



FRANK COSTOYA ARCHITECT, P.A.

Architecture • Land Planning
Member American Institute of Architects

600 N. Pine Island Road • Suite 110
Lakeside Office Center
Plantation, Florida 33324

November 24, 2021

Zoie P. Burgess, CMC
City Clerk

City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

RE: City of Westlake
Vacant Council Seat No. 1

As per your email dated November 23, 2021, as requested please find attached the following documentation for your review and consideration of my appointment by City Council to Seat No. 1 through the 2024 election year:

1. Personal Biography
2. Professional Resume
3. Letters of Recommendation, Confirmations and Appointments

I will be present at the December 6, 2021, regular council meeting to introduce myself and present to the Mayor, Council Members, City Manager, and residents of the City of Westlake.

Please forward this cover letter and attachments to Council and City Manager as you deem necessary.

Thank you and everyone in the city in advance for this exciting opportunity and I look forward to being chosen to fill the vacant City Council Seat No. 1.

Have a happy, safe, and blessed Thanksgiving to all.

Sincerely,

FRANK COSTOYA ARCHITECT, P.A.

Francisco Costoya, Jr., R.A., AIA, NCARB
Architect / President
Board Member, State of Florida Board of Architecture & Interior Design

FRANCISCO “FRANK” COSTOYA, JR.

Personal Biography

Frank was born in Habana, Cuba in December 1959 and immigrated to the United States with his parents in May 1961. He attended elementary and middle school in Miami, Florida.

In 1972, his father purchased a business and moved the family to Plantation, Florida. He attended and graduated from Plantation High School in 1977. During his time in high school, he played Center on the football team, was on the wrestling team and played First base/Catcher for the baseball team.

He went on to study Architecture at the University of Miami, Coral Gables, Florida where he graduated with a Bachelor of Architecture in 1983.

The following year he married his high school sweetheart, Alba. They dated for 7 years and have been happily married for 37 years. They were blessed with three remarkable children: Jacqueline, 34 is an attorney and partner in a local law firm. Bianca, 32 is a resident of the City of Westlake and is a registered NICU nurse at Jupiter Medical Center and the youngest is Frankie, 29 who is a Software Engineer in Orlando.

Frank has been in private practice since 1991. He is presently the President of Frank Costoya Architect, P.A., an Architecture and Land Planning firm. He designs various project types in the public and private sector markets.

Throughout the years Frank has been on the Board of Directors of several Homeowner's Associations. They include Grand Oak Estates, a gated single-family community in Davie, Florida; Plantation Palms, a gated single-family community in Plantation, Florida; University Park, a commercial office park in Davie, Florida and most recently he served on the Board of the Jupiter Country Club condominium association.

In his spare time, he loves spending time with his grand-daughter Madison and playing dominoes with family and friends.

PROFESSIONAL PROFILE:

Mr. Costoya in his twenty eight years of practice has been actively involved in all facets of Architecture and Construction ranging from Programming, Due Diligence Studies, Land Planning, Design Development, Project Management, Value Engineering and Construction Management.

Mr. Costoya initiates and controls the design process for each project and maintains continual client contact assuring functional requirements, scheduling, budget and quality of design and construction are accomplished on all projects. He controls overall responsibility for coordination of architectural, structural and mechanical engineering disciplines along with code compliance and processing of projects for approvals.

His principal areas of expertise have been in the design and management of Community Land Planning, Mixed-Use Residential/Commercial, Educational, and Medical projects.

Previous design projects include the Broward County Public Safety Complex, a Community Center for Cooper City, Fire Station No. 2 Davie, FL, City of Sunrise Public Safety Complex, Educational Research Center for Child Development at Florida Atlantic University, and the Exceptional Child Educational Center for the Palm Beach County School Board. He also prepared the analysis and development of the Master Plan including space and functional programs needed for the City of Sunrise Public Safety Complex.

Having designed and developed projects in both public and private sectors in the community, Mr. Costoya is well versed in the intricacies of contracts, assessing programming and marketing factors, and the processing and obtaining of governmental agencies approvals for development rights and building permitting approvals.

Presently at FCA he is managing the design and approval process of various high end custom residences and land planning over 100 acres of residential/mixed-use community developments including Washington Park Redevelopment in Hollywood, The Colonnades at University in Fort Lauderdale, Medallion Bay, a Mixed Use Development Project in Nigeria, Africa, The Miami-Dade College Freedom of Expression Plaza at the Inter-American Campus, and a 20,000 square foot Nightclub.



EDUCATION:

University of Miami
 School of Architecture
 Coral Gables, FL
 Bachelor of Architecture – May 1983

PROFESSIONAL LICENSING:

<i>Registered Architect</i>	<i>Interior Designer (In-Active)</i>	<i>National Council of Architectural</i>	<i>American Institute</i>
State of Florida	State of Florida	<i>Registration Boards</i>	<i>of Architects</i>
License No. AR 0012198	License No. ID0003643	Certificate No. 70185	Member No.
			300-766-06

PROFESSIONAL AFFILIATIONS:

- Board Member at Board of Architecture and Interior Design, Governor Appointed, State of Florida
- Past Board Member/Chairman of Plantation Code Enforcement Board
- Member American Institute of Architects
- Member of U.S. Green Building Council
- University of Miami School of Architecture Alumni Association
- Member Construction Specifications Institute
- Member Urban Land Institute
- Sponsor of the Plantation Athletic Baseball League
- Past Associate Professor, Department of Construction, Florida Atlantic University
- Past Associate Professor, Department of Architecture, Broward College
 - Taught Design Theory, Contract Documents & Preparation course for general contractor state examination for licensing.
- Director, Board of Directors for Floridian Community Holdings, Inc./Owner Floridian Community Bank
- Trustee at Large for the Latin Chamber of Commerce of Broward County
- Past Chairman of Plantation Code Enforcement Board – Present Board Member
- Vice Chairman Cuban Americans for a Better Florida (CABF) PAC

**Certificate
of
Senate Confirmation**

I, Don Gaetz, President of the Senate of the State of Florida, do hereby certify, pursuant to section 114.05(1)(c), Florida Statutes, that the Florida Senate did this day, March 12, 2013, take up and consider the following appointment and did confirm same:

Francisco Costoya, Jr.

Board of Architecture and Interior Design

Per appointment by the Governor dated April 23, 2012, for a term ending October 31, 2014.



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

Don Gaetz
President, The Florida Senate

Attest:

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

Debbie Brown
Secretary, The Florida Senate



OFFICE OF THE TOWN ADMINISTRATOR

6591 Orange Drive • Davie, Florida 33314
Ph: 954.797.1034 • Fx: 954.797.1182

www.davie-fl.gov

July 13, 2020

Frank Costoya Architect, P.A.
600 North Pine Island Road
Suite 175
Plantation, FL 33324

TOWN COUNCIL

Judy Paul
MAYOR

Dear Mr. Costoya:

COUNCILMEMBERS

Bryan Caletka
Councilmember
District 1

Caryl Hattan
Councilmember
District 2

Susan Starkey
Vice Mayor
District 3

Marlon Luis
Councilmember
District 4

I hope my letter finds you well during these unprecedented times. The Town has had the opportunity to work in collaboration with your firm for our own initiatives, as well as, for private developments. On behalf of the Town, I want to express our appreciation for your design expertise and professionalism through each project.

On the public partnership side, the Town engaged your services most recently for the conceptual design for our most important project referred to as the Davie Farm Park. This Town project, consisting of over 80 acres, includes an educational center focusing on preserving Davie's agricultural history for future generations. The Park will encompass facilities and programs for education, special needs children and adults, research, nutrition, environmental, community gardens, a farmer's market, and equestrian facilities to name a few. Although we had the conceptual components in our vision, it took you and your team to correlate, recommend and design this historic project.

Regarding the private development, you have created what is being referred to as the "Downtown Davie Mile", through your representation of numerous business investors. It was just a few years ago that the Town's Downtown Community Redevelopment Area was void of activity. Your team has incorporated our unique western design theme into your projects and successfully introduced five new mixed-use projects with over 200,000 square feet of commercial space and retail and 150 units with a future taxable value of over \$250 million. This resurgence has been a springboard for development, property value increases and the balanced design had the foresight to consider surrounding areas with regards to safety, open space and visual corridors.

Just as important, your ability to work with a diverse group of elected officials and residents to present, address and resolve concerns was impressive. This coupled with your networking and professional history with other permitting governmental entities has begun the process of shifting us from concept to vertical construction. It continues to be a pleasure to work with Frank Costoya Architect, P.A.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard J. Lemack".

Richard J. Lemack
Town Administrator



Frank Costoya
Frank Costoya Architect, PA
600 N. Pine Island Road, Suite 110
Lakeside Office Center
Plantation, FL 33324

Re: Letter of recommendation

Mr. Costoya's firm has provided architectural services to our development company for the last five years. Since working with the firm we have experienced top quality designs, thorough and permittable construction drawings, and project administration services have been excellent. The firm has designed and redesigned over 500 units of affordable housing for us. We recently did a rehabilitation and new construction project which compromised 200 multifamily units in which the firm designed and completed the construction drawing for us. The construction drawing was submitted to the City of Miami with very few comments. We received our permit ready letter in time for us to close our project within our deadline.

The firm's thorough approach, responsiveness to issues and comprehension of the projects as a whole, make this firm an excellent team member for any major project. Should you need additional clarification or information, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "Carol Gardner". The signature is fluid and cursive, with the first name "Carol" and the last name "Gardner" clearly legible.

Carol Gardner
President



CITY of HOLLYWOOD, FLORIDA

Department of Community & Economic Development
2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3271 Fax (954) 921-3390 • www.hollywoodfl.org

April 27, 2012

To Whom It May Concern

It has been a pleasure working with Mr. Frank Costoya, AIA for the past several months. Mr. Costoya worked with the City of Hollywood to develop the "Washington Park Villas" Project. The Washington Park Villas project is one of the most important affordable housing developments in the City because of its transformative qualities to one of our most low income communities. This project required great architectural skill to bring to life a grass roots community vision that would adhere to engineering realities, building code requirements, and various ordinance requirements unique to the City of Hollywood.

Thanks to Mr. Costoya's dedication and attention to detail, the project is well underway, proceeding ahead of schedule, and projected to be a community jewel.

Sincerely,

Anthony R. Grisby
Community Development Program Administrator

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

LAW OFFICES
DOUMAR, ALLSWORTH, LAYSTROM,
VOIGT, WACHS, ADAIR & DISHOWITZ, LLP

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
BENJAMIN R. DISHOWITZ, P.A.
RAYMOND A. DOUMAR, P.A.*
† ALSO ADMITTED IN PENNSYLVANIA
* FORMERLY ADMITTED IN MICHIGAN

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WEBSITE: SFLALAW.COM

C. WILLIAM LAYSTROM, JR., P.A.
MATTHEW J. MYTYCH
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.†
OF COUNSEL
JOHN W. PERLOFF, P.A.
JODIE SIEGEL, P.A.

July 16, 2020

Frank Costoya Architect, P.A.
600 North Pine Island Road
Suite 110
Plantation, Florida 33324

Dear Frank,

I have had the opportunity to work with you and your firm for the last thirty years. I am pleased to provide my highest recommendation for your upcoming proposal to the City of Plantation. I also want to express my appreciation for your design expertise and professionalism through the many projects we have worked on over our years of friendship.

On the public service side, I have worked with you in Plantation during your years of service on the Plantation Code Enforcement Board. I also sat on the Board of Directors for the Davie Farm Park during the early years of design. The Town of Davie engaged your services most recently for the conceptual design for the Davie Farm Park. This Town project, consisting of over 80 acres, includes an educational center focusing on preserving Davie's agricultural history for future generations. The Park will encompass facilities and programs for education, special needs children and adults, research, nutrition, environmental, community gardens, a farmer's market, and equestrian facilities to name a few. Although members of my Board and the elected officials had the conceptual components in our vision, it took you and your team to coordinate, recommend and design this historic project.

In the private development area, you and I have created what is being referred to as the "Downtown Davie Mile", through our representation of numerous developers along Davie Road. The Town's Downtown Community Redevelopment Area was an older, run down commercial area that your vision was able to breathe new life into. Your team has incorporated the Town's western design theme into our projects and successfully introduced five new mixed-use projects with over 200,000 square feet of commercial space and retail and 150 units with a future taxable value of over \$250 million. This resurgence has been a springboard for development, property value increases and the balanced design had the foresight to consider surrounding areas with regards to safety, open space and visual corridors. Over the years we have also worked together on numerous development projects in the City of Plantation.

Your talent as an architect is unsurpassed but your ability to work with our development team and mixture of developers is an even more impressive feat. This coupled with your networking and professional history with other permitting governmental entities has begun the process of shifting us from concept to vertical construction. It continues to be my honor to work with you and your team at Frank Costoya Architect, P.A.

Yours truly,

Bill Laystrom, Jr.

C. WILLIAM LAYSTROM, JR.
For the Firm

CWL:lv

State of Florida – Gov. Rick Scott Francisco Costoya, Jr., R.A., A.I.A., NCARB
Board of Architecture & Interior Design Reappointment 2015



RICK SCOTT
GOVERNOR

March 27, 2015

Mr. Francisco Costoya Jr
5230 South University Drive
Suite 103
Davie, Florida 33328

Dear Mr. Costoya:

One of my greatest priorities and responsibilities is the appointment of qualified and ethical individuals to boards and commissions throughout the state.

With this goal in mind, it is my pleasure to reappoint you to the Board of Architecture and Interior Design. Your reappointment is evidence of my utmost confidence in your ability to serve with excellence and distinction.

You will soon receive your qualifying papers from the Department of State. Please note that these papers will need to be filed before you are able to assume your position.

Congratulations and thank you for your willingness to serve the people of Florida.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Scott".

Rick Scott
Governor

RS/cw

THE CAPITOL
TALLAHASSEE, FLORIDA 32399 • (850) 488-2272



Eduardo J. Padrón
President

December 12, 2016

Mr. Frank Costoya, Jr.
Architect
Frank Costoya Architects
5230 S. University Dr., #103
Davie, FL 33328

Dear Frank,

Allow me to take a moment and thank you for your efforts to protect human rights through the *Route to Human Rights* program. Your work is exceptional, and we are honored that you are a part of this mission that has significant meaning for so many in our community.

As you know, hatred, racism, and bigotry loom large in today's world. It is imperative that we raise awareness for and protect human rights through education and peaceful means. Certainly your work will provides us reason to pause, reflect, and promote equality.

I wish you all the best, and may you take great pride in your efforts to improve our corner of the world.

Sincerely,

A handwritten signature in blue ink that reads 'Eduardo J. Padrón'.

Eduardo J. Padrón

300 N.E. Second Avenue • Miami, Florida 33132-2296

305-237-3316 • Fax: 305-237-3109
epadron@mdc.edu



AIA Florida

is pleased to confer this

Recognition of

Frank Costoya, AIA

as a

Citizen Architect

Class of 2013

WHEREAS, civically engaged architects serve their communities by applying their insights, talents, training, and experience to actively advocate and support initiatives that enhance the quality of life and future of the communities they serve; and

WHEREAS, Citizen Architects remain engaged with local, state, and federal issues, making time to contribute meaningfully, beyond self, to the community and the human condition; and

WHEREAS, Citizen Architects advocate for the broader purposes of architecture through civic participation, writing and publishing, by gaining appointment to boards and commissions, and through elective office at all levels of government; and

THEREFORE, the Florida Association of the American Institute of Architects commends all Citizen Architects for their dedication and service to their community, the profession, and our country with the hope that their good work will inspire and motivate other members to serve in the civic realm.



January 14, 2014

Nathan Butler, AIA
2014 AIA Florida President

Dan Kirby, AIA, AICP, LEED AP
2013 AIA Florida President

The
Fort Lauderdale Chapter
of the
American Institute of Architects

On the recommendation of
an independent jury and through its
Board of Directors
is pleased to confer this

Government Service Award

to

Frank Costoya, AIA

This award is given to an AIA Ft Lauderdale Architect who, by their interest, activity and concern for the profession of architecture, shall have advanced the cause of good design and planning, and/or contributed to the dignity and value of the architectural profession as an elected or appointed or employed government official/employee.

This 15th day of November, 2019



Peter Kosinski, AIA
President



DESIGN

AWARDS

2019

AIA Fort Lauderdale
A Chapter of The American Institute of Architects

The
Fort Lauderdale Chapter
of the
American Institute of Architects

On the recommendation of
An independent jury and through its
Board of Directors
Is pleased to confer this

Honor Award

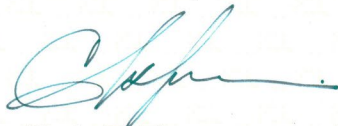
to

Frank Costoya Architect, P.A.

for the design of

Liberty Park
Unbuilt Residential

This 18th day of October, 2014



Chris P. Zimmerman, AIA
President



DESIGN

AWARDS

2014

AIA Fort Lauderdale
A Chapter of The American Institute of Architects