



PATIO**LANE**TM
— CONTRACT —



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Patio Lane Contract helps hospitality and commercial properties create outdoor environments that feel intentional, comfortable, and built to last. From shade and privacy solutions to furniture, cushions, kitchens, pavers, turf, and architectural details, our team supports hospitality, restaurant, multifamily, resort, club, and commercial spaces with products designed for real-world use and elevated guest experiences.

A Divison Of Awning Works, Inc.

CUSTOM CUSHIONS

Comfort, Craftmanship, and Enduring Performance

Every outdoor space deserves seating that performs as beautifully as it looks. Our custom cushions are manufactured to exact specifications using commercial-grade foam and premium performance fabrics engineered to resist fading, moisture, mildew, and everyday wear. Whether replacing existing cushions or furnishing an entirely new development, we provide scalable solutions that meet the demands of hospitality, multifamily, and other commercial environments.



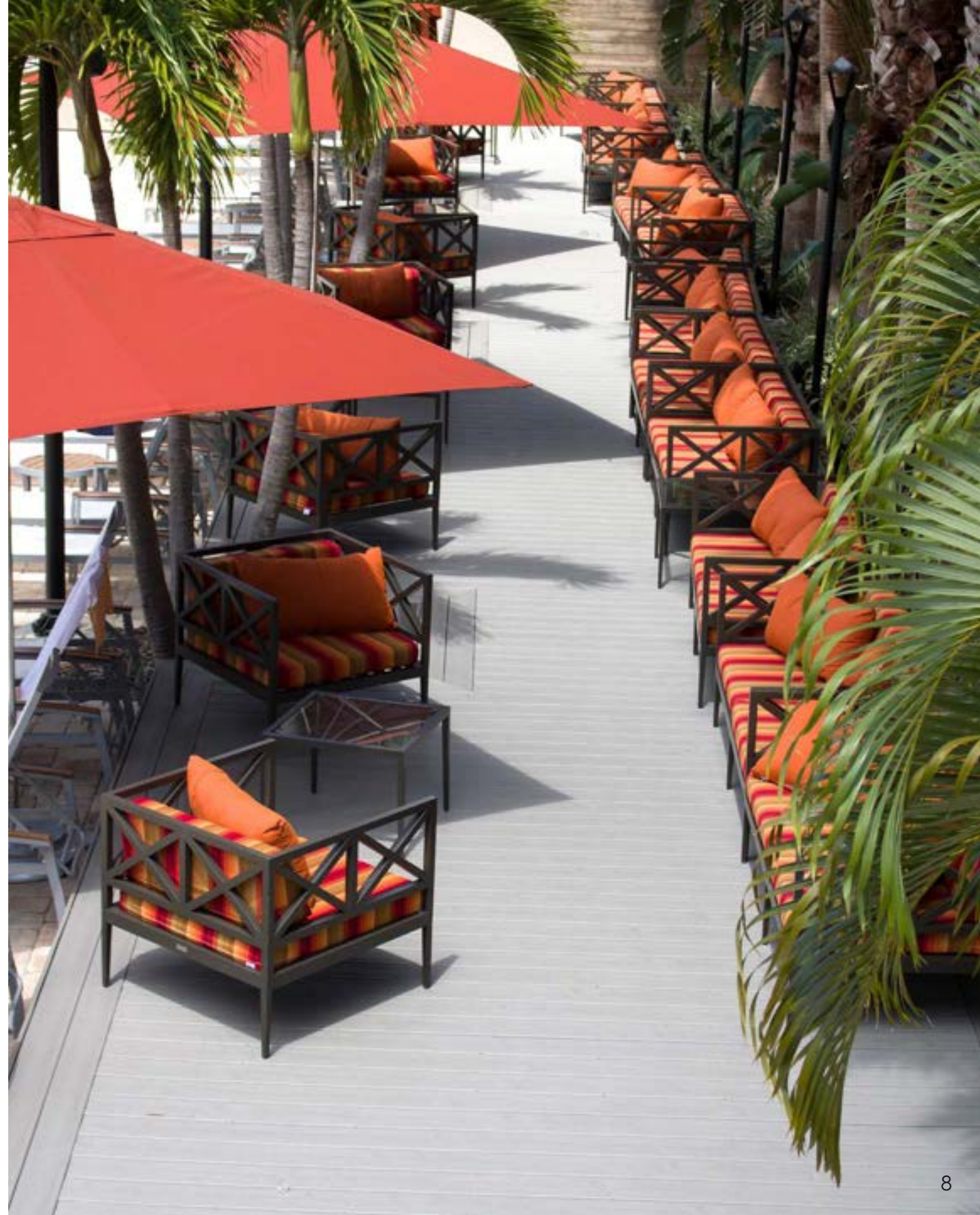
Avanti, St. Petersburg
Custom Sunbrella Cushions & Pillows



Avanti , St. Petersburg
Custom Sunbrella Cushions & Pillows



Epicurean Hotel, Tampa
Custom Sunbrella Cushions & Pillows



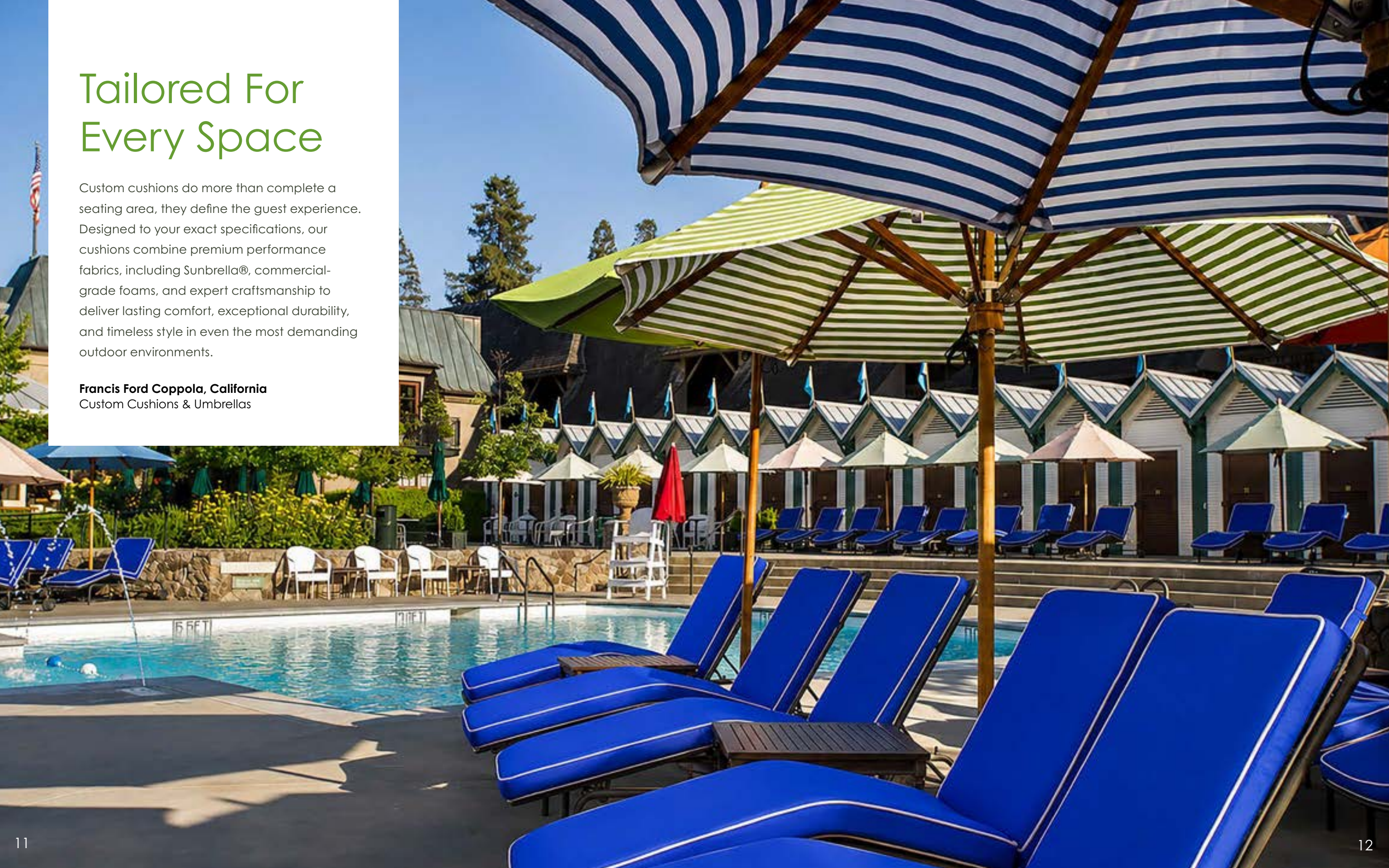


Epicurean Hotel, Tampa
Custom Sunbrella Cushions & Pillows

Tailored For Every Space

Custom cushions do more than complete a seating area, they define the guest experience. Designed to your exact specifications, our cushions combine premium performance fabrics, including Sunbrella®, commercial-grade foams, and expert craftsmanship to deliver lasting comfort, exceptional durability, and timeless style in even the most demanding outdoor environments.

Francis Ford Coppola, California
Custom Cushions & Umbrellas





The Vinoy Resort & Golf Club, St. Petersburg
Custom Sunbrella Cushions



RumFish Grill, St. Pete Beach
Custom Cushions & Umbrellas





The Don Cesar, St. Petersburg
Custom Curtains & Cabanas

CUSTOM CURTAINS & CABANAS

Privacy, Elegance, and Resort Comfort

Transform outdoor environments with custom curtains and cabana solutions that bring luxury, comfort, and privacy to every space. Available in an extensive selection of premium performance fabrics, including Sunbrella®, our outdoor curtains are designed to withstand the elements while maintaining their beauty over time. Whether framing a poolside cabana, enhancing a pergola, or defining an outdoor lounge, custom curtains create inviting destinations that elevate the guest experience.



Tampa
Custom Curtains & Cabanas



Bainbridge Bayview, Clearwater
Custom Cushions & Curtains

FURNITURE

Comfort, Durability, and Style

Complete your outdoor environment with luxury commercial outdoor furniture designed for lasting performance and exceptional comfort. Our carefully selected brands, including Agio, Skyline Design, Sullivan, Decoscape, and Haven & Harmony Swing Beds, offer a diverse range of styles, materials, and finishes to complement virtually any outdoor design while creating inviting spaces for dining, lounging, and gathering.

Agio Furniture Cove Collection



Agio Furniture Sheffield Collection

Agio

Agio combines refined craftsmanship with innovative materials to create outdoor furniture built for enduring performance. With premium options such as sustainable Resysta®, the brand offers the warmth and character of natural wood alongside exceptional weather resistance and low-maintenance durability.

Agio Furniture
Olivia Collection





Agio Furniture
Horizon Collection





Skyline

Inspired by contemporary European design, Skyline Design is renowned for its handcrafted woven collections and exceptional attention to detail. Combining premium performance materials with sophisticated style, each piece creates elegant outdoor spaces that are both inviting and built to last.

Skyline Furniture
Calixto Collection







Skyline Furniture
Brafta Collection



Skyline Furniture
Braffa Collection

Sullivan

Sullivan offers thoughtfully designed collections that blend contemporary, coastal, and transitional styles with premium materials including teak, rope, all-weather wicker, and powder-coated aluminum. The result is furniture that delivers timeless appeal, exceptional comfort, and enduring outdoor performance.

Sullivan Furniture
Charleston Collection





Sullivan Furniture
Charleston Collection





Sullivan Furniture
Nantucket Collection



Sullivan Furniture
Newport Collection

Decoscape

Made in Miami, DecoScape blends contemporary design with innovative outdoor materials and extensive customization. A broad selection of finishes, fabrics, and configurations provides the flexibility to create distinctive spaces with lasting commercial performance.

Decoscape Furniture
South Beach Collection





Decoscape Furniture
Modera Collection



Decoscape Furniture
Skye Collection





Decoscape Furniture
Danish Collection



Decoscape Furniture
Napa Collection

Haven & Harmony

Designed and handcrafted in the USA, Haven & Harmony Swing Beds redefine outdoor relaxation with innovative powder-coated aluminum frames and premium Sunbrella cushions. Blending timeless style with exceptional durability, each swing bed creates a luxurious retreat designed to be enjoyed for years to come.

Haven & Harmony
Maggie Swing Bed





Haven & Harmony Furniture
Maggie Swing Bed





Haven & Harmony
Sophia Swing Bed



Haven & Harmony
Shirley Swing Bed



UMBRELLAS

Shade, Flexibility, and Guest Comfort

Complete your outdoor environment with premium commercial umbrellas designed to provide flexible shade without compromising style. Available in a variety of canopy sizes, frame finishes, and premium performance fabrics, our umbrella collections enhance patios, pool decks, dining areas, and amenity spaces while delivering lasting durability, everyday comfort, and refined outdoor appeal.





FIBERBUILT UMBRELLAS

Known for exceptional strength and reliability, FiberBuilt umbrellas feature proprietary fiberglass rib construction engineered to flex in windy conditions without breaking. Designed for demanding outdoor environments, they deliver dependable performance with a wide selection of canopy styles, frame finishes, and premium performance fabrics



Echelon City Center, St. Petersburg
Fiberbuilt Umbrellas



TUUCI UMBRELLAS

Inspired by marine engineering, Tuuci umbrellas combine innovative design with precision craftsmanship to create some of the world's most recognized luxury shade solutions. Featuring sleek profiles, premium materials, and customizable finishes, Tuuci transforms outdoor spaces with exceptional performance and timeless sophistication.





OUTDOOR KITCHENS

Shade, Flexibility, and Guest Comfort

Built around an innovative modular concrete system, our outdoor kitchens combine architectural design, exceptional durability, and complete design flexibility. Customized to each project, they seamlessly integrate premium grills, refrigeration, sinks, storage, and specialty appliances into a sophisticated outdoor culinary space. A variety of concrete finishes and layouts ensures every kitchen complements its surrounding architecture.



Pointe Grande Apartments, Ocala
Custom Concrete Outdoor Kitchen



Bayside Shores, Clearwater Beach
Custom Concrete Outdoor Kitchen



The Reserve At Temple Terrace, Temple Terrace
Custom Concrete Outdoor Kitchen

Guest Experiences

Create memorable outdoor destinations that elevate the guest's experience. Featuring premium appliances, architectural concrete finishes, and fully customized layouts, our modular kitchens provide a sophisticated setting for dining, entertaining, and relaxation while delivering lasting commercial performance.



Hidden Palms Apartments, Tampa
Custom Concrete Outdoor Kitchens

Design Flexibility

Every project has its own vision, which is why our modular concrete kitchen system is designed for complete customization. Whether incorporated into open-air gathering spaces, paired with pergolas, or integrated into larger amenity areas, each kitchen is tailored to complement the surrounding architecture while delivering exceptional functionality.





The Bon Aire Resort, St. Pete Beach
Custom Concrete Outdoor Kitchen



TURF & PAVERS

Function and Lasting Value

Complete every outdoor environment with premium turf and paver solutions that combine exceptional durability with timeless design. From pool decks and courtyards to walkways and gathering spaces, our surfaces create low-maintenance, high-performance landscapes that enhance both the beauty and functionality of every landscape.

MOTORIZED SCREENS

Shade, Privacy, and Uninterrupted Views

Motorized screens allow outdoor spaces to adapt throughout the day with the touch of a button. Reduce insects, glare, wind, and heat while preserving views and natural airflow across restaurants, amenity spaces, clubhouses, and luxury residences. Integrated into new construction or renovation projects, these systems improve guest comfort while extending the functionality of outdoor environments year-round.



Hyatt Regency Beach Resort, Clearwater
Motorized Screens



Frenchman's Creek Beach & Country Club, Palm Beach Gardens
Motorized Screens

PERGOLAS

Shade, Structure, and Sophisticated Design

Pergolas define outdoor spaces while creating destinations that encourage gathering, dining, and relaxation. From rooftop amenities and resort pools to restaurant patios and community clubhouses, our pergola systems are designed around the needs of each project. With multiple material options, integrated shade features, and custom additions, we help designers create outdoor environments that are both visually striking and built for long-term performance.

Boca West Country Club, Boca Raton
Azenco Motorized Pergola Cover



All-Season Outdoor Experiences

Adjustable louvers provide shade, ventilation, and rain protection at the touch of a button, ensuring guest comfort throughout the day. Designed to maximize usable space and elevate the member experience, it blends sophisticated design with reliable performance.

Boca West Country Club, Boca Raton
Azenco Motorized Pergola Cover





Mila Restaurant, Miami
R-Blade Azenco Pergolas



Arylo Wynwood Hotel, Miami
Azenco R-Shade SIP Panel



Verdana Village, Estero
Azenco R-Shade With Corbel Ends



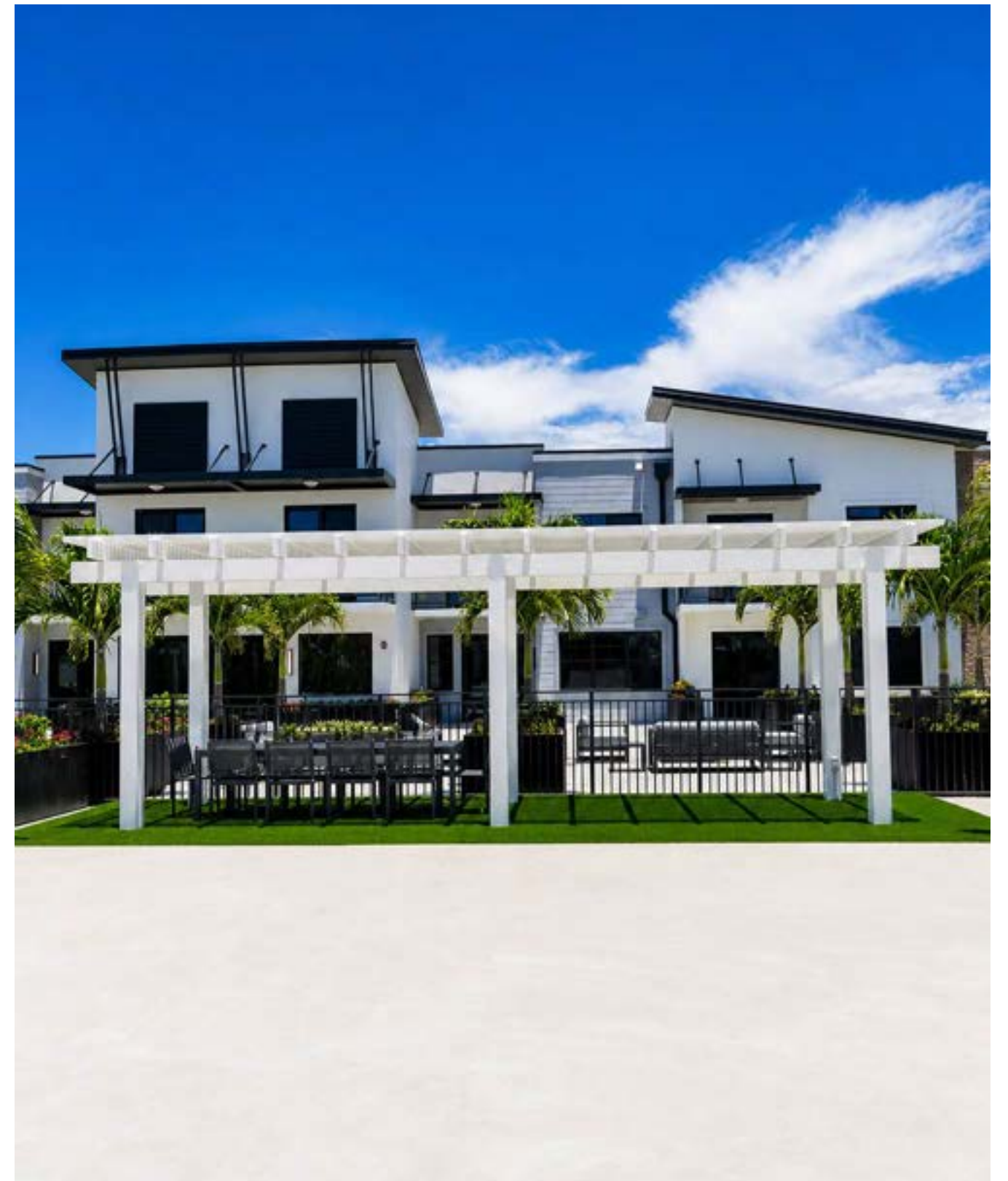


Sirata Beach Resort, St. Pete Beach
Round Trellis

PERGOLA TRELLISES

More than a decorative feature, pergola trellises provide structure, scale, and architectural continuity throughout outdoor environments. They help define pathways, seating areas, and gathering spaces while contributing to a cohesive design aesthetic. Designed to meet project specifications, each trellis is customized to complement the property's materials, finishes, and overall vision. The result is an outdoor space that is both purposeful and visually engaging.





The Artisan, Dunedin
Aria Trellis



AWNINGS

Shade, Branding, and Architectural Impact

Awnings are a versatile solution for adding shade, protection, and architectural interest to commercial properties. We offer retractable awnings, traditional fabric awnings, and metal awnings to support a wide range of applications, from storefronts and walkways to restaurants, patios, windows, entrances, and outdoor gathering spaces. Each awning can be tailored to the property's function, design style, and long-term performance needs.

Talis Park Clubhouse, Naples
Round Scalloped Fabric Awnings



Hilton, Clearwater Beach
Fixed Fabric Awnings



Waters Edge Condo, Clearwater
Sunbrella Fabric Awnings





Hyatt Regency Beach Resort, Clearwater
Custom Fabric Awnings



CANOPIES

Coverage, Comfort, and Curb Appeal

Custom canopies create memorable arrivals while providing durable weather protection for guests, residents, and employees. Whether specified for healthcare, education, hospitality, or commercial developments, each canopy is engineered to complement the building's architecture and meet project-specific requirements.



Aloft Hotels, Tampa
Custom Decking Canopy

Decking Canopies

Designed to maximize outdoor amenities, decking canopies offer durable overhead protection while enhancing the overall aesthetic of the space. Ideal for dining, recreation, and gathering areas, they create comfortable environments that perform season after season.



The Vinoy Golf Course, St. Petersburg
Decking Canopy

Fabric Canopies

From hotel entrances and retail storefronts to pedestrian walkways and hospitality patios, fabric canopies create inviting, weather-protected spaces. Our broad collection of commercial-grade fabrics offers virtually unlimited opportunities to coordinate with your property's branding and architecture.

Providence Lakes Apartments, Brandon
Round Canopy



Riverview Condos, Riverview
Fabric Canopy



Del Webb BayView Guardhouse, Parrish
Metal Shutters & Decking Canopies

BAHAMA SHUTTERS

Sun Control, Privacy, and Coastal Character

Bahama shutters provide a distinctive architectural element while improving comfort, privacy, and solar protection. Designed for coastal and commercial applications, each installation is custom fabricated to complement the property's style and performance requirements. Durable materials and precision craftsmanship ensure lasting value in even the most demanding outdoor environments.





Magnolia Park Clubhouse, Riverview
Bahama & Eyebrow Shutters



Island Condo, Davis Island
Metal Shutters



ONE PARTNER. EVERY OUTDOOR DETAIL.

From custom cushions and curtains to pergolas, kitchens, screens, shade, furniture, turf and pavers, we bring the pieces together to create commercial outdoor spaces that are durable and work beautifully.



Bring Us Your Project Vision. We'll Help Bring It Outside.

Our Website | 10820 US 19 North Clearwater, FL 33764 | 727-625-9680