



SMART AND MODERN

CUTTING-EDGE CONDO INCLUDES CREATIVE DESIGN CHOICES FOR A WARM, CONTEMPORARY FEEL



Powder Room: The blue agate-slice feature wall across the hall is reflected in a round lighted mirror hanging in the powder room off the entry. Walnut wood on the floating cabinetry warms up the gray tones, and a Brizo fixture cleverly ties in with the brass pipe of the floating shelves in the dining room. The small-scale powder bath is packed with texture and interest, from the geometric mixed sheen patterned tile on the wall to the backlit Cristallo countertop.

Entry: Rather than try to conceal the angled 11-foot-tall walls of the condo's entryway, Coccozza and her client decided to make them a stunning focal feature to impress guests immediately through the addition of blue agate-slice slab panels. A painting from the homeowner's collection serves as the inspiration for the color and naturally draws visitors' interest, but, as Coccozza puts it, "The agate wall really brings that stunning wow factor to the entry."

When husband-and-wife team Mike and Brittany Coccozza of Trinity Construction & Design were tasked to renovate the penthouse suite of this downtown Sarasota condo, they instantly knew the creative, warm, and modern design request from the four-time repeat client would be a triumph well worth its inherent obstacles.

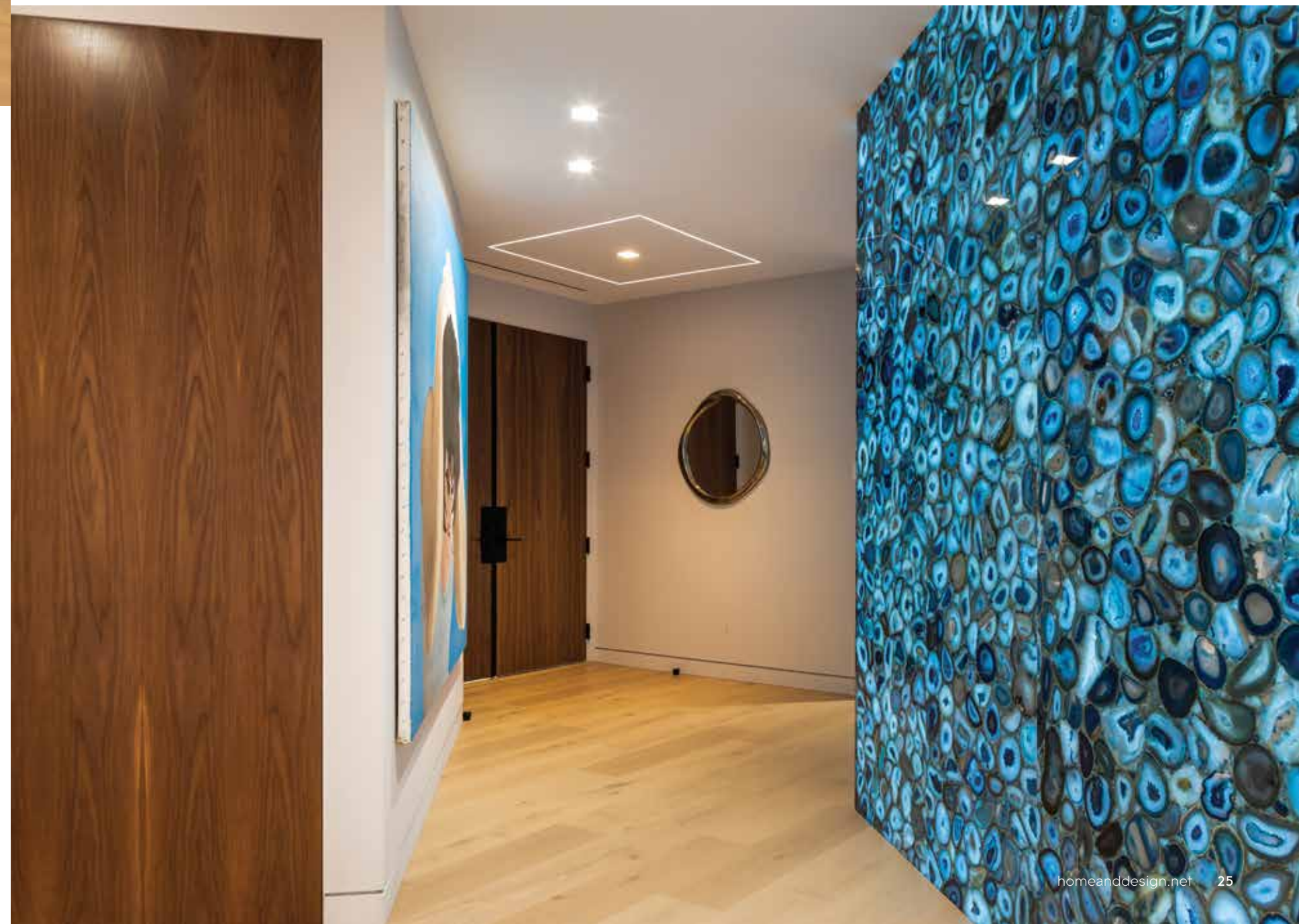
"The project scope required complete removal of all cabinetry, flooring, drywall, electrical, and existing ductwork, which is challenging given that access had to be coordinated through one freight elevator," relates Project Manager Jay Schoenfelder of Trinity Construction & Design.

Additionally, the owner wanted to incorporate features such as caseless doors, flush HVAC vents and returns, hidden outlets, and linear LED lighting to preserve the seamless modern aesthetic he desired and to hide evidence of potentially unattractive building systems.

"These flush installations required intense planning and coordination at the framing stage and throughout the project," Schoenfelder adds. ▶

Kitchen (Previous Spread): The white upper and matte-black lower cabinets give this kitchen a strikingly bold contrast that plays nicely against the rough brick veneer on the walls. The walnut waterfall bar allows visitors to either look into other rooms in the open-space plan or out the expansive exterior windows. "We chose to put the counter-height bar perpendicular to the kitchen island to maximize the view of Sarasota Bay," explains Coccozza.

Great Room | Wine Closet: The wine closet is enclosed in glass and features a STACT wine-holding system that dominates the relaxing great room. The middle of the cabinet floats over the same diamond-patterned tile featured in the game room and contains a humidior with precise humidity controlled by the smart system by Wicked Smart Homes. Everything in the space is coordinated for modern, clean-lined comfort, from the curved sofa to the glass coffee table. "Even the HVAC air vent openings are streamlined and minimal," declares Coccozza.





Kitchen: Condo renovations are always challenging, and most older condos aren't designed with great ceiling layouts. "We reconfigured the air ducts, sprinkler heads, and electrical to accomplish better ceiling layouts throughout," relates Coccozza. "However, we had to keep the dropped ceiling in the kitchen to accommodate the hood." The solution was to make the ceiling a stunning feature by using warm walnut wood and incorporating a seamless vent hood that sits flush with the surface.

Dining Room | Bar: A modern square lighting feature inset into the ceiling adds ambient light and emphasis to two black metal Hubbardton Forge chandeliers above the dining table and serves to define the space. The floating bar features underlighting and a backlit Cristallo quartz countertop below pipe shelves, which also sport subtle accent lighting. The surfboard art, featuring a painted elephant motif, is from a limited collection of only fifteen animal-inspired pieces from a local artist.





Game Room: The game room features a metal-look large-format tile surrounding a functional electric fireplace and a feature wall clad in diamond-patterned porcelain. “The slab doors are on a concealed frameless door system with no surrounding casing, which allows them to seamlessly blend with the walls,” Cocozza says. Using warm walnut wood and sleek, 36-inch door hardware ties them in with the rest of the home’s design. A Hubbardton Forge chandelier adds impact above the shuffleboard table.

Main Bathroom: “The main bathroom was a complete reconfiguration of the space,” recalls Cocozza. “The shower used to be where the vanity is, and we removed a bathtub for the large steam shower.” The shower features Kohler’s state-of-the-art water system, configured specifically for the client’s measurements. Ann Sacks striated-marble tiles grace the walls, and the floor, bench, and countertops are Calacatta marble. The pre-lit mirror turns on with just a touch.



Given the client’s previous relationship with the team, he readily trusted Brittany Cocozza’s vision and design skills to craft a look worthy of the condo’s commanding location on the building’s top floor. That trust and her deep knowledge of the client’s likes and dislikes allowed Cocozza the freedom to consider creative and bold choices that work well with the home’s contemporary sensibility, such as adding brick veneer and stunning blue agate to interior walls and liberal use of walnut wood in surprising locations. The client’s unique art selections round out the overall look, injecting playfulness into each room and providing an opportunity for considered reflection and interpretation.

In concert with the striking design choices, the condo is also a “smart” home, utilizing a Lutron system installed by Wicked Smart Homes to control lighting, temperature, and other environmental choices with a phone app. Also, the interior lighting system can be programmed to elevate the client’s overall mood and mitigate the effects of seasonal affective disorder through settings that work with natural daylight and circadian rhythms. ►



Additional cutting-edge features were added to the many elements of the home designed for entertaining and wowing the client's guests, such as lighted mirrors in the bathrooms; a stunning, see-through wine closet in the great room; an art-drenched game room; color-changing exterior lighting; and a showpiece theatre room outfitted with a state-of-the-art sound system from Wicked Smart Homes. ▶

Main Bedroom: Veneered and lacquered floor-to-ceiling panels inset with metal strips flank the bed and are backlit to provide low light at night. Wicked Smart Homes installs intelligent lighting that reacts to the time of day to change color temperatures, keeps the circadian rhythm balanced, and is paired with an easy-to-use Lutron Lighting Control System. The headboard is a light gray fabric with a velvet feel. Leather accents applied vertically add a masculine touch and draw the eye to the ceiling, where another recessed square of accent lighting defines the sleeping area. The bespoke Adriana Hoyos bed is upholstered in a geometric fabric to echo the shapes in the rug beneath.

Main Closet: The closet in the main bedroom is a masculine, modern space fit for a king. Dark and dramatic, the organizational system sports rift-cut oak drawer fronts, painted-glass doors, and inset fixtures for ambient light. For added ambiance, a mixture of invisible speakers, in-wall subwoofers, and small aperture speakers are quietly retrofitted into this spacious walk-in closet by Wicked Smart Homes. Gold-leaf wallpaper on the ceiling brings a touch of elegance, and another wallpaper lines the walls for added texture. "We chose the Philip Jeffries wallpaper because of its resemblance to a tweed suit, very elegant and refined," explains Cocozza.





Hall Bathroom: A more playful look fills this hall bath, primarily due to the client's selection of the patterned wall tile from WOW Designs in the shower and behind the mirror. "The client wanted something different and unique, and this Moroccan-inspired tile fit the bill," Cocozza says. A floating vanity of walnut wood warms the cool blue of the tile, and Riobel plumbing fixtures provided by Gorman's Gallery reflect the bold black in the glass shower enclosure.



Despite its unique set of challenges, the close cooperation and tight professional relationship between the Cocozzas, Schoenfelder, and the client smoothed the difficult planning and integration process necessary to complete the remodel. The result is a sleek, sophisticated, and uniquely personal space that provides the homeowner the perfect space to unwind, enjoy the views of Sarasota Bay, and share those benefits with his guests, as well as a showcase project for the Trinity Construction & Design team — one they can look back on with pride and satisfaction. ■

Guest Bedroom: The guest bedroom doesn't lack impact despite being one of the smallest rooms, and it strikes a neutral balance to appeal to whoever stays there. "We wanted color in this space, but not too bold, so we pulled in some of the same blues, yellows, and earthy tones from the main bedroom," relates Cocozza. A grasscloth Innovations wallpaper creates a focal point behind the bed, and the Hooker console opposite features a stone top.





Media Room: "This showpiece room used to be a guest bedroom, which was useless to the client, so we retrofitted the space to become a media room — a place where he can hang out and entertain," explains Cocozza. The same lacquered wood panels and velvet-textured fabric used in the main bedroom line the walls, and electronically controlled leather chaise lounges from Incanto Italia allow visitors to watch movies in the dedicated theatre, which has a full surround sound system from Wicked Smart Homes.



Balcony: The cement tile on the balcony floor was chosen to mimic the colors used throughout the condo and bring a playful and cheery feel to the outdoors. "You can see the Gulf and all of Sarasota Bay from the top of the building, so this space needed to reflect the beauty of that view," recalls Cocozza. The penthouse also features exterior color-changing lighting that the client can control on a phone app from any location.

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