

BESSOLO DESIGN GROUP, INC.

ARCHITECTURE ■ ENGINEERING ■ INTERIOR DESIGN

SENIOR LIVING

Tessera of West Chase
Élan Buena Vista
Allegro Senior Living
Siena Lakes
Market Street Viera
Tuscan Gardens of Venetian Bay
Pelican Landing
Masonicare at Mystic
Élan Spanish Springs
Summer Vista
Somebry Lake Nona
Sonata at Melbourne
Sumter Grand
Sumter Place
Inn on the Pond
American House at Bluewater Bay
Aravilla Memory Care
Buffalo Crossings
Seasons Largo
Seasons Bellaire
Learning Center at the Palms of Largo

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SENIOR LIVING



A recognized leader in the senior housing market, our beautiful designs provide residences with home-like living spaces that are equipped with an abundance of amenities and services.

While our experience provides the operator and owner the assurance that their community is optimized for their business needs and maximizes project profits and performance, our attention to detail gives the residents the comfortable environment they deserve.



TESSERA OF WESTCHASE

Tampa, FL
Assisted Living & Memory Care

5

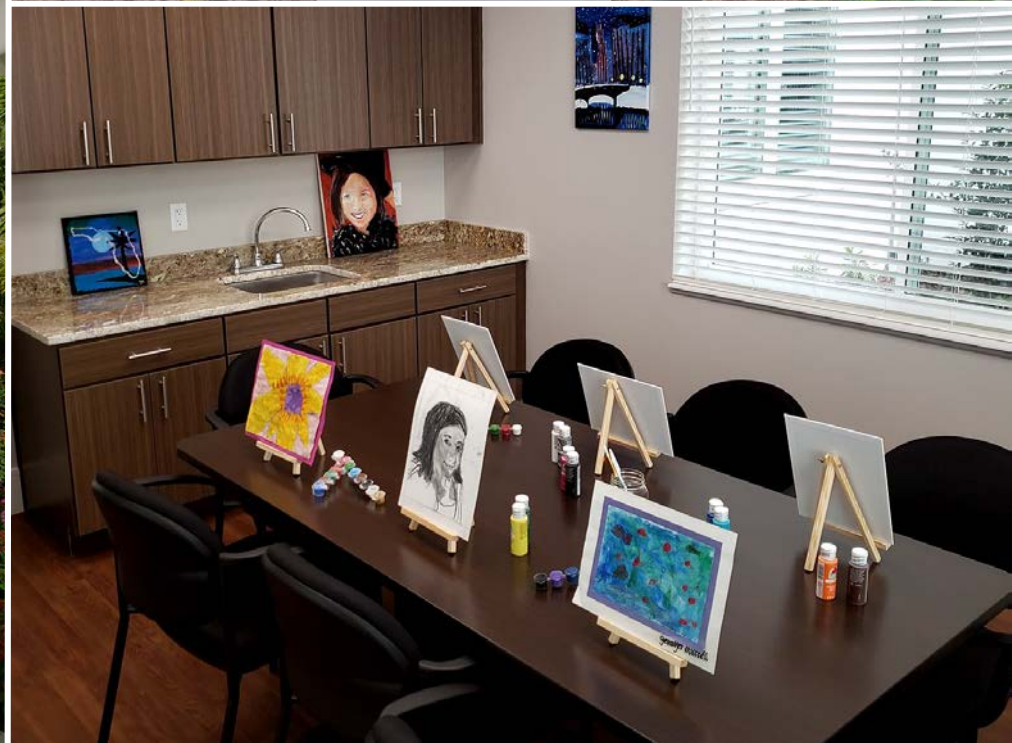
The quaint town of Westchase, near Palm Harbor, is home to TESSERA of Westchase. The contemporary designed building features high ceilings and large windows, resulting in incredible ambient light throughout the space. Large common and dining areas include printed carpet and hardwood flooring while the interior finishes are rich in color, warmth and energy. Amenities include: studio, one-and two-bedroom units, art studio, outdoor courtyard with pond and covered seating, fitness center, salon and spa, library and event center and restaurants including private dining and bistro/bar.

Project Size: 102,550 sq. ft.

Units: 122 (80 ALF, 42 MC)

Stories: 3

Acreage: 6.38





ÉLAN BUENA VISTA

(formerly Titan Senior Buena Vista)

The Villages®, FL

Independent Living, Assisted Living
& Memory Care

7

Located in the age-restricted retirement community of The Villages®, Élan Buena Vista presents residents and visitors with an elegant and boutique-like designed environment. The cool color palette, soft printed fabrics and grand staircase in the interior compliment the welcoming Colonial style of the exterior. Amenities include: movie theater, restaurants including private dining and bistro/bar, art studio, indoor/outdoor fitness center, outdoor heated pool, golf cart charging stations, covered parking, salon and spa, game room, separate memory care courtyard and an oversized independent living courtyard with gazebo.

Project Size: 257,326 sq. ft.

Units: 224 (118 ILF, 74 ALF, 32 MC)

Stories: 3

Acreage: 7.27





ALLEGRO SENIOR LIVING

Casselberry, FL
Independent Living, Assisted Living
& Memory Care

9

Along the shore of Lake Ann sits Allegro Senior Living. The three-story atrium illuminates the grand staircases, intricate designed balcony ledges and sophisticated finishes. The tiered water fountain adds a classical feel below the large skylight. Each common space has been designed with lively colors and prints while maintaining first-class comfort. Amenities include: salon and spa, dining room, fitness center, billiards and game room, outdoor fire pit and jacuzzi, infinity pool, putting green, lake dock with cabana, movie theater and therapy room.

Project Size: 174,000 sq. ft.

Units: 158 (81 ILF, 52 ALF, 25 MC)

Stories: 3

Acreage: 17





SIENA LAKES SENIOR LIVING COMMUNITY

Naples, FL
Continuing Care Retirement
Community

11

Siena Lakes is a new luxury resort style Erickson Senior Living Community in North Naples. Units can be customized by choosing over a wide variety of open layout floor plans. Amenities will include: one-and two-bedroom units, on-site medical center with physical therapy training room, multiple dining venues, café, pool, fitness center, movie theater, woodworking shop, 250-seat life enrichment center, library, yoga studio, salon and spa, creative arts studio and garden room.

Project Size: 916,682 sq. ft.

Units: 418 (355 ILF, 33 ALF, 15 MC, 15 SNF)

Stories: 3

Acreage: 30





MARKET STREET VIERA
(formerly Shellbrooke Memory Care of Viera)
Melbourne, FL
Memory Care

13

Centrally located in Brevard County, this stand-alone Memory Care community is nestled on protected land, conservation areas, parks and open spaces. Highlighted by Market Plaza, an interior streetscape designed to provide a calm and comforting atmosphere, complete with a blue and white painted tiered ceiling, live trees and plants, circular walkway and nature sound recordings. Large windows and high ceilings allow for an even combination of recessed and natural light throughout the building. Amenities include: on-site wellness services, internal courtyards equipped with lush gardens, salon and spa, herb garden, bakery, art gallery, newsstand and post office.

Project Size: 44,162 sq. ft.

Units: 60

Stories: 3

Acreage: 20





TUSCAN GARDENS® OF VENETIAN BAY

Venice, FL
Independent Living, Assisted Living
& Memory Care

15

Inspired by Mediterranean villas, Tuscan Gardens® was designed to be open and airy. The lobby features a fireplace, floor to ceiling chimney and large windows allowing directional light to bring attention to the wood beams, large arches, and rustic, earth-tone fixtures. The overall floor plan offers an easy transition between indoors and outdoors. The exterior also pays homage to the Mediterranean style with stucco walls, red tiled roofs and stone accents. Amenities include: Tuscan kitchen restaurant with chef's table, café, nature walking trails, gardens and fountains, chapel, library, movie theater, great rooms, art studio, and salon and spa.

Project Size: 128,654 sq. ft.

Units: 272 (136 ILF, 78 ALF, 58 MC)

Stories: 2 and 3

Acreage: 6





PELICAN LANDING

(formerly Watercrest of Sebastian)

Sebastian, FL

Assisted Living & Memory Care

17

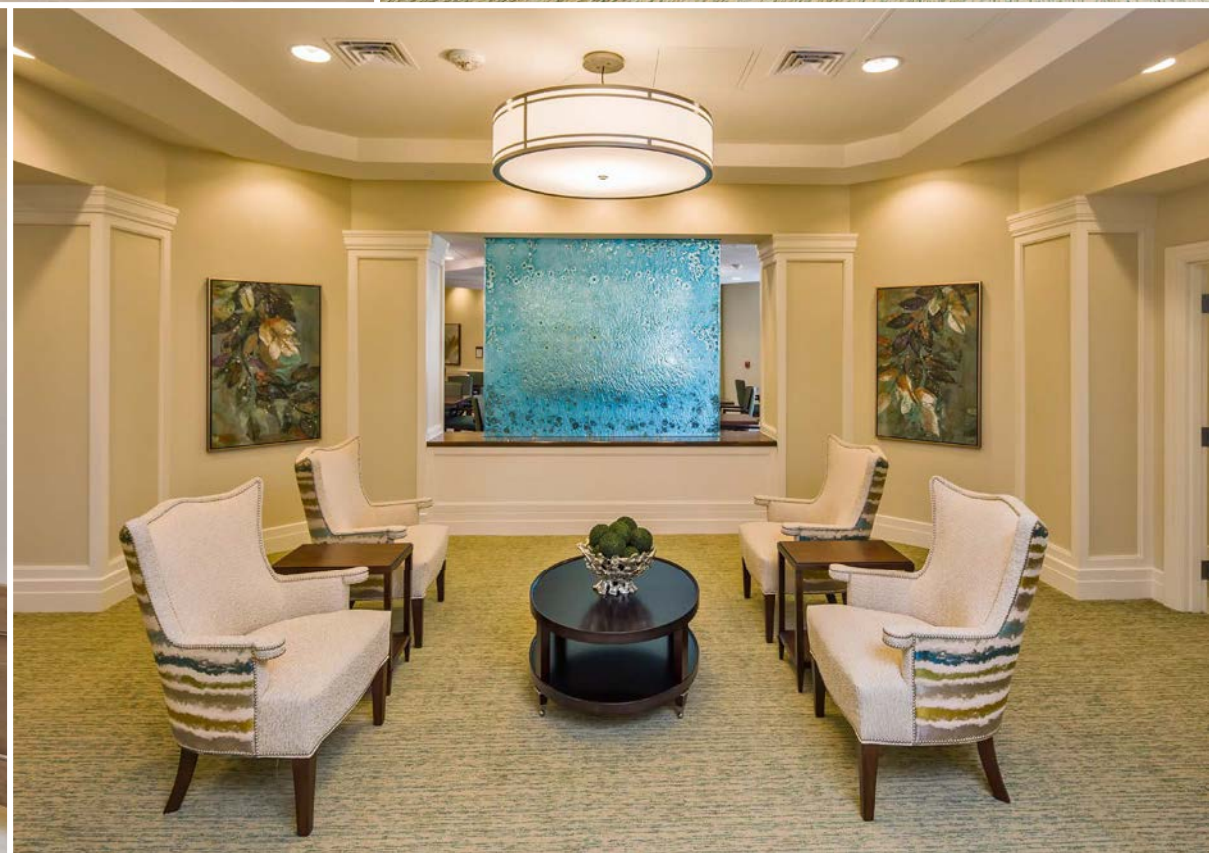
In the community of Sebastian, you will find Pelican Landing. The coastal design of the interior and exterior includes simple, yet textured facades. Soft, large light fixtures acknowledge the brightly colored accents throughout the common areas and private spaces. Several courtyards with gazebo and veranda allow residents to enjoy the beautiful landscape. Amenities include: salon and barber shop, sophisticated dining room, fitness center, garden, patio and spacious common areas.

Project Size: 64,788 sq. ft.

Units: 89 (63 ALF, 26 MC)

Stories: 2

Acreage: 3





MASONICARE AT MYSTIC

Mystic, CT

Independent Living, Assisted Living
& Memory Care

19

Close to the coast line of the Mystic River, this resort-like community was designed to combine traditional and contemporary style. Calming tones of blues and greens can be seen throughout the interior of the community, complimenting the unique patterned area rugs and artwork. Interconnected common areas with high ceilings contribute to the ease of socializing among the residential wings. Amenities include: café, salon, fine and private dining rooms, indoor saltwater pool, library, gift shop, fitness center, billiards and game room, pub, art studio, multi-purpose rooms and nature walking trails.

Project Size: 242,098 sq. ft.

Units: 218

Stories: 3

Acreage: 18





ÉLAN SPANISH SPRINGS

(formerly Titan Spanish Springs)

The Villages®, FL

Assisted Living & Memory Care

21

Designed in the age-restricted retirement community of The Villages®, Élan Spanish Springs is located adjacent to the original Town Square. The lobby features a fireplace, floor to ceiling stone chimney and large windows, illuminating the wood beams and rustic, earth-tone fabrics. A wrought-iron ceiling design in the main dining room mirrors the light fixtures seen throughout the community. The Spanish Colonial exterior facades include stucco walls, red tiled roof and arches. Amenities include: fitness center, on-site wellness services, movie theater, salon and spa, fine and private dining rooms, bistro/bar and activities room.

Project Size: 73,848 sq. ft.

Units: 86 (50 ALF, 36 MC)

Stories: 3

Acreage: 2.3





SUMMER VISTA

Pensacola, FL
Assisted Living & Memory Care

23

Summer Vista is located in the western portion of the Florida Panhandle in Pensacola and embraces the beach town approach by promoting a bright and healthy lifestyle. The traditional designed lobby features high ceilings and large windows, resulting in incredible natural light throughout the space. Warm finishes in the lobby transition to light and lively finished throughout the corridors of private residences. The Memory Care wings feature a neighborhood-like entrance to each unit and open to common social spaces. Amenities include: one-and two-bedroom units, beautiful landscape courtyard, fine dining room, bistro/bar, media room, salon and barber shop, nature trails and pet care.

Project Size: 75,138 sq. ft.

Units: 89 (50 ALF, 36 MC)

Stories: 3

Acreage: 3.68





SOMEBRY LAKE NONA
(formerly Watercrest Lake Nona)
 Orlando, FL
 Assisted Living & Memory Care

25

Nestled in the 17-square-mile community of Lake Nona, is Somebry. Large windows and high ceilings allow for an even combination of recessed and natural light throughout the building. The light color palette and soft printed fabrics of the contemporary interior design compliment the modern stone and stucco exterior. Unique features such as a water wall, textured spaces and colorful artwork contribute to first-class comfort. Amenities include: open floor plans, grand balconies, multiple common areas, outdoor living spaces with verandas, signature water wall, fireplace, private dining, wine bistro, salon and spa and pool.

Project Size: 70,778 sq. ft.

Units: 80 (56 ALF, 24 MC)

Stories: 3

Acreage: 3.39





SONATA VIERA

(formerly Sonata at Melbourne)

Melbourne, FL

Independent Living, Assisted Living
& Memory Care

27

Sonata was designed with eco-friendly building materials and systems, safety features and the latest technologies. The two-toned yellow exterior pops with splashes of red, mimicking a classic Mediterranean style. The vaulted entryway is surrounded by distressed columns, which can also be found in various social areas throughout the interior. Dark wood finishes accompany both the private suites and common spaces. Amenities include: studio, one-and two-bedroom units, full-time concierge, elegant dining room, library/card room, arts and crafts studio, movie theater, bistro, internet cafe, English-style pub, heated pool with ramp access, outside terrace with cabanas, covered patios, lush gardens and landscaping, fitness center, salon and spa.

Project Size: 172,000 sq. ft.

Units: 163 (83 ILF, 54 ALF, 26 MC)

Stories: 3 and 4

Acreage: 8.14





SUMTER GRAND

The Villages®, FL
Independent Living

29

Sumter Grand is Phase I of Sumter Senior Living in the age-restricted retirement community of The Villages®. The coastal design elements can be seen in both the interior and exterior. High ceilings and large windows compliment the soft-tone colored rooms. Traditional wood ceiling beams, columns and crown molding complete the interior. Amenities include: studio, one-and two-bedroom units, grand clubhouse with elegant dining room, bistro, multifunction arts, craft and game room, salon and spa, gated outdoor space, courtyard, grill, pool with cabanas, fitness and business centers, nature walking/biking trails, screened putting greens, golf cart parking and movie theater.

Project Size: 186,342 sq. ft.

Units: 150

Stories: 3

Acreage: 8.14





SUMTER PLACE

The Villages®, FL
Assisted Living & Memory Care

31

Phase II & III of the Sumter Senior Living in the age-restricted retirement community of The Villages®, Sumter Place was designed in a classic Colonial style both on the exterior and interior. The front door of the Memory Care units mimic the tone of the exterior façade, complete with white trim and a welcoming white fence. Soft greens, blues and yellows brighten each space and collaboration well with the light wooden and carpeted floors. Amenities include: home-like dining rooms on the first and second floors, Memory-Related Disorders programming, outdoor garden and nature walking trail.

Project Size: 186,352 sq. ft.

Units: 150

Stories: 2 and 3

Acreage: 5.25





INN ON THE POND

Clearwater, FL
Assisted Living & Memory Care

33

Inn on the Pond's classic and contemporary design features high, tiered ceilings, large soft light fixtures and scattered large windows, resulting in incredible natural light throughout the building. The dining area is two-story and includes an entrance to the spacious patio, overlooking a wooded lake. Amenities include: studio, one-bedroom and semi-private units, public living area, elegant dining room, restaurant, synagogue, heated pool and whirlpool spa, computer room and library, fitness center, beautiful landscaped grounds, salon and barber shop, outdoor garden and nature walking trail.

Project Size: 92,000 sq. ft.

Units: 80

Stories: 2 and 3

Acreage: 11.5





AMERICAN HOUSE AT BLUEWATER BAY

Niceville, FL
Independent Living

35

The Independent Living community of Bluewater Bay, located in the Florida Panhandle, offers services to allow residents to live the fullest life possible. The coastal design of the interior and exterior include simple, yet classic colors. The spacious dining room consists of large windows and classically-styled chandeliers, complimenting the bright accents. Dark wood features can be seen in both public and private spaces. Amenities include: one-and two-bedroom units, elegant dining room, fine dining restaurant, café, lounge and bar, heated pool and spa, fountain and fire pit, patio area with outdoor grill and gazebo, indoor putting green, billiards, poker and electric dart room, library, movie theater/auditorium, interfaith chapel and suites for family and friends.

Project Size: 100,697 sq. ft.

Units: 92

Stories: 4 and 5

Acreage: 6





ARAVILLA MEMORY CARE

(formerly Autumn Sarasota)

Sarasota, FL

Memory Care

37

Working closely with the USF Health Byrd Alzheimer's Institute, Aravilla Memory Care offers a custom approach to Memory Care living specifically designed to aid the resident's quality of life. The front door of each unit is complete with white trim and a welcoming white fence. The corridors include a two-toned wooden floor, mimicking a sidewalk while the ceiling adjust as the day progresses from a bright blue sky, complete with clouds, to slightly dimmed-darkness at night. High ceilings and softly lit spaces add to the comfort of social areas. Amenities include: furnished studio, one-bedroom and semi-private units, outdoor living and dining areas, keyless entry technology and emergency call bracelet, themed restaurants, outdoor dining areas, sports pub, pool, outdoor grill, piano bar, café, fitness center, speech therapy, salon, art rooms, and lush gardens.

Project Size: 53,395 sq. ft.

Units: 80 MC

Stories: 2

Acreage: 8.6





BUFFALO CROSSINGS

The Villages®, FL
Assisted Living

39

Located in the age-restricted retirement community of The Villages®, Buffalo Crossing was designed in a Colonial style both on the exterior and interior. A light color palette, leather furnishings and soft printed fabrics complement the two-toned wooden floors. Columns partition the open common areas that feature a grand piano, large fish tank and 24-hour bistro. High ceilings and large windows illuminate the restaurant-style dining room. The property also features a putting course, clubhouse and easy way-finding paths. Amenities include: studio, one-and two-bedroom units, golf cart parking and charging stations, outdoor common areas with raised gardening bed, fitness center, multi-activity and game room, salon, barber shop, and spa, restaurant style dining and on-site physicians clinic.

Project Size: 148,318 sq. ft.

Units: 108

Stories: 2 and 3

Acreage: 3.25





SEASONS LARGO

Largo, FL
Assisted Living & Memory Care

41

Seasons Largo is a front porch-style community designed to maximize the independence and happiness of residents. The USF Health Byrd Alzheimer's Institute provided design consultation while the existing facility was renovated to provide a secure, stimulating and nurturing environment. Soft greens, blues and yellows brighten each space and collaborate well with the light wood floors. Wooden ceiling with exposed wood beams can be found in some of the common spaces. The front door of each Memory Care unit is complete with a welcoming white fence and painted in bright beach-themed colors. The yellow stucco exterior and red-tiled roof mimic a classic Mediterranean style. Amenities include: fully furnished studio and one-bedroom units, restaurant style dining, keyless entry, café, Mediterranean juice bar, salon and barber shop, music and physical therapy, fitness center, quiet room and gardens.

Project Size: 53,799 sq. ft.

Units: 90 (20 ALF, 70 MC)

Stories: 3

Acreage: 2.48





SEASONS BELLEAIR

Sarasota, FL
Memory Care

43

Seasons Belleair is a front porch-style community designed to maximize the independence and happiness of residents. The USF Health Byrd Alzheimer's Institute provided design consultation while the existing facility was renovated to provide a secure, stimulating, and nurturing environment. Amenities include: fully furnished studio and one-bedroom units, restaurant style dining, keyless entry, café, Mediterranean juice bar, salon and barber shop, music and physical therapy, fitness center, quiet room, and gardens.

Project Size: 53,395 sq. ft.

Units: 80

Stories: 2

Acreage: 8.06





THE LEARNING CENTER AT THE PALMS OF LARGO

(formerly Palms of Largo Learning Center)

Largo, FL

Assisted Living with Children's Daycare

45

The Learning Center is a children's preschool and daycare attached to Palms of Largo Assisted Living. The state-of-the-art facility offers a unique opportunity: interaction between seniors and children. Once you enter, you are greeted by an impressive two-story treehouse. The high ceilings and large windows allow for ample natural light. Jungle themed-painted walls and a tugboat computer lab complete the space.

Project Size: 15,000 sq. ft.

Stories: 2

Acreage: 8.06



HEALTHCARE



When it comes to designing your healthcare facility, you want a team that has a wealth of healthcare design experience. With hundreds of completed AHCA-approved and licensed projects, we understand the specialized needs your project will require. Our design solutions provide efficient planning and the latest MEP systems to ensure your building is economical to build, operate and maintain.



BUFFALO CROSSINGS HEALTHCARE & REHABILITATION CENTER

The Villages®, FL
Skilled Nursing

49

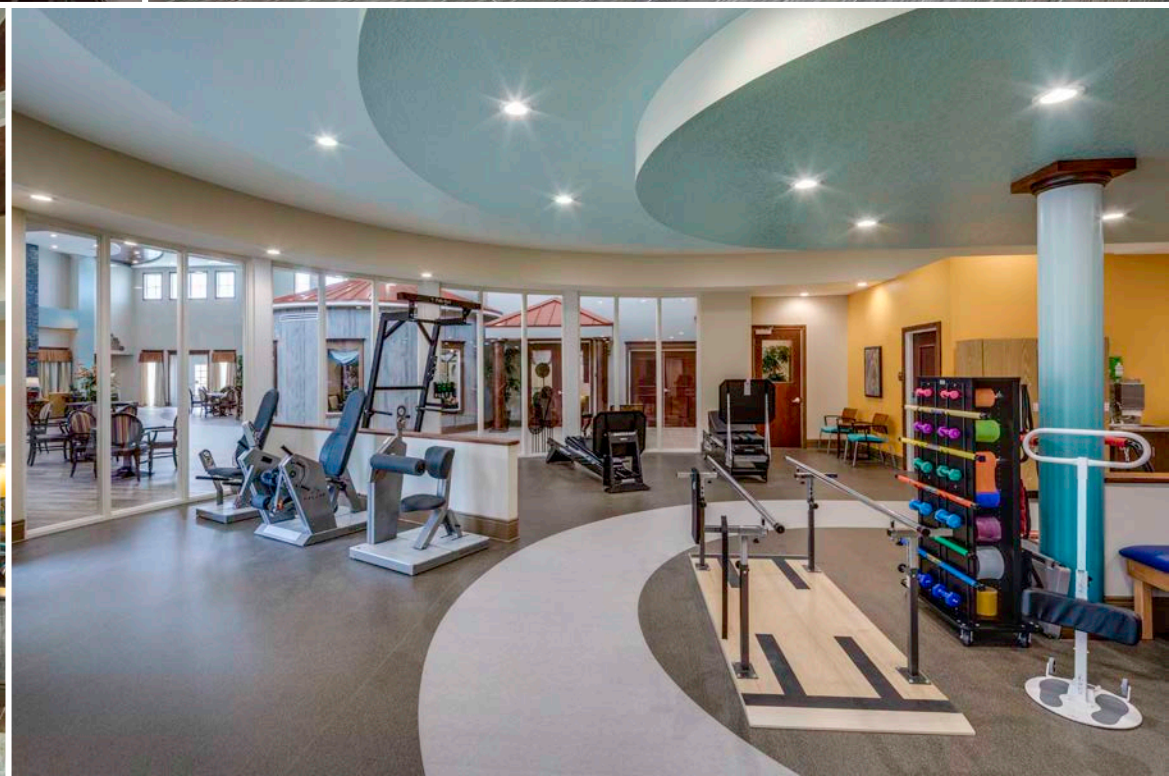
Buffalo Crossings Healthcare & Rehabilitation Center is part of a multi-phase campus located in the age-restricted retirement community of The Villages®. Yellow, green and blue tones compliment the rustic finishes and light fixtures that are seen throughout the entire facility. High wooded ceilings, exposed wooden beams with large windows create a home-like, comfortable feeling in the spacious dining area specific for short-term rehab. The front door of each long-term care unit is complete with dark wooden trim and a welcoming white fence. Amenities include: 60-private rooms for short-term rehab, large outpatient physical, occupational and speech therapy. Long-term care rooms are predominately semi-private with therapy rooms.

Project Size: 80,000 sq. ft.

Beds: 120

Stories: 1

Acreage: 6.5





WESTMINSTER BALDWIN PARK

Orlando, FL
Skilled Nursing

51

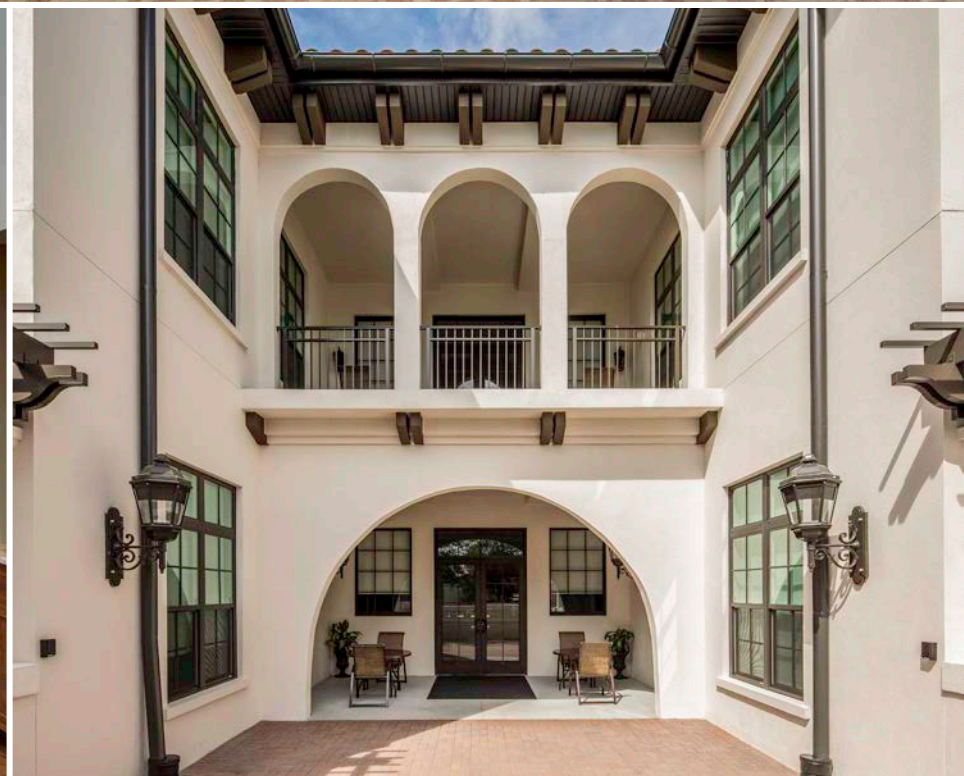
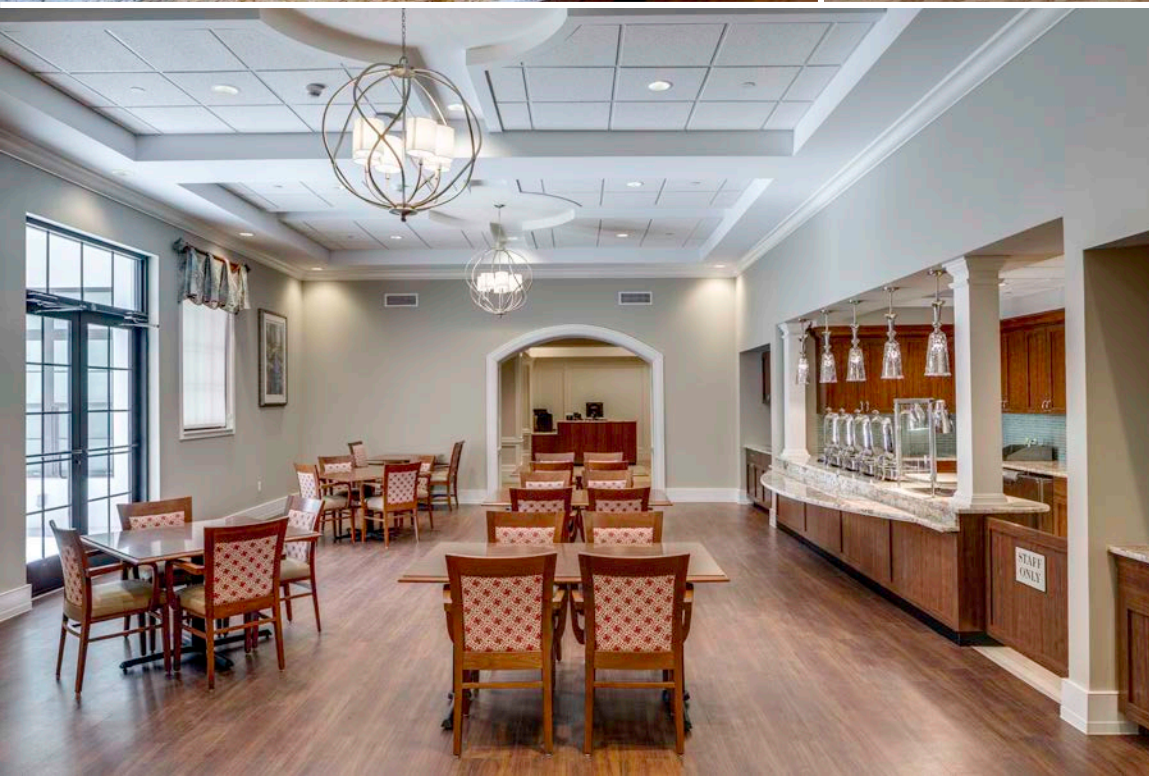
Inspired by Spanish villas, Westminster was designed to be open and airy. The lobby features large windows allowing ambient light to bring attention to the rustic, earth-tone fixtures and wooden accent walls featured throughout the building. The exterior also pays homage to the Spanish style with stucco walls, red tiled roofs and wooden verandas. Amenities include: large common areas, dining room, meeting space, fitness center, salon and spa.

Project Size: 34,711 sq. ft.

Units: 40

Stories: 2

Acreage: 1.5





TAVARES SURGERY CENTER

Tavares, FL
Ambulatory Surgery Center

53

Tavares is a state-of-the-art ambulatory surgery center designed with one Class B operating room and one Class C operating room, both meet all AHCA requirements in a free-standing building. Patients enter into a two-story brightly-lit waiting area with large windows and intricately designed light hanging fixtures that create a calm and comfortable environment. Pre-op and post-op areas, as well as nurses station maintain the soft yellow tone that support with patient care.

Project Size: 6,000 sq. ft. **Stories:** 1 **Acreage:** 1.19





GAINESVILLE HEALTH CARE CENTER

Gainesville, FL
Skilled Nursing Facility

55

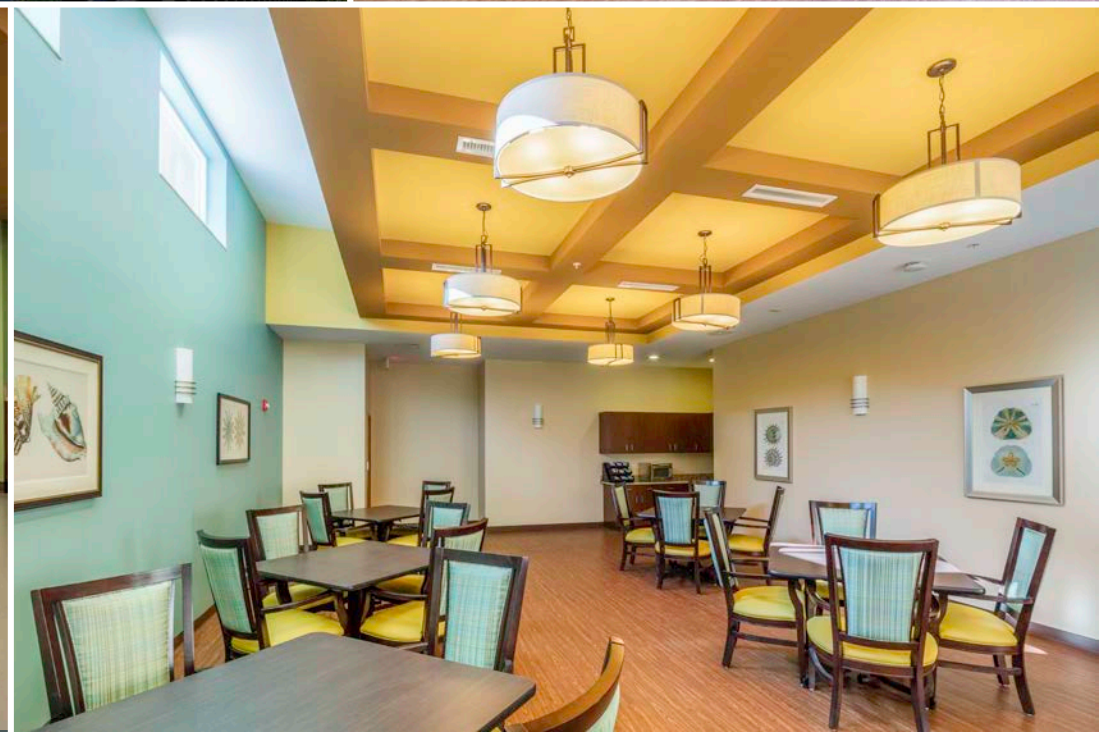
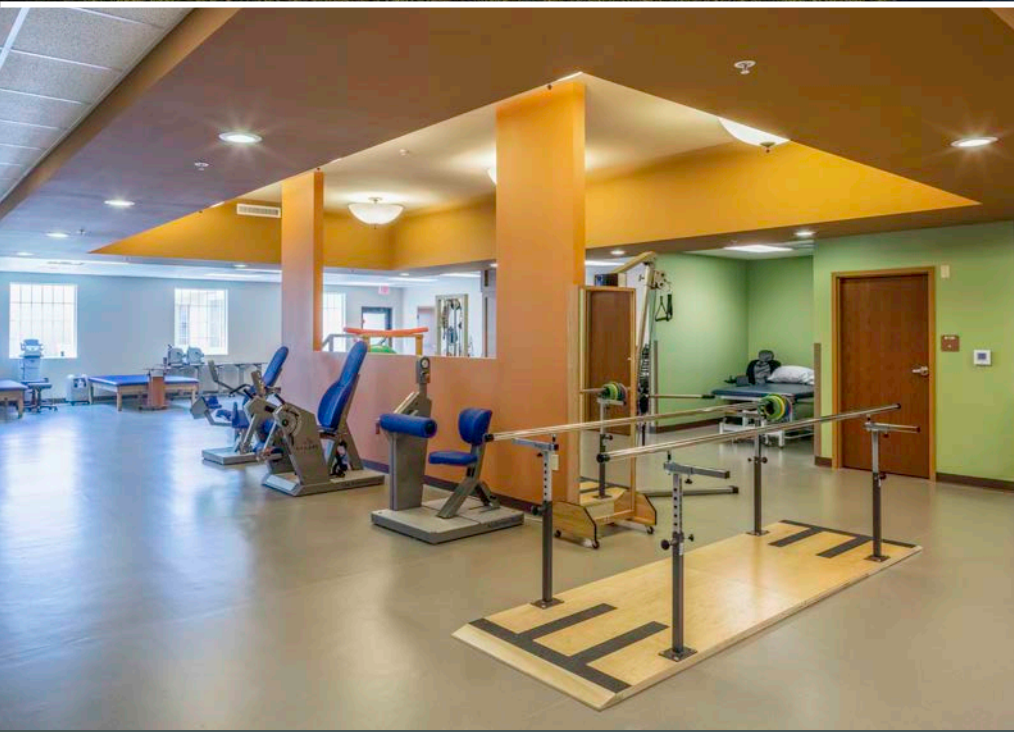
The Gainesville Health Care Center is a medical campus that includes multiple buildings for various services. The 180-bed Skilled Nursing Facility has 35-semi private, 110-private and 35-semi-private Memory Care rooms while the Assisted Living Facility offers both studio and one-bedroom units. A Physical/Occupational Therapy, Renal and Administration buildings are also within the campus creating a multifaceted and unique setting. Well-lit common and private areas bare interior finishes that rich in color, warmth and energy.

Project Size: 150,000 sq. ft.

Beds: 180

Stories: 1

Acreage: 29.8





PEDIATRIC SURGERY CENTER

Odessa, FL
Ambulatory Surgery Center
& Medical Office Building

57

This ambulatory surgery center and medical office building was designed specifically to make children feel less anxious and more receptive about their upcoming surgery. The child-friendly waiting and pre-op area is beach-themed which creates a comfortable environment for the patient. Three operating rooms are located on the premises with well-lit recovery areas located closely to nurses stations.

Project Size: 18,800 sq. ft. **Beds:** 16 (11 Pre-Op, 5 Post-Op) **Acreage:** 5





MENORAH MANOR

St. Petersburg, FL
Skilled Nursing

59

Renovations of this facility included the first floor and fourth floor north and west wings for short term patients at Menorah Manor. The space includes a wide variety of medical and physicians' rooms including x-ray lab, wound care, surgical consultation, and respiratory therapy. Soft greens, blues and a splash of orange, brighten the space and collaborate well with the multi-toned flooring.

Project Size: 14,500 sq. ft.





NEWSOM EYE CLINIC

Sebring, FL
Ambulatory Surgery Center
& Medical Office Building

61

The facility provides a large waiting room, consulting space and three operating rooms, within a soothing, calming and comfortable environment. Recessed lighting and soft accent lights are throughout the waiting area. The exterior design includes a curtain-wall corner connecting to the canopy patient drop-off. Unique steel awnings add a hard angled shadow to the top row of windows.

Project Size: 27,000 sq. ft.

Beds: 22

Stories: 3

Acreage: 2.61





DIAMOND RIDGE

Lecanto, FL
Skilled Nursing

63

This skilled nursing facility went through a substantial renovation that included an exercise room for physical therapy, occupational therapy, speech therapy, full on-site physician rooms, activity rooms, private and semi-private rooms, and outdoor courtyards with gazebo.

Project Size: 16,408 sq. ft. **Beds:** 22





ADDITIONAL HEALTHCARE PROJECTS

- 1) Tampa Bay Orthopaedic Specialists
Pinellas Park, FL
- 2) Lake City Surgery Center | Lake City, FL
- 3) Premier Surgical Center | Tavares, FL
- 4) Turley Family Health Center | Clearwater, FL
- 5) Pulmonary Disease Specialists
| Kissimmee, FL
- 6) Coundouriotis Facial Plastic Surgery
& Laser Center | St. Petersburg, FL
- 7) St. Joseph's Outpatient Center
| Westchase, FL



MULTIFAMILY



Since 1987, we have helped both private and public multi-family developers achieve their goals of creating quality communities. This applies to market rate apartments, affordable housing, hotels and condominiums.

We design attractive and inviting communities that are appealing and desirable for your target market and have the expertise to provide a beautiful design and to keep your project on time and within your budget.



PINELLAS HEIGHTS SENIOR APARTMENTS

Largo, FL
Affordable Housing Senior Apartments

68

Designed for the Pinellas County Housing Authority, this senior living community is conveniently located within walking distance of the Pinellas Trail. The coastal design of the interior and exterior includes simple, yet textured facades. Soft, large light fixtures acknowledge the brightly colored accents throughout the common areas and corridors. Marble and tiled flooring is seen throughout. Amenities include: one-and two-bedroom units, private balconies, library, laundry room on each floor, shuffleboard court, card and game room, media and fitness center, dining room and picnic area with gazebo.

Project Size: 145,000 sq. ft.

Units: 153

Stories: 4

Acreage: 9





LANDINGS AT CROSS BAYOU

Largo, FL
Affordable Housing Apartments

70

Renovated with upgrades for the modern family for the Pinellas County Housing Authority, this community features a cool color palette and soft printed fabrics in the common areas that compliment the welcoming smooth stucco of the exterior. Sidewalks navigate from each building to the center courtyard which houses community mailboxes and picnic area. Amenities include: one, two and three-bedroom units, library, on-site laundry room, business, fitness, community and youth centers.

Project Size: 132,600 sq. ft.

Units: 184

Stories: 2

Acreage: 10.5





OLD TOWN VILLAGES

(formerly Portofino at Westpark)

St. Augustine, FL

Market Rate Apartments

72

Nestled between historic St. Augustine and the City of Jacksonville, this private, gated community is situated on 36-acres of lush landscaping and preserved wetlands. Three (3) clubhouses with high ceilings, large kitchen, fitness center and comfortable social spaces surround the pool area. A boat storage area, basketball, tennis and volleyball courts are all also accessible for residents. Amenities include: resort-style pool, community clubhouse with gourmet kitchen, putting green, basketball, tennis and volleyball courts, barbeque area with grill and picnic tables, mini-theater and game room, and one-mile nature walking trail.

Buildings: 21

Units: 276

Stories: 3

Acreage: 27.3





THE TEMPO AT ENCORE!®

Tampa, FL

Mixed-Use/Affordable Housing Apartments

74

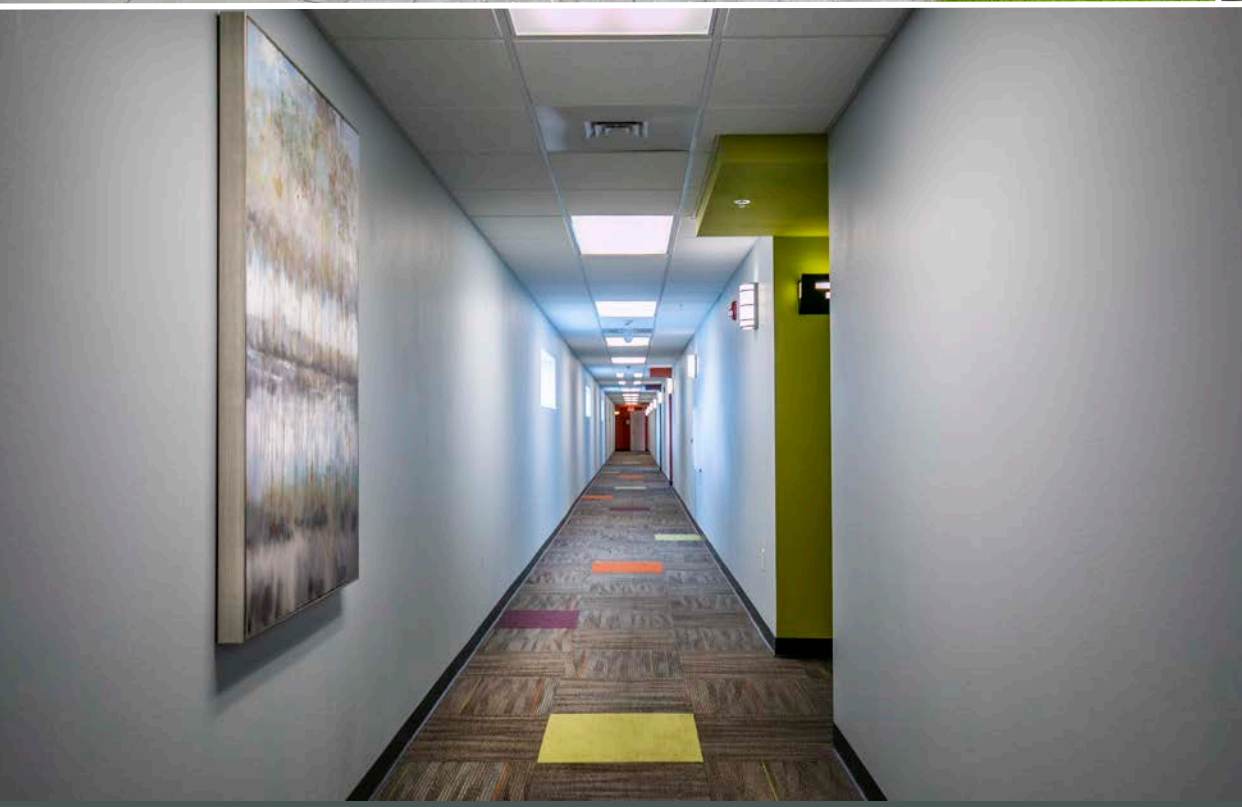
A residential and mixed-use building, downtown Tampa's The Tempo at ENCORE!® is located in close proximity to Ybor City, central business district and the Channel District. Designed for the Tampa Housing Authority and named in honor of the rich musical history of Tampa's Central Avenue, Tempo's multi-colored exterior can also be found throughout the interior on the carpeted corridors, furnishings in common areas and on the outdoor pool deck. Amenities include: one, two, three, and four-bedroom units, pool with outdoor theater, two-story clubhouse with fitness center, kitchen, library, computer lab and game room, chapel, exhibit space and music rehearsal rooms.

Project Size: 387,328 sq. ft.

Units: 203

Stories: 7

Acreage: 1.7





Currently in the design phase for the Melbourne Housing Authority, this community will house one and two-bedroom units along with potential commercial space within two-buildings. The design connects the buildings by a one-story common area. There is also a separate 5,000 sf commercial on the property.

Project Size: 65,162 sq. ft. **Units:** 60 **Stories:** 3 **Acreage:** 4



GLENBROOKE APARTMENTS

Sarasota, FL
Market Rate Apartments

77

A quiet pool community, Glenbrooke Apartments is located close to both U.S. Route 301 and I-75 in Sarasota. Amenities include: 2-and 3-bedroom units, private balconies/lanais, walk-in closets, spacious family room, clubhouse, and community pool.

Units: 40

Stories: 2

Acreage: 4.88



Renovated with modern upgrades, this 18-building apartment community is in a prime location, surrounded by a variety of restaurants, shopping centers, and within a short drive from Weedon Island Preserve and historic downtown St. Petersburg. Amenities include: 1, 2, and 3 bedroom units with upgraded kitchen and bathroom design, flooring and lighting, revitalized clubhouse with fitness and business centers, mailbox, and pool bathrooms.

Buildings: 18 **Units:** 248 **Stories:** 2 **Acreage:** 2.24

RIO VISTA VILLAGE APARTMENTS
(formerly Lakebrook Apartments)
St. Augustine, FL
Market Rate Apartments



BLUE MERIDIAN

Tampa, FL
Market Rate Apartments

79

Conceptual design for luxury condominium with 2, 3, and 4 bedroom units ranging from 1,500 sq. ft. to 4,600 sq. ft. Amenities include a boat dock, fitness center, and infinity pool.

Project Size: 335,025 sq. ft.

Units: 108

Stories: 14

Acreage: 3



Conceptual design for luxury condominium with 3 penthouse suites – 4 units per floor. Amenities include: boat dock, pool, and spa.

Project Size: 62,000 sq. ft.

Units: 27

Stories: 7

Acreage: 1.81

80

ISLAND ESTATES

Clearwater, FL
Market Rate Apartments



MANOR AT WEST BARTOW

Bartow, FL
Affordable Housing Senior Apartments

81

Designed for Lakeland Housing Authority, this senior living community is located in the small, quiet town of Bartow, located between Tampa and Orlando and just south of Lakeland. Amenities include: one and two-bedroom units, shuffleboard court, exercise room, library, gazebo, and community room.

Project Size: 102,650 sq. ft.

Units: 100

Stories: 3

Acreage: 5



Just a few miles from Lakeside Village, a prime location for dining, shops, and entertainment, this independent living community and elderly housing facility provides a comfortable, bright, and airy space for residents and their visitors. Amenities include: one-bedroom units with ample storage space, community area with kitchen, library, and on-site laundry.

Project Size: 56,000 sq. ft.

Units: 70

Stories: 5

Acreage: 1.74

82

TRINITY APARTMENTS OF LAKELAND

Lakeland, FL
Affordable Housing Senior Apartments



1)



2)



3)



4)



5)

ADDITIONAL MULTI-FAMILY PROJECTS

- 1) La Contessa | Redington Beach, FL
- 2) San Kevi | Indian Shores, FL
- 3) Scopello | Indian Rocks Beach, FL
- 4) Bella Playa | Indian Shores, FL
- 5) Bella Grande | St. Pete Beach, FL
- 6) Ocean 12 | N. Redington Beach, FL
- 7) Villas at Maritana | St. Pete Beach, FL



6)



7)

OTHER MARKETS





HOSPITALITY

WESTIN TAMPA BAY

Tampa, FL

85

This 226-room waterfront hotel was designed to capture magnificent views of the bay. The large window-filled façade allows for ambient light to fill the lobby and compliment the soft-toned furnishings and contemporary wood paneled walls. The contemporary style continues throughout the guest suites that include large windows and modern bathrooms. The on-site restaurant/bar offers an outdoor terrace with beach access while the interior dining area has an open kitchen and walk-in wine cellar. The space is lit with a blue accent along the walls, white modern light fixtures above seating and floor-to-ceiling windows. Silver and leather finishes complete the modern beach theme. Amenities include: state-of-the-art restaurant, rooftop bar/lounge, indoor heated pool, fitness center and over 1,000 sq. ft. of meeting space.

Project Size: 400,000 sq. ft.

Units: 226 | 26 Suites

Stories: 16

Acreage: 3.07





OTHER MARKETS

- 1) Residential | Largo, FL
- 2) Community: Boys and Girls Club
Royal Theatre | St. Petersburg, FL
- 3) Commercial: Cracker Barrel Restaurant
| St. Petersburg, FL
- 4 & 7) Community: Dr. Carter Woodson African
American Museum | St. Petersburg, FL
- 5) Community: BAPS Shri Swaminarayan
Mandir | Tampa, FL
- 6) Government: Redington Shores Municipal
Building | Redington Shores, FL

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St. Petersburg, FL 33702



SIENA LAKES SENIOR LIVING COMMUNITY

Naples, FL
Orange Blossom Road Marketing & Welcome Center

89

Located within the Siena Lakes Senior Living Community, the Orange Blossom Road Marketing & Welcome Center opens with high ceilings, modern finishes and features a staged living room and kitchen. Complete with a large two-story event space and catering kitchen, the project also features examples of the custom CCRC community apartment interior design packages for potential residents to view, in addition to multiple office spaces and meeting rooms. Designed for short-term business and special events, the building is prepped for a planned future conversion into a residential amenities wing of a future phase of the community. Custom architectural stylings, featuring and outdoor living spaces and professionally designed landscaping give perspective residents and visitors a glimpse of the big things to come at the new Siena Lakes Senior Living community in Naples, Florida.

Project Size: 5,000 sq. ft.