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Memorandum 26-013

DATE: December 3, 2025
TO: CRA Board
FROM: Cassandra LeMasurier, Real Property Manager *CL*
THROUGH: Gregory P. Harrison, CRA Executive Director
THROUGH: Nguyen Tran, CRA Director
RE: Unsolicited Proposals Four (4) Townhomes 300 NW 27th Avenue

CRA staff received an unsolicited proposal from Frazier Elite Homes, LLC on June 18, 2025 for the construction 4 townhomes on the CRA's 9,018 sq. ft. vacant lot located at 300 NW 27th Avenue (folio [484233041890](#)). The proposal for the townhomes from Frazier Elite Homes, LLC was presented to the NW CRA Advisory Committee at the July 7, 2025 meeting.

As required by Florida Statutes Section 163.380, a 30-day notice was advertised in Sun Sentinel on July 6, 2025, inviting additional proposals from developers or persons interested in undertaking the development of either property. In response to this advertisement Parrish & Associates, LLC submitted a proposal for on August 4, 2025. Their proposal was presented to the NW CRA Advisory Committee at the September 2, 2025 meeting. The Committee determined the fairest way to proceed was for members of the NW CRA Advisory Committee to form a Subcommittee to evaluate and score the proposals based upon pre-defined criteria. Danielle Elzahr, Velma Grant and Keriann Worley volunteered to serve on the Committee.

The NW CRA Advisory Selection/Evaluation Subcommittee met on November 4, 2025 to evaluate and score the proposals. The Subcommittee was provided the proposals, scoring forms and conflict of interest forms, similar to a formal RFP, prior to meeting. Each proposer was given thirty minutes for their presentations, with a thirty-minute question-and-answer period immediately following. After totaling the scoring the result was a tied score of 245 for both proposers. Frazier Elite Homes, LLC offered to withdraw their proposal to allow Parrish & Associates, LLC the opportunity to be awarded the project due to the tied score.

The development proposal from Parrish & Associates requested that the property be either donated so the savings could be passed on to the home buyers or alternatively, a purchase price in the amount of \$220,000 be given for the land. The proposal is to construct two attached single-family homes for a total of 4 residential units. The townhouse type units will comprise of 3 bedrooms, 3 ½ bathrooms and a single car garage totaling 1,705 sq. ft. under air. The total construction cost is estimated to be \$200,00 per sq. ft. totaling \$341,000 per unit and the targeted sales price will be \$440,000 per unit.

The property was purchased by the CRA from Calvary Financial, Inc. on December 19, 2008 for \$95,000. According to the Broward County Property Appraiser's Office, the property has a Market Value of \$180,360 for 2025.

The Northwest CRA Advisory Committee reviewed the Selection/Evaluation Subcommittee's recommendation on December 1, 2025 and recommended approval with a unanimous vote of 7 – 0.

The proposals, Subcommittee meeting minutes, scoring sheets, scoring detail and completed conflict of interest forms, Planning and Zoning review memo are included in the backup.

Staff recommends the CRA Board accept Parrish & Associates, LLC's proposal and authorize staff to negotiate a Property Disposition and Development Agreement with the proposer.