

IVO FERNANDEZ, JR., LEED AP BD+C, CDP
MODIS Architects, LLC
 Principal Miami Studio



As Principal & Co-Founder, Mr. Fernandez oversees most of the design within the office. He specializes in the design and management of various project types through all phases. From the initial Zoning Analysis, Master Planning, Design Development, all the way through the Construction phase. He brings an “All in or nothing” attitude to each and every project. With more than twenty years of experience, Mr. Fernandez has been the Lead Designer and Project Manager on various large-scale retail, mixed-use, aviation, office, warehouse, and residential projects – many of which have received awards for excellence both locally as well as internationally. Having worked side by side with Co-Founder, Robert Morissette, for over 25 of those years, they have developed a cohesive & comprehensive approach towards architecture that is able to not only provide award winning aesthetic solutions, but also achieve this while being both sensitive to our client’s needs as well as the project’s without compromising our service nor our product.

COMMERCIAL / MIXED-USE PROJECTS

- **16 West**, Savannah, Georgia – Project Designer/Project Manager for an open-air retail, 118-acre, master planned project. Including 330,000 SF Anchor tenants, 318,000 SF big box retail, 530,000 SF of lifestyle retail, 20 screen cinema, 150 residential units and a Hotel.
- **Current @ Lee Vista**, Orlando, Florida – Project Designer/Project Manager for an open-air retail, 74-acre, master planned project. Including 240,000 SF Lifestyle Retail, 450,000 SF Power Center which includes a 178,000 SF Super Target Center, as well as a Proposed Hotel.
- **Doral Blue**, Doral, Florida – Principal for the design of a proposed mixed-use development which features a 10 story 166 room hotel tower complemented with a 9 story 68 unit condominium tower anchored with a central plaza that caters to 21,000 SF of vibrant ground level retail. Situated one block from the new Doral Town Center this site maximizes uninterrupted views of the world-famous Trump National Doral Golf Course and Resort.
- **Downtown Orlando City Square**, Orlando, Florida – Principal for the design of a proposed 7.7-acre Mixed-Use Transit Oriented Development is centrally located in the heart of the bustling Downtown Orlando area only 500 feet from the recently completed Lynx Sunrail Station - one of many efforts underway in the emergence of the area as a major business, residential, & entertainment powerhouse. The project looks to meet the demands of this growing area by providing 408 residential apartment units in three 12 story towers accompanied by a 10 story 125 key hotel tower. The overall project is anchored by 122,000 SF of retail space with a national grocer, pharmacy, and numerous sidewalk cafes which delivers a vibrancy surrounding a central outdoor plaza. The project will also feature 12,000 SF of conference and meeting facilities, a 35,000 SF multi-level fitness center, 65,000 SF of elevated recreation and fitness deck with 4 resort style pools, as well as 1,220 spaces of structured parking.

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- **One Hundred Central Avenue**, Sarasota, Florida - Project Designer/Project Architect for a 530,000 SF mixed use project which includes 96-unit urban luxury condominiums, 60,000 SF of street-level retail, and a 660-space structured parking garage. The project is arranged with sidewalk cafes, and various retail. This was a joint venture project with the City of Sarasota which became a catalyst for the redevelopment of the downtown area.

** Winner of the 2007 DBA Project of the Year Award - Category of Commercial Properties, presented by the Developers & Builder's Alliance*

- **Westshore Mixed Use**, Tampa, Florida – Principal for the design of the proposed repositioning of an existing 5 building office park near the Tampa International Airport. We proposed the demolition of 3 of the existing vacant office midrise buildings and have applied a form-based solution that would integrate the remaining 2 office buildings with 316 new residential units with 3 new midrise buildings and 72,500 sf of new ground level retail. The overall design provides a sense of community and a pedestrian friendly street side environment that encourages outdoor seating, street traffic, and a pedestrian synergy - all while concealing from view 800 spaces within structured parking garages.

COMMERCIAL / RETAIL PROJECTS

- **Deerwood Shopping Center**, Miami-Dade, Florida – Project Manager for the renovation of an existing 32,000 SF strip shopping center.
- **Dolphin Mall**, Miami, Florida - Project Designer / Architect for this 87-acre destination retail project which included 1,650,000 SF of themed value/retail and entertainment mega mall which features a 28-screen Cineplex, food court, restaurants, entertainment, as well as 12 anchors. Participated in the attainment of DRI approval for the overall 310-acre mixed use Beacon Trade port site.
- **Festival Marketplace**, Hollywood, Florida - Project Designer / Project Manager for the renovation of a 450,000 SF value-retail center, featuring 400 retail booths, Farmer's market and food court.
- **The Galleria**, Venice, Florida – Project Designer / Project Architect for the renovation of an existing 180,000 SF power shopping center. The project includes the complete façade redesign of the Frank Theatres anchor as well as various small retail exterior facades and outdoor common areas.
- **Lakeland Multi-Tenant Retail**, Lakeland, Florida – Principal for the design of a new multi-tenant retail building totaling 6,000 SF. Made accommodations for future restaurant tenant as well as provided for future outdoor sidewalk seating completed in 2014.
- **Lakewood Shopping Center**, Margate, Florida - Project Designer / Project Manager for the renovation of an existing 75,000 SF building by breaking it up into three big box retail tenants and the addition of 8,500 SF of retail.

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- **Mary Brickell Village**, Miami, Florida - Project Architect for this mixed-use Leisure and Lifestyle Village which includes a series of two-story tropical retail pavilions with over 165,000 SF of retail space, various restaurants, goods and services complimented by public spaces heavily landscaped with the theme of “Wood, Water and Green”. This project was arranged with a 30-story apartment tower forming a backdrop to the retail.
- **Pointe Orlando**, Orlando, Florida - Project Designer / Project Manager for the renovation and repositioning of a 400,000 square foot, two level outdoor retail and entertainment shopping center, including new common area walkways, large open plazas, new restaurants, and retail tenants.

** Winner of the 2009 Aurora Award - Category of Remodeling, Rehabilitation, or Historical Restoration of Office / Retail Project.*

** Winner of the 2009 Real Estate and Construction Review, Building of America Award – Most Imaginative, Unique, Innovative and Dynamic Buildings in America.*

- **Shopping Center Iguatemi**, Porto Alegre Expansion, Porto Alegre, Brazil - Model Builder for new two-level enclosed shopping center addition to the existing two-level regional mall features Renner as a two-level anchor, many new small shops and boutiques, and new food court. A partial third level above Renner has five new cinemas in addition to the existing four. Completed fall 1997.

** Winner of an ICSC award for Merit, Presented by the International Council of Shopping Centers.*

- **Streets of Mayfair**, Miami, Florida - Project Architect for the renovation and repositioning of a 248,000 SF mixed-use facility that includes entertainment/retail, Planet Hollywood, multiplex cinema, 186-room hotel, and structured parking for 920 cars. Completed 1997.

** Winner of a SADI award for Superior Achievement in Design, Presented by Shopping Center World, and a Merit award, presented by the International Council of Shopping Centers.*

- **Terra Mall**, San Juan, Costa Rica - Project Architect for a 400,000 SF three-level mall that takes advantage of the sloped terrain. Project includes a Cineplex, food court, music court, restaurants, department store, supermarket and 90 shops.

** Winner of an ICSC Certificate of Merit for Innovative Design & Development, presented by the International Council of Shopping Centers.*

- **Tower Shops Phase I**, Davie, Florida – Project Manager for the complete 2,100 LF / \$2.9 million façade renovation of an existing 420,000 SF power shopping center. The project included major façade redesign of 1,700 LF including 7 of the anchor tenants, Michaels, TJ

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Maxx, Office Depot, Ross, Party City, Ulta, & Discovery, as well as several small retail exterior facades and outdoor common areas.

- **Tower Shops Phase II**, Davie, Florida – Project Manager for an addition to the popular Tower Shops in Davie, Florida. It will feature an additional 50,000 SF of retail which will include one of the first Trader Joe’s in the South Florida market as well as future national retail and restaurant tenants with outdoor public areas. Totaling \$8.8 million this project broke ground in February of 2015.
- **Hidden Lakes Retail**, Kendall, Florida – Principal for the Hidden Lakes Shopping Center, which is a 50,400 SF multi-tenant retail space of all new construction. This new two-story center will bring needed neighborhood retail and services to an emerging market in West Kendall.
- **Upper Buena Vista**, Upper Buena Vista, Florida – Principal for the renovation and adaptive reuse of older and underused buildings concept that has become a key element in the resurgence of older urban neighborhoods. Upper Buena Vista is a collection of small existing and new structures that form a vibrant and unique micro retail development.

COMMERCIAL / TENANT IMPROVEMENT PROJECTS

- **Big Picture Cafe, Great Florida Bank Center**, Davie, Florida – Principal for the 1,540 SF interior build out of this one of a kind Wellness Center / Nutrition Café.
- **Borders Books**, Plantation, Florida - Project Architect for a standalone 25,000 SF “*Video, Music, Café*” bookstore with over 100,000 volumes. Project included a kid’s corner, music/video section and café with outdoor seating.
- **Borders Books**, Streets of Mayfair, Coconut Grove, Florida - Project Architect for a two story 25,000 SF “*Video, Music, Café*” bookstore with over 100,000 volumes. Project included a kid’s corner, music/video section and café with outdoor seating.
- **Boston Proper**, Multiple Cities – Principal for the new national roll out of a new fashion boutique by Chico’s Fashion ranging at the 2,500 SF per store module. First phase of Initial roll out includes multiple stores in Florida, Georgia, North Carolina, and Texas.
- **Burger King**, Multiple Locations – Principal for the exterior renovation of 10 local franchises spread throughout the local South Florida market.
- **Camicissima**, Multiple Locations – Principal for the new national roll out of a new men’s dress shirt fashion boutique at the +/-1,500 SF per store module. Total rollout campaign is to include 200 stores over the next 4 years. The first phase of the Initial roll out includes multiple stores in Florida, Georgia, and Puerto Rico.
- **Game On Sports Bar**, Miami, Florida – Principal for the +/-4,000 SF interior build out of this unique neighborhood sports bar experience where each booth has it’s own beer tap.

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- **Gaicho's Argentinean Gourmet Market**, Miami, Florida – Designer / Principal for the 3,800 SF interior build out.
- **Giardino Gourmet Salads**, Various locations in South Florida – Principal for the +/-1,200 SF interior build outs of this flourishing franchise start up. We have assisted the franchise in ironing out many of the wrinkles of their Gourmet Salad concept as they prepare to embark on their national rollout campaign. They are currently on their 12th location and have now finally begun branching out of Florida and into Tennessee.
- **Juicy Boba**, locations in Miami Beach and Aventura mall - Designer / Principal for the 1,175 SF interior build out.
- **K & G Fashion Superstore**, Lakewood Shopping Center, Margate, Florida - Project Manager for the 17,000 SF building shell design & interior build out.
- **Let's Make A Daiquiri**, Dolphin Mall, Miami, Florida - Project Designer / Architect for an open-air themed daiquiri bar which serves as the focal point of outdoor plaza of a local entertainment mega mall.
- **Lifeway Christian Stores**, Tower Shops, Davie Florida – Project Manager for the +/-5,400 SF interior build out.
- **Office Max**, Deerwood Shopping Center, Miami, Florida – Project Manager for the 20,000 SF building shell design.
- **Party City**, Colonial Palms Plaza, Pinecrest, Florida – Principal for the 12,000 SF interior build out.
- **Party City**, Tower Shops, Davie Florida – Principal for the 12,000 SF interior build out.
- **Picadilly Shoes**, locations in Westland Mall and Wellington Mall – Designer / Principal for the 1,250 SF interior build outs.
- **Rack Room Shoes**, Lakewood Shopping Center, Margate, Florida - Project Manager for the 6,000 SF building shell design & interior build out.
- **Ross Dress for Less**, Lakewood Shopping Center, Margate, Florida - Project Manager for the 34, 000 SF building shell design & interior build out.
- **Staples**, Lakewood Shopping Center, Margate, Florida - Project Manager for the 18,000 SF building shell design & interior build out.
- **Subway**, Great Florida Bank Center, Davie Florida – Principal for the +/-1,200 SF interior build out

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- **Whole Foods Market**, Sarasota, Florida - Project Designer for a 35,000 SF Whole Foods Market in the heart of downtown Sarasota.



* Awarded Silver Certification from The Leadership in Energy and Environmental Design (LEED) Green Building Rating System from the US Green Building Council.

- **Your Big Picture Wellness Center**, Great Florida Bank Center, Davie Florida – Project Designer / Principal for the +/-1,400 SF interior build out.

OFFICE PROJECTS

- **Allen Morris Corporate Headquarters**, Coral Gables, Florida - Project Architect for a +/-12,000 SF corporate headquarters, reception lobby, conference rooms, and interior details within the penthouse of their new 17 story Class “A” office building.
- **Tropical Federal Credit Union**, Cutler Bay, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Tropical Federal Credit Union**, Pembroke Pines, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Tropical Federal Credit Union**, West Palm Beach, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.
- **Galloway Medical Office Building**, Miami, Florida – Principal for a 3-story Medical Office Building designed to house state of the art medical facilities, provide innovative systems for its users, and is adjacent to Baptist Hospital. The building design is grounded with natural stone and wood materials with an abundance of glass to complement the West Kendall scale neighborhood. The detached garage contains 650 parking spaces with ground floor commercial linear space.

WAREHOUSE / INDUSTRIAL PROJECTS

- **Historical Museum of South Florida Collections Warehouse**, Miami, Florida - Project Designer/Principal for a 22,000 SF - 2 story warehouse building for permanent storage of the Historical Museum’s object collection.

AVIATION PROJECTS

- **Lloyd Aviation FBO**, Anguila, British West Indies – Principal for the design of the proposed +/-25,000 SF private airport terminal in the Island of Anguila. Facilities include passenger ticketing, immigration, pilot accommodations, and various passenger amenities which include lounge area, bar area, business facilities, private conference facilities, as well as administrative offices for daily operations.

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RESIDENTIAL PROJECTS / MULTI FAMILY

- **26 Edgewater**, Miami, Florida - Principal for the design of a proposed 89-unit condominium project nestled within the historic neighborhood of Edgewater adjacent to metropolitan Downtown Miami. It includes 120 spaces of above ground parking and over 8,000 SF of ground level retail. With its location just off of Biscayne Boulevard and its close proximity to the Design District, this location is ideal for a new generation of Miami.
- **Brisas Del Rio**, Miami, Florida - Principal for the design and development of an elderly housing project which includes surface parking, resident amenities and 167 resident units. The units are comprised of studio/one-bath and one-bedroom/one-bath.
- **Byron Residential**, Miami Beach, Florida - Principal for the design of residential apartment building that offers one and two bedroom residential apartments with private terraces. The contemporary design makes references to Miami Beach's heritage of Deco and Modern influences.
- **Casa Luna**, Miami, Florida – Principal for the design of this multi-family residential project which centrally located in the heart of the historic neighborhood referred to as Little Havana. The project features an 11-story – 79 residential apartments building with ground level retail as well as an elevated and landscaped amenity pool deck over a 98-space structured parking garage.
- **Collins Park Apartment**, Miami, Florida - Principal for the design of a 6-story 125 unit / 90,000 SF mid-rise HUD approved affordable housing project completed in January of 2015.
- **Collins Plaza**, Miami, Florida- Principal for for the design and development of a public-private partnership with Miami-Dade County and the U.S. Department of Housing and Urban Development. Lead by Related Urban, this project brought 124 desperately needed units to the market, all geared towards the county's low-income elderly and disabled citizens. The resident units are comprised of one-bedroom/one-bathroom and 2-bedroom/1-bathroom units located at 1975 NW 36th Street, Miami, FL 33142. The project addresses many of the needs of its residents by providing on premise amenities such as a fitness center, multipurpose community room, computer room, library, laundry facilities, an onsite leasing office, and additional ground level retail space. The project scope included master planning, building design with ADA and UFAS requirements, obtaining zoning approvals, providing construction documents and construction administration. The project had a construction cost of \$15 million.
- **xDouglas Gardens**, Miami, Florida – Principal for the design of a proposed 67 unit / 131,000 SF mid-rise market rate rental housing project over 108 space structured parking garage located in the heart of the City of Miami.
- **Gallery at River Parc**, Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities and 139

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resident units. The units are comprised of one-bedroom/one-bath, two-bedrooms/two-bath and 3 live-work with one-bath/one-office with powder room. The project will be part of a new master plan redevelopment of an existing public housing development.

- **Gallery at Smathers**, Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities, leasing offices and 126 resident units. The units are comprised of one-bedroom/one-bath and two-bedrooms/two-bath.
- **Gallery at West Brickell**, Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities and 198 resident units. The units are comprised of one-bedroom/one-bathroom, two-bedrooms/two-bathrooms and 3 live-work with one-bathroom/one-office with powder room. The project will have a structural parking component within each tower.
- **LeJeune Palms**, Miami, Florida – Principal for a newly proposed mixed-use development located on one of the busiest intersections in the City of Miami. The overall proposed project is to include a total of approximately 442,000 SF including more than 15,000 SF of ground level retail, 8 stories/180 units of market rate rental units, 110 key hotel, all while concealing from view an elevated pool and amenities deck over a 350 space structured parking garage.
- **Liberty Square**, Miami, Florida - Principal for the redevelopment of Liberty Square. This project will be a monumental process by which an existing 700 units of public housing is replaced by a new master planned development of over 1,500 mixed income units. The residential options will range from midrise multi-family buildings to three-story walk-up units as well as townhome developments that will be for sale. The overall development will feature elements essential for a thriving community. These elements include retail, grocery store, community spaces, parks, offices, and job training facilities.
- **Manatee NSP1 Housing Development**, Palmetto, Florida – Principal for the design of a new 8,400 SF multi-unit veteran housing for the Volunteers of America, Florida completed in May 2013.
- **Smathers Plaza**, Miami, Florida - Principal for the design and development of a midrise elderly housing project which includes surface parking, resident amenities and 133 resident units. The units are comprised of one-bedroom/one-bathroom and 2-bedrooms/2-bath units. The project also includes the interior and exterior renovation of 2 existing public housing towers. One tower consists of 13 stories and the second tower consists of 6 stories for a total of 182 residential units.
- **South Miami Plaza**, South Miami, Florida – Principal for the renovation of an existing 74,000 SF mid-rise which includes 98 units of Miami-Dade County elderly housing.
- **Stirrup Plaza**, Coconut Grove, Florida – Principal for the design of a 5-story 68 unit / 70,000

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SF mid-rise HUD approved affordable housing project.

- **Town Center Apartments**, Opa-Locka, Florida - Principal for the design of a 6-story mid-rise which includes 127 units totaling 118,000 SF HUD approved affordable housing project completed in mid-2014.

CERTIFICATIONS / AWARDS

The International Council of Shopping Center CDP - Certified Design Professional	October 2013
The US Green Building Council LEED AP BD+C - LEED Accredited Professional Building Design + Construction	June 2009
Up & Comers Awards – Finalist The South Florida Business Journal	2001

EDUCATION

Bachelors of Architecture Florida A & M University, Tallahassee, Florida	May 1995
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VOLUNTEER

United Way of Miami Dade Kickoff Committee Member	1999 - 2003
United Way of Miami Dade Kickoff Committee Co-Chairman	2002

PROFESSIONAL AFFILIATIONS

ICSC	International Council of Shopping Centers
ULI	Urban Land Institute
USGBC	U.S. Green Building Council