



# Integra Investments

Oakland Park – Request for Qualifications #121517  
West Dixie Lot Redevelopment Project



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# A. Cover Letter





December 15<sup>th</sup>, 2017

City of Oakland Park  
Financial Services/Purchasing Division  
Attn: Maggie Turner, Purchasing Manager  
3650 NE 12<sup>th</sup> Avenue  
Oakland Park, Florida 33334

Re: Request for Qualifications – RFQ #121517 – West Dixie Lot Redevelopment Project

Maggie Turner and the City of Oakland Park,

It is with great excitement that Integra Investments is submitting our response to the West Dixie Lot Redevelopment Project Request for Qualifications; based on our past experiences and expertise, as well as our shared vision to expand on Oakland Park's downtown and create a culinary and cultural destination encompassed by a variety of uses, we look forward to a bright partnership with the City of Oakland Park.

Integra Investments, a full-service real estate private equity and development firm, was founded in 2009, and has since undertaken several development projects throughout south Florida which have reshaped communities. With vast knowledge in the fields of acquisition, development, and construction management, Integra has extensive project experience in the mixed-use, retail, office, and multi-family asset classes. As such, we are certain we are the right partners to lead the redevelopment of Oakland Park's downtown, and we are committed to doing just that.

As you will find enclosed in our submittal, while Integra has widespread experience in ground-up development, what makes us most unique is our hands-on approach. We utilize our ability to actively listen to allow us to shape our projects around the key stakeholders the project will ultimately benefit. Through this strategy, our mixed-use projects in the City of Aventura and the City of Hallandale Beach, which you will learn more about in this submittal, have been met with great enthusiasm and support. Our mission as a firm has been to leave a lasting impact on the communities we are fortunate enough to develop, and we are eager to have the opportunity to create such an impact in Oakland Park.

Thank you for the opportunity to submit a response to West Dixie Lot Redevelopment Project RFQ. If we can be of further assistance during your review and deliberation, please feel free to reach out to our office at (305) 774-0110. We are looking forward to hearing back from you, and hope to have the chance to work together on redeveloping downtown Oakland Park.

Best regards,

Integra Investments

Nelson Stabile  
Principal

Paulo Melo  
Principal

Victor Ballester  
Principal



## **B. Proposer Information and Development Qualifications**

# B1. Proposer Information

Description

Firm Name:

Address:

Telephone:

Ownership Structure of  
Parent Company:

Oakland Park Entity

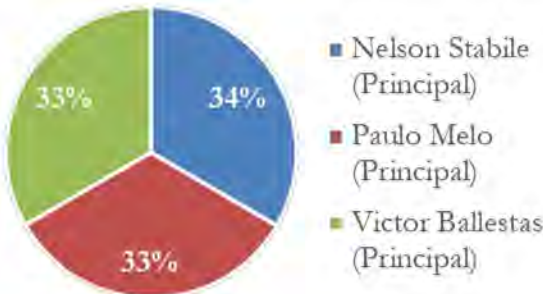
Proposer Information

Integra Investments

150 SE 2<sup>nd</sup> Avenue, Suite 800  
Miami, Florida 33131

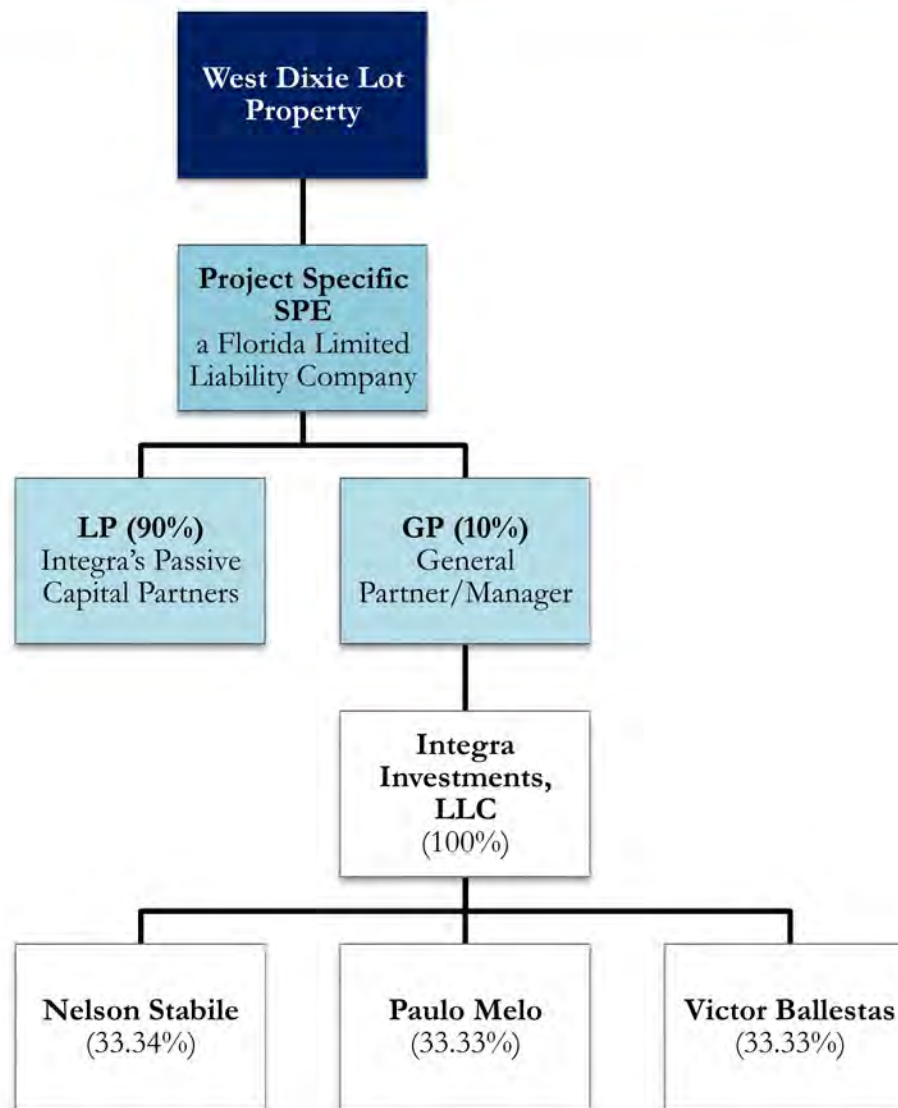
(305) 774-0110

Integra Investments, LLC



If selected, Integra Investments intends to create a Special Purpose Entity (SPE) solely for developing the project. The SPE will be made up of a General Partner (GP) (10%), which will be wholly owned and controlled by Integra Investments, and a Limited Partner (LP) (90%), which will be made up of Integra’s passive capital partners. The SPE will be a limited liability company incorporated in the state of Florida.





## B2. Key Personnel



**Paulo Tavares de Melo, *Principal***

**Paulo** has been actively investing in Florida real estate since 2001. Throughout his career in real estate, he has been responsible for over \$400 million in real estate transactions in the Florida market, and has developed an extensive network of brokers, attorneys and developers. Paulo has a proven real estate track record across multiple asset classes, with successful transactions in Vero Beach, Tampa and south Florida. Paulo has a Business Administration degree from Nicholls State University and an MBA in Finance from University of Miami.



**Nelson Stabile, *Principal***

**Nelson** oversees the operational aspects of the company, including accounting and finance, underwriting, construction and risk management. Prior to joining Integra, he was the Business Director of South Pointe Construction & Development Co., where he was in charge of the consulting and custom projects division. He has over 15 years of construction experience by managing and collaborating in more than \$500 million in construction projects throughout his career. Nelson has a Finance and Marketing degree from University of Miami and a Masters in Engineering from Florida International University.



**Victor Ballestas, *Principal***

**Victor**, a Miami Beach native, has been actively involved in real estate for most of his life. He worked at WCI Communities for approximately 10 years, where he rose to Division President of the East Coast and oversaw the development of more than 15 ultra-luxury high-rises. Victor also served as Regional Director for ST Residential, a subsidiary of Starwood Capital, leading the divestiture of its Corus portfolio including more than 2,200 boom-era condominiums within 13 projects in South Florida. At Integra, Victor is responsible for managing the company's business development division and spearheads the marketing strategy for each one of the company's projects.





**Darin Montgomery**, *Vice President of Development*

**Darin** is a strategic real estate development executive with over 20 years of experience. Darin has successfully completed over 38 developments in the Southeast U.S., DC, and Texas, totaling more than 10,000 residential units and \$1.0 Billion in total cost. Prior to joining Integra, he served as Vice President of Construction for the Related Group. At Integra Darin manages the development of some of the company's key projects, handling everything from conception through execution.



**Jaime Valdivia**, *Senior Construction Manager*

**Jaime** has over 32 years of project and construction management experience. He has an academic background in architecture and has acted as a design professional, as well as a construction manager throughout his career. Prior to joining Integra, Jaime acted as the Senior Construction Manager in organizations such as Key International and ST Residential, and managed various renowned projects in South Florida including Paramount Bay, Mint, The Ivy, Dolcevida, and Artecitey.



**Danny Kelley**, *Senior Construction Manager*

**Danny** has 38 years of construction management experience. Prior to joining the Integra, he served as a General Superintendent at companies such as the Related Group, and the Altman Companies. He has been involved from start-to-finish in 36 multifamily & retail projects located within Florida and surrounding states. Danny's responsibilities at Integra include overseeing the construction of development projects and managing construction teams, third party general contractors and various sub-contractors involved in the process. He is also responsible for coordinating the activities involving design professionals and city officials. His fair but demanding eye for details and quality control has consistently delivered successful, award-winning projects.



**Mark Dubrow**, *Senior Project Manager*

**Mark** has been active in real estate development for more than 30 years. He has developed commercial and residential projects in both New Jersey and Florida throughout his extensive career. Some of Mark's prior development experience includes working with a luxury single-family community designed by noted architect Robert A.M. Stern, a multi-building office complex developed in a joint-venture with Belle Meade Development Corporation, as well as three projects with a publicly traded home builder, which also included the development and construction of the company's corporate headquarters.



**Eduardo Otaola**, *Vice President of Acquisitions*

**Eduardo** joined Integra after working in the commercial real estate group for Deutsche Bank Securities in New York. Eduardo has over 8 years of real state investment experience and has worked directly in the acquisition/disposition of \$500 million and the financing of over \$1.0 billion in real estate transactions. Eduardo holds a degree in Business Administration from The American University and a Masters Degree in Real Estate from Georgetown University.



**Jake Morrow**, *Vice President of Urban Development*

**Jake** leads Integra's affordable and workforce housing development activities and strategy. During his 13-year career, Jake has managed the acquisition, financing and development of 15 ground-up projects with a combined cost basis of over \$500 million, which include multi-family developments utilizing LIHTC and tax-exempt bond financing, ultra-luxury condominium product, and mixed-use private club and residential development on Martha's Vineyard. Prior to Integra, Jake held senior positions at Aria Development Group, Atlantic Pacific Communities, and QueensFort Capital Corporation. Jake holds a B.A. from the University of Vermont, a J.D. from Quinnipiac University School of Law, and an LL.M. in Real Property Development from the University of Miami School of Law, where he graduated first in his class.





**Eduardo Cademartori**, *Construction Manager*

**Eduardo** joined Integra with over five years of real estate experience in managing the design, construction, and financial aspects of state-of-the-art properties. Originally from Brazil, Eduardo previously worked for some of the country's top real estate firms, including Odebrecht and EZTEC. As an Construction Manager at Integra, Eduardo's primary responsibilities include product development, project coordination, and the management of budgets, schedules, and third party contractors. Eduardo has a Bachelor's degree in Architecture and Urban Planning from the University of Brasilia, a Double Master's in Architectural Engineering with a concentration in Sustainability from the Polytechnic Universities of Turin and Milan, and a Master of Science in Real Estate Finance from the University of Florida.



**Nicolas Esper**, *Project Manager*

**Nicolas** has more than eight years of urban planning and architecture experience. He began his career as an urban planner for Keith and Schnars P.A., a multi-disciplinary engineering consulting firm, where he spearheaded master planning design and studies for large scale development projects. Following Keith and Schnars P.A., Nicolas served on the design team at Groupe IBI | DAA, a global architecture, engineering, urban design and planning firm based in Montreal, Canada. While at Groupe IBI | DAA, Esper focused on various project types including mixed-use condominium buildings, train stations and hotel resorts located throughout Canada and the Caribbean.



**Cory Yeffet**, *Development Associate*

**Cory** joined Integra after working in the real estate and location strategy group with Deloitte Consulting in Washington, D.C. His primary responsibilities at Integra include supporting the firm's acquisitions and dispositions efforts, as well as assisting with all aspects of the development process for current projects. Cory graduated with bachelor's degrees in Business Economics and Political Science from the University of Florida, and also earned his Master of Science in Real Estate degree from there as well.





**Michelle Bowen, *Controller***

**Michelle** has over 10 years of accounting experience in the real estate and construction industry. Michelle has handled over \$200 million in assets through several projects including, The Ivy, Mint, Eden House and the Eden Roc Hotel renovations. Michelle is responsible for the accounting of real estate transactions, day-to-day accounting operations, tax planning and HR.



**Nicole Macias, *Office Manager***

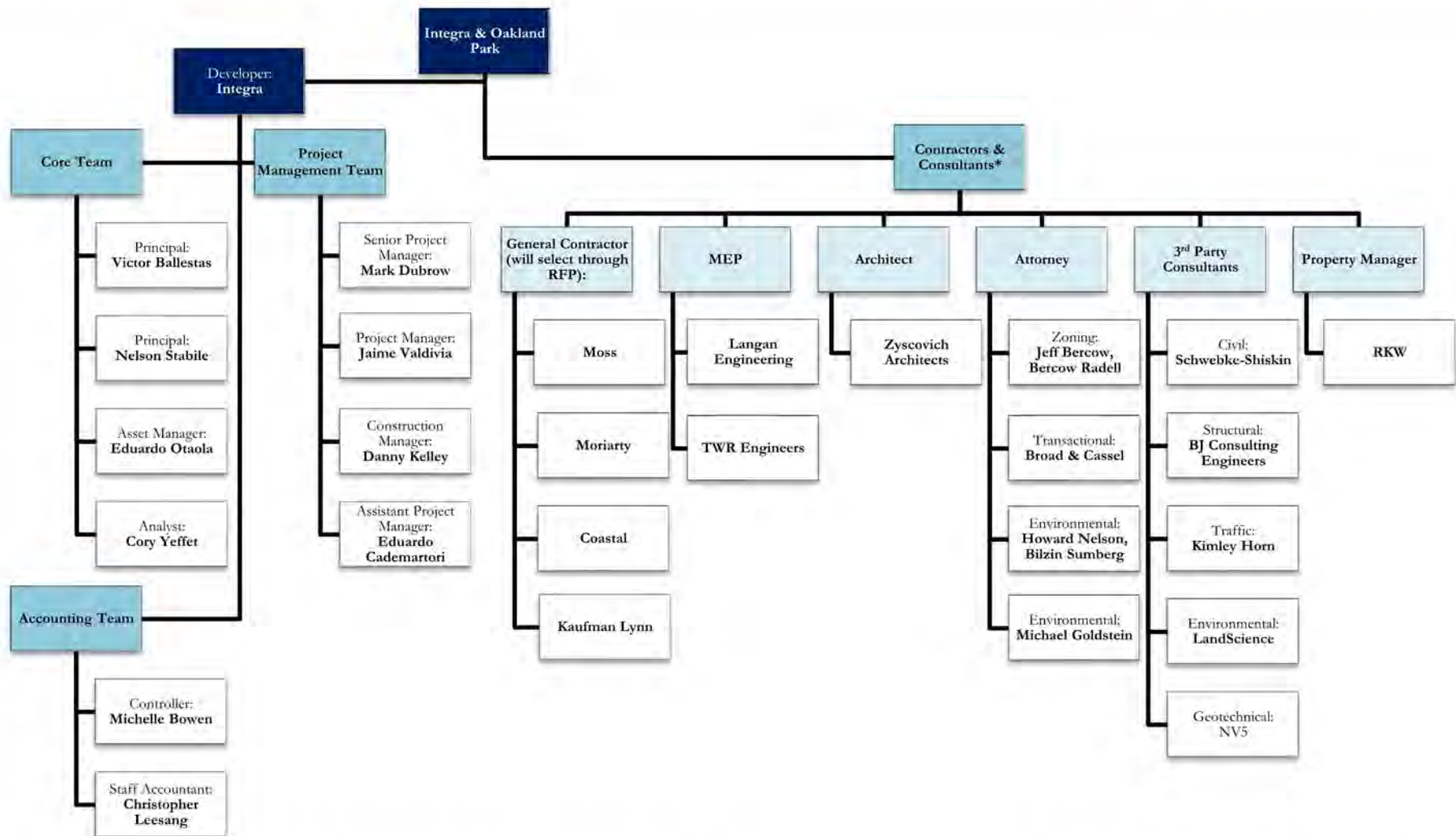
**Nicole** joined Integra in 2017 and is currently the firm's Office Manager. An accounting graduate from Florida International University, she currently plays the vital role of managing all administrative responsibilities for Integra. She oversees the corporate office operations, inclusive of the management of the facility, systems and files.



**Christopher Leesang, *Staff Accountant***

**Christopher** joined Integra after working as a staff accountant for The Housing Authority of Miami Beach. He is responsible for reviewing payment applications for active projects, maintaining budget financials, and assisting the controller. Christopher graduated summa cum laude from Florida International University with a Bachelors in Economics.

## B2. Key Personnel – Designated Team & Consultants



*\*Note: outside of Zyscovich Architects, no contractor nor consultant has been engaged thus far. The above represents proposed contractors and consultants who Integra has worked with successfully in the past, or City of Oakland Park has engaged. All contractor and consultant selections are subject to further discussion and negotiation.*

## B3, B4. Prior Experience



## B3, B4. Prior Experience – Aventura ParkSquare



In April 2013, Integra Investments acquired a development site encompassing **7.37 acres in Aventura, FL**, located between Gulfstream Park and the Aventura Mall. The site represented the **last development opportunity** of significant size in the Aventura submarket and presented the firm with the unique opportunity to build The New Center of Living in Aventura. After acquisition, Integra spearheaded an extensive zoning re-entitlement process in order to maximize the property's potential and synergies among the various uses with the City of Aventura, and worked through **substantial environmental remediation** as part of that process.

**Upon completion of the project, which is scheduled to start in January 2018**, the project will consist of the following mixed-uses:

- 131-unit **condo** building
  - 50,000 SF of **retail** space
  - 45,000 SF **medical office** building
  - 100,000 SF **condo office** building
  - 207 room **Aloft hotel**
  - 144 bed **assisted living** facility
- The entire project was conceptualized by Integra and designed, developed and constructed in partnership with Zyscovich Architects and Suffolk Construction, with the exception of the Aloft and assisted living facility.

Upon completion, the City will deliver to its residents a new center of living filled with wellness focused retail offerings part of a class-A mixed use development. We estimate the project will be completed on time and within budget, providing our investors with healthy returns.



*(2) Rendering of Aventura ParkSquare Site*



*(1) Rendering of Aventura ParkSquare Retail*



*(3) Rendering of ParkSquare Residences*



## B3, B4. Prior Experience – Aventura ParkSquare

*Construction Photos as of December 11, 2017*



*(1) Aerial view of Aventura ParkSquare Looking West*



*(2) Aerial view of Aventura ParkSquare Looking South*



*(3) Aerial view of Aventura ParkSquare Looking North West*



*(4) Aerial view of Aventura ParkSquare Looking East*



## Retail Tenant Site Map





## B3, B4. Prior Experience – Hallandale ArtSquare



**Hallandale ArtSquare** is Integra's planned development in **Hallandale Beach, FL**. The site was purchased in late January 2014. Following acquisition, Integra worked with the **City Commission** and the **Community Redevelopment Agency (CRA)** to create a **Public-Private-Partnership (P3)** to help conceptualize and develop their new arts district. As part of the P3, Integra will be paid \$3 million by the CRA to develop ArtsPlaza and ArtsBoulevard – the new gateway to the **Fashion and Arts District**, which is currently under construction. The fully-entitled site encompasses a planned **mixed-use development** with frontage along N. Federal Highway (US 1), the major thoroughfare of Hallandale Beach, and includes the following mixed-uses:

- 358 **multifamily rental** units
  - 90 **walk-up** units
  - 268 **midrise** units
- 8 **live/work** lofts
- 13,000 SF of **retail** space

The entire project was designed, developed, and constructed by Integra in partnership with MSA Architects and Kaufman Lynn Construction.

Upon completion, which is scheduled to start in January 2018, ArtSquare will be the prime anchor of the city's planned **Fashion and Arts District** and will contribute to the planned re-development of Hallandale Beach. We estimate the project will be completed on time and under budget, providing the city with much needed additional living and community spaces.



*(1) Rendering of Hallandale ArtSquare*



*(2) Site plan of Hallandale ArtSquare*



*(3) Rendering of Hallandale ArtSquare Amenity Room*



## B3, B4. Prior Experience – Hallandale ArtSquare

*Construction Photos as of December 11, 2017*



*(1) Aerial view of Hallandale ArtSquare Looking East*



*(2) Aerial view of Hallandale ArtSquare Looking North West*



*(3) Aerial view of Ave Hallandale ArtSquare Looking South West*



*(4) Site Photo of Building #4 at Hallandale ArtSquare*



## B3, B4. Prior Experience – Sereno Bay Harbor



In late 2012, Integra acquired a site located in the **Bay Harbor Islands** with plans to develop a **boutique condominium community** in one of the few remaining un-tapped and under-developed neighborhoods of Miami-Dade County.

Nestled between neighborhoods such as Indian Creek and Bal Harbor, the Bay Harbor Islands provided the perfect opportunity for the development of a **boutique/luxury condominium** in a market which dramatically lacked **modern development** and new construction.

The project, **Sereno Bay Harbor**, features **38 luxury units** with private elevators, water views overlooking the intra-coastal and into the ocean, and private boat slips. The project was **100% sold**, and **was completed in April 2017**.

The entire project was designed and developed by Integra in partnership with 13<sup>th</sup> Floor, Corwil Architects, Steven G. Design, and Miller Construction. The project was completed on time and within budget, and made for a great addition to the community.



*(1) Aerial Image of Sereno Bay Harbor*



*(2) Rooftop Lounge View of Bal Harbor*



*(3) Lobby Renderings - Interiors by Steven G.*



*(4) Rooftop Zero-Edge Pool*



## B3, B4. Prior Experience – Peninsula on the Intracoastal



**Peninsula on the Intracoastal**, a 70-unit gated residential community featuring **30 townhomes and 40 mid-rise units**, and encompassing 119,000 SF of net rentable area situated on the Intracoastal Waterway in **Boynton Beach, FL**, was purchased by Integra in **September 2010 in an all-cash transaction**.

Immediately after acquisition, Integra resumed construction of the asset, which had been left incomplete by the previous owners.

After construction, Integra implemented a **successful leasing strategy** to stabilize the asset as a **luxury rental community**. As the market conditions improved, Integra decided to take the property to market for sale and disposed of the asset in **December 2013**.

The project was designed and developed by Integra in partnership with Altman Contractors, and Falkanger Snyder Martineau & Yates. The project was completed on time and under budget, and provided our investors with attractive returns.



*(1) Peninsula on the Intracoastal Site*



*(2) View of Site from Intracoastal Looking West*



## B3, B4. Prior Experience – Chase Bank Office Building



Originally purchased by Integra in **June 2012**, the **Chase Bank Building** is centrally located in **Downtown Miami**, adjacent to the Brickell Financial District. Designed by Morris Lapidus, this 14-story MiMo-style building features 129,000 SF of **boutique office and retail space** ranging from 400 to 9,500 SF. Pursuing a **value-add investment strategy**, Integra undertook a significant capital expenditure program in order to reposition the asset, **dramatically renovating the interior and exterior spaces**. Integra was also able to extend the building's rentable area by approximately ten percent by removing the preexisting louvers and expanding the building's façade to the end of the floor slab.

In **March 2014**, Integra executed a successful **condo conversion** strategy, which led to the disposition of the building to various investors throughout **Latin America**.

The entire project was designed and developed by Integra, who **self preformed the construction and renovation**. The project was completed on time and within budget, and provided the Downtown Miami office market with a much needed B+ office building.



*Various Images of Renovated Chase Bank Building*



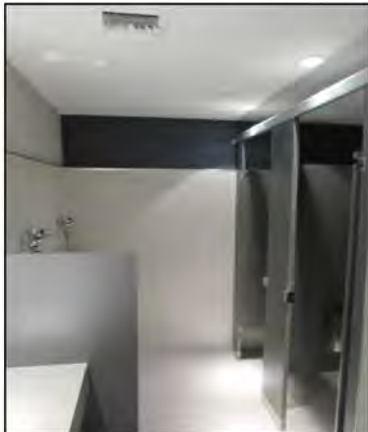
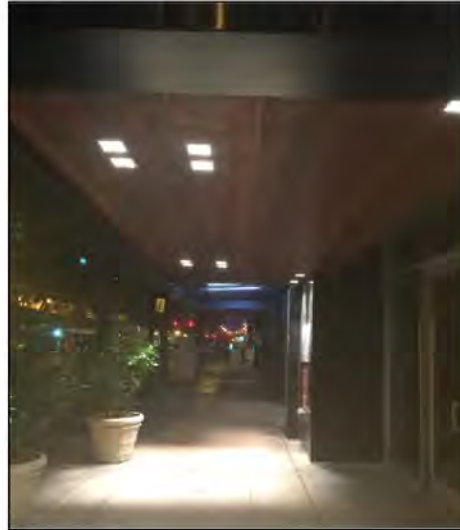
## B3, B4. Prior Experience – Ocean Bank Office Building



In **May 2014**, Integra completed the acquisition of the **Ocean Bank Building**, a 141,000 SF Class B- office building located on 200 SE 1<sup>st</sup> St. and 2<sup>nd</sup> Avenue, the main artery of Downtown Miami. Integra pursued a **value-add investment strategy** focused on updating the building's façade and curb appeal. The investment strategy also encompassed a **revitalization of the building's interior spaces** which included a complete renovation of the lobby, elevator cabins and the common areas.

Paired with an active asset management strategy that focused on creating a well-staggered tenant roster, Integra was able to **successfully reposition the asset to a Class A-** building with a healthy tenant roll and further leasing potential.

Integra disposed of the asset to a real estate investor/owner/operator based in **New York in February 2016**. The entire project was designed and developed by Integra and built by NuSpace. The project was completed on time and within budget, and provided our investors with attractive returns.



*Various Images of Renovated Ocean Bank Building*



## B3, B4. Prior Experience –Additional Team Experience



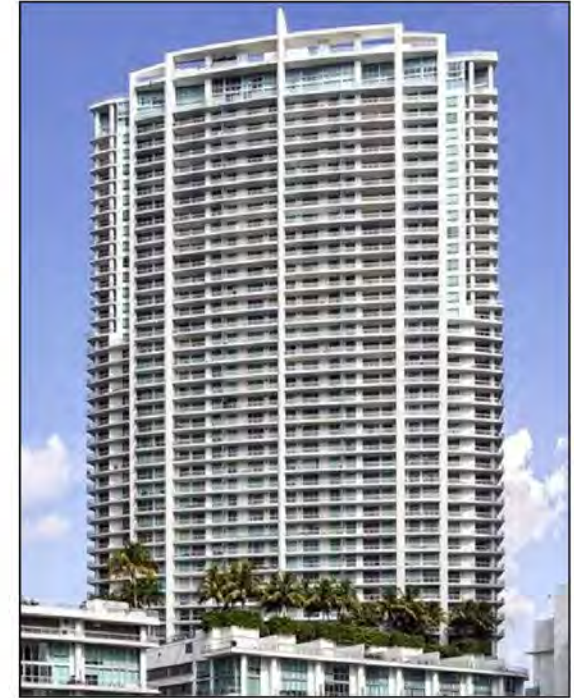
Integra Investments boasts a team real estate professionals who together have substantial experience in executing on **billions of dollars worth of real estate developments, investments, and transactions**. Of particular note, Integra professionals have been involved in some of the **most impactful projects in south Florida**, which have shaped the region's landscape for years to come. Below features a brief overview of some of **Integra professional's involvement in previous projects** in south Florida.



**Mint** is a 52-story tower with 530 **residential units** located in the Riverfront gated community in Downtown Miami with almost 1000 linear feet of river frontage developed in 2007.



**One Bal Harbor** is a 26-story tower with 185 **residential units** located on the beach in Bal Harbor with a 10,000 SF spa and 270-degree views of the ocean, intracoastal, and bay developed in 2007.



**The Ivy** is a 45-story tower with 504 **residential units** and seven retail spaces, located in the Riverfront gated community in Downtown Miami with 900 linear feet of river frontage developed in 2006.



Through Integra's vast experience across many different asset types located throughout south Florida, our seasoned team of professionals has learned critical lessons applicable to the Oakland Park opportunity.

Lesson	Value Learned
<b>Engage the Community, Always:</b>	All community stakeholders entrust developers to positively contribute to their surrounding. We as developers have learned by always engaging the community, we build the projects the community wants to see.
<b>Plan with the Future in Mind:</b>	The world is ever-evolving; we've learned to view things not in today's terms, but in tomorrow's. By planning for the future in all aspects of a project, we are able to remain ahead of the curve.
<b>Actively Approach Retail Tenancy Selection:</b>	Through our experience, we've learned that while retail brokers do add value, nothing beats the developers hands-on approach to creating a retail tenant mix with a crafted environment.
<b>Competitively Procure General Contractors:</b>	Proactively procuring contractors early-on and competitively during pre-construction will pay dividends throughout the project; efficiencies through design, materials, and process are all able to be realized.
<b>Hands on Lease-Up from the Start:</b>	Start with the end in mind; by thinking critically about the market demographic and who the project will ultimately service, technology integration, building design, amenity selection, etc., will all flow seamlessly.

# **B5. Felony Indictments/Convictions**



This statement certifies that none of the Principals at Integra have ever been indicted for or convicted of a felony.

  
Nelson Stabile  
Principal  
Paulo Melo  
Principal  
Victor Ballester  
Principal

## B6. Litigation History



This statement certifies that Integra, Integra's projects, nor Integra's key personnel have any history of litigation in the past five (5) years.

  
Nelson Stabile  
Principal  
Paulo Melo  
Principal  
Victor Ballester  
Principal

## B7. References





# City of Aventura

Government Center  
19200 West Country Club Drive  
Aventura, Florida 33180

Office of the City Manager

December 12, 2017

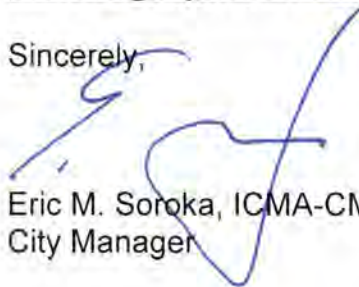
To Whom It May Concern:

In my 21-years as City Manager of Aventura, I have had the opportunity to participate in several monumental development projects, and work with a wide array of development firms. I can say with confidence, Integra Investments brings a dynamic and well experienced team to the table, capable of designing, financing, and executing a transformational project for your city. It is with great pleasure that I strongly recommend Integra as a real estate developer and partner, which you should give substantial consideration to in your search.

Through many months of meetings and direct collaboration with city officials, Integra presented Aventura ParkSquare, a mixed-use development project that would include a range of assets our community members were yearning for: 150,000 SF of class-A office space, 50,000 SF of retail space, 131 community-centered condominiums, a new hotel, and an assisted living facility. Integra's ability to listen to our residents, our City Commissioners, and our City staff set them apart from their peers in the development world. While most developers set-out a vision and do all they can to accomplish it, Integra was unique in their quest to learn all stake-holders perspectives and continue to mold their vision to meet the needs of the community.

Working with their entire team, from the Principals down to the Project Managers, it is clear that Integra's attitude toward development is engrained in their culture; they care about the projects they are building because they share a desire to transform communities as well. It is without any reservation that I recommend Integra Investments as a qualified developer for your request; they would be an exceptional partner to create a transformational project for your city. If I can be of any assistance in further speaking to Integra's qualifications, please feel free to contact my office at (305) 466-8910 or myself via email at [esoroka@cityofaventura.com](mailto:esoroka@cityofaventura.com).

Sincerely,

  
Eric M. Soroka, ICMA-CM  
City Manager

PHONE: 305-466-8910 • FAX: 305-466-8919  
[www.cityofaventura.com](http://www.cityofaventura.com)



December 4, 2017

KEITH LONDON

Vice Mayor

To Whom It May Concern:

Throughout my time in public service, I have weighed in on many development projects in the City of Hallandale Beach, and had the opportunity to work with many developers some of whom do not always have the city's best interests at top of their mind. Fortunately, I have found Integra Investments to be different, they are one of the best development groups I have had the pleasure to collaborate with, and our experience together at Hallandale ArtSquare makes me excited to be writing this letter of recommendation on their behalf.

Integra Investments involvement in our community, and ability to listen to our Residents and Commissioners in crafting their plan for Hallandale ArtSquare, showed me they are the real deal; they are developers who are intent on creating projects that service the community. Working with them through redesigning an 8-acre parcel of land, which fronts Federal Highway and provides substantially needed housing to our growing population, was a fruitful experience for both of us. Hallandale ArtSquare is a tasteful project that will invigorate one of the core areas of our community by redeveloping the look and feel of this quadrant of our city.

ArtSquare is a true public, private partnership between Hallandale's CRA. Integra Investments is designing, building, providing project management and funding expansion of NE 3<sup>rd</sup> Street. The CRA will reimburse Integra Investments at the conclusion of the project.

It is with great confidence that I recommend Integra for your anticipated development project in Oakland Park. If I can be of any further assistance in speaking on their qualifications, please feel free to reach out to my office.

Thank you,

Keith London

Vice Mayor, City of Hallandale Beach

400 S. Federal Highway  
Hallandale Beach, FL 33009  
Ph (954) 457-1300  
Fax (954) 457-1454



To the City of Oakland Park Selection Committee:

Throughout my longstanding executive tenure in multifamily property management industry, both as Senior Director of Real Estate at Greystar and now as President of RKW Residential, I have encountered very few owners who have taken as active of an approach in the operation of their properties as Integra Investments. From the very beginning, they have been heavily involved in every step of the property management process during our work together on Hallandale ArtSquare. They have made me a better leader in the property management space by allowing me to further understand and appreciate owner concerns and address them in a timely manner. Due to Integra's strength as a property owner, and diligent and professional care for their underlying asset, it is without hesitation that I strongly recommend Integra Investments for the Oakland Park opportunity.

Working with Integra Investments has been a refreshing and endearing experience in many ways. We at RKW Residential relate to Integra Investments in their careful selection of real estate professionals who make up their team. Every individual I have encountered at Integra has operated in the highest professional manner. We continue to strive to have partners like Integra, and look forward to the opportunity to work with them again. Please feel free to reach out directly should there be any further questions regarding my unwavering recommendation of Integra Investments.



Marcie Williams, CAPS CPM®  
President  
RKW Residential

8200 NW 33rd Street  
Suite 303  
Miami, FL 33122

T | 305.969.8001

[rkwresidential.com](http://rkwresidential.com)

# BARTECA

December 7, 2017

Oakland Park Selection Committee:

I am the founder of Barteca Restaurants; our group has 30 restaurants operating two concepts in 12 different states. It's a testament to Integra Investments as developers that we've decided to place both of our concepts, Barcelona Wine Bar and bartaco, in their one project. The product they are putting together in Aventura ParkSquare is magnificent; it will create an atmosphere centered around wellness, which capitalizes on a live-work environment that benefits from first-class culinary options integrated throughout. From hearing about Integra's vision, to meeting their team in person, and working with them on facilitating both of our concepts into their project – every step of it has been a pleasure.

I am certain that Integra would make an excellent choice in spearheading your vision to expand on your city's downtown. From the experience our team has in working with them in Aventura, they take a hands-on approach and put together a carefully crafted tenant roster that we are excited to join. I highly recommend their ability to create and lead, and communicate effectively with an array of concepts to curate the right mix. Best of luck with your selection process and future development; should Integra be leading the way, I would look forward to working with them again!

Best regards,



Andy Pforzheimer, Chairman  
Barteca Restaurants LLC



# BARRY'S BOOTCAMP

11<sup>th</sup> December 2017

To Whom It May Concern:

I am excited to share with you my recommendation for Integra Investments as a developer for your new project in Oakland Park. As part of the ownership team at Barry's Bootcamp – a top group fitness boutique with 37 studios all over the world – I have had the opportunity to work with many developers and roll out several new locations, specifically here in south Florida. I can say with certainty that Integra's team has offered a one-of-a-kind positive experience for us; while many developers will outsource their work to retail leasing firms and simply leave it to them, Integra took an incredible hands-on approach. They delicately selected each of their tenants for their Aventura ParkSquare project, including Barry's, and created the very vision they set out to develop through their involvement.

Integra's ability to conjure up the idea for ParkSquare to be centered on health, fitness, and wellness, was fascinating. Typically developers are concerned with leases being signed, regardless of who the tenant may be; but, not Integra. They were a part of every meeting and discussion with us from the very start, ensuring we bought in to their project, expanded on the vision, and saw our thoughts incorporated into their vision as well. Integra embodied the true meaning of team, and we would be delighted at the opportunity to work with them again.

Whether it be during lease negotiations, site visits, or buildout, communication with Integra has always been strong; they are listeners who are quick to respond and a pleasure to work with. If there is anything more I can assist with in my recommendation for Integra Investments, please feel free to contact me and I will be happy to speak further to their numerous qualifications.

Thank you,

James Provencher  
Principal, Barry's Bootcamp





C A F E

1855 Purdy Avenue  
Miami Beach, FL 33139  
305-538-8448

December 11, 2017

To the City of Oakland Park –

Since Icebox Cafe's inception in 1998 we have evolved and grown our concept into 5 operating units. In that process I was introduced to Integra Investments and the work they are doing in Aventura and Hallandale Beach to consider those projects for our ongoing expansion. We are now quite pleased to be working with Integra to bring Icebox to their exciting ParkSquare mixed-use project in Aventura, and also thrilled to be developing our new 14,000 s.f. commissary, culinary academy, and headquarters facility directly next door to their ArtSquare mixed-use project in Hallandale Beach.

Integra is made up of a great group of people who work closely with their tenants and stakeholders to craft extraordinary and vibrant communities. I've found Integra to have a unique ability to seek out and partner with food concepts and others that add value and complement one another to create truly unique destinations. The synergy we feel in working with a partner like Integra, who also shares many of our same values and passions, makes our decision to join in and around their projects just good business. With that being said, it is without hesitation I recommend and with the highest regard the Integra Investments team.

If there is anything more I may provide you in my dealings with Integra Investments I would welcome the opportunity. Please feel free to contact me directly.

Best,

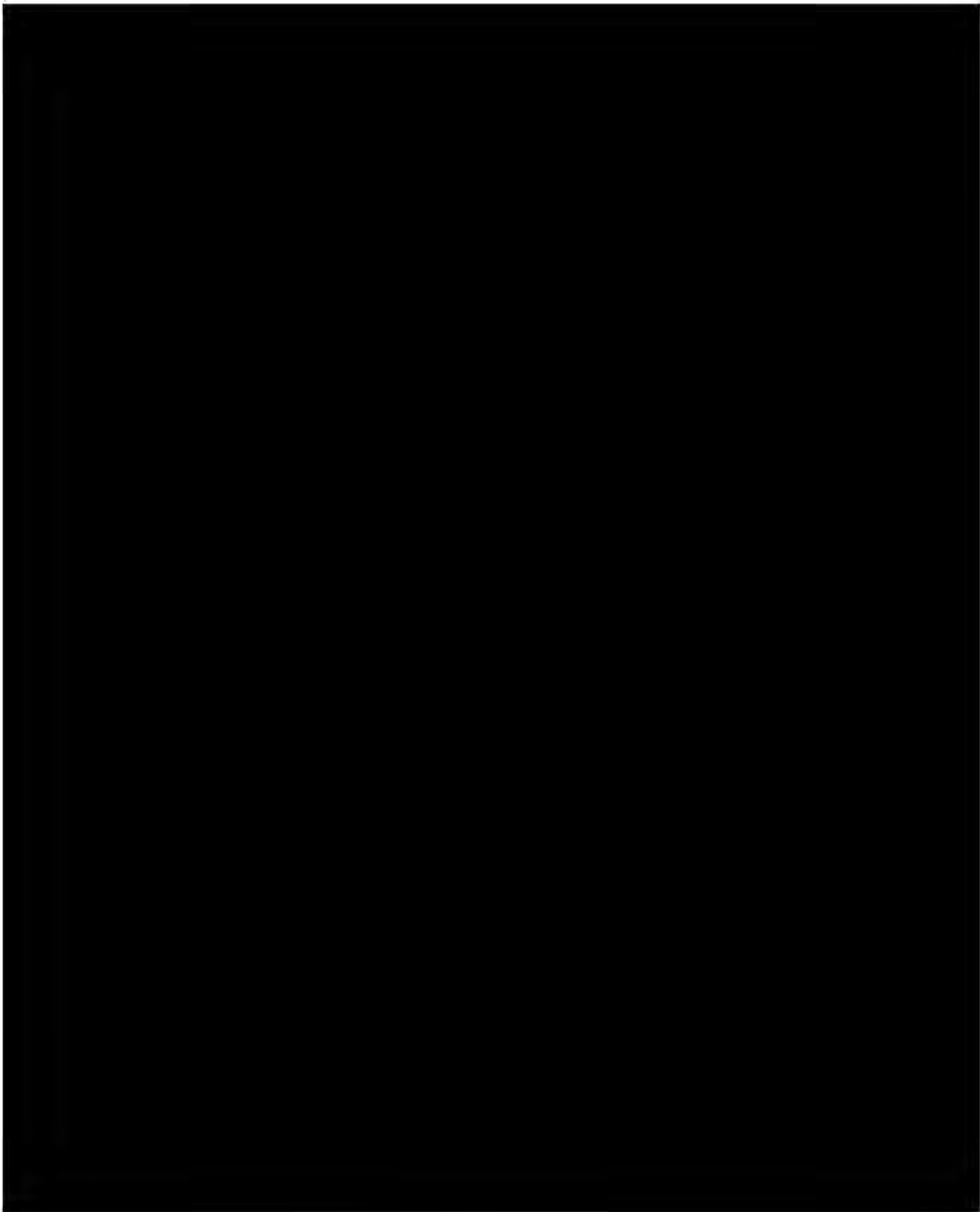
Robert Siegmann  
Icebox Cafe, LC  
Founder



# C. Financial Qualifications & Capabilities

# C1. Financial Statements

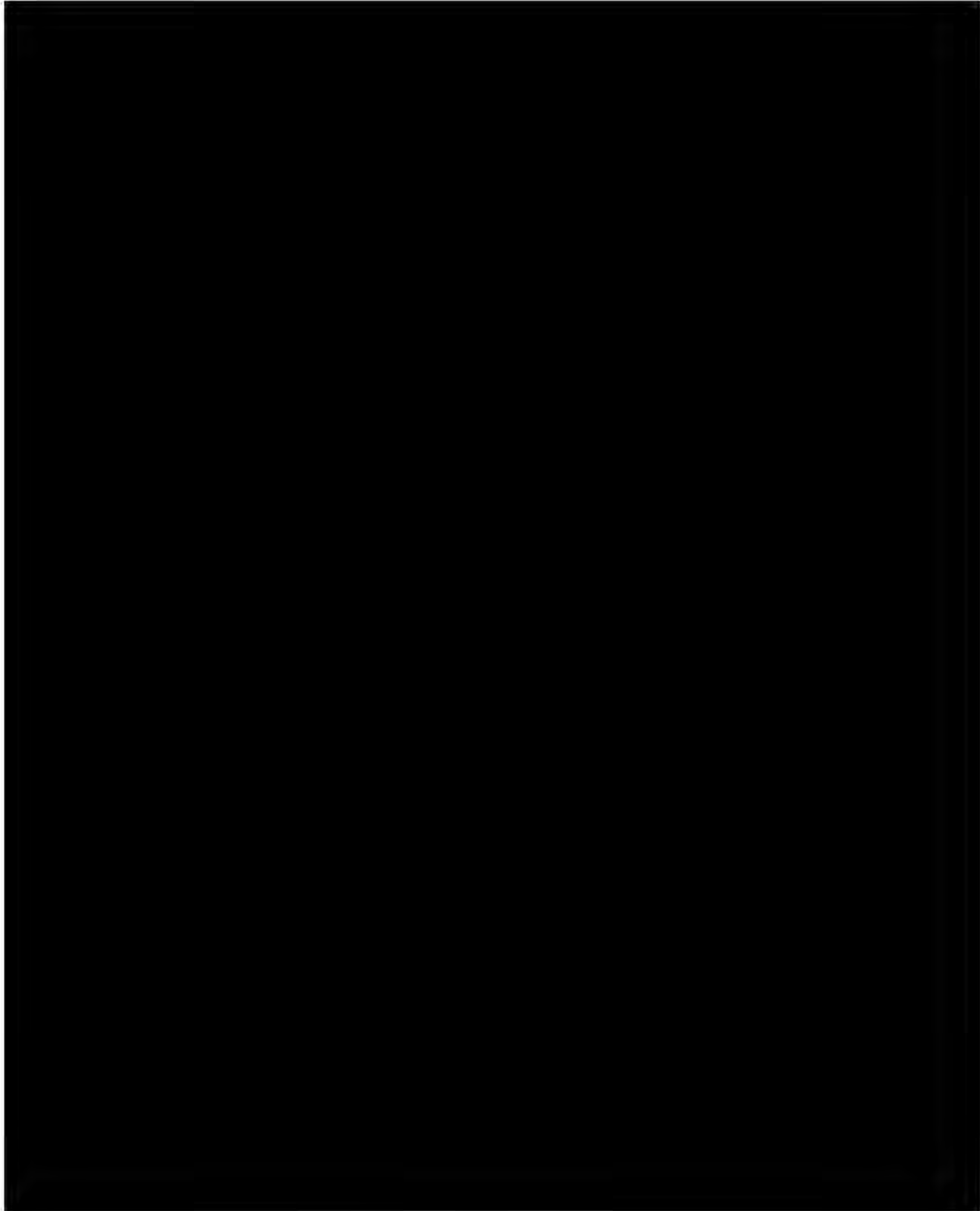




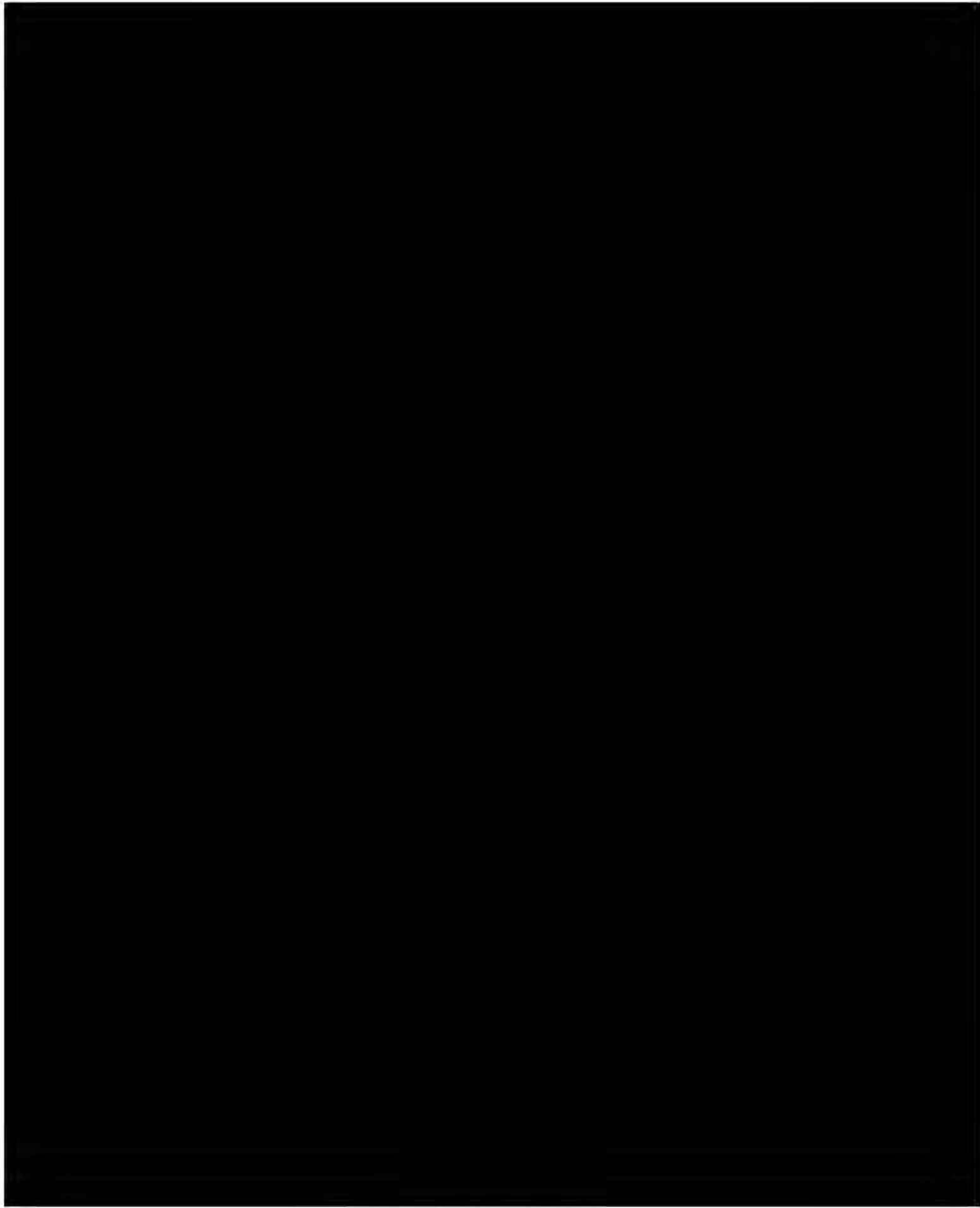
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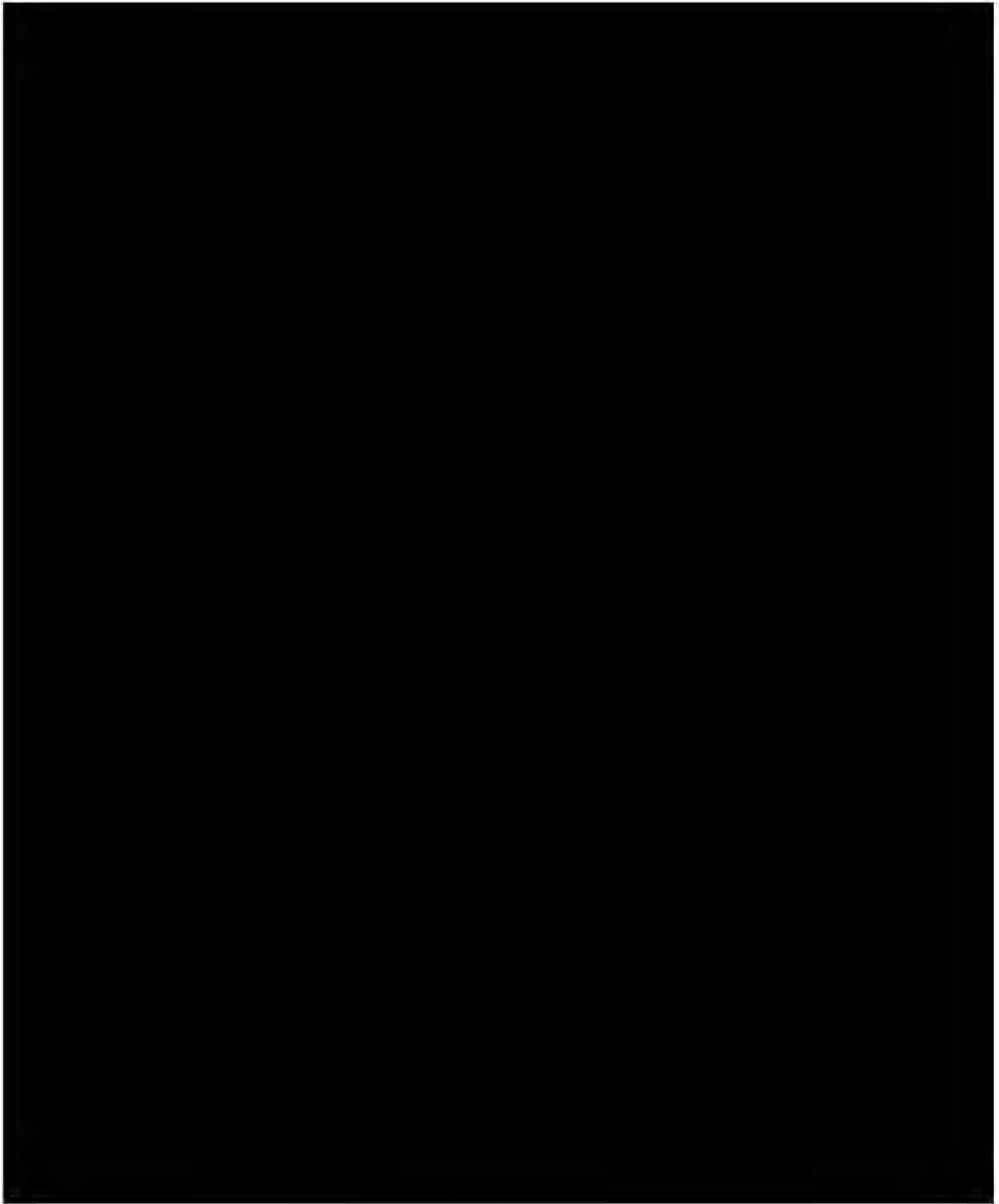






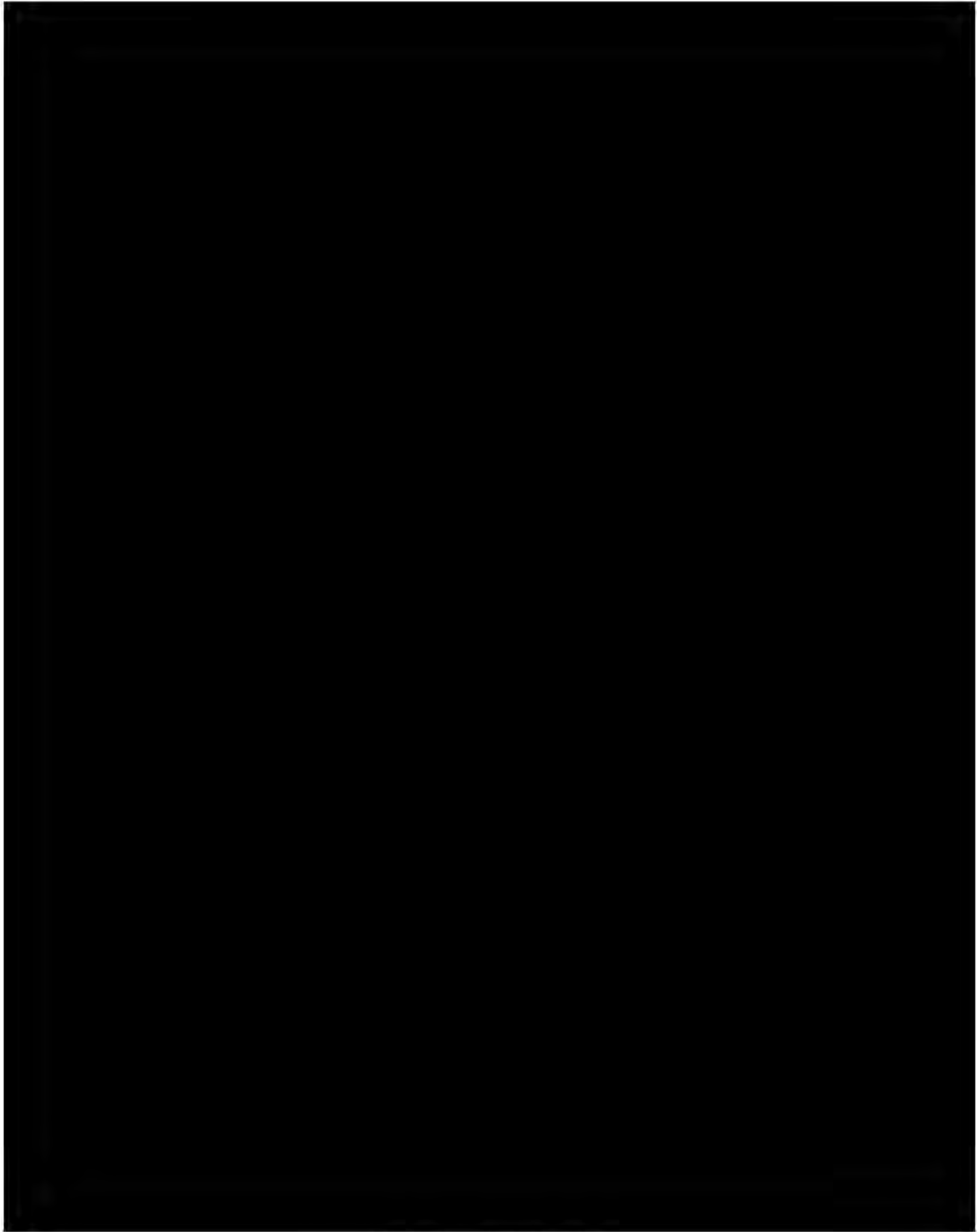
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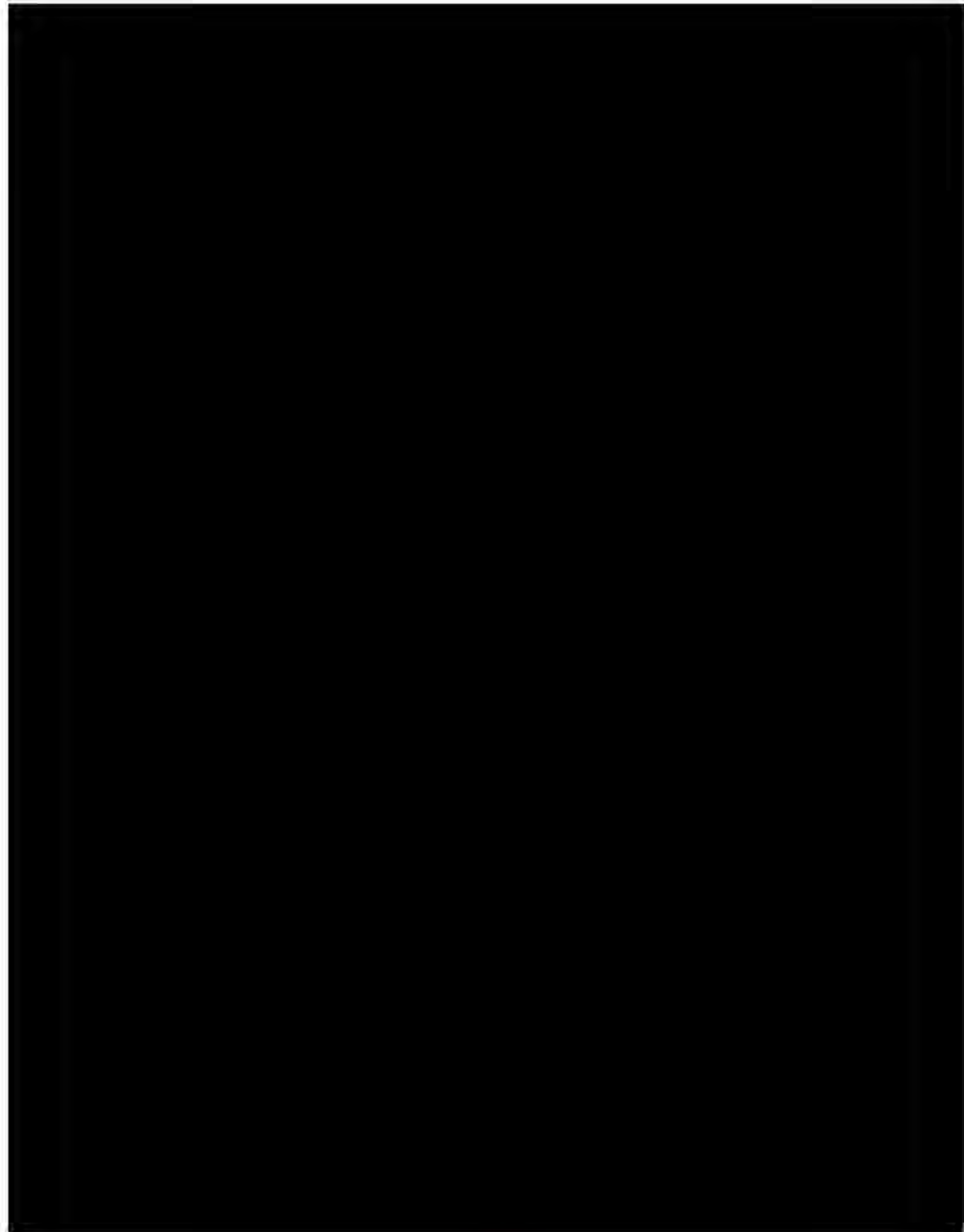




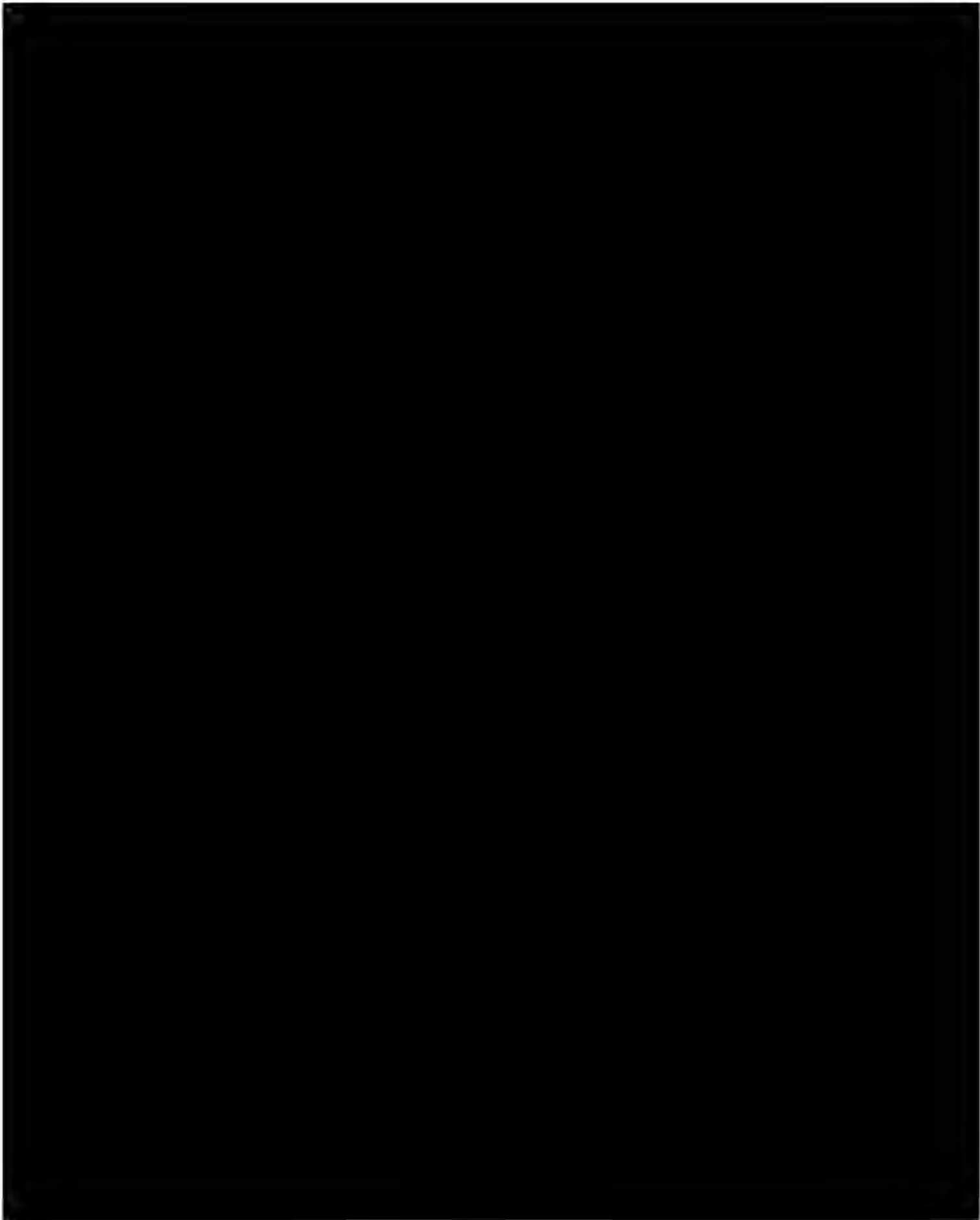




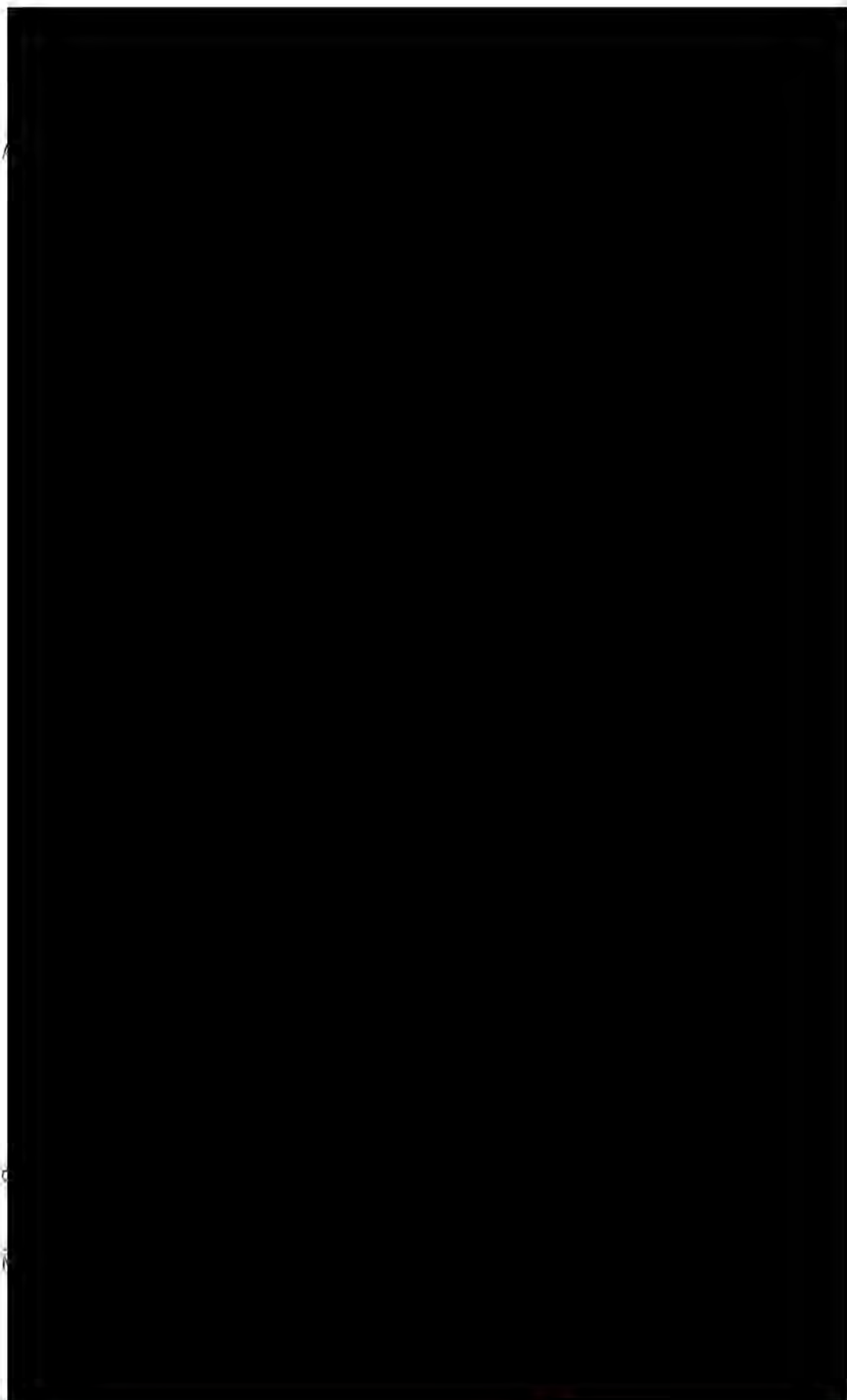


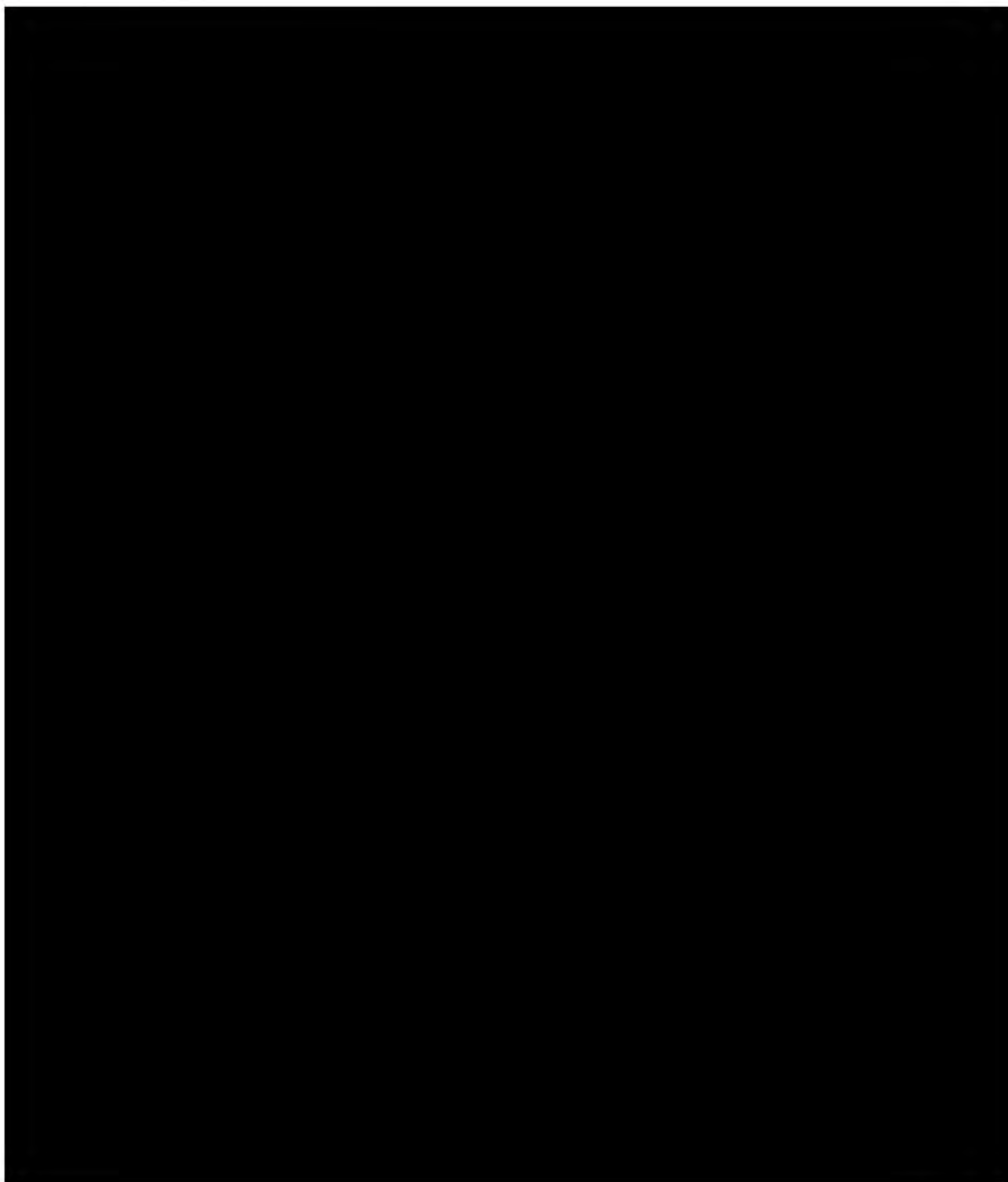


Confidential: For Internal Use Only









## C2. Project Financing



### Description

**Total Cost:**

**\$173,000,000**

**Land Purchase:**

**7.37 acres** of land were purchased by Integra Investments and its capital partners for **\$22,000,000**.

**Pre-Development and Initial Constructions Costs:**

**\$51,000,000** of pre-development and initial construction costs were financed by Integra Investments and its capital partners.

**Construction Financing:**

Integra Investments secured a **\$100,000,000 construction loan** from **Bank of the Ozarks** in **February 2016**

**Financing Proof:**

**THE REAL DEAL**  
SOUTH FLORIDA REAL ESTATE NEWS

MiamiNew YorkLos Angeles

### Integra closes first phase of \$100M construction loan for Aventura ParkSquare

*Norwich Partners paid \$8M for the hotel site*

By Katherine Kallergis | February 04, 2016 11:15AM

[Link to Article](#)

*(also shown on following two pages)*



## Integra closes first phase of \$100M construction loan for Aventura ParkSquare

*Norwich Partners paid \$8M for the hotel site*

By [Katherine Kallergis](#) | February 04, 2016 11:15AM



*Renderings of Aventura ParkSquare*

Integra Investments has sold the hotel site for Aventura ParkSquare and closed on a \$33 million construction loan as the mixed-use project moves forward.

The loan is the the first phase of \$100 million in financing, with the second portion closing within the next 30 days, Integra principal Victor Ballestas told *The Real Deal*. Bank of the Ozarks is the lender.

Groundbreaking is scheduled for next month at the 8.5-acre development site, a spokesperson for Integra said.

All-in-all, ParkSquare will include 55,000 square feet of retail; a 100,000-square-foot office tower, which sold out for [\\$56 million](#) last year; a 45,000-square-foot wellness medical center; a garage; and a 131-unit luxury residential condo tower.

Ballestas said 60 percent of the condos have been sold, mostly to end-users who are looking for walkability and new retail and restaurants. Amenities within the complex will include restaurants such as [Icebox Cafe](#), outdoor green spaces, a [Barry's Bootcamp](#) and [greenmonkey yoga](#). The [health-oriented development](#) will also feature extra-wide sidewalks for walkability; open staircases that support less use of elevators; and the elimination of curbs.

Prices for the residential condos range from \$500,000 to \$900,000.

"A lot of local people in Aventura are buying for their kids," Ballestas said.



The project also includes an Aloft Hotel. In addition to the construction financing, Miami-Dade County records show that Integra sold the hotel site to Norwich Partners, the Sanibel, Florida-based hospitality developer and investor. Norwich paid \$8 million for the roughly 1-acre site. The [207-key hotel](#), complete with an Aloft W XYZ bar and pool deck, will be completed along with the rest of the project by December 2017, Ballestas said. Construction will begin this month.



*Rendering of the Aloft*

Aloft operates in Coral Gables, and is already open in [South Beach](#) and in Doral.

Norwich Partners is [also developing the AC Hotel](#) by Marriott, a 233-key property directly across the street from Aventura ParkSquare. Zyscovich Architects is designing that hotel, as well as the entire Aventura ParkSquare development.

“The Aventura market has a pretty healthy demand for limited service hotels,” Ballestas said, citing one or two older hotels that service the market.

---

Tags: [Aventura Parksquare](#), [Integra Investments](#), [norwich partners](#)



### Description

**Total Cost:**

**\$86,600,000**

**Land Purchase:**

**7.5 acres** of land were purchased by Integra Investments and its capital for **\$8,500,000**.

**Pre-Development and Initial Construction Costs:**

**\$35,000,000** of pre-development and initial construction costs were financed by Integra Investments and its capital partners.

**Construction Financing:**

Integra Investments secured a **\$55,800,000 construction loan** from **JP Morgan Chase** in **February 2016**

**Financing Proof:**



The screenshot shows the top of a web browser displaying the South Florida Business Journal website. The header includes the site name, a 'CRANE WATCH' section, and links for 'LIMITED TIME OFFER' and 'YOUR ACCOUNT'. The main navigation bar lists categories like 'INDUSTRIES & TOPICS', 'NEWS', 'LISTS & AWARDS', 'PEOPLE & COMPANIES', 'EVENTS', 'LEADERS', and 'MORE...'. The article headline reads 'Integra Investments obtains \$56M loan to break ground on apartment project'. Below the headline, it says 'By Brian Bardell - Senior Reporter, South Florida Business Journal' and 'Feb 4, 2016, 6:45am EST Updated Feb 4, 2016, 4:15pm'.

[Link to Article](#)

*(also shown on following page)*

FOR THE EXCLUSIVE USE OF NELSON@INTEGRAFL.COM

From the South Florida Business Journal:

<https://www.bizjournals.com/southflorida/news/2016/09/27/integra-investments-obtains-56m-loan-to-break.html>

## Integra Investments obtains \$56M loan to break ground on apartment project

Sep 27, 2016, 10:55am EDT

An affiliate of Integra Investments secured a \$55.8 million construction loan to launch its Hallandale ArtSquare mixed-use project.

JPMorgan Chase Bank (NYSE: JPM) awarded the mortgage to Hallandale Land Ventures, an affiliate of Miami-based Integra Investments. It will fund development of the complex at 413 N. Federal Highway with 358 multifamily units, 12,755 square feet of retail/commercial space on the ground floor and 607 parking spaces.



Hallandale ArtSquare would have 358 multi-family units and 12,755 square feet of retail/commercial space.

Integra Investments Principal Victor Ballestas said it would break ground on Hallandale ArtSquare this month with Kaufman Lynn Construction as the general contractor. It was designed by MSA Architects. Ballestas said construction should take about 16 months.

Units would range from one to three bedrooms square feet. Ballestas said the "market rate" project would rent for about \$2 per square foot. Amenities would include a pool, fitness center, a kid's room and a theater room.

"We tried to bring all the amenities of a luxury project into a market-rate project," Ballestas said. "There's not any real supply in that submarket. It's a good location for that type of housing. We see the area as being redeveloped a lot."

The developer acquired the 7.5-acre site out of foreclosure for \$8.5 million in 2014.

ArtSquare is part of a development boom in Hallandale Beach. Other pending projects in the city include the 900 Building mixed-use tower, the mixed-use Oasis, the Optima Plaza North office building, the four residential and hotel towers on the Diplomat Golf Course, the mixed-use Chateau Square, the Beacon Office Building, the MG100 Tower with apartments, Peninsula Tower with office space and some retail and the V Tower office building.

**Brian Bandell**  
Senior Reporter  
South Florida Business Journal



### Description

**Total Cost:**

**Land Purchase:**

**Pre-Development and Initial  
Constructions Costs:**

**Construction Financing:**

**Financing Proof:**

### Financing Information

**\$37,300,000**

**.77 acres** of land were purchased by Integra Investments and its capital partners for **\$5,700,000**.

**\$13,050,000** of pre-development and initial constructions costs were financed by Integra Investments and its capital partners.

Integra Investments secured a **\$12,335,000 construction loan** from **City National Bank of Florida** in **July 2015**



[Link to Article](#)

*(also shown on following page)*



## Bank loans \$12 million for Sereno – Bay Harbor Islands condos

By **Mark Buckshon** - July 8, 2015



City National Bank of Florida has awarded a \$12.335 million construction loan for the **Sereno – Bay Harbor Islands** condominium project.

The 38-unit project, which broke ground in January, should be completed by the summer of 2016. The mortgage was provided to Bay Harbor Holdings, an affiliate of Miami-Based developers 13th Floor Investments and Integra Investments.

The developers obtained the property in 2012 as part of a package deal for apartment buildings in the island city, [South Florida Business Journal](#) has reported. They demolished the old apartments.

Units at Sereno were priced from \$912,000 to \$1.5 million and will have private elevators, the business publication reported. The eight-story project will include a fitness center, a private marina with kayak, paddle board and boat service, and a rooftop amenity deck with a pool, cabanas, bar, grill and movie theater.

**Miller Construction Co.** is the project's general contractor.

[Read more](#)

Share this:



**Mark Buckshon**

# D. Proposed Design Concept and Mix of Uses



“This is the first and most impactful step in the development of the Culinary Arts District. The proposed project presents the opportunity to truly transform downtown into a community destination. Incorporating City Hall into the heart of the project adds a dynamic component unique to Oakland Park by fostering community involvement.”

– *Bernard Zyscovich, Founder of Zyscovich Architects*





### Design Development – Project Vision

Redefine an urban downtown centered on a culinary, convenience, and experiential retail environment, anchored by City Hall and the community's young professionals. Architecturally, the design addresses the following goals:

#### Integration and Connectivity

**The project creates a new downtown anchor, connecting the site with existing development east of Dixie Highway.**

- By activating the west side of Dixie Highway, the project creates opportunities for the integration and convergence of pedestrian activity on both sides of the railroad tracks.
- Outdoor dining areas, sidewalk gardens, carefully crafted hardscape and landscape, and strong pedestrian plazas weave the north and south parcels together.
- Active retail and restaurants on the ground floor promote interaction at the street level, with pedestrian friendly sidewalks further connecting the north to the south and the east to the west.
- Public open spaces differentiate the project; through both public and private uses, they present qualities that create a unique sense-of-place and promote activities to support commercial areas.
- 38th Street offers the potential for pedestrian oriented festivities such as food markets and culinary gatherings.
- The project embodies the City's goal of defining a streetscape on West Dixie Highway consistent with a pedestrian environment.

#### Alignment with City's Vision

**Relocating City Hall to the epicenter of the development creates an anchor that embodies the City's goals.**

- The program fosters public interaction with the community by creating a pedestrian friendly environment beside a ground floor City Commission Chamber.
- Connectivity to the citizens from the City of Oakland Park is paramount, while presence and sense of identity are retained through the size and scope of the building design.

#### Project Scale and Materiality

**The project establishes an urban aesthetic utilizing innovative materials while maintaining the look and feel of the City.**

- The architectural characteristics push the boundaries of "new" while maintaining the traditional vernacular and tropical characteristics unique to Oakland Park.
- Covered shading devices, louvers, open air public spaces, and semi-public terrace gardens and patios all aid in accomplishing this goal.
- The proposed buildings are 68 feet high, consistent with the maximum height allowed by the City.



### Design Development – Mixed-Use Overview

The proposed development program includes various uses which integrate different components designed to continually activate the site and bring the community of Oakland Park together.

#### City Hall Office

**30,998 SF of dedicated space for the Oakland Park City Hall**

- Ground level exposure designed to engage citizens by providing street level presence through location in the heart of the site and prominent signage throughout.
- Dedicated terrace areas on both sides of the City Hall offices allow for a unique feature for the City to utilize.
- Large and contiguous floor plates are ideal for flexible office uses that can be configured in a variety of ways.

#### Retail

**32,537 SF of prime retail space**

- The retail portion was designed with culinary, convenience, cultural, and experiential tenants in mind to create a new destination center.
- 17 feet floor-to-ceiling heights create a strong curb appeal and allow for substantial retail visibility.
- Extensive sidewalk space for outdoor seating areas and pedestrian use.
- Retail bay frontage and depth dimensions are optimal for a wide array of tenant uses.

#### Multifamily

**90 multifamily and 11 live/work rental apartment units**

- Smaller average units were designed to cater to young professionals.
- The live/work and loft-type units contribute to the personality of the project by attracting new residents to an urban area, while protecting the existing surrounding neighborhood.
- The angled building design takes advantage of view corridors and provides architectural character, while the double stacked format allows for the corridor to efficiently serve two sides of the hallway.

#### Parking

**343 Parking Spaces**

- The project will include 343 parking spaces for all uses part of the development.
- The garage elevator corridors were designed to promote walkability, while maintain exclusive access and presence for City Hall.
- For some of the uses (e.g. City Hall), specific parking spaces or sections of the parking garage would be designated for exclusive use during specific periods of time.





### Design Development – Additional Key Highlights

The design is intended to give the proposed downtown development area a creative urbanized character, while maintaining the existing boutique and close-knit feel of the community in Oakland Park.

#### Aesthetics

- The design is post-modern industrial, which sets a warm tone with a strong project character, while remaining cohesive with the design of the surrounding neighborhood and Funky Buddha.
- Aesthetic connectivity of the residential building (north) and the City Hall building (south) is critical to the design; it creates the cultural and culinary destination centered around the retail.
- 38<sup>th</sup> Street was crafted as a pedestrian friendly walkway to connect both the north and south buildings, utilizing an aesthetically pleasing paver design as the setting for future events and functions.
- The project welcomes future development to continue the use of pavers, hardscape, and landscape design to further expand the communication of the project to east of Dixie Highway.
- The City Hall building façade is coherent with the overall project design, while encompassing a defined single office building structure to depict the sole identity of City Hall.
- The post-modern industrial look further plays on the railroad crossing, embracing the projects location near a train station with the integration of steel beams, clocks, and signage.

#### City Hall Presence

- City Hall is positioned in the epicenter of the proposed downtown development; it maintains its own identity with prime, ground-level access to the Chambers, and an easily accessible meeting place.
- By occupying the entire floor of the highest point of the project, the City maintains its prominence in the greater cityscape of the City of Oakland Park.
- The City has a dedicated lobby entrance and exclusive elevators for use by its staff, officials, and visitors; a ground floor reception area facilitates the controlled flow of pedestrian traffic into City Hall.
- The potential to, from time-to-time, convert 38th street into a private driveway for official City events presents endless opportunities to take advantage of the City's urban location.
- Streetscape fronting the building will be consistent with that of a City Hall, including the use of official flags, plaques, and signage, accompanied by a distinguished entranceway.
- The top floor terraces offer the opportunity for unique events and working spaces for city staff, elected officials, and community members to enjoy the views of greater Oakland Park.



# D. Proposed Design Concept and Mix of Uses - Rendering



INTEGRA

*View looking south west, facing the intersection of West Dixie Highway and 38<sup>th</sup> street*





# D. Proposed Design Concept and Mix of Uses - Rendering



INTEGRA

*View looking north west, facing the West Dixie Highway*



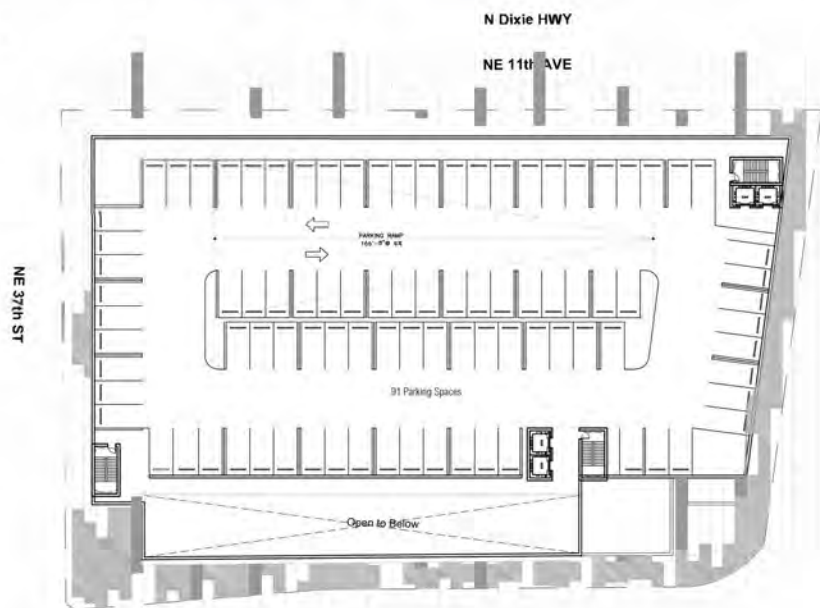




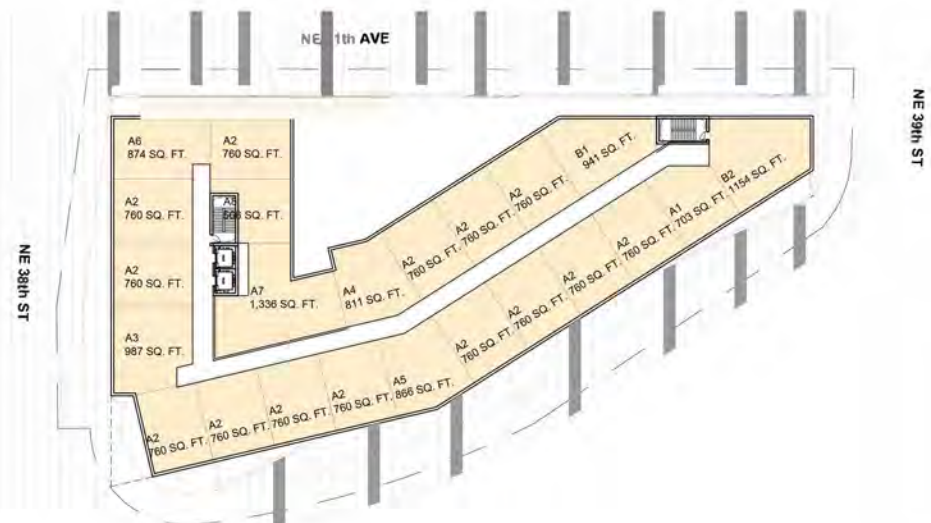
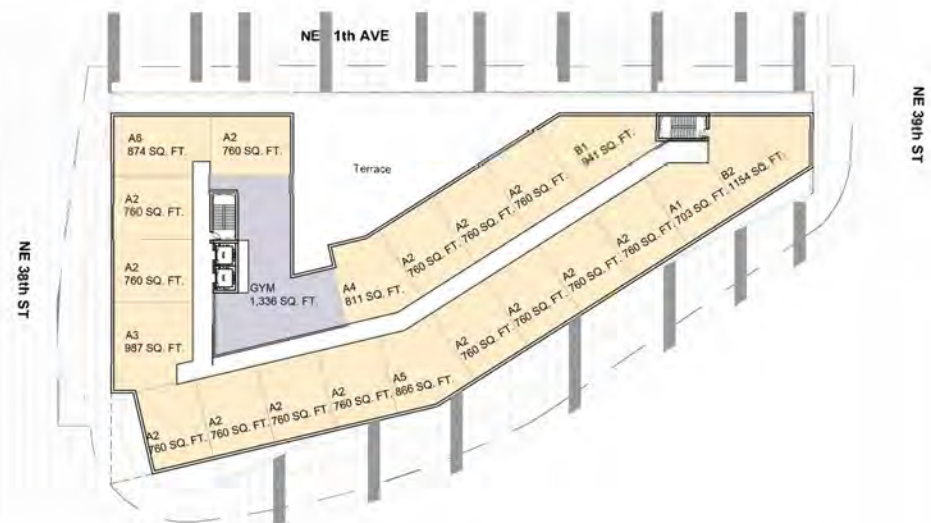




Second Floor



Third Floor



Oakland Park, Florida

Scale: 1" = 50'

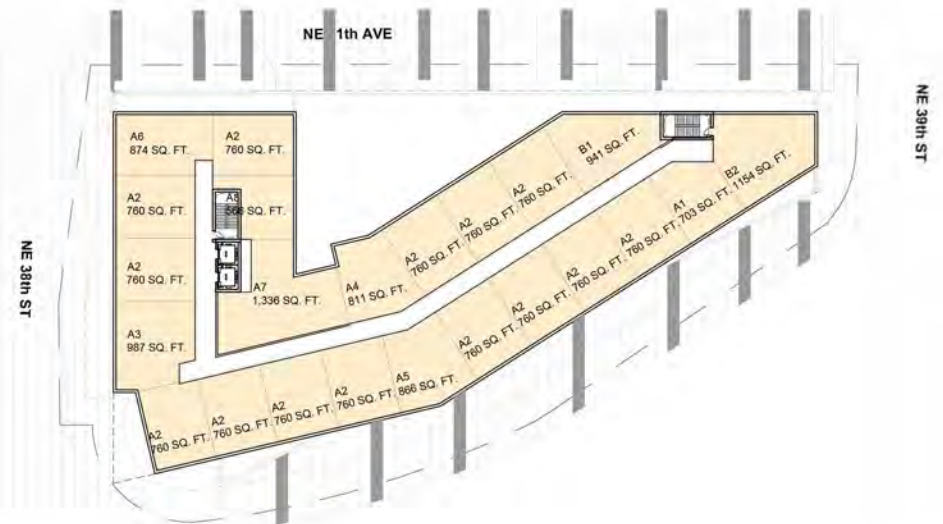
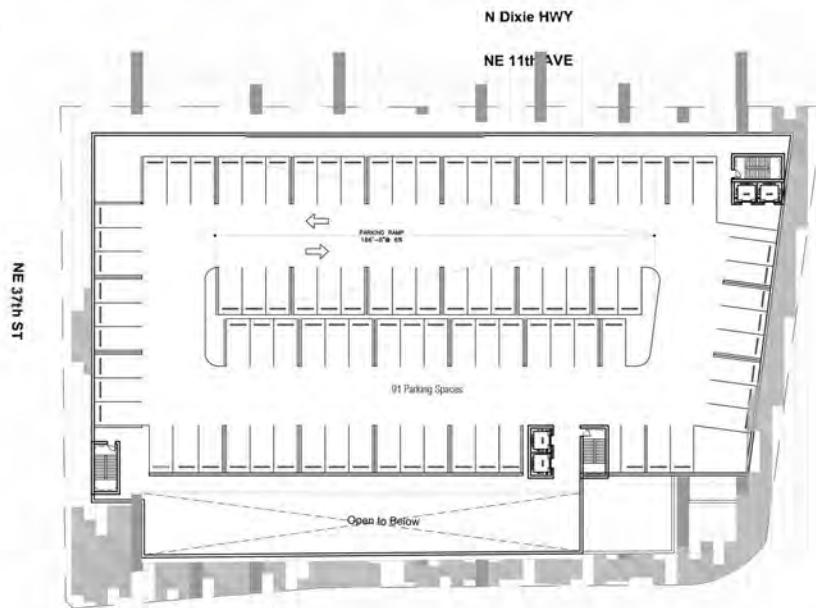
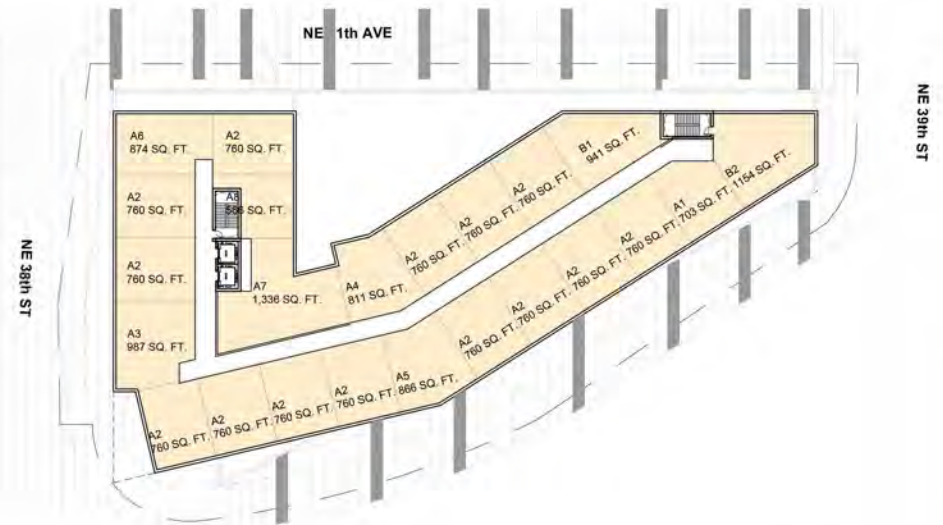
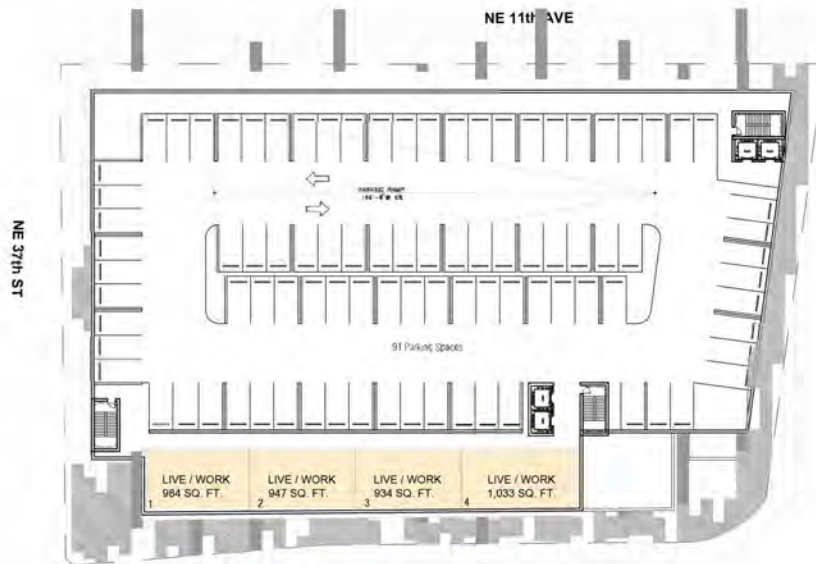
December 12, 2017

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**ZYSCOVICH**  
ARCHITECTS

10014 Biscayne Blvd. 27th Fl.  
Miami, FL 33132 2304  
1 305.372.5222 1 305.577.4521

e info@zyscovich.com  
w www.zyscovich.com



Oakland Park, Florida

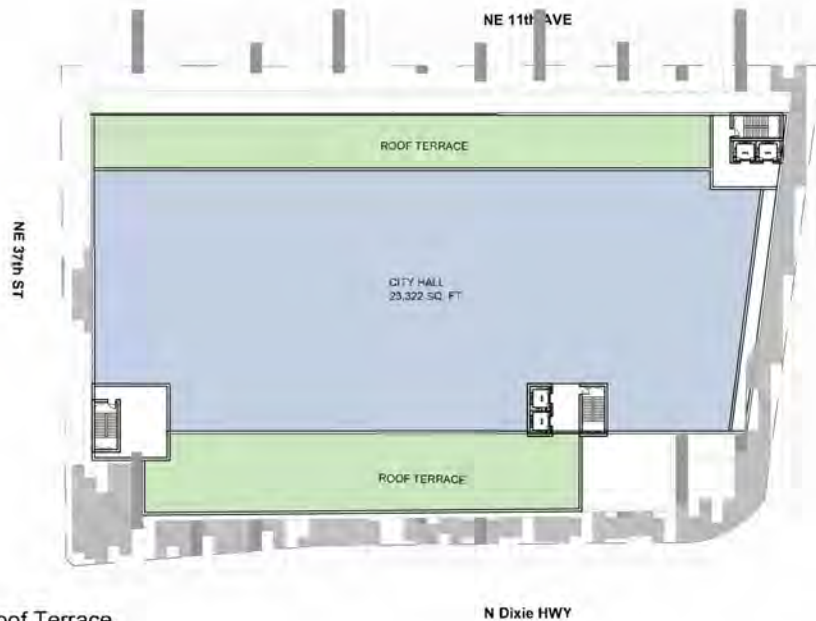
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December 12, 2017

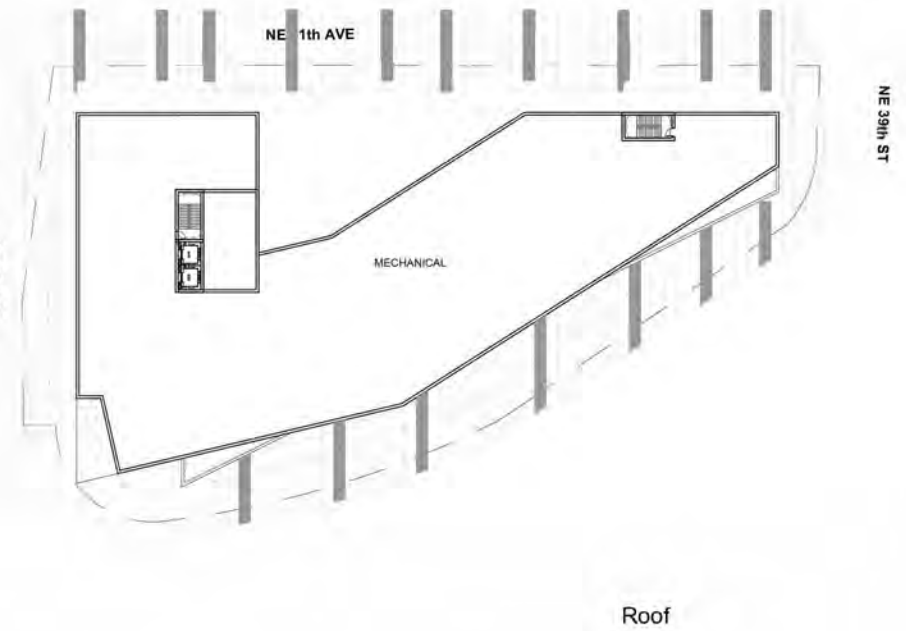
**ZYSCOVICH**  
ARCHITECTS

100 N. Bayshore Blvd. 27th Fl.  
Miami, FL 33132-2304  
T 305.372.5222 F 305.577.4521

e info@zyscovich.com  
w www.zyscovich.com



Sixth Floor / Roof Terrace



Roof



Oakland Park, Florida

OPTION 1

Scale: 1" = 50'

December 12, 2017

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ARCHITECTS

100 N Biscayne Blvd. 27th Fl  
Miami, FL 33132-2304  
1 305 372 5222 1 305 577 4521

e: info@zyscovich.com  
w: www.zyscovich.com



## D. Proposed Design Concept and Mix of Uses



Use	SF	Total Project		
		Units	Required Parking	Provided Parking
Retail	32,537 SF			
City Hall	30,998 SF			
Residential	73,610 SF	90 Units		
Live/Work	10,560 SF	11 Units		
<b>Total</b>	<b>147,705 SF</b>	<b>101 Units</b>	<b>341 Spaces</b>	<b>343 Spaces</b>

South Building Live/Work Unit Breakdown					
Unit Type	Area	Units / Floor	Floors	Total	
L1	890 SF	1 Unit	2	2 Units	
L2	984 SF	3 Units	1	3 Units	
L3	947 SF	1 Unit	2	2 Units	
L4	934 SF	1 Unit	2	2 Units	
L5	1,033 SF	1 Unit	2	2 Units	
<b>Total</b>	<b>10,560 SF</b>			<b>11 Units</b>	
<b>Weighted Average</b>	<b>960 SF</b>				

North Building Residential Unit Breakdown					
Unit Type	Area	Units / Floor	Floors	Total	
A1	703 SF	1 Unit	4	4 Units	
A2	760 SF	14 Units	4	56 Units	
A3	987 SF	1 Unit	4	4 Units	
A4	811 SF	1 Unit	4	4 Units	
A5	866 SF	1 Unit	4	4 Units	
A6	874 SF	1 Unit	4	4 Units	
A7	1,336 SF	1 Unit	3	3 Units	
A8	566 SF	1 Unit	3	3 Units	
B1	941 SF	1 Unit	4	4 Units	
B2	1,154 SF	1 Unit	4	4 Units	
<b>Total</b>	<b>73,610 SF</b>			<b>90 Units</b>	
<b>Weighted Average</b>	<b>818 SF</b>				

South Building			
Use	SF or Units	Parking Factor	Parking Required
Ground Floor Retail	14,969 SF	3.33 Spaces / 1000 SF	50 Spaces
Ground Floor City Hall	7,676 SF	2.50 Spaces / 1000 SF	19 Spaces
Top Floor City Hall	23,322 SF	2.50 Spaces / 1000 SF	58 Spaces
Ground Floor Live/Work	3 Units	1.5 Spaces / Unit	5 Spaces
Liner Live/Work	8 Units	2.0 Spaces / Unit	16 Spaces
<b>Total</b>			<b>148 Spaces</b>

North Building			
Use	SF or Units	Parking Factor	Parking Required
Ground Floor Retail	17,568 SF	3.33 Spaces / 1000 SF	59 Spaces
Residential	90 Units	1.5 Spaces / Unit	135 Spaces
<b>Total</b>			<b>194 Spaces</b>

# E. Bid Bond

## E. Bid Bond



Below please find a copy of the Cashiers Check made payable to the City of Oakland Park for \$7,500, which was submitted with this proposal to satisfy the Bid Bond requirement.

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK		282111107 NEW 01/08 8810004305	
<b>CHASE</b>		<b>CASHIER'S CHECK</b>	
Remitter: INTEGRA SOLUTIONS		Date: 12/12/2017	1172729916 25-3 440
Pay To The Order Of: CITY OF OAKLAND PARK		Void after 7 years	
Pay: SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS		\$** 7,500.00 **	
Do not write outside this box		Drawer: JPMORGAN CHASE BANK, N.A.	
Memo: _____			
Note: For information only. Comment has no effect on bank's payment.		Ryan A. Crowley, Managing Director JPMorgan Chase Bank, N.A. Columbus, OH	
		 Security Features Details on Back	
⑈ 1172729916⑈ ⑆044000037⑆ 758661326⑈			



# F. Section V: Proposal Forms

**SECTION V**  
**PROPOSAL FORMS**

**RFQ # 121517**

The undersigned hereby declares that after examining the Proposal Documents, does hereby submit a response to the proposal and warrants that:

- a. She/he is an officer of the organization.
- b. She/he is authorized to offer a proposal in full compliance with all requirements and conditions, as set forth in the RFQ.
- c. She/he has fully read and understands the RFQ and has full knowledge of the scope, nature, quantity and quality of the work to be performed, and the requirements and conditions under which the work is to be performed.

 _____ Authorized Signature	Nelson Stabile, Principal _____ Printed Name & Title
Integra Investments, LLC _____ Company Name	150 SE 2nd Avenue Suite 800 _____ Company Address
Miami, FL 33131 _____ City, State, Zip Code	December 12, 2017 _____ Date
305-774-0110 _____ Phone Number	nelson@integrafl.com _____ Email Address

SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, ON THE PUBLIC ENTITY CRIMES (To be signed in the presence Of a notary public or other officer authorized to administer oaths.)

STATE OF Florida COUNTY Miami-Dade

Before me, the undersigned authority, personally appeared, who, being by me first duly sworn, made the following statement:

Name of Proposer Integra Investments, LLC

Business Address 150 SE 2nd Avenue, Suite 800, Miami, FL 33131

I understand that a public entity crime as defined in Section 287.133 of the Florida Statutes includes a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity in Florida or with an agency or political subdivision of any other state or with the agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or any such agency or political subdivision and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

I understand that "convicted" or "conviction" is defined by the statute to mean a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

I understand that "affiliate" is defined by the statute to mean (1) a predecessor or successor of a person or a corporation convicted of a public entity crime, or (2) an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime, or (3) those officers, directors, executives, partners, shareholders, employees, members and agents who are active in the management of an affiliate, or (4) a person or corporation who knowingly entered into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months.

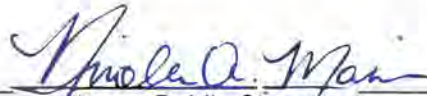
**Please check the appropriate paragraph below:**

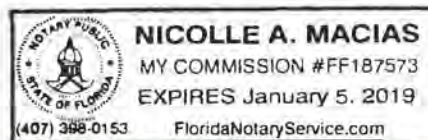
- ☒ Neither the Proposer, Contractor, nor any officer, director, executive, partner, shareholder, employee member or agent who is active in the management of the Proposer or Contractor nor any affiliate of the Proposer or Contractor has been convicted of a public entity crime subsequent to July 1, 1989.
- ☐ There has been a conviction of a public entity crime by the Proposer or contractor, or an officer, director, executive, partner, shareholder, employee, member or agent of the Proposer or contractor who is active in the management of the Proposer or Contractor or an affiliate of the Proposer or Contractor. A determination has been made pursuant to Section 287.133(3) by order of the Division of Administrative Hearings that it is not in the public interest for the name of the convicted person or affiliate to appear on the convicted vendor list. The name of the convicted person or affiliate is \_\_\_\_\_. A copy of the order of the Division of Administrative Hearings is attached to this statement

  
Proposer's Signature

Sworn to and subscribed before me on this 12 day of December, 2017

(affix seal)

  
Notary Public Signature





### NON-COLLUSION AFFIDAVIT


By submission of this affidavit, the Proposer certifies that this proposal is made independently and free from collusion. Proposer shall disclose below, to the best of its knowledge, any City of Oakland Park officer or employee, or any spouse, son, daughter, stepson, stepdaughter, or parent of any such officer or employee, who is an officer or director of, or has a material interest in, the Proposer's business who is in a position to influence this procurement. Any City of Oakland Park officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement. For purposes hereof, a person has a material interest if he or she directly or indirectly owns more than five percent (5%) of the total assets or capital stock of any business entity, or if he or she otherwise stands to personally gain if the contract is awarded to this vendor.

NAME

Integra Investments, LLC

RELATIONSHIPS

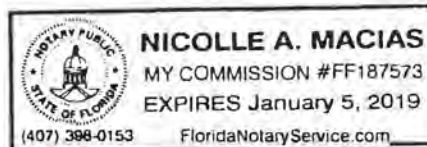
NONE: X

  
\_\_\_\_\_  
Signature of Proposer

Sworn to and subscribed before me on this 12 day of December, 20 17

(affix seal)

  
\_\_\_\_\_  
Notary Public Signature



## DOMESTIC PARTNERSHIP CERTIFICATION FORM

THIS FORM **MUST** BE COMPLETED AND SUBMITTED AT TIME OF SUBMITTAL  
FOR PROPOSER TO BE DEEMED RESPONSIVE

The Proposer, by virtue of the signature below, certifies that it is aware of the requirements of Section 2-197.1 of the City of Oakland Park's Code of Ordinances, "Requirement for city contractors to provide equal benefits to domestic partners", and certifies the following:

**Please check only one below:**

- ☒ 1. The Proposer currently complies with the requirements of Section 2-197.1 of the City of Oakland Park's Code of Ordinances and provides benefits to domestic partners of its employees and the partners' dependents on the same basis as it provides benefits to employees' spouses and the spouses' dependents
- ☐ 2. The Proposer will comply with the requirements of Section 2-197.1 of the City of Oakland Park's Code of Ordinances at time of contract award and provide benefits to domestic partners of its employees and the partners' dependents on the same basis as it provides benefits to employees' spouses and the spouses' dependents
- ☐ 3. The Proposer will not comply with the requirements of Section 2-197.1 of the City of Oakland Park's Code of Ordinances at time of award
- ☐ 4. The Proposer does not need to comply with the requirements of Section 2-197.1 of the City of Oakland Park's Code of Ordinances at time of award because the following exemption applies:

**Please check only one below:**


- ☐ The Proposer's price bid for the initial contract term is \$100,000 or less
- ☒ The Proposer employs less than twenty-five (25) employees
- ☐ The Proposer does not provide benefits to employees' spouses or spouse's dependents
- ☐ The Proposer is a religious organization, association, society, or non-profit charitable or educational institution
- ☐ The Proposer is a government entity
- ☐ The Proposer cannot comply with the requirements of Section 2-197.1 of the City of Oakland Park's Code of Ordinances because it would violate the laws, rules or regulations of federal or state law or would violate or be inconsistent with the terms or conditions of a grant or contract with the United States or State of Florida. Indicate the law, statute or regulation \_\_\_\_\_

(Attach explanation of its applicability).

**DOMESTIC PARTNERSHIP CERTIFICATION FORM (Continued)**

I, Nelson Stabile, Principal of Integra Investments, LLC  
(Name) (Title) (Proposer)

Hereby attest that I have the authority to sign this notarized certification and certify that the above-referenced information is true, complete and correct.

 Nelson Stabile  
Signature Print Name


STATE OF Florida )

COUNTY OF Miami-Dade )

SWORN TO AND SUBSCRIBED BEFORE ME this 12 day of December, 2017

by Nelson Stabile, to me personally known ☒ or produced

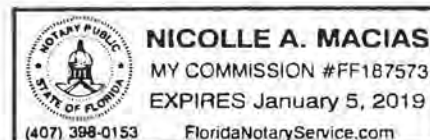
Identification \_\_\_ type of identification produced: \_\_\_\_\_

  
Signature of Notary Public

My commission expires: January 5, 2019

(SEAL)

Nicolle A. Macias  
Print name of Notary Public



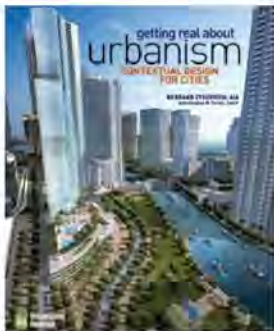


**G. Zyscovich  
Architects  
Qualifications**

## ZYSCOVICH ARCHITECTS FIRM PROFILE

Zyscovich Architects is a leading provider of world-class architecture, interior design and urban planning services. With more than 120 employees and offices in Miami, West Palm Beach, Orlando, New York City and Bogotá, the firm serves a broad range of clients representing both the public and the private sectors. Over the past 40 years the firm has been consistently recognized for both our innovation and our practical approach to design. Our extensive portfolio includes multi-family housing, entertainment, retail, transportation, hospitality, corporate, governmental, financial and educational facilities throughout the United States, the Caribbean and South America.

Zyscovich's team approach as planners, architects, and interior designers is to rationalize and facilitate the process from a project's inception through its successful completion. We offer a comprehensive scope of services by partnering with the client, consultants, and construction manager to develop solutions that will be thoroughly integrated with the client's vision. The quality of our staff, coupled with our size and proven expertise, enables us to understand each mission from the client's viewpoint and to provide solutions that are of the highest design quality. Our customized approach can help shorten the overall timeline of a project while maintaining the integrity of the design. This process also facilitates the design and delivery of excellent indoor and outdoor environmental quality, and we are committed to the incorporation of sustainable and LEED principles within our designs.



We approach urban planning and design projects by identifying opportunities to create a sense of place. We have termed this design philosophy *Real Urbanism*®. *Real Urbanism*® is a concept that supports sustainable development by understanding how a city came to be and considers past and present development patterns, local needs for better communities, and economic obstacles and opportunities. Based on this philosophy, our team creates authentic environments specific to each community by providing design solutions for livable places with diverse populations, cultural amenities, and economic vitality. This design philosophy is featured in two books: **Getting Real About Urbanism: Contextual Design for Cities**, written by Bernard Zyscovich and published by the Urban Land Institute and I'ARCAEDIZIONI's monograph, **Zyscovich Architecture and Real Urbanism**, with a preface by Frank O. Gehry.

The firm has produced varied scales of urban designs and master plans that successfully integrate design concepts with the needs of the immediate environment and the desires of the community, including the development of plans for CRA-driven redevelopment plans, transit-oriented development areas, evaluation of existing plans to accommodate market changes, citywide master plans, zoning regulations, and projects that integrate public/private partnerships. Many of the firm's projects involve challenging site planning and design solutions that require collaboration with multiple stakeholders and community members. Additionally, we have assisted numerous clients with zoning changes, grant writing, capital fundraising and complying with public-source funding requirements.



As one of the largest architectural firms in Florida, Zyscovich has the resources and experience to expeditiously complete the work proposed for the West Dixie Lot Redevelopment Project. Our ability to deliver as promised has established

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ARCHITECTS



our firm as a leader. We are committed to definitive scheduling and timely performance of our services. The firm has extensive experience working with city officials, public agencies and key stakeholders to develop a clear vision and implementable design solutions. By collaborating with our clients, and forming a true partnership, we are able to identify the most important issues and develop realistic and feasible solutions.

Zyscovich Architects has provided architectural design services to a variety of private developers, government agencies, institutions, and municipalities throughout Florida, to include schematic design, site analysis, design development, construction documents, and zoning and code analysis for residential, retail, commercial and mixed-use contracts. Zyscovich has extensive experience in residential project design for a variety of income levels. Our more than 15,000,000 SF of mixed-use, multi-family development designs include affordable housing, communal housing, garden apartments, townhomes, lofts, assisted and senior living facilities, and low, mid and high rise facilities. We are well-versed in various construction methods and the unique construction concerns presented by the South Florida environment. Our projects contain a variety of uses including a mixture of residential typologies, amenities, recreational components, public components and retail/commercial uses.

Some of our recent projects include Seventh Avenue Transit Village, a mixed-use affordable housing development project, the Multifamily, Assisted Living Facility and Senior Living at ParkSquare Aventura, the ArtSpace Sailboat Bend Lofts, a work force housing project for artists in Fort Lauderdale, the Bouland Mixed-use development, a six-story residential mixed-use condominium with 200-space parking garage and the AMLI residential development at Midtown Miami. We are also currently in permitting on Northwest Gardens Phase V, a sustainable and affordable housing project of 75 units of accessible, affordable elderly housing and 25 units of affordable family housing.



Other mixed-use, commercial and residential projects include the master planning and master architecture for: the 56-acre Midtown Miami Project which includes over 3,000 housing units, 600,000 SF of retail and 200,000 SF of office space; the architectural design and master site plan for the 200+ acre Hillcrest Golf Club Development consisting of 2,000 residential units, two golf courses and a clubhouse; and the master site plan for a 6,000 acre Caribbean Resort that features residential, mixed use, hospitality, marina and recreational facilities, golf courses, a theme park, schools and a town center. The firm has also completed a large variety of transit-oriented and mixed-use developments which merge residential, retail/commercial, cultural, parking and recreational amenities on one site or in one building, like our Seventh Avenue Transit Village project.



Our portfolio includes a variety of project types involving innovative master site design and parking solutions, retail and entertainment venues, restaurants, hotel, convention and meeting spaces, office space, and a multitude of other commercial uses. We have a depth of expertise in the design of these individual components as well as an intimate understanding of the most effective ways to program and design buildings that integrate multiple uses. We create designs with highly efficient floor plates that possess exceptional design elements while allowing for maximum revenue generation. Most importantly, we are dedicated to innovative and creative project solutions. We partner and collaborate closely with our clients in order to deliver an efficient and cost-effective project while consistently maintaining the original design integrity. We are also committed to the incorporation of sustainable initiatives to create facilities that are responsive to their environment, conserve resources, and reduce overall maintenance and operational costs.



We are committed to the future success of the communities in which we work and take great pride in our work, striving to design projects that celebrate and enhance their surroundings. Our projects become good neighbors not only due to their architectural appropriateness, but also to effective site planning that leverages all potential opportunities in order to create the most successful project. As architects, Zyscovich brings an intimate knowledge of constructability and viability to the design process and can help to ensure that the final design can be realized on budget. Our designs have been consistently recognized by the industry for both our innovation and our practical approach. Our record of performance, including our willingness to meet time and budget requirements, is proven by the fact that a vast majority of our clients are repeat clients because of our commitment to high quality design and responsive customer services.



The firm is nationally acclaimed for the creative solutions it brings to complex architecture and master planning projects. Some of the recent recognitions include USGBC Gala Verde Most Outstanding LEED for Homes Low-Rise Multi-Family Project for Northwest Gardens; Firm of the Year from the Florida AIA; the IIDA Best Residential Multi-Family Project Award for 2 Midtown; the ULI Southeast Florida / Caribbean Vision Award for Grove Garden; the AIA Florida Award of Excellence in Architecture for The Meridian Condominium; the APA Florida Award of Excellence for the City of West Palm Beach Planning and Zoning; and the AIA Florida Unbuilt Honor Award for the Downtown Miami DDA Master Plan Study; and the Developers and Builders Alliance Community Advancement Awards for Architectural Firm of the Year and Real Urbanism Visionary Award for the Midtown Miami Master Plan.

Despite our depth of experience and large firm size, we approach every program individually, giving each the undivided attention it deserves. It is this attention to quality and collaboration with our clients that results in successful projects.

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## BERNARD ZYSCOVICH, FAIA

President; Principal-in-Charge

Bernard Zyscovich is the founder of Zyscovich Architects and serves as its Managing Principal. With over 40 years experience, he has led creative teams on a wide range of projects from the urban planning of major U.S. cities to the architectural design of high-rise residential, mixed-use, retail, and commercial buildings. As the visionary on many high-profile projects, Bernard draws upon his extensive work with multiple stakeholders and broad-based public input to create implementable redevelopment plans that are embraced by the community, stakeholders, developers and elected officials.

Bernard brings to each of the firm's projects an instinctive understanding of architectural context and the connection to the surrounding environment as a result of his years analyzing the massing, forms and features of the urban fabric. This holistic approach allows our projects to enjoy a continuity with the essential aspects of the environment while establishing a new, integrated expression of that uniqueness of the place.

### RELEVANT PROJECT EXPERIENCE INCLUDES:

- Midtown Miami Master Plan, Zoning, Architecture, Entertainment Block, 2 Midtown & Parking Garages
- Seventh Avenue Transit Village Mixed-use Development / Parking Garage
- Village at Sailboat Bend Residences & ArtSpace at Sailboat Bend Lofts
- ParkSquare Aventura Mixed-use Development: Aloft Hotel, Assisted Living Facility, Multifamily Residential, Medical and Commercial Offices
- Boulton Condominiums
- Mana Wynwood Mixed-use Development
- AMLI Mid-rise Apartment Complex
- Anchor Shops Mixed-use Parking Garage
- Airport City Mixed-use Development at Miami International Airport
- Park Square at Doral Retail, Mid-rise, High-rise and Single Family Residential
- The Mirador Residences & Parking Garage
- Grove Garden Condominiums, Retail & Parking Garage
- The Meridian Condos & Parking Garage
- Northwest Gardens Phases II, IV & V
- Hollywood Ocean Village and Resort



Midtown Miami Master Plan, Zoning, Architecture, Entertainment Block, 2 Midtown & Parking Garages, Miami, FL

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### YEARS OF EXPERIENCE

43

### EDUCATION

Bachelor of Architecture  
Pratt Institute 1971

Special Study in Urban Design  
Università Di Architettura  
Venice, Italy 1969

### REGISTRATIONS

Registered Architect in:  
Florida #AR0007410

New York #030993-1

New Jersey #21A101705600

Pennsylvania #RA403495

North Carolina #11384

Georgia #RA012504

Tennessee #103991

Illinois #1.018009

NCARB Certification #26130

### PROFESSIONAL AFFILIATIONS

Fellow of the American  
Institute of Architects (FAIA)

Member of the American  
Planning Association (APA)

Member of the Urban Land  
Institute

### PUBLICATIONS/ SPEAKING ENGAGEMENTS

*Getting Real About  
Urbanism*, Urban Land  
Institute, October 2008

Numerous Publications in  
National Journals including  
*Architectural Digest*, *Interior  
Design and Architecture*, *Urban  
Land Magazine* and *Multifamily  
Housing*

ULI YLG Author Series: A  
Conversation with Bernard  
Zyscovich about *Real  
Urbanism*®, New York, NY

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## SURIA YAFFAR, ASSOC. AIA, LEED AP

*Partner; Director of Design*

Suria Yaffar is a firm Partner and the Director of Design. Suria has worked on a variety of urban design, planning and architectural projects for public and private clients throughout the United States. She is experienced in all phases of the planning process including community outreach, consensus building, strategic planning and urban design for downtowns, and land development. She is also highly experienced in all phases of the architectural design process, including site analysis, strategic planning/programming, site feasibility studies, master planning, and the design of mixed-use buildings. As a LEED Accredited Professional, Suria helps guide the application of sustainable design principles throughout the firm's design initiatives. Suria has served on regional ULI Advisory boards and conducted university lectures on master planning and architecture, and her work has been published in the ACSA Journal.

### RELEVANT PROJECT EXPERIENCE INCLUDES:

- Midtown Miami Master Plan, Zoning, Architecture, Entertainment Block, 2 Midtown & Parking Garages
- Anchor Shops Mixed-use Parking Garage
- Village at Sailboat Bend Residences & ArtSpace at Sailboat Bend Lofts
- The Mirador Residences & Parking Garage
- Park Square at Doral Retail, Mid-rise, High-rise and Single Family Residential
- Mana Wynwood Mixed-use Development
- ParkSquare Aventura Mixed-use Development: Aloft Hotel, Assisted Living Facility, Multifamily Residential, Medical and Commercial Offices
- Seventh Avenue Transit Village Mixed-use Development / Parking Garage
- The Meridian Condos & Parking Garage
- Boulan Condominiums
- Grove Garden Condominiums, Retail & Parking Garage
- AMLI Mid-rise Apartment Complex
- Flamingo Residences
- PGA Waterfront Mixed-use Development
- Airport City Mixed-use Development at Miami International Airport
- Northwest Gardens Phases II, IV & V
- Gulfstream Hotel Mixed-use Development
- Naples Gateway Triangle Mixed-use Development



*Village at Sailboat Bend Residences & ArtSpace at Sailboat Bend Lofts, Fort Lauderdale, FL*



### YEARS OF EXPERIENCE

30

### EDUCATION

Master of Architecture  
Princeton University 1990

Bachelor of Architecture  
University of Miami 1987

### REGISTRATIONS

LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

Associate Member of  
the American Institute of  
Architects

Member of the Urban Land  
Institute

### AWARDS

Urban Designer of the Year  
2008, American Institute of  
Architects, Miami Chapter

### PUBLICATIONS/ SPEAKING ENGAGEMENTS

Published in the ACSA Journal

Lecturer on the Faculty of  
Architecture at the University  
of Miami and Florida  
International University

Lectures Nationally on Issues  
of Architecture and Urban  
Planning

"Capacity-based Regulation vs.  
Form-based Regulation: A New  
Vision for West Palm Beach" at  
the 2008 Annual Conference  
of the American Association of  
Urban Planning

"Lessons Learned in Hollywood  
Beach" at the 2006 Annual  
Conference of the American  
Association of Urban Planning

Technical Assistance Program  
of the Council of the Southern  
District of Florida and the  
Caribbean Institute of  
Territorial Development

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## AHMED ALVAREZ, AIA, LEED AP

*Principal; Project Director*

Ahmed Alvarez has over 30 years of experience serving as project manager/project director on many of Zyscovich's large-scale renovation and expansion projects, to include hospitality, medium and high-rise residential, mixed-use developments, corporate offices and parking garages. He served as the senior project manager for the Flamingo South Beach Resort renovation coordinating a large team of sub-consultants. Ahmed has been involved in all aspects of architectural work involving client contact; programming and predesign services; and construction documents and administration. He is particularly adept at keeping projects on budget and schedule, maintaining momentum to ensure that the project reaches satisfactory completion. His project experience also includes affordable mixed-used and commercial development and affordable housing. Ahmed has excelled in the area of architectural design and production as well as environmental design and contract administration.

### RELEVANT PROJECT EXPERIENCE INCLUDES:

- Seventh Avenue Transit Village Mixed-use Development / Parking Garage
- Airport City Mixed-use Development at Miami International Airport
- Village at Sailboat Bend Residences & ArtSpace at Sailboat Bend Lofts
- Midtown Miami Master Plan, Zoning, Architecture, Entertainment Block, 2 Midtown & Parking Garages
- Park Square at Doral Retail, Mid-rise, High-rise and Single Family Residential
- ParkSquare Aventura Mixed-use Development: Aloft Hotel, Assisted Living Facility, Multifamily Residential, Medical and Commercial Offices
- AMLI Mid-rise Apartment Complex
- The Mirador Residences & Parking Garage
- The Meridian Condos & Parking Garage
- Grove Garden Condominiums, Retail & Parking Garage
- Gulfstream Hotel Mixed-use Development
- Boulton Condominiums
- Anchor Shops Mixed-use Parking Garage
- Villa Magna Luxury Condominium and Parking Garage
- Mikado Mixed-use Development
- Northwest Gardens Phases II, IV & V



### YEARS OF EXPERIENCE

36

### EDUCATION

Bachelor of Architecture  
University of Miami 1980

### REGISTRATIONS

Florida Architect #0014338

LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

Member of the American  
Institute of Architects

National Fire Protection  
Association

Developer & Builders Alliance

National Trust for Historic  
Preservation

Coral Gables Chamber of  
Commerce

Miami Beach Chamber of  
Commerce



*Seventh Avenue Transit Village Mixed-use Development / Parking Garage, Miami, FL*

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## MANUEL DEL MONTE

Senior Urban Designer

Manuel del Monte has worked on a large number of urban design and planning projects throughout the southeastern United States, as well as internationally. In his role as Senior Urban Designer, he brings his expertise in visioning, programming, conceptual design, architectural massing, design guideline development and zoning analysis to the firm's commissions. Manny has advanced experience in various design software programs including: GIS Mapping Software, Arc Map, AutoDesk, AutoCAD, 3D Studio VIZ 4, 3D Studio Max, Rhinoceros 3D, and Adobe Photoshop, Illustrator and InDesign.

### RELEVANT PROJECT EXPERIENCE INCLUDES:

- Midtown Miami Master Plan, Zoning, Architecture, Entertainment Block, 2 Midtown & Parking Garages
- Seventh Avenue Transit Village Mixed-use Development / Parking Garage
- Boulon Condominiums
- Mana Wynwood Mixed-use Development
- Park Square at Doral Retail, Mid-rise, High-rise and Single Family Residential
- PGA Waterfront Mixed-use Development
- ParkSquare Aventura Mixed-use Development: Aloft Hotel, Assisted Living Facility, Multifamily Residential, Medical and Commercial Offices
- AMLI Mid-rise Apartment Complex
- Airport City Mixed-use Development at Miami International Airport
- Bay Ridge Retail Center Architectural Services - Mixed Use Development
- Mana Downtown Mixed-use Development
- Mixed-use Development North Miami Beach 15780 W Dixie Highway
- Villa Magna Luxury Condominium and Parking Garage
- Hollywood Ocean Village and Resort
- 16th Street Miami Beach Convention Center District Redevelopment Plan
- Downtown Miami Micro-unit Tower
- Bayfront Park Capital Improvements Plan
- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative
- Sunset Shops Architecture & Planning
- Southland Mall Redevelopment Master Planning & Zoning Analysis
- Gulfstream Hotel Mixed-use Development



Downtown Miami Micro-unit Tower



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### YEARS OF EXPERIENCE

13

### EDUCATION

Master of Architecture, Florida International University 2006

Architectural Studies, Florida International University 2004

### HONORS & PUBLICATIONS

Architecture & Connectivity, Alfredo Andia, Ph.D., editor

Editorial Universidad UNIACC

SECCA HOME House Competition, Honorable Mention

Selected Work displayed at the 2005 Biennial in the Design District

### PUBLICATIONS/ SPEAKING ENGAGEMENTS

Florida APA 2008 Annual Conference, Capacity Driven Codes vs. Form Based Codes: A New Vision for WPB, Miami, FL

Florida APA 2006 Annual Conference, Lessons Learned in Hollywood Beach

District Council's Technical Assistance Panel Program, Urban Land Institute South East Florida/Caribbean District Council

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## MIDTOWN MIAMI MASTER PLAN, ZONING, ARCHITECTURE, ENTERTAINMENT BLOCK, 2 MIDTOWN & PARKING GARAGES

Miami, FL



Existing Conditions



Proposed Development Scenario

Midtown Miami, likely one of the largest urban infill development projects in the country, encompasses a 56-acre site formerly used by the Port of Miami as a storage facility for shipping containers. Identified by Zyscovich as a potential mixed-use district in an early plan for the City of Miami, the firm identified which blocks should contain retail, which commercial/entertainment and which residential.

As the site's master planners and master architects, the team partnered with the City of Miami's planning department to examine the zoning and land use and to change the land use from Industrial to Restricted Commercial. Zyscovich then created two Special District Overlays and Design Guidelines to regulate building form, parking, open space, and uses organized around a hierarchy of different streets.

From that point, the neighborhoods within Midtown were further refined. Along the western edge of the site is residential over big box and regional retail. The requirements for the residential buildings include service-oriented ground floor retail and internal parking hidden from the street to further enhance the pedestrian-friendly plan. The northeast portion of the site, known as the Entertainment Block, is planned as an intensely commercial zone created for use by the entire neighborhood and will provide continuous pedestrian activity within, and along, its northern edge which abuts the Miami Design District. It includes two office/showroom buildings with ground floor retail, dining, and shopping that are separated by a one-acre park, as well as a condominium hotel with abundant corner uses and a community theater which will offer cultural activities.



The 2 Midtown 28-floor tower, modeled on the urban streetscape to come, comprises residential and work/live space, recreational and athletic amenities, ground level retail, and internal parking. The project represents Zyscovich's vision of "a highly functioning 21st Century city if created from scratch." A 28-story landscape of varying facades and heights, the building is an assemblage of exterior and interior volumes. From Midtown Boulevard, the design appears to be of a 12-story building composed of interior courts. From the mews, it is a row of three-story walk-ups. The project's mix of residential and live/work units allows professionals, such as designers, artists, or architects to live in the same building as their offices or studios or to be within walking distance.

Zyscovich designed the complex with an internalized parking scheme, i.e. with residential units lining exposed elevations. Such a solution to urban livability removes cars from the street face, enhances pedestrian-friendliness, and integrates issues of access and security. A post-tensioned system was used in the design of this project, which has a level of service (LOS) of B to C. A card access system was implemented primarily for tenants with valet parking offered to all guests. There is also additional guest parking on the outside of the structure. Rather than sitting atop a parking podium, the building reaches the ground where street level space for retail, dining, and entertainment encourages 24-hour pedestrian activity, enhancing security and vitality.



## AWARDS

AIA Florida Unbuilt Honor Award  
 FLAPA Gold Coast  
 Outstanding Urban Design Project or Study  
 FLAPA Gold Coast  
 Outstanding Transportation Project  
 Developers and Builder's Alliance  
 Community Advancement Awards  
 Real Urbanism Visionary Award  
 IIDA Best Residential Multi-Family Project & IIDA People's Choice Award

## KEY FEATURES

Master Planning  
 Urban Planning  
 Urban Design  
 Brownfield Redevelopment and Reclamation Project  
 Environmental Remediation  
 Visioning & Programming  
 Community Redevelopment  
 Context Sensitive Development  
 Economic Feasibility Analysis  
 Highest and Best Use / Land Value Optimization  
 Increased F.A.R.  
 Land Development Regulations  
 Local/Regional Transportation Analysis Master Planning  
 Market Based Solutions  
 Multiple Stakeholder and Agency Coordination  
 Overlay District & Design Guidelines  
 Phased Development  
 Public Green Space  
 Retail Corridor  
 Revenue Generating Opportunities  
 Site Evaluation & Analysis  
 Streetscape Improvements  
 Sustainable Design  
 Transit-Oriented Development  
 Urban Fabric Revitalization  
 Urban Infill  
 Vertically Integrated Mixed-Uses  
 56 Acres  
 28 Stories  
 391 Parking Spaces  
 331 Residential Units  
 Zoning Changes  
 Sustainable Design  
 Mixed-use Development



## SEVENTH AVENUE TRANSIT VILLAGE MIXED-USE DEVELOPMENT/ PARKING GARAGE

Miami, FL

The Seventh Avenue Transit Village is a 202,000 SF mixed-use development project located in the heart of Liberty City, one of Miami-Dade's oldest and most celebrated communities. This multimodal hub will provide economic growth and community redevelopment opportunities for the area. The Seventh Avenue Transit Village project evolved through a partnership between the Miami Dade Transit Agency, the Miami Dade Cultural Affairs Council, and the developer. The project integrates affordable housing with a bus transit station, a community black-box theater, retail space, County administrative offices, and a shared parking garage.

The project has been developed in two phases, with all of the above included in the first phase and additional housing and parking anticipated for the second phase. The development will ultimately enhance current transportation services, revitalize the area and provide immediate access to I-95.

### KEY FEATURES

- 127,000 SF
- Nine Stories
- 76 Residential Units
- 156 Parking Spaces; 3 Levels with Active Liners; 75,000 SF Garage
- Affordable Housing
- Mixed-use Development
- LEED Certification in Progress
- Master Planning
- Programming
- Site Evaluation & Analysis
- Redevelopment and Infill Development in Urbanized Area
- Public Realm
- HUD Compliant
- Local/Regional Transportation Analysis
- Transit-Oriented Neighborhood Centers
- Recreation and Open Space Development
- Sustainable Design
- Residential Units
- Project Phasing
- Multiple Stakeholder and Agency Coordination



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## THE VILLAGE AT SAILBOAT BEND MULTI-FAMILY HOUSING

Fort Lauderdale, FL

In collaboration with Lennar Homes and ArtSpace, a national arts support organization, Zyscovich Architects developed the Sailboat Bend Master Plan with a four-fold purpose that included: 1) the master planning for a mixed-income, urban infill residential community on a 14-acre site situated in a blighted historic neighborhood and previously held in institutional hands; 2) the restoration of the site's historic school, unused for decades, as a community facility; 3) the refurbishment of the adjacent underutilized historic playfield and its extension into a new, two-acre park; and 4) the urban and architectural design for the new neighborhood.

Completed in 2009, this new urban community provides residential and non-residential development components within a new street grid reconnecting to the surrounding neighborhood. The residential component of 260 units of housing includes subsidized and low-cost rental live/work open lofts for artists mixed with affordable and market-rate ownership. Arranged in two and three story buildings and walk-up units (two-family units, one on top of the other) with direct entry from the street, the mixed-use, mixed-finance development has generated economic, cultural, architectural, and recreational diversity in a disinvested urban area and has also acted as a catalyst for investment and opportunity in Fort Lauderdale.



### AWARDS

FL APA Gold Coast Section  
Outstanding Urban Design  
Study

### KEY FEATURES

Master Planning

Visioning

Programming

Site Evaluation & Analysis

Redevelopment and Infill  
Development in Urbanized  
Area

Overlay District and Design  
Guidelines

Public Realm

Vertically Integrated Mixed-  
Uses

Local/Regional Transportation  
Analysis

Transit-Oriented  
Neighborhood Centers

Public Streetscape  
Improvements

Economic Feasibility

Recreation and Open Space  
Development

Sustainable design

Residential Units

Mandated Active Uses On  
Ground Floors

Live/Work Uses

Project Phasing

Multiple Stakeholder and  
Agency Coordination

### REFERENCE CONTACT

Lennar Homes, Inc.  
Peter Osterman  
pete.osterman@lennar.com  
954.370.0003

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## ARTSPACE LOFTS

Fort Lauderdale, FL

The ArtSpace building itself comprises a new three-story loft building including a range of one- and two-bedroom units. A common gallery space is located on each floor and provides a variety of gallery spaces with proximity to a large outdoor terrace, individual studios, and also direct ground floor access. Harmon Field Park, adjacent to the old West Side School, was refurbished and extended to an adjoining waterway to create a new two acre park which serves as a waterfront civic space for the neighborhood and the overall community.

The planning program required reconnecting the 14-acre site with the adjacent urban fabric of the nearby historic residential neighborhood in order to ensure a safe, appropriately scaled and walkable residential environment. Intrinsic to the project's success has been the site layout and building designs which use a variety of urban and architectural elements that are representative of the nearby neighborhood streets and architectural style and character of existing historic homes. Zyscovich created a distinct four-block street pattern lined with two- and three-story townhouses and walk-ups, all of which employ the architectural and cultural character of the original neighborhood. All units, including the units located on the second floor, have direct entry from the street, a front porch at ground level, and ground floor access to the parking courts at the rear. The street orientation is reinforced by open front porches and balconies. Each block is configured with a different combination of unit types to enhance the sense of variety and character. Streets are interspersed with vertical, stucco campaniles that project up to four stories in height, serving as gateway entrances into motor courts at block mid-points and corners.



### AWARDS

FL APA Gold Coast Section  
Outstanding Urban Design  
Study

### KEY FEATURES

Master Planning

Visioning

Programming

Site Evaluation & Analysis

Redevelopment and Infill  
Development in Urbanized  
Area

Overlay District and Design  
Guidelines

Public Realm

Vertically Integrated Mixed-  
Uses

Local/Regional Transportation  
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Neighborhood Centers

Public Streetscape  
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Economic Feasibility

Recreation and Open Space  
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Residential Units

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## THE MERIDIAN CONDOS & PARKING GARAGE

Miami Beach, FL

The design of this 111-unit, six-floor condominium represents the simplest response to a difficult site. The highly irregular and restrictive property is located within the urban core of South Beach and includes one triangular corner as well as an extraordinarily long frontage along the boulevard elevation. Additionally, it faces a public memorial associated with numerous height and view issues. In the center of the site were hundreds of industrial piles, left from a previous uncompleted project. The firm incorporated the eccentric piles into the structural design by creating one large slab that extends across the site.

On the boulevard side the long, continuous façade undulates. At the apex where the two streets meet, the architecture rises above the sloping elevations in order to articulate the corner, in much the way of New York City's Flatiron building. To satisfy the zoning requirement regarding height and views, a penthouse level was created with large, semi-enclosed terraces.

The Meridian comprises industrial-style lofts of various sizes and amenities, penthouses, townhouses, and two levels of parking. All lofts have twelve-foot-high ceilings and high windows and doors that open onto balconies. The top floor lofts have double height ceilings and rooftop terraces. A glamorously landscaped rooftop pool overlooks the city skyline.



### AWARDS

Miami Design Preservation League Best New Construction in the Historic District

NAHB Multifamily Finalist for Best Mid-Rise Condominium Community of the Year

AIA Florida Award of Excellence in Architecture

### KEY FEATURES

387 Parking Spaces; 2 Levels;  
320,000 SF

Accessible & Bicycle Parking

Active Ground Level Liners

Urban, High Traffic Area

Public Streetscape Improvements

Pedestrian Friendly Environment

Master Planning

Urban Setting

Tight Sight

Enhanced Appearance

Irregular & Restricted Footprint

Extensive Landscape Package

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## BOULAN CONDOMINIUMS

Miami Beach, FL

This six-story residential mixed-use condominium is located on the site of several of Miami Beach's early landmarks; today, the site is part of the City's developing Cultural Campus. The Zyscovich design incorporates elements of the historic facades on the 21st Street elevation facing Bass Museum Park and creates terraces in set backs behind them. The architecture is discreet and introverted, melding the building subtly into the urban fabric while elevating the aesthetic quality of the neighborhood. At the 20th Street and Collins Avenue corner, where the building is already set back, a newly created, palm-filled plaza is a focal point. Additionally, the design has reenergized street level retail activity in the previously low-end retail location.

The project features a four-story, 200-space parking garage with a drop-off area. The exterior of the garage is covered with decorative aluminum grills and surrounded by green planters on its second floor. The third floor of the garage opens to the mezzanine level and 25,000 SF of retail space containing New York-style shops and restaurants. It also features a full gym that overlooks the courtyard and a rooftop pool deck with cabanas, lawns, a fire pit, and floating platform benches.

The lobby, located across from the park on 21st Street, has been designed as an oasis of elegance. It includes a landscaped interior courtyard with reflecting pools visible from corridors that, in turn, are illuminated with daylight. Residential units are unusually deep and designed with an inner "core" segregated by retractable lacquered panels. All are furnished with built-in elements throughout, such as bamboo floors, quartzite cladding, and cast resin baths and sinks. Translucent sliding doors allow light to penetrate throughout the entire unit. Hallway walls are either left free for art display or configured for additional storage. Most penthouse units have stairs leading up to roof terraces with views of the ocean. Finished units, all with high-end kitchens, were completely ready for move-in.



### KEY FEATURES

- 200,000 SF
- Six Stories
- 57 Residential Units
- Master Planning
- Visioning
- Programming
- Mixed-use Development
- Site Evaluation & Analysis
- Redevelopment and Infill Development in Urbanized Area
- Public Realm
- Public Streetscape Improvements
- Economic Feasibility
- Recreation and Open Space Development
- Residential Units
- Live/Work Uses
- Retail
- Project Phasing
- Multiple Stakeholder and Agency Coordination
- Transit Oriented Neighborhood Centers
- Pedestrian Friendly

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## THE MIRADOR MIXED-USE PARKING GARAGE

Miami Beach, FL

The Mirador residences project was so successful that its existing parking garage quickly outgrew capacity. Accordingly, a fifty-year old, ten-story apartment building with outdated parking infrastructure located opposite the complex was demolished to make the construction of a five-story, 570-space garage possible. In a totally unique typology, residential use of the structure was secondary to parking. However, those who are not familiar with the neighborhood often believe the project to be a townhomes. The design wraps the structure on three sides with apartments so that no part of the parking facility faces onto the street at the pedestrian level. All residential units are provided with individual patios—an aesthetic, privacy, and safety feature—as well as direct access to the garage.



### AWARDS

AIA Florida Award of Excellence in Architecture

AIA Miami Honorable Mention

### KEY FEATURES

570 Parking Spaces; 5 Levels;  
180,000 SF

Active Ground Level Liners

Rooftop with Canvas to Shade Cars

Mixed-Uses at Ground Floor

Aesthetically Pleasing Facades

Public Streetscape Improvements

Pedestrian Friendly Environment

Dense Urban Setting

Public Streetscape Improvements

Master Planning & Programming

Accessible & Bicycle Parking

Urban, High Traffic Area

Public Streetscape Improvements

Pedestrian Friendly Environment

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## GROVE GARDEN CONDOMINIUMS MIXED-USE PARKING GARAGE

Coconut Grove, FL

The plan for Grove Garden, which is primarily multi-family condominiums with a commercial component, applies principles of *Real Urbanism*®, which, as defined by firm principal Bernard Zyscovich, is a planning method that considers form, scale, and the invention of new possibilities in terms of the origin and native character of a place. Zyscovich applied those tenets to Grove Garden's design in numerous ways that relate to and enhance its neighborhood by creating opportunities to integrate the development into its urban context. First, the firm conceived the development as a private enclave in a public setting, one that includes highly accessible mixed-use opportunities which establish and enlarge urban connectivity. Next, the firm planned the site to include townhouses, private gardens and a pool, office space, an open public patio retail space and two levels of underground parking. In order to accommodate public space and reveal the historic tea house, the project required a decrease in the setbacks at the rear of the site and an increase at the front. Accordingly, the architecture steps back toward the adjacent low-scale residential neighborhood and is highest where it frames the mixed-use areas along the main street. Originally settled by Bahamian immigrants who brought with them both the botanical seeds and aesthetic sensibility of their Caribbean island, Coconut Grove has managed in many ways to keep that aesthetic as its neighborhoods were developed. Accordingly, the architecture of Grove Garden recalls the original, tropical "Old Grove" style with sheet metal roofs, exposed beams, indented porches (rather than balconies), and latticed walls.

### AWARDS

ULI Southeast Florida/  
Caribbean Vision Award

### KEY FEATURES

104 Parking Spaces; 5 Levels;  
76,000 SF

Accessible & Bicycle Parking

Active Ground Level Retail  
Liners

Urban, High Traffic Area

Public Streetscape  
Improvements

Pedestrian Friendly  
Environment

Zoning Change

Master Planning, Visioning &  
Programming

Site Evaluation & Analysis

Public Realm

Economic Feasibility

Sustainable Design

Project Phasing

Multiple Stakeholder and  
Agency Coordination

Dense Urban Setting



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## PARKSQUARE AVENTURA MIXED-USE DEVELOPMENT

Aventura, FL

ParkSquare Aventura was designed with health and wellness in mind and features Active Design Guidelines. A 10-story building with ground level retail, parking, and medical offices defines the central block. The parking in this building also serves the Aloft Hotel and restaurants on the northwest corner and the 147,800 SF Assisted Living Facility (ALF) on the southwestern block. The 10-story ALF contains 141 units with 11 distinct unit types including studios, shared rooms, one-bedrooms, one-bedroom luxury, two-bedrooms, and two-bedroom luxury. The ALF has one floor dedicated for Alzheimer's care and one floor dedicated to Special Care.

Located one block east of a major thoroughfare along a primary artery, this project will be the area's first pedestrian-friendly, mixed-use community. Narrow streets will separate three blocks that define the west side of a grand promenade that runs north-south through the center of the 7.39-acre site.

A five-story parking garage will be at the core of a single continuous block that delineates the east side of the promenade. The north end of the garage will be concealed by a seven-story glass office building with a restaurant at the ground level that will serve as an entry piece to the community. Eight retail shops with apartments above will line the promenade camouflaging the west side of the garage. Four three-story townhomes will abut the east side of the garage, making it indiscernible from Northeast 30th Avenue. A green roof and terrace on top of the parking garage will link the office building and a residential tower that will anchor the eastern block.

### KEY FEATURES

1,184 Parking Spaces Total: 4 & 8 Levels; 609,719 SF Total

Accessible & Bicycle Parking

Active Ground Level Liners

Urban, High Traffic Area

Public Streetscape Improvements

Pedestrian Friendly Environment

Vertically Integrated Mixed-Uses

Revenue Generating Opportunities

Public Green Space

Multiple Stakeholder and Agency Coordination

Market Based Solutions

**Affordable Senior Living**

Community Redevelopment

Highest and Best Use / Land Value Optimization



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## ANCHOR SHOPS MIXED-USE PARKING GARAGE

Miami Beach, FL

The Anchor Shops Mixed-Use Parking Garage proved integral to the City of Miami Beach's Hotel Development Agreement by enabling the Loews Hotel to meet its parking requirements as specified under the City's zoning ordinance. The firm conceived of a means of providing the necessary parking spaces within 500 feet of the hotel, as required by the City's zoning code, in a way that both practically and handsomely served the urban setting. By reopening 16th Street as a roadway, incorporating the historic buildings into a new structure, and building 21,500 SF of retail space at ground level, the design provided a safe, secure, and easily maintainable parking facility without the visual and physical intrusion of a massive parking pedestal.

The parking structure is conceived as an urban building with pedestrian oriented activities at the street. The building is designed to blend into the character of the historic district and is clad with a combination of architectural pre-cast, for the garage component which is set back from the street, and stucco at the retail level at the sidewalk. The structure itself is a precast structure with field or factory applied topping slabs. The facility is highly sensitive to issues of security, nighttime use, maintainability and ease of operation. The 800-car garage services both the hotel and the general public. The resulting development restored pedestrian and traffic circulation and also revived the only derelict municipal site in the City's Historic District.



### AWARDS

APA Planning Award for Outstanding Architectural Project

AIA Miami Honor Award of Excellence in Urban Design

### KEY FEATURES

800 Parking Spaces; 5 Levels; 260,000 SF

Accessible & Bicycle Parking

Active Ground Level Retail Liners; Mixed-Uses at Ground Floor

Urban, High Traffic Area

Public Streetscape Improvements

Pedestrian Friendly Environment

Aesthetically Pleasing Facades

Extended Interior Queue for Traffic Calming

Two-way Parking Ramp & Topping Slab with Waterproofing Membrane

FEMA: Depressed Structural Slab Allows for Flexible Use

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Thank you, Integra Investments.



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