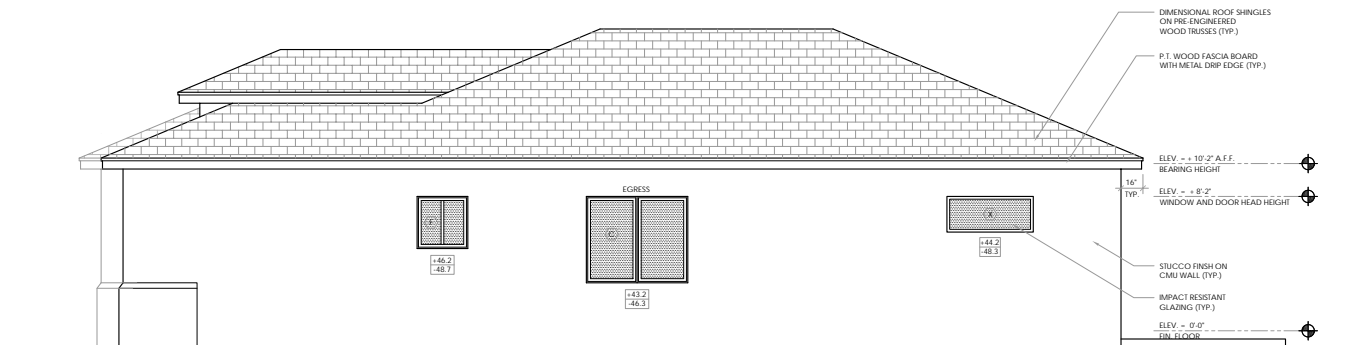
### FRONT ELEVATION

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



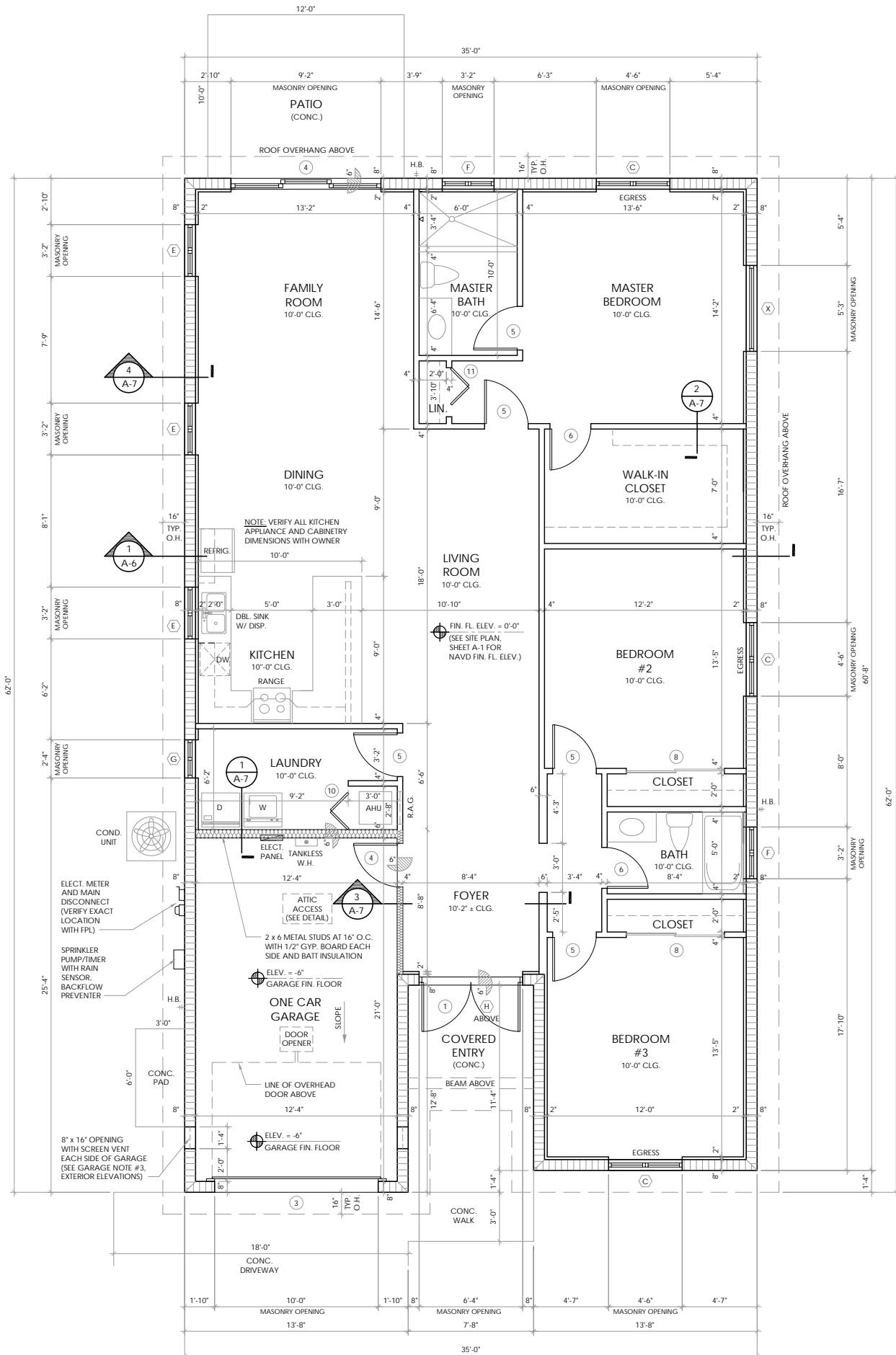
### RIGHT SIDE ELEVATION

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



### LEFT SIDE ELEVATION

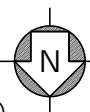
SCALE: 1/4" = 1'-0"



# FLOOR PLAN

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

1,754 SQ. FT. (A/C)  
 301 SQ. FT. (GARAGE)  
 2,055 SQ. FT. (TOTAL)



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

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

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



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

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

Home Description			
Neighborhood	Hunter's Manor	Address	NW 7th St
Lot/Block	Lot 6, Blk 11	City	Pompano Beach
Lot Size	6,419 SF	State	FL
Home Plan Name	Modern 3/2 with 1 Car Garage		
Stories	Single-Story		
Finished SF	1,754 SF		
Unfinished SF	301 SF		
Total SF	2,055 SF		
Bd	3.0		
Bth	2.0		
Garage	1.0		

Home Costs	%	PSF	Amount	% of Total	Day Start	Day End	Length	Forecast Method
Lot Price			-	0.0%	60	60	1	Straight-Line
Design/Engineering			4,500	1.2%	1	60	60	Manual Input
Finished SF Building Cost		182.00	303,776	78.1%	60	330	271	S-Curve
Unfinished SF Building Cost		51.00	11,999	3.1%	60	330	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	330	330	Straight-Line
Other Costs			11,500	3.0%	60	330	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,262.00	19,025	4.9%	60	360	301	
Marketing (% of Sales Price)	4.0%		11,875	3.1%	360	360	1	Straight-Line
Closing (% of Sales Price)	4.0%		<u>26,125</u>	<u>6.7%</u>	360	360	1	Straight-Line
Total Home Cost			388,800	100.0%				

S-Curve Steepness: 4

Home Sale Pro Forma	PSF	Amount	Days to Sell
Sales Price	270.81	475,000	31 Days
Land Cost	-	-	
Design/Engineering	2.19	4,500	
Hard Costs	153.66	315,775	
Overhead/Other Costs	5.60	11,500	
Finance Costs	9.26	19,025	
Marketing/Closing Costs	<u>18.49</u>	<u>38,000</u>	<u>Margin</u>
Net Profit	81.61	86,200	18.1%

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

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

Schedule of Expenditures				
	May-26	Jun-26	Jul-26	Aug-26
Project Start		Final Design and Permitting	Final Design and Permitting	Site Preparation, Rough Plumbing and Foundation
\$	2,000.00	\$ 2,000.00	\$ 2,800.00	\$ 25,000.00
Sep-26		Oct-26	Nov-26	Dec-26
Block Masonry		Truss, Roofing and Exterior Paint	Interior Framing, Rough Electric, Rough HVAC	Tapout Plumbing, Insulation, Drywall, Finish
\$	10,000.00	\$ 30,000.00	\$ 53,200.00	\$ 52,700.00
Jan-27		Feb-27	Mar-27	Apr-27
Underground Electric, Flooring, Interior Doors		Interior Paint, Garage, Kitchen, Bathrooms	Final Electric / Plumbing / HVAC	Driveway, Final Landscaping, Irrigation
\$	52,700.00	\$ 52,700.00	\$ 52,700.00	\$ 15,000.00

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

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

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



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

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

Home Description			
Neighborhood	Hunter's Manor	Address	NW 7th St
Lot/Block	Lot 5, Blk 11	City	Pompano Beach
Lot Size	8,022 SF	State	FL
Home Plan Name	Modern 3/2 with 1 Car Garage		
Stories	Single-Story		
Finished SF	1,754 SF		
Unfinished SF	301 SF		
Total SF	2,055 SF		
Bd	3.0		
Bth	2.0		
Garage	1.0		

Home Costs	%	PSF	Amount	% of Total	Day Start	Day End	Length	Forecast Method
Lot Price			-	0.0%	60	60	1	Straight-Line
Design/Engineering			4,500	1.2%	1	60	60	Manual Input
Finished SF Building Cost		182.00	303,776	78.1%	60	330	271	S-Curve
Unfinished SF Building Cost		51.00	11,999	3.1%	60	330	271	S-Curve
Overhead (% of Hard Cost)			-	0.0%	1	330	330	Straight-Line
Other Costs			11,500	3.0%	60	330	271	Straight-Line
Finance Costs (Int. Rate & Fee)	8.0%	5,262.00	19,025	4.9%	60	360	301	
Marketing (% of Sales Price)	4.0%		11,875	3.1%	360	360	1	Straight-Line
Closing (% of Sales Price)	4.0%		<u>26,125</u>	<u>6.7%</u>	360	360	1	Straight-Line
Total Home Cost			388,800	100.0%				

S-Curve Steepness: 4

Home Sale Pro Forma	PSF	Amount	Days to Sell
Sales Price	270.81	475,000	31 Days
Land Cost	-	-	
Design/Engineering	2.19	4,500	
Hard Costs	153.66	315,775	
Overhead/Other Costs	5.60	11,500	
Finance Costs	9.26	19,025	
Marketing/Closing Costs	<u>18.49</u>	<u>38,000</u>	<u>Margin</u>
Net Profit	81.61	86,200	18.1%

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

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

Schedule of Expenditures	May-26	Jun-26	Jul-26	Aug-26
Project Start		Final Design and Permitting	Final Design and Permitting	Site Preparation, Rough Plumbing and Foundation
\$	2,000.00	\$ 2,000.00	\$ 2,800.00	\$ 25,000.00
Sep-26		Oct-26	Nov-26	Dec-26
Block Masonry		Truss, Roofing and Exterior Paint	Interior Framing, Rough Electric, Rough HVAC	Tapout Plumbing, Insulation, Drywall, Finish
\$	10,000.00	\$ 30,000.00	\$ 53,200.00	\$ 52,700.00
Jan-27		Feb-27	Mar-27	Apr-27
Underground Electric, Flooring, Interior Doors		Interior Paint, Garage, Kitchen, Bathrooms	Final Electric / Plumbing / HVAC	Driveway, Final Landscaping, Irrigation
\$	52,700.00	\$ 52,700.00	\$ 52,700.00	\$ 15,000.00



# **Parrish & Associates LLC**

## **Real Estate Development**

### **WORK EXPERIENCE**

#### **Real Estate Development - New Construction Single Family Residential**

##### Current Projects

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

##### Recently Completed Projects

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

#### **Real Estate Development – Renovation Single Family Residential**

##### Recently Completed Projects

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

**COMPLETED CONSTRUCTION HIGHLIGHTS**



**COMPLETED 2024**

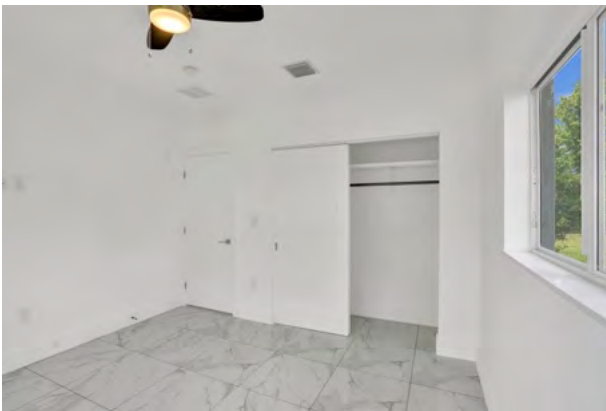






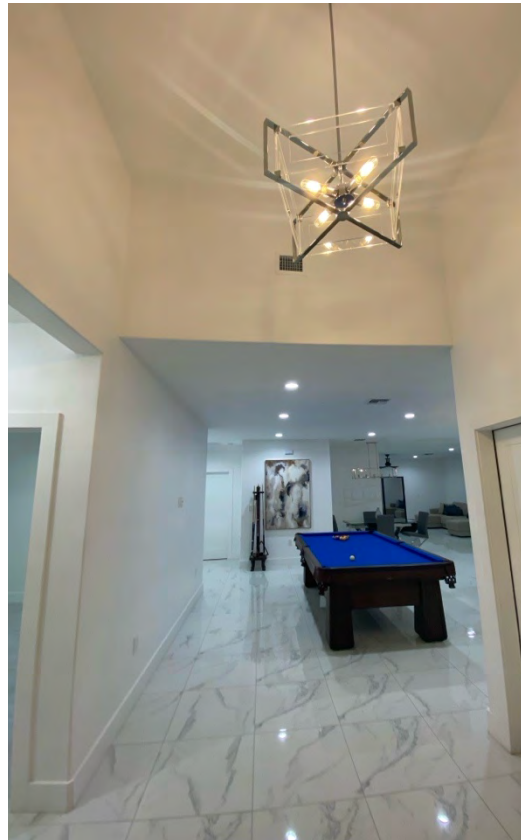




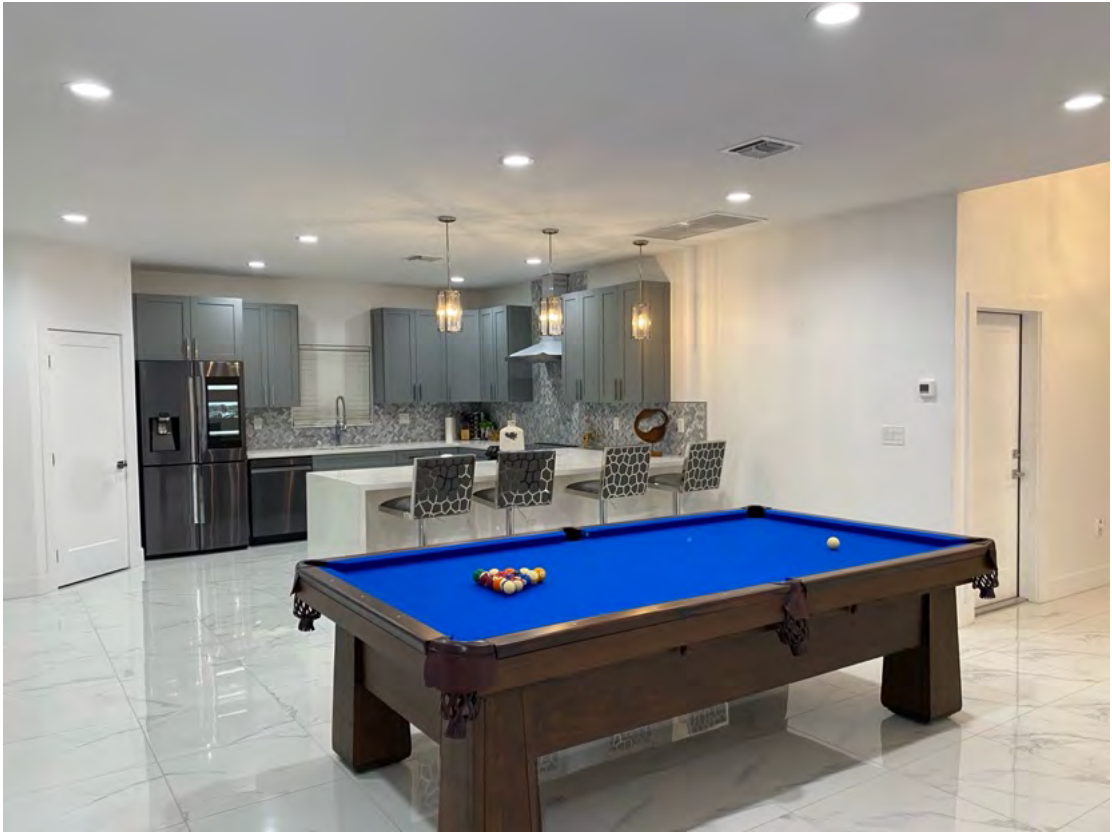




COMPLETED 2021









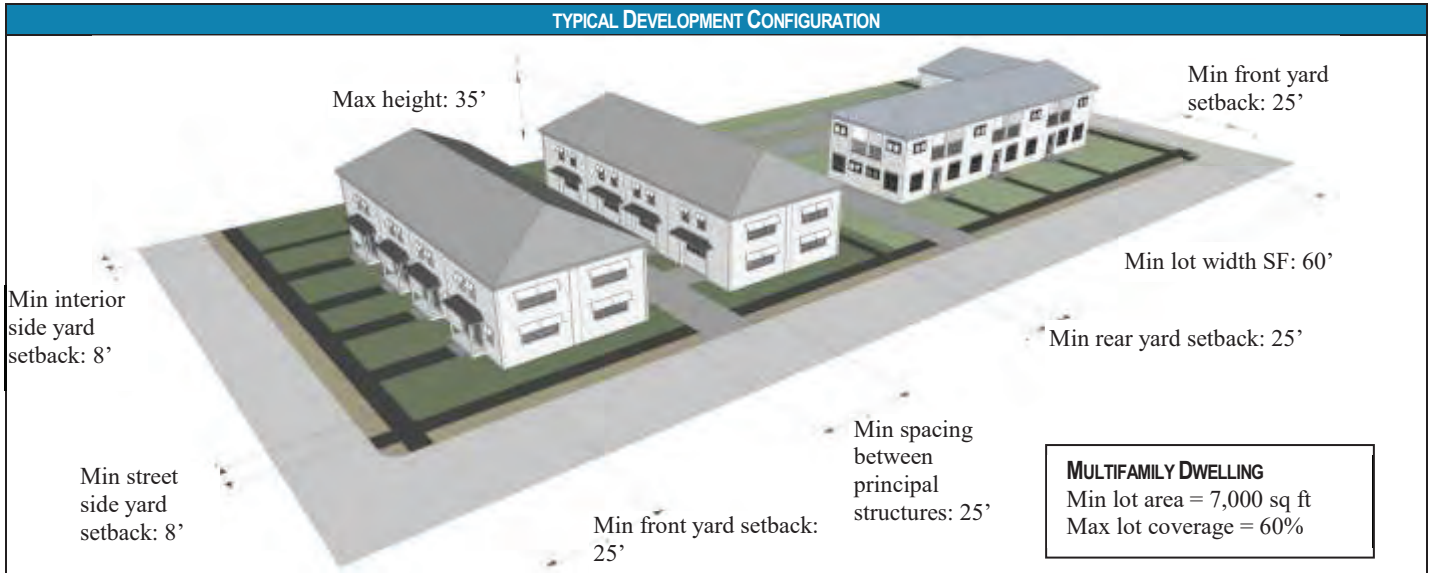
**Article 3: Zoning Districts**

Part 2 Residential Base Zoning Districts

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

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

A. PURPOSE		TYPICAL BUILDING TYPE	
<p>The Multiple-Family Residence 12 (RM-12) district is established and intended to accommodate primarily multifamily dwellings (including townhouse development) at moderate densities. The district also accommodates single-family and two-family dwellings, zero-lot-line development, community residential homes, assisted living facilities, and continuing care retirement communities. Limited neighborhood-serving nonresidential uses, as well as office buildings with a floor area of 2,000 square feet or less, are allowed as Special Exceptions.</p>			
B. USE STANDARDS			
<p>See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.</p>			
C. INTENSITY AND DIMENSIONAL STANDARDS <sup>1</sup>		TYPICAL LOT PATTERN	
Lot area, minimum (sq ft)	7,000 <sup>2</sup>		
Lot width, minimum (ft)	60 <sup>2</sup>		
Density, maximum (du/ac)	12 <sup>2,3</sup>		
Floor area per dwelling unit, minimum (sq ft)	SF		950
	2F		750
	MF		Efficiency units: 500 Other units: 650 + 100 per BR>1
Lot coverage, maximum (% of lot area)	60 <sup>2</sup>		
Pervious area, minimum (% of lot area)	25 <sup>2</sup>		
Height, maximum (ft)	35		
Front yard setback, minimum (ft)	25		
Street side yard setback, minimum (ft)	8 <sup>2,4</sup>		
Setback from a waterway or canal, minimum (ft)	25		
Setback from a dune vegetation line, minimum (ft)	25		
Interior side yard setback, minimum (ft)	8 <sup>2,4,3</sup>		
Rear yard setback, minimum (ft)	10 <sup>4</sup>		
Spacing between principal structures, minimum (ft)	25		
Required Front Yard, Pervious Area, minimum (% of Required Front Yard)	50 (for Single Family Dwellings only)		
Dimensional Standards for Accessory Structures	See Accessory Use-Specific standards in Article 4: Part 3.		
<p>NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre; SF = single-family dwelling; 2F = two-family dwelling; MF = multifamily dwelling; BR = bedroom]</p> <p>1. See measurement rules and allowed exceptions/variations in Article 9:Part 4 .</p> <p>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.</p> <p>3. On land classified Residential by the Land Use Plan, maximum gross residential density may not exceed that established for the particular land use classification.</p> <p>4. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.</p> <p>5. For developments with zero-lot-line single family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.</p>			





**PROPERTY SUMMARY**

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

**PROPERTY ASSESSMENT**

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

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$89,870	\$89,870	\$89,870	\$89,870
Portability	0	0	0	0
Assessed / SOH	\$31,240	\$31,240	\$31,240	\$31,240
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$31,240	\$31,240	\$31,240	\$31,240
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
09/20/2006	Warranty Deed	\$100	42808 / 925
06/24/2005	Quit Claim Deed	\$100	40532 / 1740
09/01/1986	Tax Deed	\$900	13726 / 854

**LAND CALCULATIONS**

Unit Price	Units	Type
\$14.00	6,419	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

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

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Pompano Beach Fire Rescue (15)			Water Management (3A)					
Governmental (X)			Water Management (3A)					
1								

**SCHOOL**

Robert C. Markham Elementary School: B  
 Crystal Lake Middle School: C  
 Blanche Ely High School: B

**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



**MARTY KIAR**  
BROWARD COUNTY PROPERTY APPRAISER



## PROPERTY SUMMARY

**Tax Year:** 2026

**Property ID:** 484234040590

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

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

**Property Address:**NW 18 AVENUE POMPANO  
BEACH, 33069

**Property Use:** 80-01 Vacant  
Governmental

**Millage Code:** 1512

**Adj. Bldg. S.F.:** 0

**Bldg Under Air S.F.:**

**Effective Year:** 0

**Year Built:**

**Units/Beds/Baths:** 0 //

**Deputy Appraiser:** Commercial  
Department

**Appraisers Number:** 954-357-  
6835

**Email:**  
[commercialtrim@bcpa.net](mailto:commercialtrim@bcpa.net)

**Zoning :** RM-12 - MULTIPLE-  
FAMILY RESIDENCE

**Abbr. Legal Des.:** HUNTER'S  
MANOR 19-27 B LOT 5 W1/2 OF  
S 62.5 BLK 11

## PROPERTY ASSESSMENT

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

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$56,150	\$56,150	\$56,150	\$56,150
Portability	0	0	0	0
Assessed / SOH	\$19,510	\$19,510	\$19,510	\$19,510
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$19,510	\$19,510	\$19,510	\$19,510
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
09/14/2004	Multi Quit Claim Deed	\$100	38354 / 253
03/09/2004	Multi Quit Claim Deed		37079 / 338
11/20/2003	Tax Deed		36497 / 1692
10/01/1962	Warranty Deed	\$500	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$14.00	4,011	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

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

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Pompano Beach Fire Rescue (15)			Water Management (3A)					
Governmental (X)			Water Management (3A)					
1								

**SCHOOL**

Robert C. Markham Elementary School: B  
 Crystal Lake Middle School: C  
 Blanche Ely High School: B

**ELECTED OFFICIALS**

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



**PROPERTY SUMMARY**

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

**PROPERTY ASSESSMENT**

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

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$76,210	\$76,210	\$76,210	\$76,210
Portability	0	0	0	0
Assessed / SOH	\$76,210	\$76,210	\$76,210	\$76,210
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$76,210	\$76,210	\$76,210	\$76,210
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
01/29/2025	Personal Representatives Deed Disqualified Sale	\$100,000	120031692
01/01/1960	Warranty Deed	\$1,000	

**LAND CALCULATIONS**

Unit Price	Units	Type
\$19.00	4,011 SqFt	Square Foot

**RECENT SALES IN THIS SUBDIVISION**

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

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Pompano Beach Fire Rescue (15)			Water Management (3A)					
Vacant Lots (L)			Water Management (3A)					
1								

**SCHOOL**

Robert C. Markham Elementary School: B  
Crystal Lake Middle School: C  
Blanche Ely High School: B

**ELECTED OFFICIALS**

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

## FUNDING LETTER LL CAPITAL LLC

February 20,2026

To whom it may concern

Mortgagee: LL Capital LLC

Mortgagor: Parrish and Associates LLC

Property ID 484234040601

785 NW 18 Avenue, Pompano Beach, Florida 33060

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

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

LL CAPITAL LLC

Sincerely,  
B Johnson,  
Manager

Contact [llcapital8@gmail.com](mailto:llcapital8@gmail.com) with any questions or at Direct 954-830-7773.

**PO Box 39748, Fort Lauderdale, Florida 33339**

## FUNDING LETTER LL CAPITAL LLC

February 20,2026

To whom it may concern

Mortgagee: LL Capital LLC

Mortgagor: Parrish and Associates LLC

Property ID 484234040590

NW 18 AVENUE POMPANO BEACH, 33069

Property ID 484234040580

NW 18 AVENUE POMPANO BEACH, 33069

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

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

LL CAPITAL LLC

Sincerely,  
B Johnson,  
Manager

Contact [llcapital8@gmail.com](mailto:llcapital8@gmail.com) with any questions or at Direct 954-830-7773.

**PO Box 39748, Fort Lauderdale, Florida 33339**



LEGACY MORTGAGE LENDING CORP

2/05/2026

### **Pre-Approval Notification**

Regarding property: TBD

Buyer: Janelle Swell

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

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

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

Sincerely,

*Derrick Makins Sr.*

Derrick Makins Sr.

Loan Originator

NMLS #1092778

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

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DIVISION OF REAL ESTATE**

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

**PARRISH WILLIS, JOSHUA**

130 SW 2ND TERRACE  
DEERFIELD BEACH FL 33441

**LICENSE NUMBER: SL3371752**

**EXPIRATION DATE: SEPTEMBER 30, 2026**

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

ISSUED: 06/16/2025

Do not alter this document in any form.

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



# Development **Proposal**

## **Public-Private Partnership Opportunity for Infill Housing Housing**

Parrish & Associates LLC presents a proposal to the Pompano Beach Community Redevelopment Agency for transforming three vacant CRA-owned parcels into two affordable homes.



# Pompano Beach CRA Proposal Invitation

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

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

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

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

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

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

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

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

# Development Proposal – Site 1



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

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

This parcel has been owned by the CRA since September 2006, representing nearly 20 years of maintenance costs without tangible return.



# Development Proposal – Site 2

PROPERTY APPRAISER'S MAP



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

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

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

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

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

STREET VIEW OF LOT



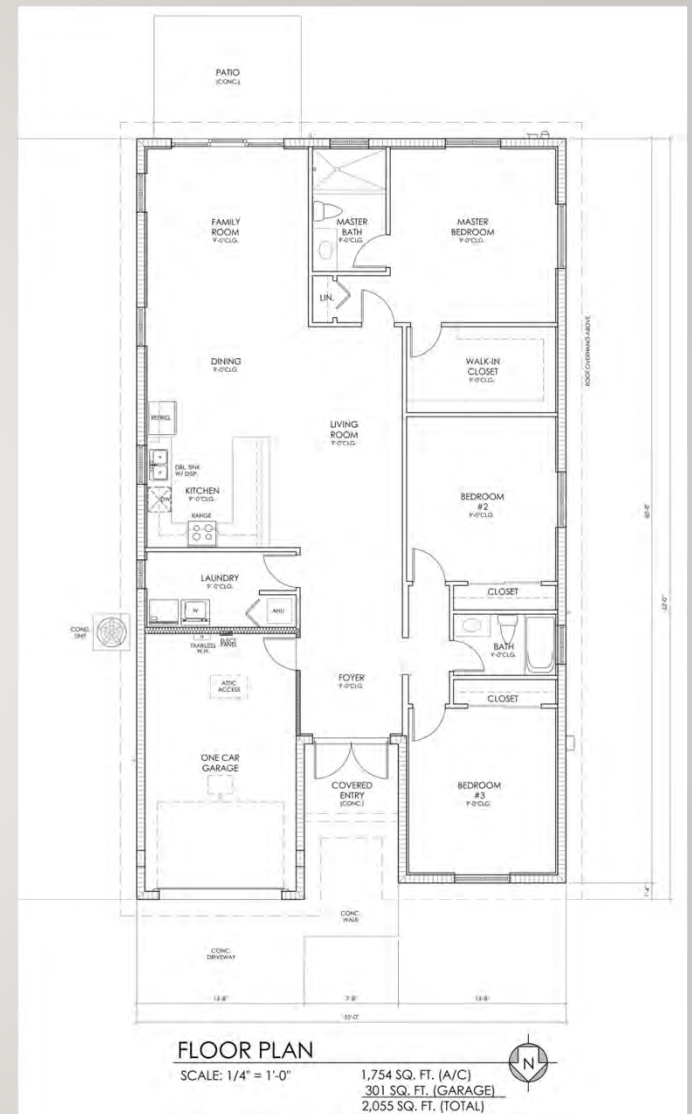
# Development Proposal



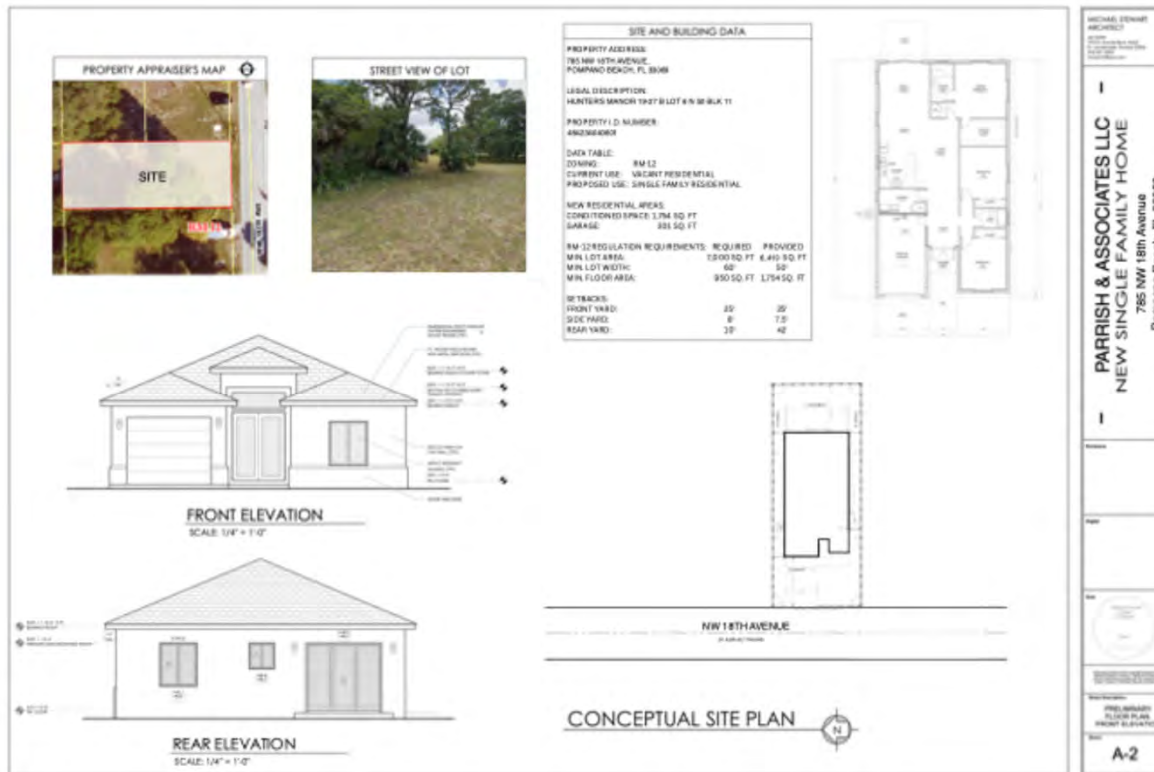
# Development Proposal

## Two Modern Single-Family Residences

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



# Conceptual Site Plan – Site 1



## Two Modern Single-Family Residences

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

# Conceptual Site Plan – Site 1



## Two Modern Single-Family Residences

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

# Previous Projects We Have Completed Locally



# Previous Projects We Have Completed Locally



# Previous Projects We Have Completed Locally



# Previous Projects We Have Completed Locally



# Previous Projects We Have Completed Locally



# Community & Economic Benefits



## Expanded Access to Affordable Housing

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



## Environmental & Economic Sustainability

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



## Local Job Creation

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



## Increased Tax Revenue

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

# Financial Structure

**\$0**

## Land Cost (CRA Donation)

Current property value: \$89,870  
Current property value: \$56,150  
Current property value: \$76,210  
Total combined value: \$222,230

**\$350,800**

## Construction Cost

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

**\$475,000**

## Sales Price

For income-qualified buyer  
\$270/sq ft for 1,754 sq ft living area  
Recent New Construction Sales  
As High As \$375/sq ft

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

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

**Qualify for First Time  
Home Buyer Assistance**

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

**Purchase With  
Down Payment Assistance**

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

# Recent Sales – Affordable Housing New Construction

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

811 NW 18 Avenue

823 NW 18 Avenue

835 NW 18 Avenue

847 NW 18 Avenue



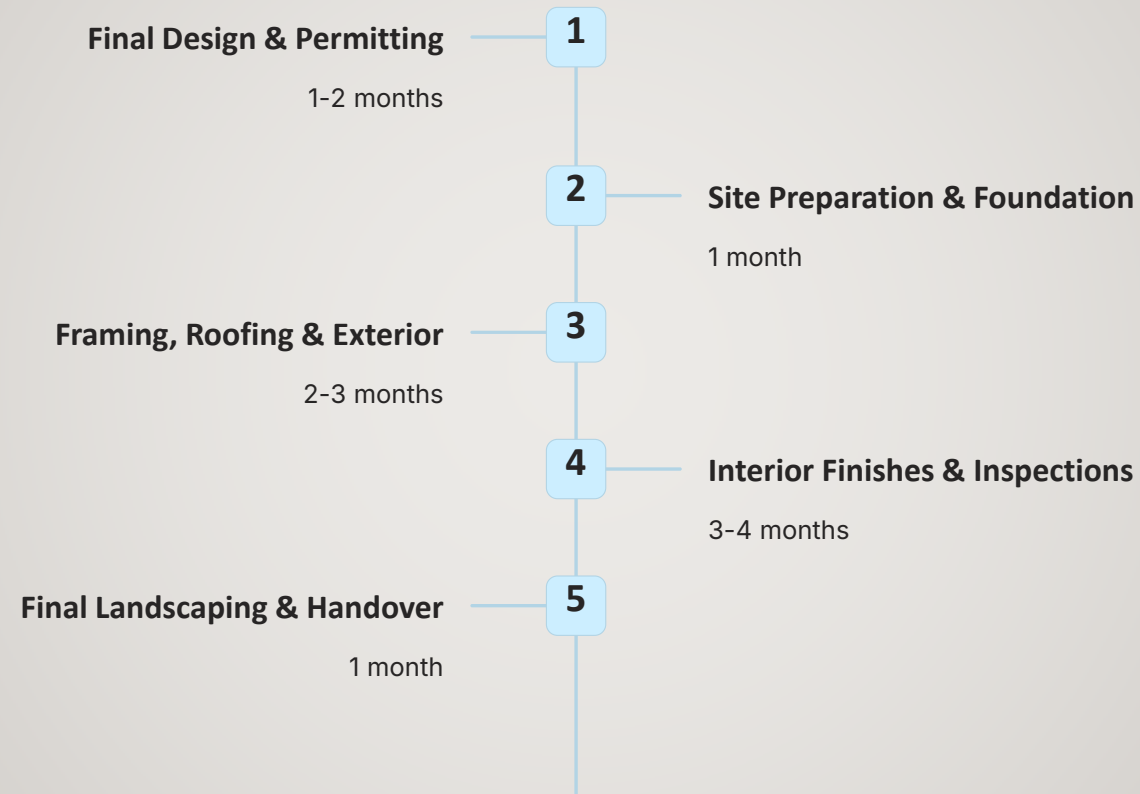
# Recent Sales – Affordable Housing New Construction

## City of Pompano Beach

### Office of Housing and Urban Improvement (OHUI)

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

# Development Schedule



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

# Company Background & Experience

Parrish & Associates LLC brings over 27 years of real estate experience in South Florida, focused on:

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

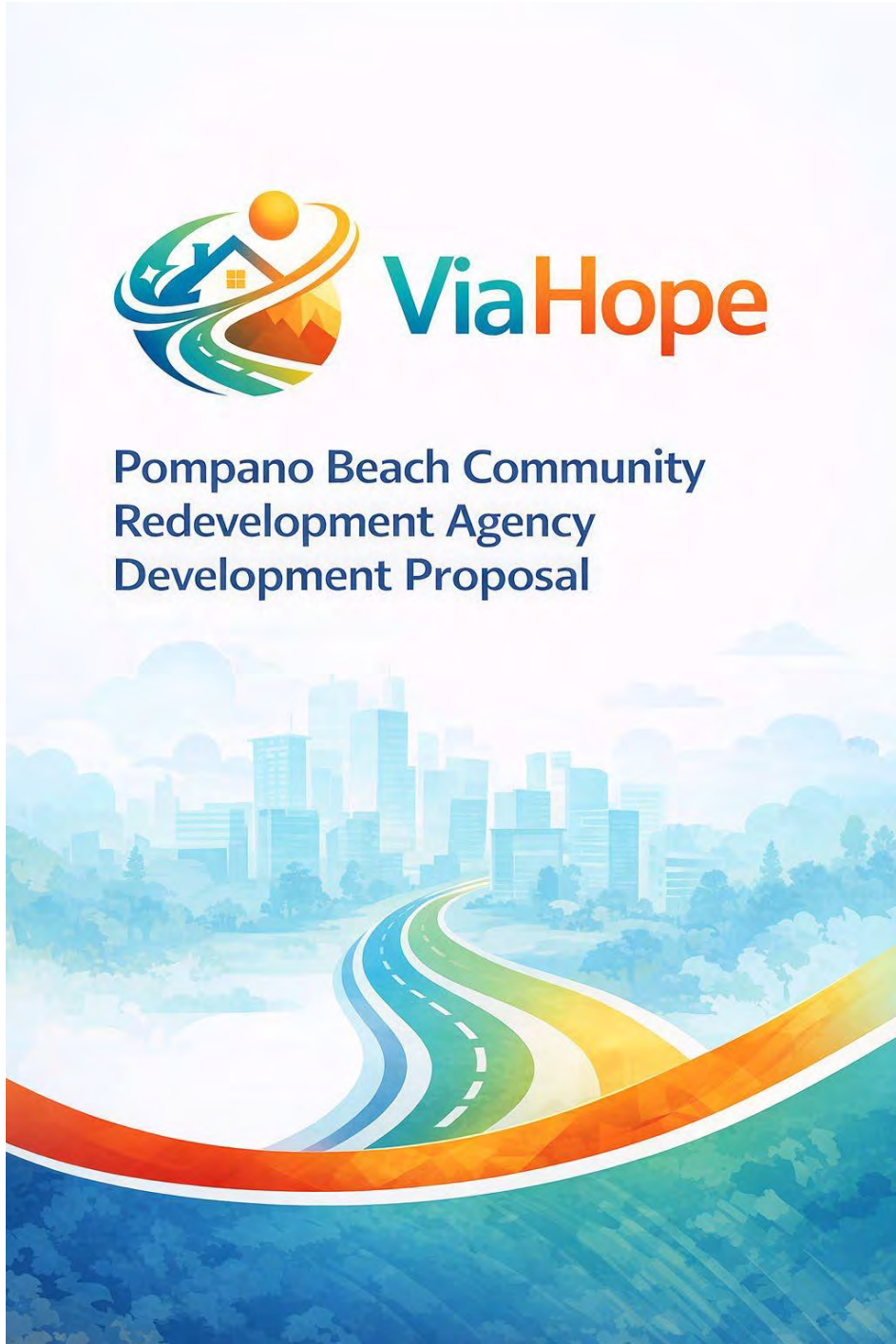
We are fully prepared to move forward in coordination with the CRA team.



ViaHope, Inc  
Unsolicited Proposal



**Pompano Beach Community  
Redevelopment Agency  
Development Proposal**





## TABLE OF CONTENTS

INTRODUCTION.....	2
PURPOSE.....	3
Development Plan .....	3
FINANCIAL OVERVIEW & CONSTRUCTION COST.....	4
PRELIMINARY CONSTRUCTION BUDGET (ESTIMATED).....	4
Site Configuration Overview .....	6
Community Impact.....	7
Financial Capacity.....	7
Organizational Commitment .....	7
Development Timeline (2- Single Family Homes) .....	8
ViaHope Workforce Housing & Youth Development Initiative.....	9
RENDERING .....	9
Project Description.....	9
Approximate Space Allocation .....	15
Quantifiable Public Benefit.....	16
Measurable Outcomes .....	16
Commitment to the City.....	16
Performance Commitment.....	17
DEVELOPER QUALIFICATIONS.....	20
PROJECT DESCRIPTION .....	24
DEVELOPMENT TIMELINE (12–14 MONTHS ).....	26
FINANCING PLAN.....	27
COMMUNITY IMPACT STATEMENT.....	27
CONCLUSION.....	28



# ViaHope, Inc. – Development Proposal

## INTRODUCTION

ViaHope, Inc. respectfully submits this proposal to acquire and develop three (3) vacant parcels located on 18th Avenue within the CRA District in Pompano Beach, Florida, for the construction of a high-quality single-family home.

ViaHope, Inc. is a thriving, female-led organization founded by an educator committed to neighborhood revitalization, sustainable homeownership, and workforce development exposure for young adults interested in housing and construction careers.

- **Parcel 484234040590**
- **Parcel 484234040601**
- **Parcel 484234040580**

ViaHope proposes to develop **two (2) affordable single-family homes**, each:

- 3 Bedrooms / 2 Bathrooms
- 1,725 Square Feet Living Area
- 9-Foot Ceilings Throughout
- Energy Efficient Construction
- Modern Exterior Elevation
- Designed for Workforce & First-Time Homebuyers

**Development Timeline:** 12–14 months from approval to complete both Single-Family Homes

We respectfully request either:

- **Land Donation of all three parcels.**
  - This structure allows ViaHope to maintain a **target sales price of \$465,300 per home**, keeping homes under the critical \$500,000 affordability threshold for the Pompano Beach workforce housing market.
-



## PURPOSE

ViaHope, Inc. is strategically positioned to advance supplier diversity goals by:

- Partnering with licensed local Florida contractors
- Encouraging participation from experienced minority - and women-owned subcontractors
- Providing structured workforce exposure for young adults interested in skilled trades.

This project promotes equitable development by integrating smart housing innovation with inclusive economic opportunity.

---

## Development Plan

**Property Use:** Owner-occupied or workforce housing single-family residence

**Size:** 1,725 SF living space

**Configuration:** 3 Bedrooms | 2 Bathrooms

**Design:** Modern coastal architecture compatible with neighborhood character

**Energy Efficiency:** Energy-conscious systems and materials

**Parking:** Driveway with required off-street parking

**Landscaping:** Florida-friendly landscaping plan.

ViaHope, Inc. will develop three (3) vacant parcels located on 18th Avenue within the CRA District in Pompano Beach, Florida, for the construction of two (2) high-quality single-family homes:

- One (1) single-family home to be developed on Parcel 484234040601
- One (1) single-family home to be developed on the combined Parcels 484234040580 and 484234040590

CRA Parcel History:

- Parcel ID 484234040590 – Acquired by CRA (2004)
- Parcel ID 484234040601 – Acquired by CRA (2006)
- Parcel ID 484234040580 – Acquired by CRA (2025)



## FINANCIAL OVERVIEW & CONSTRUCTION COST

Sale Price Per Home: \$465,300

Project:

1,725 SF | 3/2 | 1-Car Garage | 9' Ceilings

Modern Contemporary | Energy Efficient | Smart Home

CRA Donated Land (3 Lots)

---

## PRELIMINARY CONSTRUCTION BUDGET (ESTIMATED)

### Hard Costs

Category	Cost
Land Development & Site Work	\$35,000
Foundation & Structure	\$40,000
Framing & Roofing	\$45,000
Windows & Exterior Doors (Impact Rated)	\$30,000
Mechanical / Electrical / Plumbing	\$70,000
Interior Finishes	\$50,000
Smart Home & Energy Systems	\$8,000
Landscaping & Driveway	\$20,000
<b>Subtotal</b>	<b>\$298,000</b>
<b>Contingency (10%)</b>	<b>\$29,800</b>
<b>Total Hard Construction Cost</b>	<b>\$327,800</b>

---



## Soft Costs

Category	Cost
Architectural & Engineering	\$12,000
Survey / Soil / Testing	\$3,500
Permits / Plan Review / Utility Fees	\$12,500
Insurance (Builder's Risk / GL)	\$4,500
Legal / Accounting / Admin	\$3,000
Marketing / Staging / Sales	\$5,000
Construction Interest / Carry	\$12,000
<b>Total Soft Costs</b>	<b>\$52,500</b>

---

## Total Development Cost (Per Home)

$\$327,800 + \$52,500 = \mathbf{\$380,300}$

---

## Net Profit Calculation (Per Home)

Sale Price: **\$465,300**

Total Development Cost: **\$380,300**

Net Profit: **\$85,000**

---

## Profit Metrics

Profit Margin: **18.27%**

Total Cost per SF (All-In): **\$220/SF**

Sale Price per SF: **\$270/SF**

ROI on Total Cost: **22.3%**

CRA Land Cost: **\$0**



## 2-Home Project Summary

Item	Total
Total Development Cost	\$760,600
Total Revenue	\$930,600
<b>Total Net Profit</b>	<b>\$170,000</b>

## Site Configuration Overview

### CRA SITE PLAN CONCEPT – THREE PARCEL REDEVELOPMENT

PARCEL CONFIGURATION	DETAIL
Parcel A	4,011 SF
Parcel B	4,011 SF
Combined Lot (House 1)	8,022 SF Total
Parcel C (House 2)	Single Residential Lot

HOME SPECIFICATIONS (Each Unit)
1,725 SF   3 Bed   2 Bath   1-Car Garage
9-Foot Ceilings   Modern Contemporary Design
Energy-Efficient Construction   Smart Home Integration
Target Sale Price: <b>\$465,300</b> Per Home



## Community Impact

- Eliminates blight and activates vacant land
- Expands quality housing inventory
- Enhances neighborhood property values
- Supports workforce housing opportunities
- Creates educational exposure for local youth interested in construction careers

## Financial Capacity

ViaHope, Inc. will utilize a combination of:

- Construction financing
- Private capital
- Potential local housing incentives (if applicable)

**(PRE-APPROVAL FUNDING UPON REQUEST)**

---

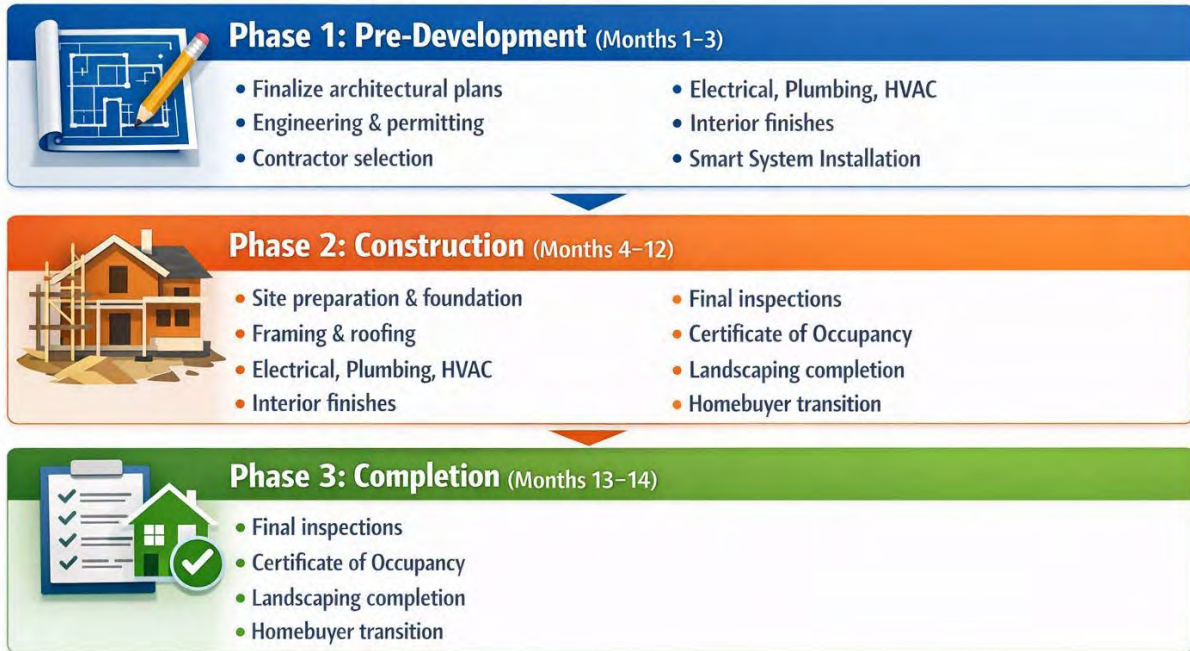
## Organizational Commitment

ViaHope, Inc. commits to:

- Meeting all development benchmarks
- Maintaining site security during construction
- Completing construction within agreed timeline
- Selling or placing into responsible homeownership in alignment with City objectives

## Development Timeline (2- Single Family Homes)

### DEVELOPMENT TIMELINE (12–14 MONTHS)





## ViaHope Workforce Housing & Youth Development Initiative

### Statement of Need

Pompano Beach continues to experience housing affordability pressures and a shortage of newly constructed single-family homes accessible to working families. Simultaneously, many young adults lack exposure to viable career pathways in construction, real estate development, and housing-related trades.

This initiative addresses both housing supply and workforce exposure.

---

### RENDERING



### Project Description

ViaHope, Inc. will develop a **1,725-square-foot, 3-bedroom, 2-bathroom single-family residence** on a vacant lot in Pompano Beach within 12–14 months.

The project integrates:

- High-quality residential construction
- Community revitalization



- Structured youth exposure to housing development careers

### **Long-Term Vision**

This project represents Phase I of a scalable model for:

- Small-lot infill housing
  - Female-led development leadership
  - Housing + education integration
- 

## **House 1**

(Parcels 484234040580 and 484234040590 - 8,022 SF Lot)

### **LEFT SIDE**

- **1-Car Garage (12' x 22')**

Direct interior access to mudroom/laundry.

- **Laundry / Mudroom Transition**

Functional drop zone from garage.

---

### **CENTER FRONT**

- **Covered Entry Porch**

- **Centered Front Door**

Opens into foyer with clean sightline toward living area.

---

### **FRONT RIGHT**

- **Living Room (15' x 16')**

- Front-facing windows
- Open to dining
- 9 ft ceilings for affordability positioning
- Optional tray ceiling upgrade



---

## **KITCHEN**

- Nice size island (seats 3)
- Open concept connection to dining
- Rear window overlooking backyard
- **Dining Area (10' x 12')**
  - Backyard access option (sliding glass doors)

---

## **RIGHT REAR (Primary Suite Wing)**

- **Primary Bedroom (13' x 15')**
  - Rear-facing window
  - Walk-in closet
- **Primary Bathroom**
  - Double vanity
  - Walk-in shower
  - Linen closet

---

## **LEFT REAR (Secondary Bedrooms Wing)**

- **Bedroom 2 (11' x 11')**
  - **Bedroom 3 (11' x 10')**
  - **Bathroom 2**
    - Tub/shower combo
    - Single vanity
-



## Square Footage Allocation (Approx.)

Area	Approx SF
Living / Dining	420
Kitchen	170
Primary Suite	285
Bedrooms 2 & 3	220
Baths	110
Laundry	70
Circulation	230
Garage	220
<b>Total</b>	<b>~1,725 SF</b>

---

## Design Characteristics

- Clean contemporary rectangular footprint
- Efficient plumbing wall stacking (cost control)
- 9' ceilings throughout (CRA-friendly affordability)
- Impact window ready configuration
- Ideal for 50'–60' wide lot
- Large backyard potential for 7,000 SF lot



## **House 2** (Parcel 484234040601 – 6,419 SF Lot)

### **LEFT SIDE – Garage Zone**

#### **1-Car Garage (12' x 22')**

- Located front-left
- Interior access to laundry/mudroom
- Clean contemporary elevation alignment

#### **Laundry / Mudroom (6' x 8')**

- Direct garage entry
  - Optional built-in drop zone
- 

### **CENTER FRONT – Entry**

#### **Covered Entry Porch**

- Small pitch

#### **Centered Front Door**

- Opens to defined foyer
  - Clear sightline to living area
- 

### **FRONT RIGHT – Living Room**

#### **Living Room (15' x 16')**

- Large front-facing windows
  - Open concept to dining & kitchen
  - 9-ft ceilings (cost controlled for affordability positioning)
  - Optional tray ceiling upgrade for premium model
-



## **REAR CENTER – Kitchen + Dining**

### **Kitchen (12' x 14')**

- 7' island (3–4 seats)
- Pantry closet
- Sink positioned toward backyard window
- Efficient plumbing wall alignment with baths

### **Dining Area (10' x 12')**

- Rear sliding glass doors
  - Backyard entertaining connection
- 

## **RIGHT REAR – Primary Suite**

### **Primary Bedroom (13' x 15')**

- Rear-facing for privacy
- Walk-in closet (6' x 8')

### **Primary Bathroom**

- Double vanity
  - Walk-in shower
  - Linen closet
  - Private toilet compartment optional
- 

## **LEFT REAR – Secondary Bedrooms Wing**

### **Bedroom 2 (11' x 11')**

### **Bedroom 3 (11' x 10')**

- Located along left rear hallway



## Bathroom 2

- Tub/shower combo
- Single vanity
- Positioned to stack plumbing efficiently

---

## Approximate Space Allocation

Ideal for Florida market build at ~\$200/SF target

Area	Approx SF
Living Room	240
Dining	120
Kitchen	170
Primary Suite	285
Bedrooms 2 & 3	220
Baths	110
Laundry	70
Hallways	200
Garage	220
<b>Total</b>	<b>~1,725 SF</b>

---



## Quantifiable Public Benefit

Category	Impact
New Housing Units	2
Construction Investment	\$760,600
Total Market Value Added	\$930,600
Estimated Developer Profit	Responsible 18%
Land Cost to Buyer	\$0 (CRA leveraged)
Long-Term Tax Base Growth	Increased

## Measurable Outcomes

- Neighborhood revitalization
- 12–14-month project completion
- Two (2) youth participants exposed to development process
- Increased neighborhood property stabilization

## Commitment to the City

ViaHope, Inc. commits to:

- Timely development
- Code compliance
- Financial readiness
- Neighborhood compatibility
- Responsible homeownership placement



## Performance Commitment

ViaHope, Inc. commits to:

- Securing financing prior to vertical construction
  - Meeting all permitting and inspection benchmarks
  - Maintaining site safety and compliance
  - Delivering certificate of occupancy within projected timeline
  - Coordinating community-compatible architectural design
- 

ViaHope, Inc. is positioned to contribute to supplier diversity goals by:

- Partnering with licensed local contractors
- Encouraging participation of minority and women-owned subcontractors
- Providing structured learning exposure for young adults interested in skilled trades

This project supports equitable development by integrating smart housing innovation with inclusive economic opportunity.

---

The proposed development aligns with potential housing and community investment initiatives available within Broward County, including programs administered through:

- Workforce and attainable housing initiatives
- SHIP (State Housing Initiatives Partnership) funding eligibility
- Infill housing programs
- NSP-style neighborhood stabilization goals (if applicable)

The project contributes to:

- Expansion of quality single-family housing inventory
- Smart and energy-efficient home construction
- Neighborhood stabilization through activation of vacant land



- Increased tax base and long-term property value growth

ViaHope, Inc. is prepared to coordinate with Broward County housing staff to determine eligibility for applicable development incentives or partnership programs.

---

**BEFORE Development:**

- Vacant underutilized land
- Limited tax contribution
- Visual gaps within streetscape
- No housing production

**AFTER Development:**

- Two new owner-occupied single-family homes
- Total Development Investment: \$760,600 • Total Market Value Created: \$930,600
- Public land leveraged into attainable housing
- Increased long-term property tax base
- Women-led development participation
- 12–14 Month Completion Timeline



**ViaHope, Inc.**

Pompano Beach, Florida

February 27, 2026

Pompano Beach Community Redevelopment Agency

City of Pompano Beach, Florida

RE: Proposal for Development of Two Affordable Smart Single-Family Home

Dear Mr. Nguyen Tran,

ViaHope, Inc. respectfully submits this proposal to develop two high-quality affordable single-family smart homes within the Pompano Beach community.

ViaHope, Inc. is a thriving female-led development company founded by an educator with a passion for building sustainable communities and expanding homeownership opportunities. Our mission is not only to construct quality housing, but to integrate education and workforce exposure for young adults interested in careers within the housing and construction industries.

We propose the development of two modern contemporary 1,725-square-foot smart home featuring three bedrooms, two bathrooms, and a one-car garage. The home will incorporate energy-efficient systems and integrated smart-home technology while maintaining affordability and long-term sustainability.

ViaHope, Inc. has successfully collaborated with experienced developers on prior new construction single-family projects, demonstrating our capacity to deliver quality residential developments on schedule and within budget.

We are committed to completing construction within 12–14 months and delivering two home that enhances neighborhood value while meeting affordable housing objectives.

Thank you for your consideration. We look forward to partnering with the CRA to strengthen the Pompano Beach community.

Sincerely,

Rekishia Moore-Redding

Founder & President

ViaHope, Inc.



## DEVELOPER QUALIFICATIONS

### Company Profile

ViaHope, Inc. is a female-owned development company committed to quality residential construction and community impact.

### Experience

- Collaboration on 4 new constructions of single-family homes in the last two years
- Participation in townhome development projects
- Oversight of project coordination, budgeting, and vendor management
- Engagement with licensed general contractors and subcontractors

### Community Commitment

- Founder is an educator focused on workforce exposure
- Intention to provide educational mentoring opportunities for young adults interested in construction, real estate, and development



## PROJECT COLLABORATIONS







## **GENERAL CONTRACTOR COLLABORATIONS**

- PROFICIENT CONSTRUCTION COMPANY INC  
3483 NW 43<sup>rd</sup> Place Lauderdale  
Lakes, FL 33309
  
- NEXTGEN BUILDERS CORP  
2575 SW 120<sup>th</sup> Ave  
Miramar, FL 33025
  
- AML CONSTRUCTION CONTRACTORS, INC  
7900 NW 27<sup>th</sup> Avenue Suite  
236  
Miami, FL 33147



## PROJECT DESCRIPTION

### Proposed Home Specifications

**Design Style:** Modern Contemporary

**Structure:** Single-story

**Living Area:** 1,725 square feet

**Ceilings:** 9-foot ceilings

**Bedrooms:** 3

**Bathrooms:** 2

**Garage:** 1-car garage

### Interior Features

- Open concept living, dining, and kitchen layout
- Kitchen island with stainless steel energy-efficient appliances
- Owner's suite with walk-in closet and double vanity
- Dedicated laundry room
- Smart thermostat system
- LED recessed lighting
- Impact-resistant doors and windows

### Smart-Home Technology

- Smart lock entry system
- Video doorbell
- Wi-Fi-enabled thermostat
- Smart lighting controls
- Security camera integration
- Energy monitoring capability

### Energy Efficiency

- High-efficiency HVAC system



- Energy-efficient windows
- LED lighting throughout
- Water-saving plumbing fixtures

#### **Exterior & Landscaping**

- Contemporary stucco finish with architectural accents
- Modern garage and front door design
- Drought-tolerant landscaping
- Clean front yard design (no excessive lighting)
- Concrete driveway and walkway



## DEVELOPMENT TIMELINE (12–14 MONTHS )

### Phase 1: Pre-Development (Months 1–3)

- Finalize architectural plans
- Engineering and permitting
- Contractor selection
- Final budget confirmation

### Phase 2: Construction (Months 4–12)

- Site preparation and foundation
- Framing and roofing
- Electrical, plumbing, HVAC
- Interior finishes
- Smart system installation

### Phase 3: Completion (Months 13–14)

- Final inspections
- Certificate of Occupancy
- Landscaping completion
- Homebuyer transition



## FINANCING PLAN

- Developer equity contribution
- Construction loan financing
- Potential CRA support or incentives
- Affordable housing end-buyer mortgage financing

ViaHope, Inc. will provide proof of funds and lender commitment documentation upon request.

---

## COMMUNITY IMPACT STATEMENT

This project will:

- Add quality affordable housing inventory
- Increase property values through modern development
- Support local workforce development exposure
- Encourage minority- and women-led development participation
- Promote long-term neighborhood stability

ViaHope, Inc. is committed to building not only homes but opportunity pathways within the Pompano Beach community.

---



## CONCLUSION

ViaHope, Inc. believes redevelopment is not simply about constructing homes — it is about building stability, dignity, and generational opportunity within the community.

This proposal represents more than a real estate transaction. It represents the transformation of underutilized public parcels into attainable homeownership for families who otherwise may be priced out of the current market. By delivering a high-quality, impact-resistant home at a projected \$465,300 sales price, ViaHope is intentionally bridging the gap between rising construction costs and community affordability.

With disciplined budgeting, responsible profit margins, and a commitment to long-term neighborhood value, this project ensures that public land works for the public good. Through thoughtful design, energy-efficient systems, and durable construction standards, the home will contribute to property stabilization, increased tax base, and strengthened neighborhood pride.

As a female-led development entity rooted in education and community uplift, ViaHope approaches this project with purpose — not just profitability. We are committed to demonstrating that equitable redevelopment can be financially sound, community-driven, and replicable.

We respectfully request the CRA's partnership in turning vacant parcels into a tangible example of what inclusive, responsible revitalization can achieve.

Sincerely,

Rekishia Moore-Redding

ViaHope, Inc

Phone: 954-224-0228

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

# ViaHope, Inc.

---

**AFFORDABLE SINGLE-FAMILY HOUSING PROPOSAL**

Pompano Beach Community Redevelopment Agency



# INTRODUCTION

**ViaHope, Inc.** is a thriving, female-led development entity focused on expanding representation within the housing and construction industries, founded by an educator committed to neighborhood revitalization, sustainable homeownership, and workforce development exposure for young adults interested in housing and construction careers.



## The Organization Supports:



**Women-Led Project Leadership**



**Minority Participation  
in Housing Development**



**Community-Based Economic  
Mobility**



**Youth Exposure to Construction  
and Real Estate Careers**



# PURPOSE

**ViaHope, Inc.** respectfully submits this proposal to acquire and develop **three (3)** vacant parcels located on 18th Avenue within the CRA District in Pompano Beach, Florida, for the construction of **two single story high-quality single-family homes.**



- ✓ Parcel 484234040590 – Acquired by CRA (2004)
- ✓ Parcel 484234040601 – Acquired by CRA (2006)
- ✓ Parcel 484234040580 – Acquired by CRA (2025)

# PURPOSE

---

**ViaHope, Inc.** is positioned to contribute to supplier diversity goals by:

- Partnering with licensed local contractors
- Encouraging participation of experience **minority** and women-owned subcontractors
- Providing structured learning exposure for young adults interested in skilled trades.

This project supports **equitable development** by integrating smart housing innovation with inclusive economic opportunity.



# PROPOSED DEVELOPMENT

---

(2 )Single Family Homes

Hunter's Manor Subdivision

1

**1, 725 Square Feet Under Air**

3 Bedrooms | 2 Bathrooms | 1-Car Garage

2

Affordable Housing

3

Impact-rated and energy-efficient construction

# ONE (1) SINGLE-FAMILY HOME TO BE DEVELOPED

PARCEL ID 484234040601



# ONE (1) SINGLE-FAMILY HOME TO BE DEVELOPED ON THE COMBINED PARCELS

PARCEL 484234040580

PARCEL ID #484234040590



# COMMUNITY NEED & OPPORTUNITY

---

## Increasing demand for attainable single-family housing in Pompano Beach

- Limited modern inventory below \$500,000
- Workforce housing affordability gap
- Strategic infill development supports CRA revitalization goals

# AFFORDABILITY STRATEGY

---



Land donation reduces development cost



Savings passed directly to qualified buyers



Promotes long-term homeownership stability



Aligns with CRA affordable housing mission

# ARCHITECTURAL RENDERING

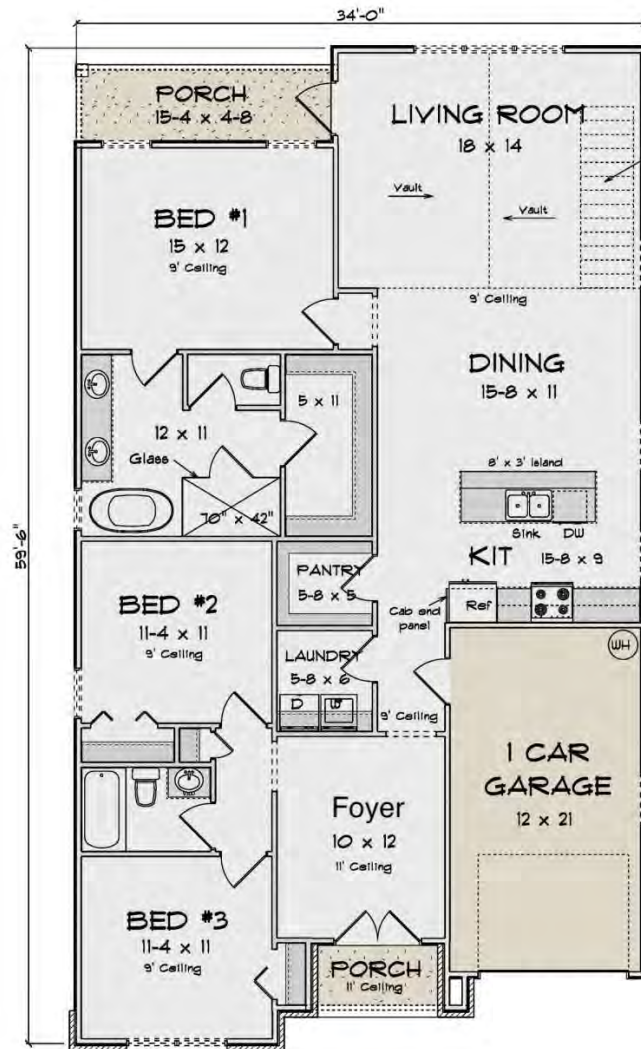
---



SINGLE FAMILY MODEL

PAGE 010

# 1,725 SQ FT FLOOR PLAN LAYOUT



# FINANCIAL OVERVIEW

---

**Construction Cost:**

\$380,300 (\$220/SF)

Land:  
Donation Request

**Total Development  
Cost (with land)**

**\$380,300**

**Target Sales  
Price:**

**\$465,300**

# PROJECT TIMELINE TO CONSTRUCT 2-SINGLE FAMILY HOMES

## CRA SITE PLAN CONCEPT – THREE PARCEL REDEVELOPMENT

PARCEL CONFIGURATION	DETAIL
Parcel A	4,011 SF
Parcel B	4,011 SF
Combined Lot (House 1)	8,022 SF Total
Parcel C (House 2)	Single Residential Lot

HOME SPECIFICATIONS (Each Unit)
1,725 SF   3 Bed   2 Bath   1-Car Garage
9-Foot Ceilings   Modern Contemporary Design
Energy-Efficient Construction   Smart Home Integration
Target Sale Price: <b>\$465,300</b> Per Home

# PROJECT TIMELINE TO CONSTRUCT 2-SINGLE FAMILY HOMES

## DEVELOPMENT TIMELINE (12-14 MONTHS)



### Phase 1: Pre-Development (Months 1-3)

- Finalize architectural plans
- Engineering & permitting
- Contractor selection
- Electrical, Plumbing, HVAC
- Interior finishes
- Smart System Installation



### Phase 2: Construction (Months 4-12)

- Site preparation & foundation
- Framing & roofing
- Electrical, Plumbing, HVAC
- Interior finishes
- Final inspections
- Certificate of Occupancy
- Landscaping completion
- Homebuyer transition



### Phase 3: Completion (Months 13-14)

- Final inspections
- Certificate of Occupancy
- Landscaping completion
- Homebuyer transition



# DEVELOPER QUALIFICATION

## Our Key Attributes



**Female-Led Development Initiative**  
Empowered and led by a female entrepreneur



**Community-Focused**  
Dedicated to enhancing local neighborhoods



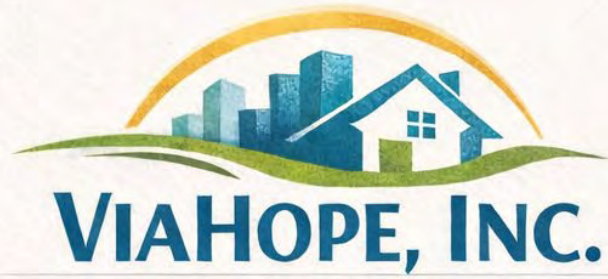
**Collaboration with Licensed Florida Contractors**  
Partnering with experienced and licensed local builders



**Experience in New Construction Single-Family Housing**  
Proven track record in building quality new homes



**Commitment to Quality and Compliance**  
Ensuring high standards and adherence to regulations



— Community-Based Affordable Housing Development —

**Rekishia Moore-Redding**  
Project Managing Member



-  Project Oversight & Development
-  Budgeting & Financial Control
-  Contractor Coordination
-  CRA & Municipal Relations
-  Design & Construction Management

**Regis Moore-Lewis**  
Field Operations Support Role



-  Permit Runner
-  Permit Processing
-  Site Inspections

# PROJECT COLLABORATION HISTORY

---



# PROJECT COLLABORATION HISTORY

---



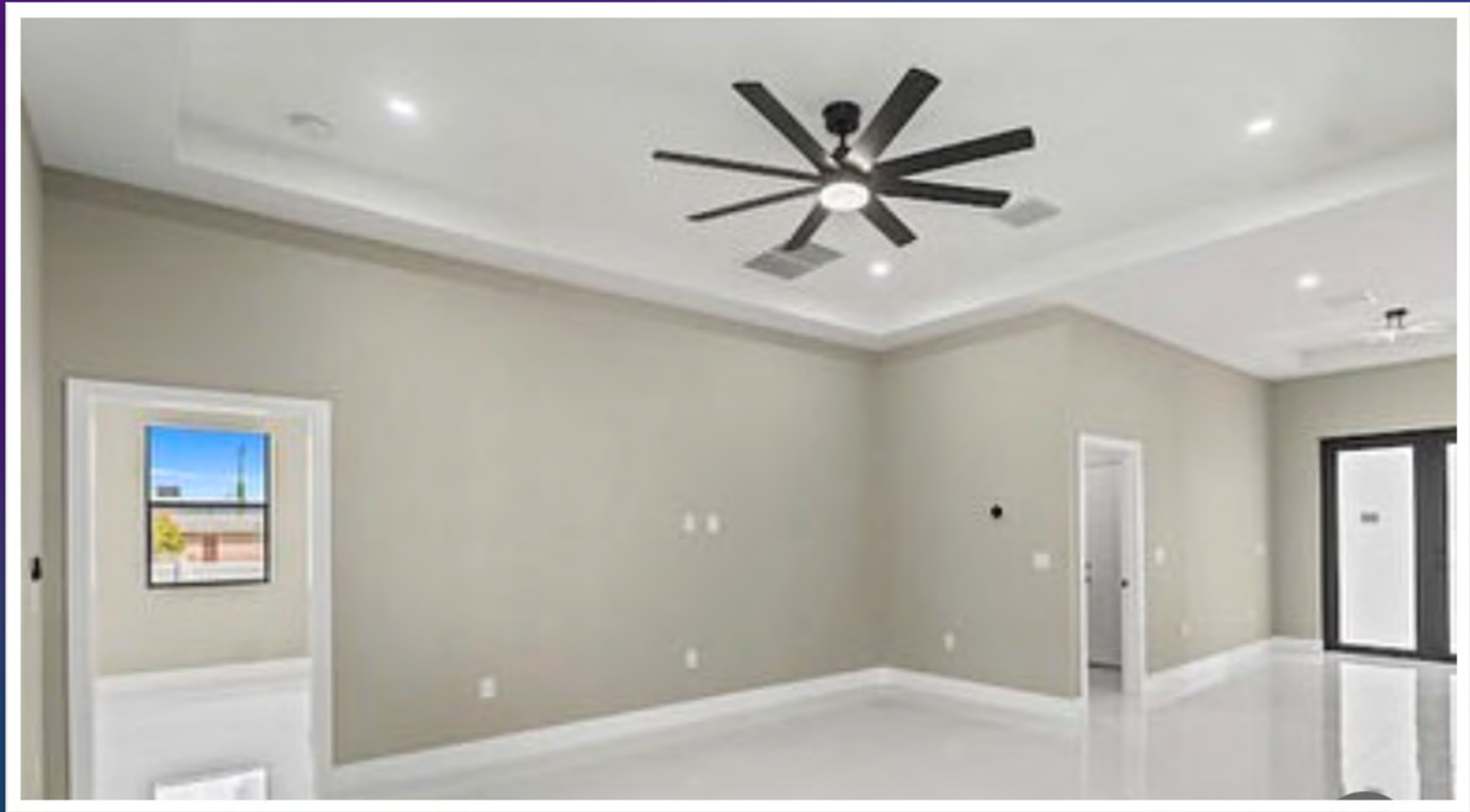
# PROJECT COLLABORATION HISTORY

---



# PROJECT COLLABORATION HISTORY

---



# PROJECT COLLABORATION HISTORY

---



# PROJECT COLLABORATION HISTORY

---



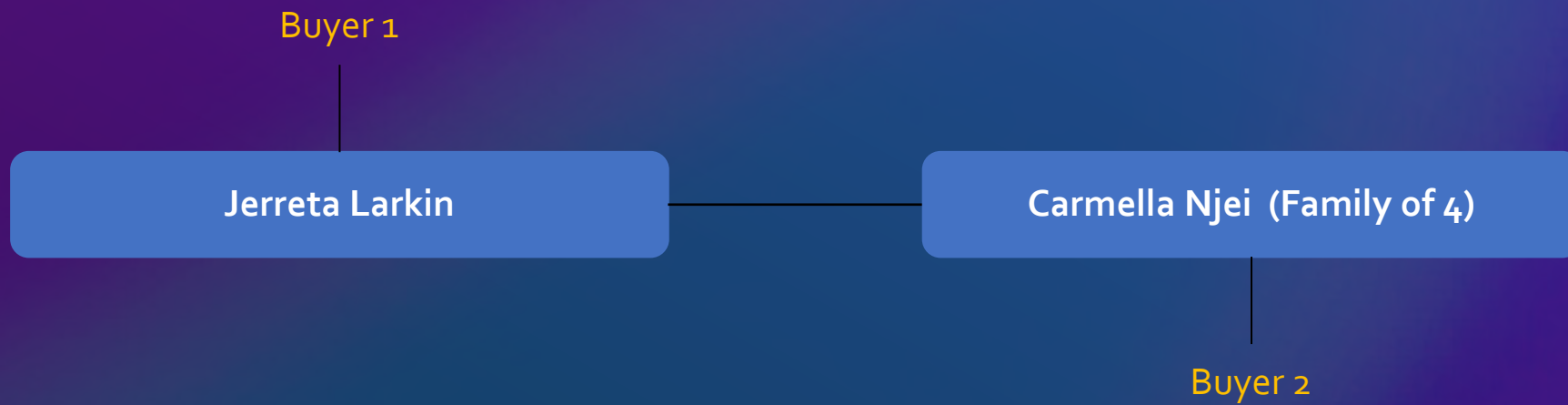
# PROJECT COLLABORATION HISTORY

---



# QUALIFIED BUYERS

---



THANK YOU

---



ViaHope