

MULTI-HOUSING NEWS

BCArchitects Brings Floridian Design to Maritime-Style Community

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Bradenton, Fla.—
Reminiscent of a quaint,
seaside village,
SevenShores, a master-
planned island,
condominium community
was designed by
BCArchitects Inc., a Coral
Gables-based architecture
firm, to capture the essence of coastal Florida living on a 176-acre site.



Inspired by old coastal Florida vernacular styles of architecture and lifestyle, BCArchitects designed the 13 mid-rise condo buildings, which contain 686 units. The firm utilized a pastel color scheme of yellow and white for the building's exteriors as well as pale blue for the roofs to reflect the shade of the surrounding water. Spacious, wraparound terraces were included to create a porch-like aesthetic. And, metal roofing, common for many historic homes in the Sunshine State, was placed on all the properties.

Developed by The St. Joe Co., which specializes in Florida real estate, SevenShores consists of four building types that range from six to 12 stories. The greatest challenge for BCArchitects was creating a design that incorporates a cohesive appearance of community, while avoiding a repetitive look at the buildings. The firm devised different shapes for the buildings' terraces and roofs, which incorporates curved facades to differentiate each mid rise.

"We played some architectural games to create a unified character on the site," Larry Cohan, managing principal of BCArchitects, AIA, told MHN. "We think once the project is completed, they're going to look like they all belong. It's going to have a Siamese brother-and-sister effect."

The design schemes of the property also provide critical functions for the weather conditions of that area of Florida. The mechanically fastened metal roofing is hurricane

resistant and the wraparound verandas protect windows from heavy rains as well as shade from sunlight during the hot summer months.

SevenShores was designed to appeal to various living arrangements, Cohan noted. Units in the six and seven-story buildings range in size from 1,600 to 2,600 square feet and offer views of both the east and west. In the 10- and 12-story buildings, the residences start at approximately 2,600 square feet and top-off with 4,000-sq.-ft. penthouses. All units offer views of sunrises and sunsets. Private elevator access, media rooms and multi-purpose rooms are also housed within the taller buildings.

Construction for the first building will begin in the winter of 2007. The site is currently being excavated. The project is estimated to cost between \$300 and \$400 million. Overall prices for the condos are expected to range from \$500,000 to \$1 million. SevenShores is expected to draw interest from second homebuyers, according to Cohan.



Located on the west coast of Florida, Bradenton is just north of Sarasota. Home to Tropicana Products, one of the world's largest producers of orange juice, the city has been attracting real estate development interest over the past three years as a result of homebuyers throughout the state migrating to the area, according to Cohan.

As the name suggests, SevenShores is surrounded by seven different shorelines—the Gulf of Mexico, Anna Maria Sound, Mangrove Sanctuary, Tampa Bay, Manatee River, Perico Bayou and a 27-acre lake. To embrace the tranquil scenery and offer expansive views, BCArchitects placed each of the buildings' façades to face the surrounding waters.

Modeled to emulate life at a slower pace, outdoor amenities within the community were devised to enhance the quality of life. The firm included accessible green space, nature trails, walking and jogging paths in an attempt to emphasize the importance of maintaining harmony between the natural and built environments. The property also features tennis courts, swimming pools and a community clubhouse, which has a fully equipped fitness center and a screening room.

The site, which had been used for farmland for the past century, has fertile soil, allowing BCArchitects to incorporate palm, oak and banyan trees as well as indigenous grass in the landscaping design. "The architecture is very complementary. It blends with its surroundings," Joe Romanowski, vice president project manager of the St. Joe Co., told MHN. "The open spaces speak well for the design."