



# Hurricane Milton Restoration for Lake Pointe Apartments

*This case study highlights ATI's large-scale remediation and reconstruction following Hurricane Milton's destruction of an apartment complex in St. Petersburg, FL.*

## Multifamily

St. Petersburg, FL

## ATI Restoration Services



Emergency Response



Water & Mold Remediation



Selective & Complete Demolition



Roofing Repair



Reconstruction



Painting



Debris Removal



## Overview

In October 2024, Hurricane Milton tore through the Gulf Coast, devastating the Reserve at Lake Pointe community in St. Petersburg, FL. The storm ripped roofs off buildings, collapsed ceilings, and exposed interiors to extensive water damage across 65 structures — displacing hundreds of families who lived there. ATI responded immediately, mobilizing crews and equipment within hours. Our mission was to restore homes as efficiently as possible to minimize business disruption for our client and to bring back a sense of stability for tenants.

## Project Size



279 apartment units impacted



65 buildings across nearly a mile



6-week project duration



180 personnel deployed daily





"We were able to turn over 279 units in 6 weeks. Our client forecasted 4-5 months loss of rent, but they only lost a month and a half due to our ability to turn these units back over to them in a move-in ready fashion."

- Brantley Kushner  
Executive Project Director

## Inside the Response

ATI's success at the Reserve at Lake Pointe community was driven by a blend of strategic planning, innovative technology, compassionate outreach, and all-hands-on-deck teamwork. Here's how the team delivered results:

### Stabilization

Within hours of arriving on-site, ATI crews began tarping exposed roofs and sealing openings to prevent further water intrusion. This involved navigating through hazardous debris and ensuring that remaining structures were safe to enter.

### Efficient Project Execution

ATI streamlined both the remediation and reconstruction phases by categorizing each unit as minor, moderate, or full rebuilds, allowing the team to allocate labor and resources with precision. During remediation, crews used thermal imaging and moisture mapping to identify hidden moisture pockets and prioritize units most at risk for mold growth. A central command center on-site coordinated daily updates and resource reassignments, keeping 180 crew members aligned and productive.

### Technology-Driven Excellence

ATI used advanced tools including Bluetooth-tracked equipment, thermal imaging, and 3D scanning to optimize timelines, enhance assessment accuracy, and eliminate unnecessary costs. Geofencing ensured accurate billing and real-time tracking of equipment usage. ATI's ability to leverage innovative technologies allowed us to target high-risk areas during remediation and streamline resource planning for reconstruction.

## Results

- Completed weeks ahead of industry standard
- Documented job status and progress made
- Displayed quality workmanship on 279 units
- Minimized displacement time for tenants
- Reduced client's financial losses with quick turnover
- Ensured smart spending with resource management

## Conclusion

The Reserve at Lake Pointe recovery proves what's possible with speed, strategy, and heart. ATI's remediation and reconstruction services not only restored housing and income but revitalized a displaced community. Beyond the physical rebuild, ATI's commitment to the community — offering clear communication, logistical support, and compassion to residents — demonstrated the power of restoration to rebuild lives as well as structures.



24-Hour Emergency Response  
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