

HPB23-0574

1 Lincoln Rd.; 1671 Collins Av.

9/12/23 mechy "Exhibit A"

FILE #HPB23-0574

1 Lincoln Road
1671 Collins Avenue
1669 Collins Avenue, Unit CU-A
Miami Beach, Florida 33139

Resumes



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Kobi Karp



ARCHITECTURE INTERIOR DESIGN PLANNING

BIOGRAPHY

Kobi Karp, R.A., AIA, NCARB ***Principal-in-Charge***

Kobi Karp is the Founder and Principal of Kobi Karp Architecture and Interior Design, Inc (KKAID). Kobi Karp founded the firm in 1996 and has been the Principal-in-Charge of design since that time. KKAID is a full-service architectural and interior design firm providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate, small-scale low-rise residential and commercial structures.

Educated at the University of Minnesota's Institute of Technology, Kobi Karp earned degrees in both Architecture and Environmental Design. Subsequently, Kobi Karp began his career working on major hospitality and all-inclusive resort projects throughout the United States and the Caribbean. His restoration design techniques have contributed to a renaissance in one of this country's most cherished areas, Miami Beach's Art Deco District which is internationally recognized around the world.

Kobi Karp has developed expertise in design over the last 30 years, working with a wide range of project types, sizes, complexities, and budgets. It is through this last quarter century working in warm weather climates that KKAID has garnered international acclaim and been selected to spearhead numerous resort projects. Developers and builders in the Caribbean, Black Sea region, and the Middle East have relied on the firm for their design eye and planning.

Kobi Karp is a recognized member of the American Institute of Architects (AIA) and his firm was most recently honored as Firm of The Year for his multitude of award-winning designs and buildings. Mr. Karp is a licensed Professional Architect in 15 states and in Abu Dhabi (UAE). His firm has been featured in renowned national and local publications based on their major contributions in the preservation of historical areas.

Kobi Karp Architecture and Interior Design has collaborated with Assouline for a Kobi Karp branded book and has also been recognized in various publications including The Wall Street Journal, The New York Times, Miami Herald, Forbes Magazine, Architectural Digest, Interior Design Magazine, Robb Report, Ocean Drive Magazine, Haute Magazine, Elle Décor, El Nuevo Herald, Modern Luxury, Newsweek and Hospitality Design Magazine. Kobi Karp Architecture and Interior Design has also been featured on CBS, CNN, CNNi, FOX, Celebrity Page News, FORBES, Cheddar TV, HLN and Newsmax TV.

571 NW 28TH ST • Miami, FL 33127
O: 305.573.1818 F: 305.573.3766
www.kobikarp.com



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EDUCATION AND REGISTRATIONS

- **Bachelor of Architecture**
Institute of Technology, University of Minnesota
- **Bachelor of Science in Environmental Design**
Institute of Technology, University of Minnesota
- Registered Architect
- Registered Interior Designer
- General Contractor



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AWARDS

Kobi Karp is a member of historical boards and has been a recipient of numerous historical awards.

- AIA (Miami), H. Samuel Kruse Silver Medal for Design/Service, 2022
- AIA (Miami), Pawchitecture Design + Build, First Place Overall, Best in Show Award, 2022
- AIA (Miami), Pawchitecture Design + Build, Best Small Doghouse, Tiny Barker Award, 2022
- GREEN GOOD DESIGN AWARD (1 Hotel South Beach), 2022
- NEWH, Golden Palm Awards, Best Bar/Lounge, El Paso 2022
- AIA (Miami), Architect of the year, 2021
- THE AMERICAN ARCHITECTURE AWARD (Wynwood 25), 2021
- SARA Design Awards, Design Award of Honor, (Palau), 2021
- GREEN GOOD DESIGN AWARD (Wynwood 25), 2021
- AIA (Miami), Merit Award of Excellence, Urban Design (Miami River), 2020
- AIA (Miami), Merit Award of Excellence, Renovation Restoration (The Plymouth Hotel), 2020
- AIA (Miami), Merit Award of Excellence, Architecture More Than 50,000 SQ. FT (The Hyatt Centric), 2020
- THE AMERICAN ARCHITECTURE AWARD (Kimpton Hotel Palomar South Beach), 2020
- IDA DESIGN AWARD, Bronze Award, Architecture-Swimming Pool & Terrace (1 Hotel), 2020
- IDA DESIGN AWARD, Bronze Award, Architecture-Hotels & Resorts (Four Seasons Ft. Lauderdale), 2020
- IDA DESIGN AWARD, Silver Award, Architecture-Urban Design (Miami River), 2020
- Associated Builders and Contractors, Excellence in Construction, Historical Restoration, (Lennox Hotel), 2020
- RED Luxe, Residential Excellence in Design Awards, 2020
- The Addison Mizner Award, Historic Preservation-Commercial, (Le Meridien Tampa Courthouse), 2020
- MFE Awards, Project of the Year, Adaptive Reuse, (Four Seasons the Surf Club), 2020
- AIA (Miami) Firm of the Year Award, 2019
- AIA (Miami), Merit Award of Excellence, Renovation Restoration, (Four Seasons at The Surf Club), 2019
- USGBC South Florida Region's, Gala Verde (Four Seasons Hotel at the Surf Club), 2019
- Associated Builders and Contractors, Florida East Coats Chapter, Excellence in Construction, 2019
- The International Hotel & Property Award, (1 Hotel), 2019
- Miami Hospitality Design Awards, Merit Award of Excellence (Habitat at 1 Hotel & South Beach), 2019
- Miami Hospitality Design Awards, Honor Award of Excellence (Deck Sixteen at Hyatt Centric), 2019
- Miami Hospitality Design Awards, People's Choice Best Overall Hotel, Merit Award of Excellence (Cadillac Hotel & Beach Club), 2019
- Miami Hospitality Design Awards, Hotel Lobby/Reception, Merit Award of Excellence (Four Seasons at Surf Club), 2019
- Miami Hospitality Design Awards, Overall Hotel, Merit Award of Excellence (Four Seasons at Surf Club), 2019
- SFBWJ, Ultimate CEO Award, 2019
- NEWH, Golden Palm, Outdoor Space, 2019
- ASID, Certificate of Appreciation, 2019
- Hospitality Design Awards, Hotel Guest Room, Merit Award of Excellence (Four Seasons at Surf Club), 2019
- Hospitality Design Awards, Merit Award of Excellence (Champagne Bar at Four Seasons at Surf Club), 2019
- Hospitality Design Awards, Overall Hotel, Merit Award of Excellence (Cadillac Hotel & Beach Club), 2019
- Hospitality Design Awards, Merit Award of Excellence (Le Sirenuse at Four Seasons at Surf Club), 2019
- Hospitality Design Awards, Hotel Guest Suite, Merit Award of Excellence (Four Seasons at Surf Club), 2019
- SARA, Design Award of Merit (Plymouth Hotel), 2018
- ASID, Showroom Design, 2018
- ASID, Historical Restoration Design Residential, 2018
- ASID, Historical Restoration Design Commercial, 2018
- ASID, Sustainable Design Commercial, 2018
- ASID, Institutional Design, 2018
- ASID, Retail Design, 2018
- ASID, Sustainable Design Residential, 2018
- Ahead Americas (Le Sirenuse at Four Seasons Hotel at The Surf Club), 2018
- Miami Design Preservation League, Excellence in Compatible New Design Award (Hyatt Centric), 2018
- US Green Building Council, SILVER, (The Surf Club Surfside), 2018
- USA Property Award, Best Residential Development USA, (Palazzo Del Sol, Fisher Island), 2017-2018

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- AIA (Miami) Sustainable Design, (1 Hotel), 2017
- AIA (Miami) Honor Award of Excellence, (1 Hotel), 2017
- AIA (Miami) Merit Award of Excellence, (1 Hotel), 2017
- AIA (Miami) Honor Award of Excellence, (Beach Craft at 1 Hotel), 2017
- AIA (Miami) Award of Excellence, Test of Time Award, (Astor Hotel), 2017
- AIA (Miami) Historic Preservation Award, 2017
- AIA (Miami) Honor Award of Excellence, (1 Hotel), 2017
- Miami Hospitality Design Awards, Honor Award of Excellence (1 Hotel & South Beach), 2017
- Miami Hospitality Design Awards, Honor Award of Excellence (Beach Craft at 1 Hotel & South Beach), 2017
- Miami Hospitality Design Awards, Merit Award of Excellence (Beach Craft at 1 Hotel & South Beach), 2017
- ACQI - Most Outstanding International Luxury Resort Architecture Firm, Excellence Awards, 2016
- AIA (Miami) Honor Award of Excellence, Sustainable Design, (1 Hotel), 2015
- The South Florida Puerto Rican Chamber of Commerce & The Florida State Hispanic Chamber of Commerce, Recognition for a Lifetime Contribution to Our Community, 2015
- AIA (Tampa Bay), Award for Design Excellence, (Le Meridien Hotel), 2014
- ULI SE Florida/Caribbean, Project Winner, (Lincoln Theater Redevelopment), 2014
- Commercial Real Estate Awards, 2012
- NEWH, Excellence in Design, (The Q-Club at the Hilton Ft, Lauderdale), 2011
- DCOTA, Star of Design, 2011
- NEWH, Honorable Mention, (Marriott Residence Inn Miami), 2011
- AIA (Miami) Historic Preservation Award, 2008
- AIA (Miami) Merit Award, (La Perla), 2007
- Miami Beach Beautification Award, (Belaire on the Ocean), 2007
- Community Advancement Award, Architect of the Year, 2007
- NAHB, Best Adaptive Reuse of a Condominium Community of the Year, (The Strand), 2007
- NAHB, Best condo Hotel Community of the Year, (Le Meridien), 2007
- NAHB, Best Mixed-Use Community Site Plan of the Year, (Gulfstream), 2007
- AIA (Miami) Merit Award, (La Perla), 2006
- Norman S. Giller Award, North Beach Development Corporation, 2006
- DBA, Historical Preservation Award, (The Strand), 2006
- Associated Builders and Contractors, Merit Award, (Uptown Marina Lofts), 2006
- NAHB, Best Loft Community of the Year, (Absolut Lofts), 2006
- DBA, Residential Multifamily, (Beach House), 2006
- DBA, Landmark, (The Bridgewater North Bay Village), 2006
- DBA, Residential High Rise, (TAO Project), 2006
- Dade Heritage Trust Historic Preservation Award, (Cadillac Hotel), 2004
- Dade Heritage Trust Historic Preservation Award, (The Strand), 2004
- Miami Design Preservation League Merit Award, (Cadillac Hotel), 2004
- Miami Design Preservation League Merit Award, (Circa 39), 2004
- Florida Builders' Association Merit Award, (Cadillac Hotel), 2004
- BASF, GOLD, Florida Outdoor Lifestyle, (Uptown Marina Lofts), 2004
- BASF, GOLD, Builder's Overall Product, (Uptown Marina Lofts), 2004
- BASF, PLATINUM, Entryways, (Uptown Marina Lofts), 2004
- AIA (Miami) Outstanding Service Award, 1999
- AIA (Miami) Outstanding Young Architect of the Year, 1999
- ARDA Awards, Silver Award for Conversion, 1998
- AIA (Miami) Outstanding Young Architect of the Year, 1998
- AIA (Miami) Outstanding Service Award, 1998
- City of Sunny Isles Beach, Recognition for Outstanding Leadership, 1998
- Miami Design Preservation League, (Astor Hotel), 1996



ARCHITECTURE INTERIOR DESIGN PLANNING

PROFESSIONAL ASSOCIATIONS

American Institute of Architects (AIA)
American Society of Interior Designers (ASID)
National Trust for Historic Preservation
National Counsel for Interior Design Qualifications (NCIDQ)
National Counsel for Architectural Registration Boards (NCARB)
Board of Directors, Florida International University (FIU)
Board of Directors, Police Athletic League (PAL)
Board of Directors, Miami Beach Chamber of Commerce
Latin Builders Association, Inc. (LBA)

RECOGNITIONS

- AIA Miami Board Chapter Director
- Board Member of the Miami Beach Police
- Florida International University Board Member
- Charlie Crist
- City of Miami Beach Certificate of Appreciation
- Mount Sinai Medical Center Foundation, as a founder in appreciation for Exemplary Commitment and Philanthropic Support of Mount Sinai Medical Center & Miami Institute
- The National Trust for Historic Preservation, Full Vested Membership in the National Trust with all its exclusive privileges and benefits
- State of Minnesota, Governor Rudy Perpich

RECOGNIZED IN THE FOLLOWING PUBLICATIONS...

CNN	Hospitality Magazine	Resorts and Great Hotels
FORBES	The Miami Herald	Fashion Spectrum
Architectural Digest	El Nuevo Herald	Interiors Magazine
Architectural Record	Hospitality Design Magazine	Mundo Ejecutivo
Wall Street Journal	Interiors Magazine	St. Petersburg Times
Wallpaper Magazine	Daily Business Review	Condo Magazine
Blueprint Magazine	Sun Post	Haute Magazine
Interior Design Magazine	South Florida Business Journal	Ocean Drive Magazine
Resort and Great Hotels	The Hi-Riser	Celebrity Page News
Newsweek	Florida Inside/Out Magazine	CNNi
U.S.A. Today	Miami Today • HOME Miami	Cheddar TV
Elle Décor	HOME Ft. Lauderdale	HLN
Architectural Leaders Today	Vive Magazine	Newsmax TV
Hotel/Motel Management	Contract Design	
Hospitality Management	Las Olas Magazine	
American Way Magazine	Tropical Tribune	
Modern Luxury	Resorts and Great Hotels	
New York Times	Sunny Isles Beach Sun	

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www.kobikarp.com

Tab B

Andres M. Arcila

ANDRES M. ARCILA

6915 Red Road Suite 224
 Coral Gables, Florida 33143
andres@naturalfical.com
 Cell: 305.321.2341

EDUCATION:

2003 - 2005 **Parsons School of Design**
 (New School University) / New York City, NY
 Emphasis: Architecture / degree obtained BFA

2000 - 2003 **Florida International University** / School of Architecture / Miami, FL
 Emphasis: Architecture

1999 - 2000 **Bethel College** / McKenzie, Tennessee
 Emphasis: Liberal Arts

AFFILIATIONS:

American Society of Landscape Architects

PROFESSIONAL EXPERIENCE:

2009 - Present **Naturalfical, Inc.** / www.naturalfical.com / Miami, FL / Principal and Founder
 Landscape Architecture + Design practice.

2008 - 2009 **Raymond Jungles, Inc.** / www.raymondjungles.com / Miami, FL / Landscape Architecture / Studio Director
 Overseeing all financial and operational aspects of the firm, systems development and implementation, business development, contract writing and negotiation, public speaking, client relations, and firm identity redevelopment

2005 - 2009 **Raymond Jungles, Inc.** / www.raymondjungles.com / Miami, FL / Landscape Architecture / Project Manager
 Design, planning, scoping, cost estimating, consultant coordination, construction observation, and client relations

2004 - 2005 **Fund For A Better Waterfront** / www.betterwaterfront.com / Hoboken, NJ / Graphic Designer (Freelance Consultant)
 3D and Photoshop representations, town meetings participation, and public hearings presentations

2003 - 2005 **Ryall Porter Architects** / www.ryallporter.com / New York, NY / Junior Architect
 Design, construction documents, construction administration, shop drawings, fieldwork, outline specifications, digitized drafting, physical model construction, Photoshop, product literature, and materials sample research

2003 **Barbara Gilman Gallery** / www.barbaragillmangallery.com / Miami, FL / Gallery Assistant
 Exhibition design, event planning, artwork handling and installation

2001 - 2003 **Edward Levine, Artist** / www.edlevineartist.com / Miami, FL / Assistant (Freelance Consultant)
 Physical model construction, digitized drawings, and 3D modeling

2000 - 2003 **Rene Gonzalez Architect** / www.renegonzalezarchitect.com / Miami, FL / Junior Architect
 Physical model construction, digitized drafting, Photoshop, hand drafting, material research, and fieldwork

LECTURES:

2009 ASLA Annual Meeting in Chicago / Guest speaker along with Raymond Jungles, in which design approach and philosophies towards sustainability were discussed for the "Inside the LA Studio" accredited lecture series

2009 Miami Beach Botanical Garden / Lecture to garden clubs on the works of Raymond Jungles, Inc.

2007 HPX 2007 / Educational seminar on landscape design at the Homestead Plant Exhibition conference

ACADEMIC + EXTRACURRICULAR:

2021 - Present Board member of the Wynwood Design Review Committee (WDRC)

2007 Miami National Portfolio Review Day, selected reviewing representative for Parsons School of Design, NY

2005 - Present Design juror for multiple studio reviews at Miami Dade College, Florida International University, and University of Miami

PROJECT EXPERIENCE:

2010 - Present **NATURALFICIAL:**
 Ludlam Trail: Miami, Florida | Commercial / Residential recreational trail with Lake Flatto Architects
 Sarasota Art Museum: Sarasota, Florida with K/R Architects
 Gulfstream Park Concept Master Plan: Hallandale Beach, Florida with Shulman + Associates
 St. Peter Church: Big Pine Key, Florida Keys with Oppenheim Architecture
 Wynwood 25: Miami, Florida with Kobi Karp
 The Forum Wynwood: Miami, Florida with Ten Arquitectos
 Alton Bay: Miami Beach, FL with Ricardo Bofill
 Miami Seaplane Base: Miami Florida with Kobi Karp

Betsy Carlton Hotel: Miami Beach Florida with Shulman + Associates
Ponce Park Residences: Coral Gables, Florida with Oppenheim Architecture
The Standard Hotel: Miami Beach, Florida with Shawn Hauseman
The Standard Hotel: Los Angeles, California with Shawn Hauseman
Moxy Hotel: Miami Beach, Florida with Rockwell and Kobi Karp
South Seas Hotel: Miami Beach, Florida with Shulman + Associates
Wynwood Walk: Miami, Florida with Oppenheim Architecture
Wynwood Arcade: Miami, Florida
Levi's Haus Wynwood Pop Up: Miami, Florida
Dorsey Wynwood: Miami, Florida with Arquitectonica
Star Metals District: Atlanta, with Oppenheim Architecture
Numerous High End Residential Projects

ADDITIONAL PROJECT EXPERIENCE WITH OTHER FIRMS:

Soho Beach House with Shulman + Associates: Miami Beach Florida <https://www.sohobeachhouse.com/>
Andres Arcila / Project Manager for Raymond Jungles, Inc. for (4) years.

Cosmopolitan Original Hotel Pool Deck Design: Las Vegas Nevada
Andres Arcila / Project Manager for Raymond Jungles, Inc.

New World Symphony Campus with Frank Gehry: Miami, Florida <https://www.nws.edu/>
Andres Arcila / Project Manager for Raymond Jungles, Inc.

1111 Lincoln Road with Herzog & De Meuron: Miami Beach, Florida <https://www.nws.edu/>
Andres Arcila / Co-Project Manager for Raymond Jungles, Inc.

Tab C

Adrian K. Dabkowski

Adrian K. Dabkowski, P.E., PTOE

Introduction

Adrian has 21 years of traffic/transportation engineering and transportation planning experience related to traffic impact studies, traffic operational studies, signal warrant analyses, roadway/lane closures, mechanical and robotic parking operation studies, vehicle maneuverability analysis, valet operation studies, parking studies, site circulation analysis, access management analyses, and alternative intersection development.

He earned his Master of Science in Transportation/Civil Engineering at Florida International University, Master of Business Administration at Rochester Institute of Technology, and his Bachelor of Science in Civil Engineering Technology at Rochester Institute of Technology. Adrian is a Professional Engineer (P.E.) in Florida and Louisiana, and is a Registered Professional Traffic Operations Engineer (PTOE). He is also a member of the Institute of Transportation Engineers (ITE).

Professional Credentials

- Master of Science, Civil/Transportation Engineering, Florida International University
- Master of Business Administration, Marketing, Rochester Institute of Technology
- Bachelor of Science, Civil Engineering Technology, Rochester Institute of Technology
- Professional Engineer in Florida
- Professional Engineer in Louisiana
- Registered Professional Traffic Operations Engineer

Professional Organization

- Member, Institute of Transportation Engineers (ITE)

Special Qualifications

- Adrian as 21 years of traffic/transportation engineering experience
- Proficient in AutoCAD, AutoTURN, Highway Capacity Software (HCS), Synchro, VISSIM, SIDRA, ArcMap (GIS), ART-PLAN, HIGH-PLAN, FREE-PLAN, and StreetEVAL

Relevant Experience

Faena District, Miami Beach, FL: Transportation project manager for traffic impact analysis, mechanical parking garage operations, and valet operations for mixed-use redevelopment project consisting that includes a below and above grade mechanical parking garage. The project is located east side of Collins Avenue between 32nd Street and 35th Street and on the west side of Collins Avenue between 33rd Street and 35th Street. The traffic analysis addressed the requirements of the City of Miami Beach and Florida Department of Transportation for the approval of the project's site plan and included analyses related to the queuing and operations of the mechanical parking garage and valet. Pedestrian improvements were also recommended.

BLVD at Lenox, Miami Beach, FL: Served as transportation project manager. Kimley-Horn provided traffic engineering services for the retail redevelopment located on the northeast quadrant of 5th Street and Lenox Avenue. Services provided include conceptual access design and analysis, parking garage maneuverability analysis, loading area maneuverability analysis, entry gate analysis and conceptual design, and traffic impact study preparation.

City of Miami Beach Traffic Engineering Consultant Services, Miami Beach, FL: Transportation program manager currently working with the City of Miami Beach to provide traffic engineering consulting services. Services include technical aspects of traffic impact studies and site plan reviews. Additional services include valet and rideshare operations review; vehicle, pedestrian, and bicycle circulation review; parking review, including mechanical parking; traffic calming; and loading operations are critical.

Shore Club, Miami Beach, FL: Served as transportation project manager Kimley-Horn provided traffic engineering services for the hotel and residential redevelopment located on the southeast quadrant of Collins Avenue and 20th Street. Services provided include trip generation calculations, truck operations observations, truck and loading area maneuverability analysis, and valet analysis.

1685 Washington Avenue, Miami Beach, FL: Served as transportation project manager. Kimley-Horn provided traffic engineering services for the multi-use redevelopment located on the southeast quadrant of Washington Avenue and 17th Street. Services provided include parking garage maneuverability analysis, valet analysis, and traffic impact study preparation.

One Hotel, Miami Beach, FL: Transportation project manager for traffic impact analysis and valet operations for mixed-use redevelopment project. The project is located east side of Collins Avenue between 23rd Street and 24th Street. The traffic analysis addressed the requirements of the City of Miami Beach for the approval of the project's site plan. Pedestrian improvements were also recommended.

Starwood Headquarters, Miami Beach, FL: Served as transportation project manager. Kimley-Horn provided traffic engineering services for the office redevelopment located on the east side of Liberty Avenue north of 23rd Street. Services provided include valet analysis; maneuverability analysis, and traffic impact study preparation.

Flamingo, Miami Beach, FL: Transportation project manager for traffic assessment, valet operations analysis, design of rideshare drop-off/pick-up, and pedestrian assessment for redevelopment of multifamily project consisting of 426 residential condominiums, 1,093 apartments, 299-seat restaurant, and 6,318 square feet of retail space. The project is located on the west side of Bay Road generally bounded by 14th Street and 16th Street.

Edition Hotel/Seville, Miami Beach, FL: Transportation project manager for traffic impact analysis and valet operations for mixed-use redevelopment project. The project is located east side of Collins Avenue between 29th Street and 30th Street. The traffic analysis addressed the requirements of the City of Miami Beach for the approval of the project's site plan. Pedestrian improvements were also recommended.

4000 Alton Road, Miami Beach, FL: Transportation project manager for traffic impact study for multifamily residential development located at 4000 Alton Road adjacent to the Talmudic University. The analysis included intersection capacity analysis, turn lane analysis, and mid-block crosswalk analysis.

5333 Collins Avenue, Miami Beach, FL: Transportation project manager for traffic assessment for multifamily residential redevelopment. The traffic assessment consisted of trip generation calculations, valet operations analysis, maneuverability analysis, and transportation demand management strategies.

1920 Alton Road, Miami Beach, FL: Transportation project manager for traffic impact study for mixed-use redevelopment consisting of retail, office and residential areas. The analysis included intersection capacity analysis, 95th percentile queue analysis, turn lane analysis, and maneuverability analysis.

1910 Alton Road, Miami Beach, FL: Transportation project manager for traffic assessment for mixed-use development consisting of an art gallery, office, and residential areas. The traffic assessment consisted of trip generation calculations, valet operations analysis, maneuverability analysis, and transportation demand management strategies.

Monad Terrace, Miami Beach, FL: Served as transportation project manager. Kimley-Horn provided traffic engineering services for a residential redevelopment located on the west side of West Avenue north of 13th Street. southeast quadrant of Washington Avenue and 17th Street. Services provided include trip generation calculations; valet analysis; porte-cochere, parking garage, loading area, maneuverability analysis; and sight distance analysis.

Thompson Miami Beach/Crown Hotel, Miami Beach, FL: Transportation project manager for traffic impact analysis and valet operations for mixed-use redevelopment project. The project is located east side of Collins Avenue between 40th Street and 41st Street. The traffic analysis addressed the requirements of the City of Miami Beach for the approval of the project's site plan. Pedestrian improvements were also recommended.

Collins Park Garage 2018, Miami Beach, FL: Served as transportation project manager. Kimley-Horn provided traffic engineering and landscape architecture services for the 2018 parking garage design update. Services provided include parking garage maneuverability analysis, traffic impact study preparation, entry gate analysis, traffic circulation analysis, Liberty Avenue and 23rd Street intersection configuration, and coordination with Miami-Dade County.

Collins Park Garage 2012, Miami Beach, FL: Served as transportation project manager. Kimley-Horn provided traffic engineering and landscape architecture services for the Zaha Hadia design of the Collins Park Garage. Services provided include parking garage maneuverability analysis, traffic impact study preparation, entry gate analysis, traffic circulation analysis, conceptual roundabout design, and coordination with Miami-Dade County.

The Fresh Market, Miami Beach, FL: Served as transportation project manager. Kimley-Horn provided traffic engineering, civil engineering, and landscape architecture services for the grocery development on the northwest quadrant of West Avenue and 18th Street. Traffic engineering services provided include traffic impact study preparation.

Lincoln East Parking Garage (aka 420 Lincoln Road), Miami Beach, FL: Served as transportation project engineer. Kimley-Horn provided traffic engineering and landscape architecture services for a mixed-use development at 420 Lincoln Road on the northeast corner of Drexel Avenue and 16th Street in Miami Beach. This six-story structure consists of street-level retail facilities containing 17,000 square feet and a 484-space public parking garage to serve the New World Symphony Campus and Lincoln Road Mall.

Tab D

Deborah Desilets

DEBORAH DESILETS

1680 James Avenue
Miami Beach, FL,
33139 U.S.A

Mobile 305.310.6331

Email auger007@aol.com

◆ ARCHITECT REGISTRATION

FL REGISTERED AR 0014439 February 17, 1993 BS Architecture

◆ EDUCATION

Florida Agricultural and Mechanical University Tallahassee FL BS Architecture

◆ EMPLOYMENT

1996-2009

Deborah Desilets Inc. (DDI INC) Miami Beach Florida , **President**

Advancement of the architectural legacy of Morris Lapidus in products.

www.acmestudio.com **PEN AND NECK TIE Morris Lapidus tm**

www.dennismiller.com Morris Lapidus tm Furniture Collection 2005 launched

www.apfmunn.com Morris Lapidus tm Collection Mirrors

www.emmagarrdnerstudios.com Morris Lapidus tm Rugs

www.assouline.com Morris Lapidus ; Author, Deborah Desilets

www.rizzolli.com Architecture of Joy, to be released FALL 2010,

www.myspace.com/deborahdesilets

Books: Owing Copyrights to: Too Much is Never Enough, A Pyramid in Brooklyn, An Architecture of Joy, Architecture; A Business and A Profession, Quo Vadis: Morris Lapidus

Lectures: University of Gainesville, SOA; University of Miami, SOA; DASH Lecture,

Projects Include: Marcovitz residence, 10,000 SF , ALTG Residence, 8,500 SF, Roots of Toronto, 6,500 SF Flagship Retail Store with MORRIS LAPIDUS, City Center 150 Room HOTEL with MORRIS LAPIDUS, (unbuilt) 50,000 SF Office Building with MORRIS LAPIDUS, (unbuilt) BARROOM, 6,500 SF, AURA Restaurant with MORRIS LAPIDUS 1,400. Peggy Bremner Production Office, (MEGA MODELS) 2,000 SF, RSLAND 25,000 SF and 50,000 SF Warehouse, Lakeland FL, RSMP North Broward Assisted Living Facility, 91,000 SF 6-story building (unbuilt), NOCTURNAL NIGHTCLUB, 18,000SF, SPACE 34 NIGHTCLUB, 24,000 SF, EXILE NIGHTCLUB CLOSE PERMITS, BEACH NIGHTCLUB 6,500 SF, ENVY NIGHTCLUB 6,500 SF, NIGHTCLUB for PAUL GRECO, 8,500 SF, DEWEYS CLUB 1200 SF, X-TREME SPORTS HOTEL with MORRIS LAPIDUS, OAK SKATEBOARDS, 2,000 SF, HALO, Nightclub, SEGAFREDA, Collins Avenue and Drexel Avenue, Irish Pub, Consultant HCP, Tallahassee Night Club, 20,000 SF, Design Development;

1996-2001

Associate and personal architectural design architect for Morris Lapidus. Prepared and lectured around the country at 25 different University and associations; accompanied to White House for receipt of prestigious AMERICAN ORIGINAL Award, to Morris Lapidus for his outstanding contribution to mid-century modern design in America. Continues to lecture, create exhibits, teach and promote the knowledge of the architecture of Morris Lapidus through VVA INC. ASSOULINE published MORRIS LAPIDUS, NOV 15, 2004, Second Edition Printing Dec 05, ABRAMS to publish THE SPITE WALL , NOV 06.

1993-1996

Arquitectonica, Marketing Director

Proposals written for this Miami firm included the DEF WRAP at Miami International Airport, PAC (Performing Arts Center) for City of Miami; Dade County Public Schools; City of Miami Beach and Governmental Submittals for Courthouse Projects in Jacksonville, Washington, Miami, San Francisco; Embassy Projects in Kampala and Berlin; as well as private solicitations with Goldman Sachs, Sony, Discovery Science Center, Yerba Buena Museum and Citicorp. Projects requiring ongoing marketing efforts included: Dijon Performing Arts Center, Dijon,

DEBORAH DESILETS



France; Yau Yat Tsuen, Hong Kong; KCR Master Plan, Kowloon Tong; Puerto Rico Eco Center, San Juan, Puerto Rico; Shopping Arcade Beijing, Atlantic Gulf Properties, Nanjing; Disney Cruise Lines, Port Canaveral, Florida; Discovery Science Center, Los Angeles, California.

Asian Marketing included; Yau Yat Tsuen Commercial Development, Hong Kong; Cityplaza, Hong Kong; Hong Kong East, Master Plan; Kowloon Tong CRC Development, Hong Kong, ; Shi Tin Development, Hong Kong; Orchard Scotts, Singapore; Oxley road Development, Singapore; Cairnhill, Singapore; 66 and 80 Grange Road, Singapore; Citibank Building, Jakarta, Indonesia; Shanghai Information Town; Shanghai, PRC; Wangfujing Shopping Arcade; Beijing, PRC. Marketing Support and Information Dissemination to the Paris, San Francisco, Hong Kong and Peruvian offices. In 1988 founded the computer lab at Arquitectonica for the production of computerized working drawings for such projects as: Sawgrass Mills, Sunrise, Florida; Three palms, Fort Lauderdale, Florida; Commercial Place, Jupiter, Florida; Marriott Turnpike Stations, Florida Turnpike, Florida; Vintage Park, San Francisco, California; Wilshire Robinson Competition, Los Angeles, California and Gurnee Mills, Chicago, Illinois. In 1993 added modem links with Asian Offices as Marketing Director to Asia. 1988 began Arquitectonica's computerized architecture lab.

DEBORAH DESILETS



1983-1991

Spillis Candela and Partners INTERIORS
Coral Gables, Florida

Architectural programmer: Responsible for the programming of qualitative/quantitative space needs for 500,000 SF of office space for USAA's New Florida Headquarters for 1,600 people.

MODULAR ARQUITECTURE

Coral Gables, Florida

Intern Architect

Interior Architectural Design Projects: Aetna Insurance, Coral Gables, Florida; Consul of Ecuador, Coral Gables, Florida; Snapper Creek, Professional Office Building, Miami, Florida.

BARNETT & FRONCZAK

Tallahassee, Florida

Intern Architect

Projects: Barnett Bank Branch Office, Tallahassee, Florida.

WS LEE MILLWORK

Tallahassee, Florida

Millwork Broker/Estimator and Shop Drawing

Projects: Tampa Bay Performing Arts Center, Tampa, Florida; Publishing Building, St. Petersburg, Florida; The Grand Florida at Disney World, Orlando, Florida; Red Lion Inn, Coca Mesa, California.

CLEMONS RUTHERFORD AND ASSOCIATES

Tallahassee, Florida

Intern Architect

Projects:

Tallahassee Memorial Regional Medical Center, Tallahassee, Florida; Tallahassee Regional Psychiatric Hospital, Tallahassee, Florida; Bay Medical Professional Office Building, Panama City, Florida; Family Practice Clinic, Tallahassee, Florida; Doctor's Offices: Bellamy, Snider, Hempel and Winchester.



SPECIFIC PROJECT EXPERIENCE as Intern Architect with other firms:

Medical Facilities/Doctor's Offices:

- Tallahassee Memorial Regional Medical Center, Tallahassee, Florida.
- Tallahassee Regional Psychiatric Hospital, Tallahassee, Florida.
- Bay Medical Professional Office Building, Panama City, Florida
- Professional Office Building, Four Doctors, Tallahassee, Florida.
- Family Practice Building, Tallahassee, Florida.

Banks

- Barnett Bank, Tallahassee, Florida
- Barnett Bank of Jacksonville, Jacksonville, Florida; Interior details and Construction.

Churches

- Bethel A.M.E., Tallahassee, Florida
- Episcopal Church, Sun City, Florida

High Rises

- 3001 Coral Way, Speculative Project, Coral Gables, Florida
- Brickell Way High-rise, Speculative Project, Miami, Florida
- Wilshire Robinson, Competition, Hollywood, Florida

Interior Architectural Design:

- Tampa Bay Performing Arts Center, Tampa, Florida
- The Times Publishing Building,, St. Petersburg, Florida
- The Grand Floridian at Disney World, Orlando, Florida
- Red Lion at Cosa Mesa, Cosa Mesa, California
- United Services Automobile Association, Tampa Palms, Florida

Restaurants/Retail

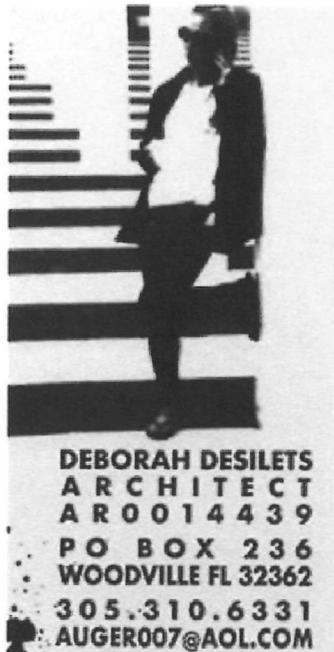
- Sawgrass Mills, Sunrise, Florida
- Eight Marriott Turnpike Stations, Florida Turnpike Rest Stations, Florida
- Gurnee Mills, Chicago, Illinois Schematic design only)
- Snapper's at Bayside, Miami, Florida
- Lindy's Fried Chicken, Tallahassee, Florida

Mixed Use Buildings

- Palms, Fort Lauderdale, Florida
- Commercial Place, Jupiter, Florida
- Brickell Way High-rise, Speculative Project, Miami, Florida

Residential

- Vintage Park, California



My name is Deborah Desilets. I am an architect, designer and author specializing in Morris Lapidus's career and architecture. I lecture, write, and educate people on the principles and practice of Morris Lapidus. As his protege I arranged lectures, accompanied him at all public functions, and created his submission for the 2000 National Design Award. With this Award he received the recognition as "An American Original". As a maverick architect he was the bad boy of modern architecture. His most Famous architecture resides in Miami Beach. As the owner of the Morris Lapidus TM I have spent 20 years teaching and discussing the life works of Morris Lapidus. Exhibitions and lectures about his work as well as products.

Morris Lapidus was the associate architect on eight big hotels on Miami Beach prior to being the architect of the Fontainebleau Hotel, The Eden Roc, The Americana. Those hotels were the DiLido, Algiers, Nautilus, Sans Souci, Biltmore Terrace, Americana. He later designed iconic residential towers such as the Crystal House, Seacoast East, Arlen House, and over 21 buildings in Aventura from 1960-70 having more impact on this City than even Gaudi in Barcelona. Lincoln Road was his greatest public project for the people, a pedestrian mall.

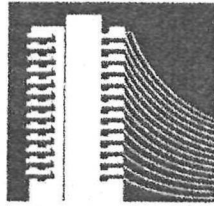
It is his critical avoidance that has created the need for the Morris Lapidus Foundation to ensure his life works are critically reviewed and understood.

VVAA INC

Ms. Deborah Desilets founded Virtual Visions Architects, Inc. in 1996 and joined Morris Lapidus, internationally renowned for his pioneering architectural designs that included the Fontainebleau Hotel, the Eden Roc Hotel, the Americana Hotel, and Lincoln Road, all in Miami Beach, Florida, as associate and personal design architect. Among the many projects completed with Mr. Lapidus through 2001 are retail stores, restaurants, nightclubs and City Center, a 150 room Hotel.

Between 1993 and 1996 she served as Marketing Director for *Arquitectonica*, in charge of proposal development and solicitations that included the Performing Arts Center for the City of Miami; Governmental Projects; Embassy Projects; Private Solicitations with Goldman Sachs, Sony, Discovery Science Center, Citicorp.; and , International Solicitations for the Dijon Performing Arts Center, Dijon, France, Yau Yat Tsuen, Hong Kong, KCR Master Plan, Kowloon Tong, Puerto Rico Eco Center, Shopping Arcade Beijing, Atlantic Gulf Properties, Nanjing, Disney Cruise Lines, Port Canaveral, Fl, Discovery Science Center, LA. As Marketing Director she managed an extensive number of proposals throughout Asia, as well as sustaining logistic support to *Arquitectonica*'s offices in Paris, San Francisco, Hong Kong and Peru. In 1988 Ms. Desilets founded the Computer Lab at *Arquitectonica*, later linking Asian Offices.

Between 1983 and 1991, Ms. Desilets served as Intern Architect with Spillis Candela and Partners INTERIORS; Modular Architecture; *Arquitectonica*; Barnett & Fronczak; WS Lee Millwork; and Clemons Rutherford and Associates in Tallahassee, Florida. She obtained her BS in Architecture from Florida Agricultural and Mechanical University in 1983.



THE
DECOPLAGE
CONDOMINIUM ASSOCIATION, INC.

September 11, 2023

VIA ELECTRONIC MAIL

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Certificate of Appropriateness Applications HPB23-0574 and HPB23-0575.

Dear Mr. Mooney:

Please be advised that the Board of Directors for the Decoplage Condominium Association, on September 8, 2023, did pass a formal resolution in support of the above referenced applications that have been filed with your department.

This resolution does in fact express the support of the Decoplage, for these projects to include the appearance of a Director to express same, on behalf of the Condominium.

Please feel free to contact the Board with any questions.

Respectfully Submitted

Raquel Levy, as Secretary
The Decoplage Condominium Association, Inc.

Cc. File

Members of the Historic Preservation Board
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Support for Lincoln Road Improvements and Ritz Carlton/Sagamore Residential Expansion (HPB23-574 and HPB23-575)

Dear Mayor and Commissioners:


I have a business at 1669 Collins Ave, Miami Beach. In recent years, I have witnessed the slow and steady increase of crime, homelessness, and visual blight along the eastern portion of the Lincoln Road corridor. I understand that the City is in discussions with the owners of the Ritz Carlton and Sagamore hotels for a program that will significantly improve the eastern end of Lincoln Road. I further understand that the Ritz/Sagamore has filed an application with the City to add a new residential building to the combined property and improve its entrance on Lincoln Road.

I am writing to express my full support for those efforts.

Lincoln Road East of Collins Avenue (100 block). As the major pedestrian entrance to the Beachwalk, the area of Lincoln Road east of Collins is in serious need of improvement. I understand that the City is considering changes to the road and sidewalks to enhance pedestrian safety and a more fluid passage of vehicular traffic, as well as a newly designed beach access and Beachwalk improvements. This project is long overdue. The current pedestrian access in this area is unpleasant and dangerous for tourists and residents alike. The plan prepared by the Ritz Carlton and Sagamore hotels for these improvements would decidedly improve the quality of life for local residents and pedestrians.

Ritz/Sagamore Improvements. I have reviewed the proposed renovation plan for the Ritz/Sagamore property as well as the design of the new residences proposed for the site. I believe that this proposal represents a significant positive investment in this area of the City. The proposed improvements will be compatible with the surrounding development and will bring new residents to the area.

I believe these proposed improvements will be transformative and have a positive impact on the quality of life for the residents of South Beach and the neglected city center that are long overdue. I urge you to help make this plan a reality.

Signed By: 

Name (Print): Remi Laba

Business Name (if applicable): Bagatelle