



# HamedRodriguez

architects

FULL SERVICE DESIGN & CONSULTING FIRM

IN ASSOCIATION WITH:

Eddy Frances Architecture PLLC

275 Minorca Ave.  
Coral Gables, FL 33134

305-529-9967  
[hamed@hr-architects-inc.com](mailto:hamed@hr-architects-inc.com)

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



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## FIRM PROFILE

Hamed Rodriguez Architects INC. in association with Eddy Frances Architecture PLLC (HRA + EF) is an accomplished architecture firm serving the needs of a diverse client base in the US and abroad. Our firm has built tremendous expertise in both commercial and residential architectural work and interior design, land planning, sustainable consulting, building analysis reports and energy cost reduction strategies.

(HRA + EF) firm is distinguished by the unique ability to translate all relevant information and requirements from the client and its consultants in a timely and integrated fashion from project design to construction documents and administration.

Hamed Rodriguez Architects INC. in association with Eddy Frances Architecture PLLC (HRA + EF) offer clients solutions from concept into technical quality. Committed to deliver outstanding professional services complying with building codes, government regulations and design quality. Believing in partnering supportive relationships with each client, and fully understanding their needs.

## ARCHITECTURE AND PLANNING

- Architectural Design
- Landscape Architecture
- Master Planning
- Facility Design Solutions
- Site Analysis / Selection
- Feasibility Studies
- Construction Administration
- Building Evaluation
- Renderings, Models, Animations
- Code Consulting

## INTERIOR DESIGN

- Programming
- Programming / Space Analysis
- Space/Tenant Planning
- Interior Finishes
- Furniture, Fixtures and Equipment
- Inventory, Selection and Procurement



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## DESIGN PHILOSOPHY

(HRA + EF) maintain a tightly knit working methodology and design philosophy by focusing and assuring substantial and consistent participation in all projects. This method allows for thoughtful discussions and critiques among the project designers that allow for the realization of the best design solution possible. The motivation force for setting a design direction draws upon the characteristics that make each client and each project unique. At HRA + EF form and function unite to create architecture of memorable and lasting images...architecture that enriches people's lives and contributes to its unique environment...architecture that exceeds our client's strategic goals and vision.

## COMMUNICATIONS

We are committed to meeting all of our clients' expectations. Dealing with the program objectives and design philosophies, interacting with a significant number of players representing a host of disciplines and areas of expertise, resolving differing perceptions and sensitivities, matching owner and professional expectations, and managing the exchange of volumes of information demands a clearly defined and responsive communications process. This process should not only facilitate daily interaction with the Owner, Contractor, and regulatory agencies, etc., but should be used to most effectively deliver the final product.

## PROJECT MANAGEMENT

Providing effective, professional service to our clients by meeting the established quality, cost, and time goals is the principle criteria that will guide our design team through project completion. Success requires a strong commitment to project management in order to effectively plan, organize, direct and control the project through its stages of development and to coordinate the efforts of the various participants and resources to achieve the client's objectives. Effective project management requires the leadership to direct the project while supporting the efforts of the project team. It requires leadership to manage the decision-making process, while servicing both as an effective resource and as a good listener, to ensure timely and appropriate decisions at all levels.



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## H.U.D. APARTMENTS AND CONDOMINIUMS

St. John Plaza Apartments [HUD]  
90 unit apartment complex  
Miami, FL 33136  
Const. Cost: 16,000,000.00  
Client: Community Development Partners

Dr. Barbara Carey Shuler Manor [HUD]  
Mixed – Use Building  
100 unit apartment complex  
Miami, Florida  
Construction Cost: \$17,500,000.00  
Client: Carrfour Supportive Housing

Alcazar Apartments [HUD]  
216 unit apartment complex  
Leisure City, FL  
Const. Cost: T.B.D.  
Client: Alcazar Development Group

Sundance Village [HUD]  
156 unit apartment complex  
Miami, Florida  
Construction Cost: \$15,000,000.00  
Client: Dayco Holding, Corp

Villa Aurora Mixed - Used Building [HUD]  
76 unit apartment complex  
Miami, Florida  
Construction Cost: \$13,000,000.00  
Client: Carrfour Supportive Housing

Teatro Marti Apartments [HUD]  
27 unit Apartment complex  
Miami, Florida  
Construction Cost: \$2,000,000.00  
Client: Biscayne Housing Group Inc.



St. John Plaza Apartments, Miami [H.U.D.]



Dr. Barbara Carey Shuler Manor [H.U.D.]



Alcazar Apartments [H.U.D.]



Villa Aurora Mixed - Used Building [HUD]



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Villa Valencia Condos, Coral Gables

## APARTMENT & CONDOMINIUM PROJECTS

LeJeune Plaza  
86 unit apartment complex  
Miami, Florida  
Construction Cost: \$12,000,000.00  
Client: the Arbol Group

Villa Valencia Condos  
38 Luxury Condo Residences  
220,000 S.F. Complex  
Design & Production

Cutler Lakes Apartments  
250 unit apartment complex  
Miami, Florida  
Construction Cost: \$16,000,000.00  
Client: GCF Investments, Inc.

Toscana  
49 unit apartment complex  
Miami, Florida  
Client: M.F.M. Construction Corp.



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## APARTMENT & CONDOMINIUM PROJECTS

The Plaza I  
149 unit (542 beds) student housing complex  
Sweetwater, Florida  
Construction Cost: \$20,000,000.00  
Client: RRAC University

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Modera Coral Gables, Mixed - Used Building  
237 unit apartment complex  
Miami, Florida  
Construction Cost: \$30,000,000.00  
Client: Mill Creek Residential Trust

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Westchester Point  
112 unit condominium complex  
Miami, Florida  
Construction Cost: \$6, 500, 00.00

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The Villas @ University Square  
254 unit apartment complex  
Miami, Florida  
Construction Cost: \$13,000,000.00  
Client: Southern International

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Riverview Tower  
100 residential units w/ retail at ground level. Mixed use.  
Miami, Florida  
Construction Cost: \$14,200,000.00  
Market Deal Project

Douglas Cove  
128 unit apartment complex  
Miami, Florida  
Construction Cost: \$9,000,000.00  
Client: Milton Construction



Riverview Tower



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## APARTMENT & CONDOMINIUM PROJECTS

Hialeah Gardens  
260 unit condominium complex  
Miami, Florida  
Construction Cost: \$9,200,000.00  
Client: Southern International

Ponciana Lakes Apartments  
208 unit apartment complex  
Davie, Florida  
Construction Cost: \$15,750,000.00  
Client: Dayco Holding, Corp.



The Plaza I, Student Housing in Sweetwater, Florida



The Plaza I, Student Housing in Sweetwater, Florida



Rex Art, Miami



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## APARTMENT & CONDOMINIUM PROJECTS



Modera Coral Gables

Modera Bird  
262 unit apartment complex  
Miami, Florida  
Construction Cost: \$32,000,000.00  
Client: Mill Creek Residential Trust

Monserrat Apartments  
125 unit apartment complex  
Miami, Florida  
Construction Cost: \$9,000,000.00  
Client: Milton Construction

Bayway  
309 unit apartment complex  
St. Petersburg, Florida  
Construction Cost: \$35,000,000.00  
Client: Mill Creek Residential Trust

Dadeland Cove  
300 unit Townhouse complex  
Miami, Florida  
Construction Cost: \$13,500,000.00  
Client: Southern International



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## APARTMENT & CONDOMINIUM PROJECTS

Lyons Cove Apartments  
248 unit apartment complex  
Davie, Florida  
Construction Cost: \$24,800,000.00  
Client: Dayco Holding, Corp.

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Florida Club at Naples  
232 unit apartment complex  
Naples, Florida  
Construction Cost: \$14,600,000.00  
Client: Dayco Holding, Corp.

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Catalonia Condominium  
56 unit condominium complex  
Miami, Florida  
Construction Cost: \$9,000,000.00  
Client: Sunny Development

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Ipanema  
63 unit apartment complex  
Miami, Florida  
Client: M.F.M. Construction Corp.

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Catalonia Condominium

University Parc  
94 unit apartment complex  
Davie, Florida  
Construction Cost: \$7,200,000.00  
Client: Sundance of Davie

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Lighthouse Cove Apartments  
252 unit apartment complex  
Tequesta, Florida  
Construction Cost: \$17,000,000.00  
Client: Dayco Holding, Corp.

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Emerald Palms  
112 unit apartment complex  
Miami, Florida  
Construction Cost: \$7,280,000.00  
Client: Forest City Residential

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Florida Club at Boynton Beach  
264 unit apartment complex  
Boynton Beach, Florida  
Construction Cost: \$17,700,000.00  
Client: Dayco Holding, Corp.

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Clearwater Tower  
184 unit apartment complex  
West Palm Beach, Florida  
Construction Cost: \$23,000,000.00  
Client: The Related Group

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## APARTMENT & CONDOMINIUM PROJECTS



Modera Plantation, Plantation, FL



Modera Station II, Miami, FL



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## APARTMENT & CONDOMINIUM PROJECTS

Villa Lofts  
38 unit condominium complex  
West Palm Beach, Florida  
Construction Cost: \$6,000,000.00  
Client: The Related Group

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Porto Alegre  
23 unit apartment complex  
Miami, Florida  
Client: M.F.M. Construction Corp.

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Peral Homes  
126 Single Family Homes  
Miami, Florida  
Client: Mike Vazquez

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Sunnyview  
72 Single Family Homes  
Miami, Florida  
Client: Mike Vazquez

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Barcelona Estates  
23 Single Family Homes  
Miami, Florida  
Client: Mike Vazquez

Doral Meadows by the Lakes  
134 Single Family Homes  
Miami, Florida  
Client: Mike Vazquez



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## RESORTS, HOTELS & GOLF CLUB HOUSES



Costa Hollywood Hotel

## RESORTS, HOTELS & GOLF CLUB HOUSES

Best Western Hotel (97 rooms)  
Miami, Florida  
Client: IRG Hotels INC  
Construction Cost: \$8,000,000.00

Miami Golf Club of Miami

Euro Building Hotel (750 Rooms)

Gulf Club at Wellington

Binks Forrest Country Club

The Landing's Golf Club

Costa Hollywood Hotel  
307 Unit Timeshare Hotel  
600,000 S.F. Complex  
w/ Restaurants & Retail  
Design, Production & CA

Marriot Autograph Collection Habitation Jouissant  
136 Room Resort in Cap Haitien w/ Restaurants &  
Conference Facility  
Design & Production

Beaches Resort Turks & Caicos  
174 New Room Block  
with Duty Free Shops & Night Club  
with Conference Facility  
Design & Production



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RESORTS, HOTELS & GOLF CLUB HOUSES



Beaches Turks and Caicos



Marriot Autograph Collection Habitation Jouissant, Cap Haitien, Haiti

📍 275 Minorca Ave. Coral Gables, FL 33134

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## RESORTS, HOTELS & GOLF CLUB HOUSES

Sandals Resort Antigua  
200 New Room Block  
New 120,000 sf Hotel & Spa  
Design & Production

Sandals Resort Antigua  
200 New Room Block  
New 120,000 sf Hotel & Spa  
Design & Production

Spa Atlantis Hotel  
Pompano Beach Florida  
Design, Production & CA

Hyatt Park Cartagena  
Cartagena, Colombia  
175,000 sf 136 Key Hotel  
Design & Master Plan

Hyatt Place Miami  
455 Bayshore Drive, Miami, FL  
250,000 sf 192 Key Hotel  
Design & City Approval



Hyatt Park, Cartagena



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## RESIDENTIAL DEVELOPMENTS

Greenview Shores  
183 Single Family Homes  
Wellington, Florida  
Client: Vadia Enterprise

International Gardens  
481 Single Family Homes  
Miami, Florida

Client: Southern International

## LUXURY SINGLE FAMILY RESIDENCE

Residence for Mr. & Mrs. Diaz  
Coral Gables, Florida  
Construction Cost: \$950,000

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Residence for Mr. & Mrs. Canahuati  
San Pedro, Honduras  
Construction Cost: \$800,000

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Residence for Mr. & Mrs. Alvarez  
Miami, Florida  
Construction Cost: \$1,000,000

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Residence for Mr. Tony Oquendo  
And Teresa Rodríguez  
Gables by the Sea Miami, Florida

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Residence for Mr. Alfonso Fanjul  
Gables Estates Miami, Florida  
Construction Cost: \$1,200,000

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Residence for Mr. & Mrs. Michael Clarke  
Coral Gables, Florida  
Construction Cost: \$1,000,000

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Residence for Mr. & Mrs. Mario Ferro  
Tahiti Beach Coral Gables, Florida  
Construction Cost: \$2,000,000

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Residence for Mr. & Mrs. Gabriel Vidal  
Coral Gables, Florida  
Construction Cost: \$750,000

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Residence for Mr. Jorge Diaz  
Cocoplum Miami, Florida  
Construction Cost: \$850,000

Residence for Mrs. Kafie  
San Pedro, Honduras  
Construction Cost: \$780,000



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## EDDY FRANCES, RA, AIA

Architect

efrances@bellsouth.net

### Education

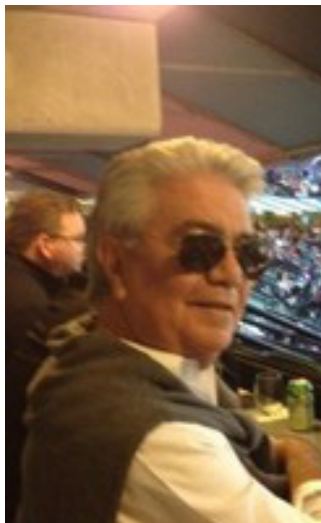
University of Miami  
Miami, Florida

### Professional Licenses & Registration

Florida No. AR0005643  
1973

### Professional Affiliations

American Institute of Architects  
Latin Builders Association  
American Planning Association



Mr. Eddy Frances, RA, AIA  
was named  
"Architect of the year 1987"  
by the  
Latin Builders Association

### Relevant Professional Experience

Mr. Frances has been responsible for developing and creating projects that range from residential developments, luxury single family residences, broadcasting-satellite facilities, office buildings, hotels, among others. Professional experience includes undertaking a wide range of assignments from feasibility studies, field inspections, land planning, cost analysis, construction documents, programming and building designing. Mr. Frances was selected architect of the year in 1987 by the Latin Builders Association.

### Experience

(HRA + EF)

Hamed Rodriguez Architects INC. in association with  
Eddy Frances Architecture PLLC

Present

Frances-Anillo-Toledo, LLC

E. Frances A.I.A., P.A.  
Principal and Head of Design

#### *Broadcasting & Satellite Facilities*

- S.I.N News Studio / Telemundo Network  
(News Studio, Technical Support & Office Building)
- Alpha-Liracom / Panamast Satellite Base
- WLTU Channel 23 and Telefutara  
Broadcast Facilities

#### *Office Buildings, Warehouses & Golf Club Houses*

- Therm-Alum Industries (Office & Warehouse Building)
- Milam Airport Park (Office & Warehouse Building)
- Sunset Palmetto Industrial Park (Office & Warehouse Building)
- Coral Way (Office Building)
- State Title and Guarantee Insurance Co. Headquarter (Office Building)
- Canahuati Ford Agency & Office Building (San Pedro Sula, Honduras)
- Gulf Club at Wellington – Wellington Club West (Golf Club)
- Binks Forrest Country Club (Golf Club)
- The Landing's Golf Club
- EuroBuilding Hotel (Caracas, Venezuela)
- Golf Club of Miami

#### *Residential Developments*

- International Gardens (481 Single Family Homes)
- Greenview Shores (183 Single Family Homes)
- Roger Homes (150 Patio Homes)
- Peral Homes (126 Single Family Homes)
- Sunnyview (72 Single Family Homes)
- Doral Meadows by the Lakes (134 Single Family Homes)



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## Experience

Frances-Anillo-Toledo, LLC  
E. Frances A.I.A., P.A.  
Design Architect

### *Luxury Single Family Residence*

- Residence for Mrs. De Kafie (San Pedro Sula, Honduras)
- Residence for Mrs. & Mr. Diaz (Coral Gables)
- Residence for Mrs. & Mr. Canahuati (San Pedro Sula, Honduras)
- Residence for Mrs. & Mr. Alvarez (Miami, Florida)
- Residence for Mrs. & Mr. Fanjul (Gables Estates)
- Residence for Mr. Jorge Diaz (Cocoplum)
- Residence for Mrs. & Mr. Ferro (Tahiti Beach – Coral Gables)
- Residence for Mrs. & Mr. Vidal (Coral Gables)

William Cox Architect  
Design Architect

1973-1975

Fraga & Associates Architects  
Design Architect

1970-1972

### Projects:

- Fontainebleau Park Master Plan and the Design of the first One Thousand Unit Apartment Complex
- One Biscayne Office
- Casa Campo Hotel (La Romana, Dom. Rep.)

Bob West Architect  
Design Architect

1969 - 1970

### Projects:

- Fontainebleau Park Master Plan and the Design of the first One Thousand Unit Apartment Complex

Melvin Grossman Architects  
Design Architect

1967 - 1969

### Projects:

- Circus Hotel
- Carriage House Hotels
- Acapulco Princess Hotel
- Forte Towers
- Marco Polo Hotel



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## HAMED RODRIGUEZ, RA, AIA

Architect & Principal

hamed@hr-architects-inc.com

### Education

Master of Architecture  
with High Honors  
May 1995  
University of Florida  
Gainesville, Florida

BA of Design with High Honors  
May 1993  
University of Florida  
Gainesville, Florida

### Professional Licenses & Registration

Florida No. AR93261

### Professional Affiliations

American Institute of Architects  
LEED AP  
Coral Gables Board of Architects



### Relevant Professional Experience

Hamed Rodriguez achieved a Masters of Architecture Degree from the University of Florida in 1995, is a recipient of the AIA Hendry Adams Medal and is a Florida registered architect and LEED Approved Professional. Experienced over 16 years with firms such as Perkins & Will and STH (a Leo Daly Company) and with own firm credited with designing the first LEED Gold building in Dade County. Areas of expertise are in commercial and residential architectural and interior design, land planning, sustainable consulting, building analysis reports and energy cost reduction strategies. Responsibilities include overseeing each project from schematic design to construction documents and administration. Other experiences include detailing and extensive knowledge of building codes and government regulations. Other attributes include the ability to take the concept into technical reality. Listening to the client and translating the information along with the requirements of all the consultants has proved to lead production teams to project completion on time and within the client's expectation.

### Experience

**Melia Costa Hollywood Hotel**  
307 Unit Timeshare Hotel  
600,000 S.F. Complex  
w/Restaurants & Retail  
Design, Production & CA

**Marriot Autograph Collection  
Habitation Jouissant**  
136 Room Resort in Cap Haitien  
Design, Production & CA

**Villa Valencia Condos**  
38 Luxury Condo Residences  
220,000 S.F. Complex  
Design & Production

**Beaches Resort Turks & Caicos**  
174 New Room Block  
with Duty Free Shops & Night Club,  
Conference Facility  
Design & Production

**Sandals Resort Antigua**  
200 New Room Block  
136 Room Resort in Cap Haitien  
Design, Production & CA

**Spa Atlantis Hotel**  
Pompano Beach Florida  
Design, Production & CA

**Staples Retail Store**  
2121 Biscayne Blvd. Miami FL  
20,300 sf Retail LEED Gold  
Design, Production & CA

**Hyatt Place Miami**  
455 Bayshore drive Miami FL  
250,000 sf 192 Key Hotel  
Design & City Approval

**Hyatt Park Cartagena**  
Cartagena Colombia  
175,000 sf 136 Key Hotel  
Design & Master Plan

**Dr. Soler-Baillo Plastic Surgery**  
South Miami Florida  
3,200 sf Build Out w/ dual Ors  
Design, Production & Interiors

**San Remo Medical Suites**  
Coral Gables Florida  
3 New Build Outs 1,800sf ea  
Design, Production & CA

**Caribbean Technology Center**  
Guaynabo Puerto Rico for P & W  
100,000 sf New Office Building  
Design & Production  
Seismic Experience Project

**The Commons Townhouses**  
Miami Springs Florida  
195,000 sf Townhouse & Amenities  
Design & Production for STH

**Idlewild Baptist Church**  
Tampa Florida Florida  
Worship Center & K-12 school  
Design & Development for STH

**Rosarian Academy**  
West Palm Beach Florida  
K-12 school restoration  
Design & Production

**Arabian Nights Island**  
The World Dubai U.A.E.  
52,000 sq.mt. Sustainable  
Island with Hotel & Private Units Master  
Plan & Theme Design

**Osaka Island**  
The World Dubai U.A.E.  
46,563 square meter  
Sustainable Island with Hotel  
Master Plan & Theme Design

**Brickell East Gym**  
Miami, Florida  
New Gym over Parking Garage  
Pool deck and Interior  
Design, Production & CA



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## Employment History

Hamed Rodriguez Architects Inc. Coral Gables, Florida Principal & Owner Architectural Firm specializing in hospitality, commercial and residential design, interiors, planning, and sustainable consulting.	2003-Present
Perkins & Will. Miami, Florida Responsible for design, project management, and project coordination.	Sept. 2001-Dec.2002
Schwab, Twitty & Hanser Architects. West Palm Beach, Florida Responsible for design, project management, and project coordination.	April 1998-Aug.2001
Gregory Anderson Architect. Deerfield Beach, Florida Project manager responsible for design development, client presentations, and construction document (Commercial).	March 1996-March 1998
University of Florida. Miami Beach, Florida Work in conjunction with Zapata Design Studio as an instructor for a team of undergraduate students. Project consisted of a design for Miami Beach Light-Rail Transit Station & Visitor Information Center.	Jan. 1996
Zapata Design Studio. Miami Beach, Florida Participated in the design and development for the Chicago Bears Football Stadium.	Aug. 1995



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## Academic History

Universidad Jorge Tadeo Lozano. Cartagena, Colombia July 2003  
Participated as a guest lecturer and design critic for a third year architectural design studio; Project consisted of a temporary commemorative structure within the historic context.

University of Miami. Miami, Florida April 2002  
Participated as a guest critic for a third year architectural design studio; Projects consisted of an expansion to a historic church in Chicago, Illinois.

Palm Beach Community College. West Palm Beach, Florida Aug. - Dec. 2000  
Design professor for a second year architectural design studio. Project consisted of the conceptual study of a given site and chosen client. Student responsible for designing a spatial retreat which incorporated client's requirement and personality.

Palm Beach Community College. West Palm Beach, Florida Jan. - May. 2000  
Design professor for a first year architectural design studio. Project consisted of the conceptual study of an urban setting. Final project included the design of hybrid space (commercial and loft living) into a given site within a densely populated portion of the city grid.

University of Florida, (Satellite location). Miami Beach, Florida Jan. - May. 1995  
Design professor for a fourth year design studio. Project consisted of an urban redevelopment for the city of Coral Gables. Students prepared an extensive study of site conditions. Final project included three-dimensional studies of working and living accommodations within the site while attracting outside influences. This project was a real design study contracted to our studio by the City of Coral Gables (not for profit) in order to create recommendations for the site. Today it is the Village of Merrick Park.

University of Florida, Gainesville, Florida Jan. - May. 1995  
Design professor for a first year design studio. Studies consisted of the understanding of concepts and diagramming.