



## SEAN PATRICK BROWN

VICE PRESIDENT

### EDUCATION:

Bachelor of Science, Architectural Technology,  
State University of NY College of Technology

AAS, Architectural Engineering Technology  
State University of NY College of Technology

### AFFILIATIONS:

Elevating Englewood FL,  
Vice President of BOD

Englewood Innovation Center,  
Board of Directors

2016 Leadership Englewood,  
President

Charlotte Desoto Building Industry Association,  
Member

National Council of Architecture Registration  
Boards, IDP, Member

Englewood FL Chamber of Commerce,  
Member

Mr. Brown is the Vice President as well as co-founding partner Suncoast Architect, Inc. He is involved in all phases of the firm's projects including: contract negotiation; pre-design services; renderings and mockups; preparation of design submittals; interview, selection and coordination with consultants and sub consultants; management of design development, permit, construction and specification documents and construction submittal review and approvals.

Mr. Brown is a Graduate of the State University of New York College of Technology at Alfred, well known for providing its students with a comprehensive architectural education by combing an understanding of the philosophy of building design with an applied technical knowledge of construction systems and materials acquired in a technically oriented studio structure.

Mr. Brown experience includes; commercial, residential, spec and medical office, retail, and marine projects; including site-specific planning of high density developments and technical consulting.

### EXPERIENCE HIGHLIGHTS:

#### **Englewood Cape Haze Area Chamber of Commerce, Englewood, Florida** Project Manager

Currently under construction; the new Englewood Cape Haze Area Chamber of Commerce's 3,500 square foot office building, located at 601 S. Indiana Ave. in Englewood, will include the Chamber's Visitor Center and a 1,000 square foot Conference Room. The modern interpretations of Old Florida vernacular define the building's innovative "Contemporary Cracker" style with cool color palettes, dramatic spatial and texture contrasts, economical yet ecologically sensitive materials, energy efficient fixture selections, harmonize a cohesiveness of function and saliency. Green Building principles that foster user comfort, employee productivity and connectivity to the community are fundamental to every consideration. The \$525,000 project is scheduled to be completed early in 2011.

#### **Charlotte Harbor Marina, Port Charlotte, Florida** Project Manager, Schematic Design

The mixed-use sports marina project fronting US 41 in Port Charlotte, Florida sits on a +/-1.9 acre site. The project will consist of 4 buildings, of 5-6 stories in height. The building that fronts US 41 totaling approximately 30,000 square feet of area will house various marina oriented retail spaces, a restaurant and a roof top pool and tiki bar. The remainder of the buildings will be utilized for dry boat storage with a capacity of +/- 430 boats. The project is currently in the construction documentation phase; construction is expected to commence in 2010.

#### **Englewood Area Fire Control District Station 71 Renovation, Englewood, Florida**

Review of Existing Documents, Building Code Analysis, Permit Documentation  
In 2009 Suncoast Architect, Inc. (SAI) was commissioned to produce permit documents for a proposed remodel to the existing Station 71 located at 599 Indiana Ave., Englewood, Florida. Based on the floor plans provided by the district; SAI produced permit documents to bring the existing building up to Florida Building Code and ADA compliance. The proposed remodel and renovation included +/- 3,600 square feet of the +/- 7,860 square foot building and the scope included new ADA accessible restrooms, private dorm rooms and remodeled offices, kitchen and fitness room. The project is currently on hold as the district is considering building a new facility on their existing site in lieu of renovating the existing building.



**Lakewood Ranch Town Hall, Bradenton, Florida:****Construction Documents, Bidding & Negotiation**

A 10,700 square foot two-story town hall office building for the master planned area known as Lakewood Ranch in SW Florida. The ground floor totaling 7,700 square feet is comprised of a kitchen, conference room and offices with the main floor area being a 2,000 square foot meeting room. The second story of approximately 3,000 square feet of floor area is made up of private offices.

**West Dearborn St. Low Impact Development Stormwater Pilot Project****Englewood, Florida****Management of Construction Documents of Veteran's Memorial & Freedom Pavilion**

Suncoast Architect is actively involved in the West Dearborn St. Low Impact Development Stormwater Pilot Project as a consultant through Florida Water-scapes LLC, a consortium of professionals specializing in Low Impact Development (LID) technologies. This trend setting pilot project will harvest rainwater close to its source, use it for irrigation and keep it out of the vulnerable and environmentally sensitive waters of Lemon Bay. In addition to improving water quality the project is focused on revitalizing a blighted area into a sustainable community and striving to be the First Green Main Street in Florida.

Suncoast Architect is currently focusing on the following portions of the project; solar street lighting, street and way finding signage, bus shelters, the Harbor Lane Pavilion, the Freedom Pavilion (performance stage) and a Bayfront Veteran's Memorial.

**Veteran's Memorial**

The Veteran's Memorial located at the end of Dearborn St. in Englewood, Florida, will be located on two waterfront parcels that front the most breathtaking panorama of Lemon Bay, offering sunset vistas westward towards Manasota Key. The memorial is designed as a fanning, nautilus-spined geometry that integrates into the natural landscape of the coastline. Reflective and respectful in character, this garden oasis will invite all citizens to contemplatively honor those who have and who are serving for the freedom of our country.

**Freedom Pavilion**

A 3,500 sq. ft. open-air pavilion and memorial garden is designed to accommodate small congregations for celebratory gatherings and honorariums. The pavilion was designed to intimately compliment the Veteran's Memorial, while incorporating Green Building methodologies. The current plans call for a circular roofline dissected by a protruding 5 point star surrounded by 5 pie shaped green roof segments. Rain water capture and re-use have been incorporated into the design by diverting rain water to roof drains

which will run down rain chains to collection vessels to be stored in underground cisterns and utilized for irrigation.

**Visually Impaired Persons of Southwest Florida, North Fort Meyers, Florida****ADA Analysis, Life Safety and Fire Protection Analysis, Bidding & Negotiation**

Interior renovation of an existing 6,850 square foot assembly and office building occupied by a non-profit organization that provides a variety of rehabilitation and support services to people and their families experiencing major vision loss and blindness. Included in the scope of services was to evaluate the existing building to determine a path in which the organization could obtain LEED certification on the existing building through a series of renovations focusing on green building methodologies.

**Meadows Community Center, Sarasota, Florida:****Construction Documents**

An 8,500 square foot new construction office building located in the master planned 1,650 acre Meadows Community to support their over 7,000 residents. The single story building houses offices, conference centers and a library.

**The Lemon Bay Playhouse at Theatre Square,****Englewood, Florida****Schematic Design & Programming**

The expansion of the Lemon Bay Playhouse germinated in 2006, and the design development has blossomed into a landmark community arts and entertainment destination. The 300 seat, state of the art, live theatre venue has expanded to include 80 seat black box performance area, commercial, restaurant and retail space, rentable event space and public meeting rooms with catering and prep areas, museum and exhibit display areas with centralized cores, and open-air community courtyard for scripted venues or casual community gathering. LEED certification principles and Green Building methodologies are program goals, with all aspects of sustainability being evaluated. This non-profit alliance with Sarasota County incorporates innovative Low Impact Development (LID) methodologies for rain water capture and re-use. Porous pavement, bioswales with planting and irrigation plans, above ground cisterns and below elevated-courtyard bladder storage are inclusive in the design. Additionally, public accessed green-roof could, while quantifying its cost benefit to the private sector by expanding income-producing area, be criteria evaluated for potential inclusion in the LID Manual. The Capital Campaign is currently underway on the project which is estimated to cost \$12 million to construct.