



SD Collaborative (SDC) is a full service architectural firm with licenses in Florida and 10 other States providing architectural services for Domestic and International projects that include corporate offices, retail/commercial developments, hospitality resorts, cruise terminal structures, residential-multiuse developments, educational facilities, automotive and specialty facilities. Although SDC's focus is primarily on Architecture Services, SDC takes pride in its ability to bring to its clients a one stop shop for their project needs with services that include initial site due diligence, financial feasibility, marketing, development, architecture and construction management services.

SDC's mission is to:

“Provide our Clients with the most creative and practical solution that meets their programmatic and financial needs by using the latest in technology, design and construction practices.”

SDC's vision is to be a leader in the field of architectural services. SDC's clients are assured of a service and product that not only meets their requirements, but exemplifies quality and function.



Experience:

- A combined experience of over 60 years
- Domestic and International Projects

Focus:

- Client Oriented/Service Based

Services:

- Project Due Diligence
- Zoning Analysis
- Planning
- Feasibility (Financial)
- Architecture
- Interiors
- Permitting
- Bidding/Negotiations
- Construction Supervision

Headquarters & Offices:

- Miami, Florida
- Licensed in 11 States

Staff:

- 10 Employees
- Licensed Architects
- Project Managers
- Production/Intern Architects
- Interdisciplinary/Broadly Experienced

Services

Project Due Diligence

- Facility and Land Data Base
- Existing Facility Analysis
- Code Compliance
- Image Branding
- Facility As-Built

Zoning Analysis

Master Planning

Site Plan Approval

- Variances
- Platting
- Zoning Change

Feasibility Studies

- Financial
- Physical
- Strategic Planning

Architecture

- Conceptual Design
- Design Development
- Construction Document

Interior Design

Project Bidding

Project Permitting

Construction Supervision

- Shop Drawing Review
- RFI Response
- Change Order Review
- Pay Request Review
- Site Visits



Mr. Conde has 31 years of experience as a senior project manager, leading A/E teams for a wide range of multifaceted projects including corporate offices and retail/commercial developments, hospitality resorts, cruise terminal structures, residential and multiuse developments, automotive, educational and specialty facilities in both domestic and international markets.

- Registered Architect in the state of Florida and 10 other States
- Worked 7 years as Director of Design and Construction for AutoNation
- Worked 11 years as VP of Design and Construction for BAP Development Group and continues to consult for the Firm.
- Current responsibilities include day to day communication with clients and overseeing larger Domestic and International projects.



Mrs. Conde has over 33 years of experience as a project manager located in Miami, Florida. As a registered architect she performs project management and design on numerous projects ranging from school facilities to cruise terminals, luxury residential, automotive and retail facilities in the United States, Europe and South America. These projects have earned design awards from local and national organizations. Her expertise lies in her knowledge of Local, Municipal and Federal zoning and building codes.

- Registered Architect in the State of Florida
- Worked 10 years with the City of Coral Gables in their Building and Zoning Departments/currently providing consulting zoning review services for the City of Coral Gables.
- Current responsibilities include day to day communication with staff and overseeing projects in the construction phase.



Automotive

Commercial



Educational

Residential



Mixed Use

Planning



Before

After



Project: Fiat of South Miami
Location: Miami, FL
Client: Chrysler Corporation
Status: Completed



Project: Autoway Chevrolet
Location: Clearwater, FL
Client: AutoNation
Status: Under Construction



Project: Crest Cadillac
Location: Sarasota, FL
Client: Sunset Automotive
Status: Under Construction



Project: AN Chevrolet-Miami
Location: Miami, FL
Client: AutoNation
Status: Completed

AutoNation

- Maroone Chevrolet – West Dade, FL
- Maroone Chevrolet – Miami, FL
- Maroone Chevrolet – Pembroke Pines, FL
- Maroone Chevrolet – Ft. Lauderdale, FL
- Hollywood Honda – Hollywood, FL
- Maroone Chevrolet – Delray, FL
- Maroone Cadillac – West Palm Beach
- Lexus of Tampa Bay – Tampa, FL
- Courtesy Chevrolet – Orlando, FL
- Courtesy Chevrolet Airport – Orlando, FL
- Fox Chevrolet – Timonium, MD
- Fox Chevrolet – Laurel, MD

Sunset Automotive

- Coast Cadillac – Sarasota, FL
- Sunset Buick GMC – Sarasota, FL
- Sunset Chevrolet – Sarasota, FL
- Tropical Cadillac – Bradenton, FL

Sonic Automotive

- Massey Cadillac – Plymouth, MI
- Massey Cadillac – North Orlando, FL
- Massey Cadillac – South Orlando, FL
- Capitol Chevrolet – Columbia, SC

Private Clients

- Nimmicht Chevrolet – Jacksonville, FL
- Nimmicht Buick GMC – Jacksonville, FL
- Greenwood Chevrolet - Ft. Meade, FL
- Crest Cadillac – Nashville, TN
- Bennett Chevrolet – Kingsland, GA
- Hudson Subaru – Jersey City, NJ
- Nalley Buick GMC – Brunswick, GA
- Roger Dean Chevrolet – WPB, FL



Project: SCI-Ribeirao Preto
Location: Ribeirao Preto SP/B
Client: HLARC
Status : Completed



Project: SCI-Jundiai
Location: Jundiai, SP/Brazil
Client: HLARC
Status: Design Development



Project: Atlantic Commons
Location: West Palm Beach, FL.
Client: CL Commercial
Status: Completed



Project: Rio Piedras
Location: San Pedro Sula,
Honduras
Client: HLARC
Status: Site Plan Approval

CC – United States

- Staples – Miami, FL
- Atlantic Commons - West Palm Beach, FL.
- Logan Landing – Naples, FL.
- Lecanto Town Center – Citrus County, FL
- Space Coast Town Center – W. Melbourne, FL.
- Okeechobee Town Center – Okeechobee, FL.
- Florida Town Center, Florida
- HN Town Center – Nevada

CC – International

- INJ Plaza – Honduras
- Rio Piedras – Honduras
- SCI-Esplanada – Brasil
- SCI-Porto Alegre Expansion – Brasil
- SCI-Rio Preto – Brasil
- SCI-San Jose dos Campos – Brasil
- SCI-Jundiai Outlet – Brasil
- SCI-Votorantim – Brasil
- SCI-Ribeirao Preto – Brasil
- SCI-Galleria – Brasil
- Recife Outlet Center – Brasil
- Porto Belo Premium Outlets – Brasil

Commercial Interiors

- Crudo Bar– Miami Beach, FL
- Brickell Salon – Miami, FL
- Red's Popcorn & Candy Shop - FTL, FL
- EL Vato Cantina – Miami, FL
- Roka Sushi Restaurant – Miami , FL
- Yogurtlicious – Miami, FL
- Salsa Fiesta – Various Locations
- Kid's Spot - Pompano Beach, FL
- Fortunoff – Various Locations
- Speedemissions – Prototype
- Mijana Restaurant – MG, FL
- Beer & Burger Joint – Various Locations
- Trulieve- Various Location



Project: HIVE Preparatory
 Location: Miami, FL
 Client: Bridgerock
 Status: Completed



Project: Dillard 6-12
 Location: Ft. Lauderdale, FL
 Client: SBBC
 Status: Under Construction



Project: HIVE Riverside
 Location: Miami, Florida
 Client: Bridgerock
 Status: Site Plan Approval



Project: McFatter Technical College
 Location: Ft. Lauderdale, FL
 Client: SBBC
 Status: Under Construction

Educational – Private Client

- HIVE Preparatory – Miami, FL.
- HIVE Riverside – Miami, FL.
- Kidco Daycare – Miami, FL.
- Kidspot – Pompano Beach, FL.

Educational – Broward County School Board

- Dillard 6-12 – FTL, FL.
- McFatter Technical College – FTL, FL.
- Wingate Oaks Center – FTL, FL.
- Hawkes Bluff Elementary School – FTL, FL.
- Tedder Elementary School – Deerfield Beach, FL.
- Charles Drew Resource- Pompano Beach, FL.
- Ft. Lauderdale High School – FTL, FL.
- Plantation Middle School – FTL, FL.



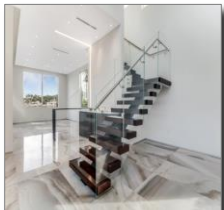
Project: Herssein Residence
 Location: Miami, FL
 Client: Mr. & Mrs. Herssein
 Status: Construction
 Documents



Project: Blaine Residence
 Location: Coconut Grove, FL
 Client: MAK
 Status: Construction Documents



Project: Izquierdo Residence
 Location: Coral Gables, FL
 Client: Mr. & Mrs. Izquierdo
 Status: Completed



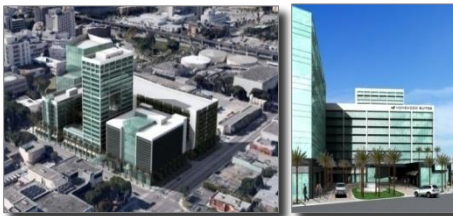
Project: 1510 Bay Drive
 Location: Miami Beach, FL
 Client: LF Development
 Status: Construction Documents

Residential-Single Family

- Tequesta Residence – N Miami, FL
- Duprey Residence – FTL, FL
- Tirado Residence – Boynton Beach, FL
- Blaine Residence – Coconut Grove, FL
- Izquierdo Residence – Coral Gables, FL
- Strautman Residence – FTL, FL
- Dwors Residence – FTL, FL
- Dylewski Residence – Pinecrest, FL
- Mena Residence – Key West, FL
- 1519 Bay Drive – Miami Beach, FL
- South Miami Residence – SM, FL
- 288 Ocean Residence – Golden Beach, FL
- La Gorce Residence – Miami Beach, FL
- Kennedy Residence – Plantation, FL
- Dial Residence – N Miami, FL
- Oltarsh Residence – FTL, FL
- Cappadona Residence – FTL, FL
- Hialeah Residence A – Hialeah, FL.
- Hialeah Residence B – Hialeah, FL.
- Sheridan Residence – Miami Beach, FL.
- Sheridan Residence – Miami Beach, FL.
- Herssein Residence – Miami, FL.
- Erwin Residence – Coral Gables, FL.
- Alegriano Residence – Coral Gables, FL.
- Estefan Residence – Coral Gables, FL.



Project: INJ Plaza
 Location: San Pedro Sula, HN
 Client: HLARC
 Status: Design Development



Project: MD Medical Campus
 Location: Miami, FL
 Client: BAP Development
 Status: Preliminary Design



Project: Bonnan by the Sea
 Location: Lauderdale by the Sea, FL
 Client: Bonnan FL, LLC
 Status: Construction Documents



Project: 830 Residences
 Location: Miami, FL
 Client: Urbanista, LLC
 Status: Construction Documents

United States

- MD Medical Campus – Miami, FL
- Unity on the Bay – Miami, FL
- 17 Edgewater – Miami, FL
- China Town Study – Miami, FL
- Florida Town Center – FL
- HN Town Center – Nevada
- Okeechobee Town Center – FL

International

- INJ Plaza – Honduras
- Rio Piedras – Honduras
- SCI-Esplanada – Brasil
- SCI-Rio Preto – Brasil
- SCI-San Jose dos Campos – Brasil
- SCI-Votorantim – Brasil
- SCI-Ribeirao Preto – Brasil

Residential-Multi Family

- 17 Edgewater – Miami, FL
- Unity Site – Miami, FL
- Oak Townhomes – Hollywood, FL
- Bonnan By the Sea – Lauderdale by the Sea
- 830 Residences – Miami, Florida
- Saga Bay – Miami, Florida

Hospitality

- Beaches – Turks & Caicos, BVI
- Cartagena Hyatt – Cartagena, CO
- Onyx 2 – Miami, FL
- Renaissance Hotel – Antigua, BVI
- Mayalum Resort – Cancun, MX
- Goodman's Bay Resort – Nassau, BS
- Grand Bay Hotel – Miami, FL
- The Dalmar Hotel – Ft. Lauderdale, FL.
- Aloft Hotel – Ft. Lauderdale, FL.
- Sea Garden Hotel – Lauderdale by the Sea
- Tropicaire – Lauderdale by the Sea
- Castle by the Sea – Lauderdale by the Sea
- Blue Strawberry – Lauderdale by the Sea



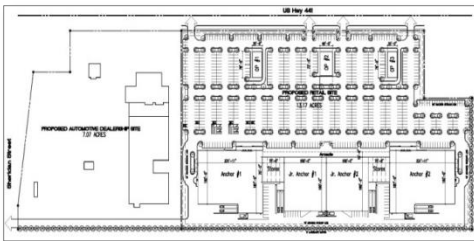
Project: TWI-Severnaya
 Location: The World Islands, Dubai
 Client: BA
 Status: Master Plan



Project: Las Terrenas
 Location: Samana, DR
 Client: BAP Development
 Status: Master Plan



Project: Crystal Bay
 Location: Antigua, BVI
 Client: BAP Development
 Status: Conceptual Design



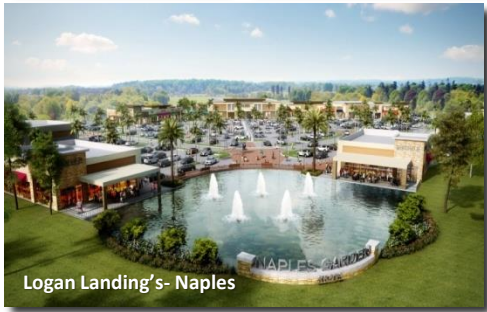
Project: Hollywood Honda Site
 Location: Hollywood, FL
 Client: AutoNation
 Status: Master Plan

United States

- HH Commercial Site – Hollywood, FL.
- Florida City Town Center – FL.
- HN Town Center – Nevada
- Space Town Center – W. Melbourne, FL.
- Logan's Landing – Naples, FL.
- Archbishop Curley Town Center
- Lecanto Town Center – Citrus County, FL.
- Sage Bay – Miami, FL.

International

- TWI-Severnaya – Dubai, UAE
- TWI-Arabian Nights – Dubai, UAE
- TWI-United Kingdom – Dubai, UAE
- TWI-Heart of Europe – Dubai, UAE
- TWI-Osaka – Dubai, UAE



Automotive

- Massey Cadillac South – Orlando, FL
- AutoNation Honda – Sanford, FL
- AutoNation Chevrolet – Greenacres, FL
- AutoNation Coral Gables – Miami, FL
- AutoNation Ford – Delray, FL

Commercial

- Campo Largo – Parana, Brasil
- Blue Grass Sales Center – Hollywood, FL
- Logan's Landing – Naples, FL.

Commercial Interiors

- Hotel Boulan Retail – MB, FL
- Hotel Boulan Offices – MBFL

Educational

- Advanced Learning Academy – Riverside
- Broward County Schools

Residential/Hospitality

- Tribute/Element – FTL, FL
- 830 Residences – Miami, FL
- Sheridan House – Miami Beach, FL
- Villa Soninha – Miami Beach, FL
- Aloft Hotel – FTL, FL
- NW 7th Street Residences
- SW 8th Street Residences

Mixed Use

- SCIESP Unificacao - Sorocaba, Brasil
- Alphaville Center - Alphaville, Brasil

Planning

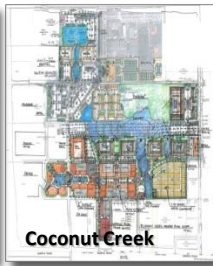
- Rivers Edge – FTL, FL
- Kendall Property – Miami, FL
- Coconut Creek – Coconut Creek, FL
- Airport City - Porto Alegre, Brasil

Continuing Professional Services Contract

- City of Miramar – 2018-Present
- City of Oakland Park – 2017-Present
- City of Homestead – 2013- Present
- City of Miami Beach – 2018-Present
- Miami-Dade College – 2014-Present
- City of South Miami – 2014-2016



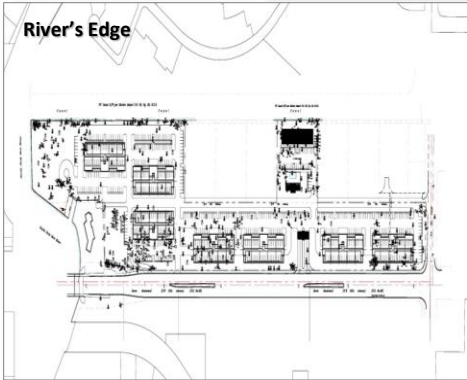
SCIESP-UNI



Coconut Creek



Lexus



River's Edge



NW 7th Street



Florida Town Center



Florida Town Center



Oasis



Aloft FTL



Midtown Portland



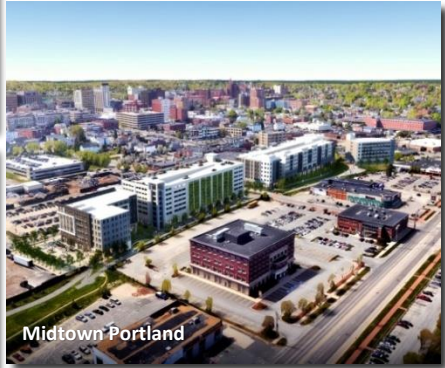
Mexican Restaurant
FTL



AutoNation Jaguar/Land
Rover



Prada Atanasio-
Guatemala



Midtown Portland



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