



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,

Carol Gardner  
President