



Celebrating the Journey

Visionary ... Innovative ... Always Evolving



The Glenridge on Palmer Ranch®

Nearly three decades ago – with several Sarasota CCRCs eyeing potential growth – the climate was ripe for a new community. But the catalyst for what would become The Glenridge on Palmer Ranch was sparked by a special synergy among a dedicated Board of Directors, a determined group of future members, and a unique partnership with PRAXEIS, LLC, who brought to the table strong relationships, industry expertise, and bold, creative vision.

- The first seeds of what would eventually be known as The Glenridge were planted back more than three decades ago by the Board of Directors at Bay Village, a Sarasota CCRC that had authorized a study regarding the potential for growth.
- Force Financial, a sister company of PRAXEIS LLC, was handling refinancing for Bay Village; consequently, CEO Jim Cater became involved – introducing new resources and development concepts to the process.
- Cater, the Bay Village Directors and others formed a small group to explore options and affiliations – including a denominational CCRC, as well as several ecumenical projects – but none came to fruition.
- After a series of setbacks, a new concept – a next-generation, purpose-built, campus-style project introduced by PRAXEIS – captured the group’s imagination.
- Without a sponsor organization, the dream didn’t materialize, until a meeting at PRAXEIS’s Jacksonville office when the group came to an agreement: They would build the community themselves.
- Cater provided \$10,000 seed money, and the group set the wheels in motion to develop an interfaith, upscale, campus-style CCRC in Sarasota.
- Multiple sites south of Sarasota were explored – but the northernmost location, 90 acres on Palmer Ranch, proved to be “the one.” It would allow for stand-alone homes... the Palmer Ranch Master Association would assure upkeep of the surrounding area... and the demographics were “near perfect.”
- An early PRAXEIS marketing group came up with a list of names for the project – but, just like the Palmer Ranch site, one choice stood out: ***The Glenridge on Palmer Ranch.***
- The Glenridge was then incorporated, and the first Board of Directors was named: Mary Fran Carroll, Marvin Gross, Russ Wiltshire, Howard Crowell, Don Gehlbach, Don Albertson, Barbara Smith, Steve Stottlemeyer, Robert Windom, and Tramm Hudson.
- To get the process started, PRAXEIS extended a loan of more than \$12 million to fund project development and marketing costs, and to open a sales and marketing office complete with a full-size model.
- PRAXEIS assembled a team of experts that included Bank of Scotland (financing), The Weitz Company (builders), and RDG (architects).
- As pre-sales began, PRAXEIS launched an ambitious effort to create a strong sense of community before construction even began. Committees were formed, social gatherings held, and programs like The Glenridge Academy were introduced, creating camaraderie among future members.
- At the same time, PRAXEIS and the Board were further refining features that would make The Glenridge truly unique: a spiral staircase, an aquarium, an aviary in the Health Center and, of course, a state-of-the-art Performing Arts Center. After debate about the cost of some of these features, PRAXEIS, Force, and others pitched in to help with the expense.
- In June of 2002 – right on schedule – The Glenridge went vertical. At the time, it was Sarasota’s largest construction project – and approximately 18 months later in November 2003, members moved in to what PRAXEIS had distinctively branded as the nation’s first Life Fulfilling Community®.



At this point, you could say: “And the rest is history”... but at The Glenridge, history is still being written. Additional Glenridge/PRAXEIS milestones include:

- In 2005, Phase II of The Glenridge master plan began with the construction of the freestanding Oaks and Cypress buildings. PRAXEIS and Force Financial worked together to secure \$14.5M in construction financing. In 2006, the construction of The Palms building marked the completion of this phase.
- With a refinancing in 2006, PRAXEIS reduced debt service for The Glenridge by more than one million dollars annually, securing an Aa rating from Moody’s utilizing a bank letter of credit.
- In 2011, PRAXEIS, Force Financial, Bank of Scotland, and Piper Jaffray (now Piper Sandler) accomplished a \$116,500,000 refinancing for The Glenridge. This included \$6 million for the Carroll Center, which reopened in 2012 after a major renovation and expansion.
- In 2019, The Glenridge announced an expansion that will include new single-family Club Homes and Villas in our Northside Neighborhood, as well as refurbishments and additions to the existing campus.



The Glenridge Story

The vision that would become *The Glenridge on Palmer Ranch* began to take shape in the **GENESIS YEARS (1990–2002)** when the Founding Board and PRAXEIS met monthly to plan and prepare for groundbreaking. And below is the rest of the story...

2002–2004

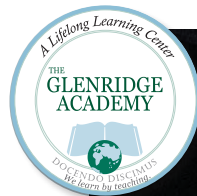
After years of planning, The Glenridge on Palmer Ranch transformed vision into reality. With RDG Planning & Design as the architect, dirt began to move in early 2002. The community marked this milestone with a Groundbreaking event on February 25 of that year.



By fall of 2002, construction went vertical. At its peak, approximately 1,000 workers were on site.



After opening its doors on November 18, 2003, The Glenridge held a Grand Opening celebration in the spring of 2004 – and both members and staff found the community extraordinary. Unique features included a sweeping spiral staircase, a towering aquarium and a state-of-the-art Performing Arts Center. Other milestones of 2004: the first meeting of The Glenridge Academy in February, the opening of The Highlands in April and the opening of The Carroll Center in July.



2005–2009

The Glenridge brand – The Nation's First *Life Fulfilling Community*® – changed perceptions about senior living. As demand for this innovative, trend-setting lifestyle caught on, The Glenridge expanded, completing The Palm Residences in 2006.



In 2007, readers of *Sarasota Magazine* named The Glenridge “Best Retirement Community.” It would be the first of many such accolades – including a Gold Award for “Best Community” from the National Active Retirement Association (NARA) in 2008.



In 2009, The Glenridge launched its Speaker Series, attracting highly acclaimed presenters and overflow crowds – setting the stage for making the community a destination for intellectually stimulating and culturally rich programming.



Winning the national, highly coveted 2009 PLANET Grand Award for landscaping validated what Glenridge members already knew: The grass really *is* greener here!

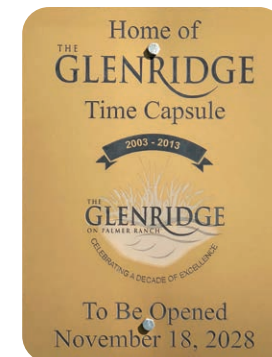
2010–2013



After receiving back-to-back high rankings in *U.S. News & World Report's* list of Best Nursing Homes, The Glenridge hosted a grand re-opening of The Carroll Center on June 6, 2012. The renovation and expansion took less than a year to complete and added 24 new private rooms, among other features.



In 2013, The Glenridge celebrated its 10th anniversary (themed “I AM Glenridge”) with a series of member-orchestrated events.



During the 10th anniversary celebration, members and staff buried a time capsule containing Glenridge memorabilia, which will be opened in 2028.

2014–2017

Embracing the elements of positive psychology, The Glenridge launched a new branding campaign in 2014 that featured myriad ways in which community members *Flourish!*



2014 was a milestone year for The Carroll Center, as it earned three national awards, including a Five Star overall rating for quality of care.

2018–2019



In 2018 – to commemorate The Glenridge’s 15th anniversary – a new community video premiered. Titled “*The Magic of The Glenridge*,” it featured member testimonials and showcased the beauty of the campus.

That same year, The Glenridge marked a decade of capturing consecutive “Best Retirement Community” accolades from *Sarasota Magazine*.



In 2019, new websites for the community and The Glenridge Foundation went live – and the community once again was named to *U.S. News & World Report’s* list of Best Nursing Homes.

During this time period, The Glenridge acquired 59 acres of additional property directly north of the existing 90-acre campus with plans for expansion.

2020–2021

Throughout 2020, reservations were secured for Club Homes and Paired Villas in Phase I of our new 25-acre Northside Neighborhood.

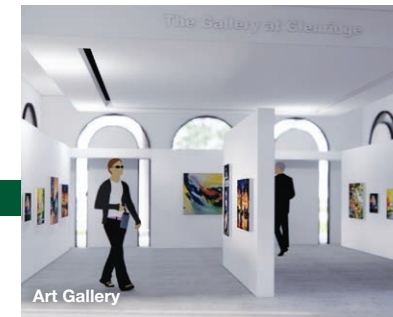


In Spring 2021, groundbreaking and site work began on the Northside Neighborhood – the third expansion since The Glenridge opened.

On the Horizon ...



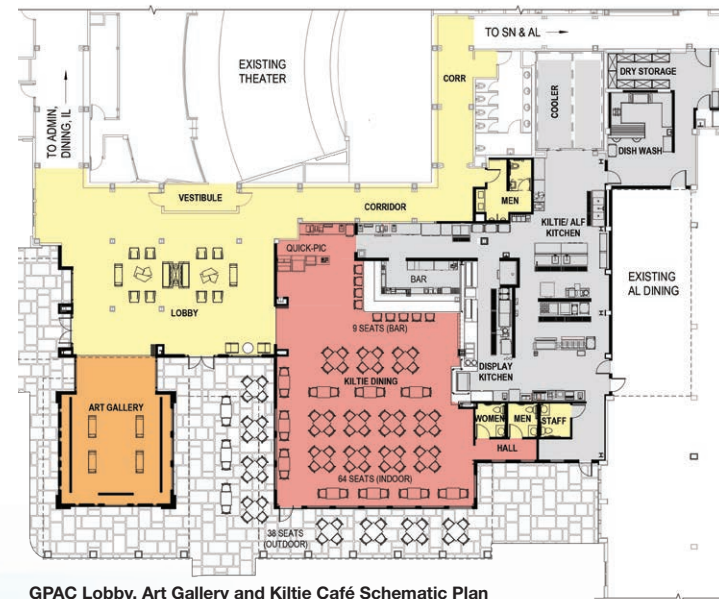
GPAC, Art Gallery and Kiltie Café Exterior



Art Gallery



GPAC Entry



GPAC Lobby, Art Gallery and Kiltie Café Schematic Plan

Existing Campus Refurbishments

The Glenridge’s strategic plan also calls for exciting refurbishments and additions to the existing campus, including a new Kiltie Café with options for all – a casual, pub atmosphere restaurant with indoor and outdoor seating, bar, pizza oven, “quick-grab” selections and takeout available.

Upgrades are also coming to the Glenridge Performing Arts Center (GPAC) along with a brand-new art gallery. Located adjacent to the existing theater, the gallery will display works from both members and visiting artists. The coming enhancements will make The Glenridge a one-stop cultural experience featuring inspiring performances, culinary innovation, and visual beauty.

The Glenridge Charitable Foundation was founded in 2016 as a catalyst for sharing members’ time, talents and gifts.



In the Spotlight: Kamberg Wellness Center



The Kamberg Wellness Center is made possible by the largest philanthropic gesture in Glenridge history and will embrace the Six Keys to Living Well® philosophy – providing services geared to physical, emotional, spiritual, social, financial, and mental wellbeing.

When Glenridge member Tina Kamberg donated to fund this new facility, she envisioned that in addition to providing quality healthcare services, it would be a place where anyone could truly *flourish* through engaged, inspired living.

The new 8,000-sq.-ft., two-story building will house the existing Living Well Clinic and Living Well Rehabilitation, as well as a range of other services. Members will be able to talk to a chaplain, access mental health counseling, and even attend social events in a special gathering venue designed for those age 90 and above.



Schematic Plan – First Floor



Second Floor



www.TheGlenridge.com

