

The Approach



2nd Quarter Chapter Meeting & Elections

When: Tuesday, May 5, 2026
5:15 PM—7:30 PM (ET)

Where: Top Golf, 220 Carillon Parkway North, St. Pete

Cost: \$75 Members | \$85 Nonmembers/Guests
(includes meeting, election, food, social & golf)



Top Golf, St. Pete

Schedule of Events:

- 5:15 PM—5:30 PM: Chapter Business Meeting & Election
- 5:30 PM—7:30 PM: Social, Food, Golf

[REGISTER HERE](#)

Meeting Program—The 2nd Quarter Meeting will be held at the new Top Golf in St. Petersburg. A brief business meeting will begin promptly at 5:15 PM with brief update on national, region and chapter news, in addition to the election of the 2027 chapter leadership. The nominating committee’s report is listed below. The business meeting will be followed by the social evening of golf at 5:30 PM Should be a fun evening. Nonmembers are always welcome to attend. Please use the link above to register.

2026 Nominating Committee Report, J. Matt Terry, SRA, Chair

Thank you to the members who served on this year’s nominating committee. They are: *J. Matt Terry, SRA—Chair, Sandra Adomatis, SRA, Michael Jonas, MAI, Ben Stephens, MAI and Jordan Menke, MAI.* The committee is pleased to announce the following slate of nominees to serve in **2027**. These nominees will be voted on at the 2nd Quarter chapter meeting on May 5th:

2027 Officers:

- President: Victor Torres, MAI
- Vice President: Josh Sicard, MAI
- Treasurer: K. C. Lowry, MAI
- Secretary: Chris DelPo, MAI

Directors (2027):

- Patricia Staebler, SRA
- Craig DiCecco, SRA, AI-RRS
- Michael Seney, MAI

Directors (2028):

- Jacob Hutchings, MAI
- Jason Schultz, MAI

Directors (2029):

- Ned Palmer, MAI
- Christie Garrett, MAI
- Rachel Zucchi, MAI

2027 Region X Representatives:

- Matt Terry, SRA
- Kenneth Lowry, MAI
- Timothy Sunyog, MAI
- Michael Twitty, MAI
- Justin Butler, MAI
- Josh Sicard, MAI

Alternate Region Reps:

- Kevin Hayes, MAI
- Eric Hoening, MAI
- Brian Zamorski, MAI
- Mike Jonas, MAI
- Julie Battaglia, MAI
- Rachel Zucchi, MAI
- Kevin Hayes, MAI
- Jennifer Marshall, SRA

2026 Officers & Directors

President

Justin Butler, MAI

Vice President

Victor Torres, MAI

Treasurer

Josh Sicard, MAI

Secretary

Kenneth Lowry, MAI

Ex Officio

J. Matt Terry, SRA

Directors

- Christopher DelPo, MAI
- PJ Cusmano, MAI
- Nathan Van Steenberg, MAI
- Patricia Staebler, SRA
- Michael Seney, MAI
- Craig DiCecco, SRA, AI-RRS
- Jacob Hutchings MAI
- Jason Schultz, MAI

Region X Representatives

- Tim Sunyog, MAI
- Byron Torres, MAI
- Victor Torres, MAI
- Kenneth (KC) Lowry, MAI
- J. Matt Terry, SRA
- Eric Hoening, MAI
- Brian Zamorski, MAI
- Michael Twitty, MAI

Committee Chairs

- Bylaws: Brian Zamorski, MAI
- Finance: Josh Sicard, MAI
- Guidance: Tim Sunyog, MAI
- Education: Kevin Hayes, MAI
- Govt. Relations: Matt Terry, SRA
- Univ. Relations: Bruce Cumming
- Public Relations: Matt Spratley

Chapter Executive Director

Kourtney Wade
(813) 962-4003
info@gulfcoastai.org

Region X Officers

- Wesley Sanders, MAI, Chair
- Enrique Casado, MAI, Vice Chair
- Reggie Carter, MAI, 3rd Director
- Nancy Bacher, Region ED

Reg I, Article IX. Additional Nominations. may be made by a timely filing of a written petition signed by at least five percent (5%) of the total number of Designated Members, Candidates, Practicing Affiliates and Affiliates in the Chapter. Such petition may be in electronic form. To be effective, each nominating petition must be delivered in writing to the chapter secretary at least 15 days before the regular chapter meeting at which election is to be held.



President's Message, Justin Butler, MAI



Hi everyone! We had a great first quarter with our First Quarter Chapter Meeting at The Tampa Bay History Center. I thought it was a great event venue, good food, and a great turnout. Special thanks to Lee Arnold who was an engaging speaker.



As everyone is coming up on their Florida license renewals this year, I encourage everyone to attend our educational offerings being offered both in-person and via livestream. Check out the education schedule in this newsletter and sign up early. I also hope to see everyone at our Second Quarter Chapter Meeting scheduled for May 5th at Topgolf in St. Petersburg. We had a well-attended and fun chapter meeting there a few years ago, and I look forward to having another great outing this quarter.

The Appraisal Institute annual conference was held on April 14-15 in Nashville and in conjunction with the joint region meetings on April 13th. We also have the Appraisal Institute Leadership Development Advisory Council (LDAC) coming up in May, where our chapter will be well represented. The Board of Directors is continuing to pursue membership and opportunities for members to get together through joint social events with other real estate groups, as well as less formal happy hours and events.

I'm looking forward to a great second quarter and rest of the year. Please don't hesitate to reach out with any questions or ideas. Stay informed, sign up for chapter education offerings and plan to attend at least one or two Florida Gulf Coast Chapter meetings this year. Networking is so important.



Join hosts Warren Boizot, SRA, AI-RRS, and Tonia Vailas, MAI, AI-GRS, each month as they share appraiser experiences, insights and stories with other credible experts in the valuation profession. Tune in as they dive into the latest trends, news, association updates and more. Don't miss out on appraisal news you won't find anywhere else, all delivered at face value. Listen and watch the newest episode below or see more [Face Value](#) Episodes.

2026 Officers—Florida Gulf Coast Chapter



Justin Butler, MAI
President



Victor Torres, MAI
Vice President



Josh Sicard, MAI
Treasurer



K. C. Lowry, MAI
Secretary



J. Matt Terry, SRA
Past President

Education, Kevin Hayes, MAI, Chair

We would like to thank everyone who has attended Florida Gulf Coast Chapter sponsored education this year. As you know, 2026 is a recertification year, so we have a combination of classroom and virtual (synchronous) chapter-sponsored programs throughout the year. It is never too early to start fulfilling the required CE hours prior to the renewal deadline. Please review the new 2026 Education Schedule listed in this Newsletter and on our chapter website at: www.gulfcoastai.org and sign up as soon as possible to secure your seat. Class sizes are limited.



Kevin Hayes, MAI

Note: The livestream classes we offer are joint classes with the other three Florida chapters, so please remember to register through the **Florida Gulf Coast Chapter** and register early to ensure your seat.

Check the website often for any new additions to the education schedule or other chapter news. We have recently added several new classes to be presented this year. We strongly encourage our members to take your CE from your local chapter and not elsewhere. The chapter depends on your support. The Florida Gulf Coast Chapter website can be found at www.gulfcoastai.org.

We continue to encourage all of our members to utilize your expertise and consider developing a continuing education (CE) program that would be beneficial to our appraisers and the industry. We are looking for interesting 2-3 hour topics for either livestream or classroom presentation. We have so many talented appraisers in our chapter with a great deal of knowledge. If you are interested in developing a 2-3 hour seminar, please let us know. Once a seminar is submitted to the Florida Real Estate Appraisal Board for approval, the process can take up to three months.

Questions? Please call the chapter office at (813) 962-4003 or email Kourtney at kourtney.wade@appraisalinstitute.org or contact education chair Kevin Hayes with any questions or suggestions. To register for classes: <http://www.gulfcoastai.org>

Search Online Education from
the Appraisal Institute

SEARCH TODAY



AI PAREA is Here! **PAREA** provides an alternative to the traditional supervisor and trainee model for experience for licensed residential and certified residential appraisers. AI PAREA is an online program covering appraisal theory and methodology, in real-world simulations, with mentoring from nationally recognized appraisers. The content and activities in the AI PAREA program recreate the practical experience needed to gain a credential. Exercises, simulations, case studies, and applications are designed to enhance the AI PAREA program participant's existing appraisal knowledge. AI PAREA participants will develop at least three USPAP-compliant appraisal reports at the culmination of the AI PAREA program. Learn more about the AI PAREA program here: [Appraisal Institute PAREA FAQ](#) Questions, please email ol-help@appraisalinstitute.org.



2026 Florida Gulf Coast Chapter & Region Meetings

Region X Joint Meeting & Annual Conference, Nashville - April 13-15, 2026

2nd Quarter Meeting & Elections - Top Golf, St. Petersburg - May 5, 2026

3rd Quarter Meeting - TBA

4th Quarter Meeting & Installation - TBA

Save the Dates!

2026 Education & Meeting Schedule

Date	Class	CE Hours	Format	Instructor
1/20/26	Exploring Free Resources to Value Solar PV (NEW)	4 Hours	Classroom /Virtual	Sandra Adomatis, SRA
1/29/26	Mass Appraisal vs. Single Property Appraisal	2 Hours	Livestream	Michael Twitty, MAI / Kevin Hayes, MAI
2/5/26	Florida Appraisal Laws & Rules – Advanced	4 Hours	Livestream	Nick Pilz, MAI Frank Gregoire, ASA
2/19/26	Business Practice & Ethics	6 Hours	Livestream	Brian Flynn, MAI, SRA
2/24/26	Critical Thinking and Junk Science	7 Hours	Classroom - St. Pete & Livestream	Randall Bell, Ph.D. Michael Tachovsky, Ph.D.
3/12/26	Fair Value, Market Value, Fair Value Market	7 Hours	Livestream	Robert Moorman, MAI, SRA
3/26/26	2026-2027 7-Hour National USPAP	7 Hours	Livestream	Kevin Hayes, MAI
4/23/26	Practical AI Applications for Appraisal Professionals	3 Hours	Livestream	Justin Gohn, MAI Chandra Mast, MAI
4/23/26	2026-2027 7-Hour National USPAP	7 Hours	Classroom – Winter Haven	Kevin Hayes, MAI
4/24/26	Florida Appraisal Laws & Rules	3-Hours	Classroom – Winter Haven	Nicholas Pilz, MAI
4/30/26	Inconsistency: It's Hiding in Plain Sight in Your Residential Appraisal Non-Lender Examples-Next Level Analysis	7 Hours	Livestream	Richard Cartile, MAI, SRA
5/6/26	Supporting Adjustments and Reporting Sales	3 Hours	Livestream	Lisa Meinczinger-Gulden, SRA, AI-RRS
5/14/26	2026-2027 7-Hour National USPAP	7 Hours	Livestream	Kevin Hayes, MAI
6/4/26	Reporting Market Analysis and Better Understanding the New URAR	4 Hours	Livestream	Mark Smeltzer, MAI, SRA
6/10/26	Synopsis of Income Techniques-Supporting Inputs & Rates	4 Hours	Livestream	Vincent Dowling, MAI, SRA
6/25/26	Business Practice & Ethics	6 Hours	Livestream	Barry Diskin, PhD, MAI
7/9/26	Florida Appraisal Laws & Rules	3 Hours	Livestream	Kevin Hayes, MAI
7/23-24	2026-2027 7-Hour National USPAP & Florida Appraisal Law & Rules	7 Hours & 3 Hours	Classroom— St. Petersburg	Kevin Hayes, MAI
8/6/26	IRS Casualty Loss & Common Errors	3 Hours	In-Person/Livestream	Nicholas Pilz, MAI
8/13/26	ISO Construction & Plan Reading		Livestream	Patricia Staebler, SRA
August	Diminution of Value	7 Hours	Livestream	Shawn Wilson, MAI
8/20/26	Appraising Environmentally Contaminated Properties	4 Hours	Livestream	Stan Sidor, MAI
9/10/26	Essentials of Effective Communication	3 Hours	Livestream	Nick Pilz, MAI Frank Gregoire
9/17/26	Florida Appraisal Laws & Rules, Advanced	4 Hours	Livestream	Nick Pilz, MAI, SRA Frank Gregoire, ASA
9/24/26	Essentials of Effective Communication	3 Hours	Livestream	Nick Pilz, MAI
10/8/36	Real World Adjustments	3 Hours	Livestream	Joshua Walitt, SRA
10/15/26	Florida Appraisal Laws & Rules	3 Hours	Livestream	Nick Pilz, MAI, SRA
10/22/26	2026-2027 7-Hour National USPAP	7 Hours	Livestream	Robert Moorman, MAI, SRA
11/5/26	Preparing a Fundamental Demand Analysis: Complex Property Assignments	4 Hours	Livestream	Vincent Dowling, MAI, SRA

Joint Region Meeting held in Nashville, TN on April 13, 2026



2026 Committee Chairs

Candidate Guidance: Timothy Sunyog, MAI
 Bylaws: Brian Zamorski, MAI
 Education: Kevin Hayes, MAI
 Finance: Victor Torres, MAI
 Government Relations: Matt Terry, SRA

Florida Gulf Coast Chapter

Nominating: J. Matt Terry, SRA
 Programs: Victor Torres, MAI
 Public Relations: Matt Spratley
 University Relations: Bruce Cumming, MAI
 Newsletter: Kourtney Wade

Comp Exam Dates - 2026:

- April 1—30
- August 1—31
- November 1—30

Questions? comp@appraisalinstitute.org

Candidates may register through their candidate checklist. Comp Exam results are generally available about two weeks after the examination window has closed after all examinees have completed their exams.

National Appraisal Institute Committee Positions—2026

We would like to acknowledge the following Florida Gulf Coast chapter members who are currently serving on National committees during 2026. Thank you for serving.

Region X Chair & National Board of Directors: Wesley Sanders, MAI, AI-GRS
 National Nominating Committee: Joni Herndon, SRA
 Admissions & Designation Qualifications & Region X Government Relations: J. Matthew Terry, SRA
 National Education: Kenneth Foltz, MAI, Vice Chair
 Professional Standards & Guidance: Rachel Zucchi, MAI
 International Relations: Steven Nystrom, MAI
 Body of Knowledge: Barry Diskin, MAI

2026 Leadership - Florida Gulf Coast Chapter

The following individuals were elected to serve the position of 2026 officers, directors and regional representatives for the **Florida Gulf Coast Chapter** and were installed at the 1st quarter chapter meeting. Their term began January 1, 2026. We want to thank them for volunteering their time to serve the chapter, the region and the Appraisal Institute in these important positions!

Florida Gulf Coast Chapter 2026 Officers

President: Justin Butler, MAI
Vice President: Victor Torres, MAI
Treasurer: Josh Sicard, MAI
Secretary: Kenneth "K.C." Lowry, MAI
Ex Officio: J. Matthew Terry, SRA

Directors

Christopher Del Po, MAI (2026)
 PJ Cusmano, MAI (2026)
 Nathan VanSteenbergen, MAI (2026)
 Craig DiCecco, MAI (2027)
 Patricia Staebler, SRA (2027)
 Michael Seney MAI (2027)
 Jacob Hutchings MAI (2028)
 Jason Schultz, MAI (2028)

Region X Representatives

J. Matt Terry, SRA (2026)
 Michael Twitty, MAI (2026)
 Tim Sunyog, MAI (2027)
 Kenneth Lowry, MAI (2026)
 Byron Torres, MAI (2026)
 Eric Hoening, MAI (2027)
 Victor Torres, MAI (2026)
 Brian Zamorski, MAI (2027)

Alternates

Rachel Zucchi, MAI
 Kevin Hayes, MAI
 Julie Battaglia, MAI
 Jennifer Marshall, SRA
 Joy Thomas, MAI
 John Fabian, MAI
 Tim O'Neil, SRA
 Dan Brown, SRA
 Michael Jonas, MAI

Leadership Resource Registry

Are you interested in volunteering on a committee, on the chapter board of directors or as a regional representative or alternate representative?

You are now able to input your interest in serving at the Region and Chapter level in addition to the National level in the Leadership Resource Registry (LRR). AI professionals may add their general interest in serving at the Region and Chapter level by accessing the LRR through their online account.

• Login to our AI Account. • Click on My Committees • Click on Volunteer? Complete the Leadership Registry Form



Find an Appraiser Directory Relaunch | We're excited to announce the upcoming relaunch of our **Find an Appraiser** directory, one of your most valuable member benefits. This enhanced tool makes it easy for the public and fellow industry professionals to find and connect with qualified members who meet our organization's standards, based on location, areas of practice and much more!

To make the most of your listing, please take a few minutes to [review and update your profile](#) so it is ready to go when we launch on Tuesday, April 14th.

A complete profile means greater visibility and more opportunities. Make it count!

Member Updates

Welcome to the following newest member of our chapter! We hope to see you soon.

Associate Member: Chris Weeks, Pinellas Park

Candidate Guidance, Tim Sunyog, MAI, Chapter Guidance Chair

General Demonstration Report—Capstone Programs 2026

The General Demonstration Report—Capstone Program is an option that general Candidates may choose to complete their demonstration of knowledge requirement for the MAI designation. Learn more about the program, the required prerequisites, and [register here](#).

The Capstone program is a faster way for general Candidates to fulfill the Demo requirement for the MAI designation. Other demo options are the traditional demo report (also the General Demonstration Report Writing seminar), research project, peer reviewed publications, or Master’s Thesis/Doctoral Dissertation. See [The Official Guide to the Demonstration of Knowledge Requirement: General](#).

Please email demo@appraisalinstitute.org with any questions.

Location	Registration Deadline	Materials Released	Webinar #1	Webinar #2	Class-room/Synchronous
Synchronous	January 15, 2026	January 16, 2026	February 6, 2026	March 3, 2026	March 23-29, 2026
Synchronous	April 2, 2026	April 3, 2026	April 24, 2026	May 19, 2026	June 8-14, 2026
Chicago, IL	June 4, 2026	June 5, 2026	June 26, 2026	July 21, 2026	August 10-16, 2026
Raleigh-Durham, NC	August 20, 2026	August 21, 2026	September 11, 2026	October 6, 2026	October 26-November 1, 2026
Synchronous	October 1, 2026	October 2, 2026	October 23, 2026	November 17, 2026	December 7-13, 2026

FREAB Meetings—2026

The Division of Real Estate is now able to [live stream](#) the meetings. Please note the following: The streaming is not recorded and it has limited space at this time. If you are unable to access the meeting, please try again later as access may become available during the day.

- Monday, February 2, 2026
- Monday, April 6, 2026
- Monday, June 1, 2026
- Monday, August 3, 2026
- Monday, October 5, 2026
- Monday, December 7, 2026

[Click to Attend a Meeting](#)

The Florida Real Estate Appraisal Board invites and encourages all members of the public to provide comment on matters or petition before the Board or a committee of the Board. The opportunity to provide comment shall be subject to Rule 61J1-7.020, Florida Administrative Code. Interested individuals/parties may submit a written notice to the attention of FREAB PUBLIC COMMENTS via the following ways: Email: realpublicrecords@myfloridalicense.com

1st Quarter Chapter Meeting and Installation —Held at Tampa Museum of History



Social Hour



Justin Butler with speaker Lee Arnold and Craig Smith



Patricia Staebler with Executive Director Courtney Wade



Chapter social time



Kevin Hayes with Joni Herndon



Guest speaker, Lee Arnold



Installation Ceremony



Outgoing Chapter President Matt Terry, SRA



Installation of the 2026 Board of Directors presided by Craig Smith, MAI



Presentation of plaques to Matt Terry, SRA



Matt Terry receiving Past Presidents plaque from incoming chapter president, Justin Butler, MAI

Helpful Tips from the AI Support Center

How to retrieve your course completion certificate:

Start at your My Account [here](#) and select *Education and Events* from the menu on the right.

- The next screen will display a list of your registration history. Scroll to your course and click the *View* button.
- The next screen will display event details, an education letter, your list of state licenses/certifications and the list of certificates. Click the *Print Certificate* button to print or download your certificate

FYIs and Reminders

Refer to our search by state tool where you can view our list of courses, state approvals, delivery methods, and approval windows. Click [here](#).

- For Designation education synchronous programs, completion certificates are available after attendance has been verified and successful completion of the exam.
- For Continuing education synchronous programs, completion certificates are available after attendance has been verified.
- Completion certificates for state approved online courses will not display if State License information was not added during the registration process. You can add more states if you need additional certificates.
- We cannot provide a certificate of completion or general attendance for a course that was not approved by the state at the time it was completed.
- You may use the education transcript or letter as proof of attendance. A *Print Education Transcript* button is located at the top of the *My Events* page and an *Education Letter* is available through the *View* button for each course.

Certificates are available on the website indefinitely if you need to download or print in the future.

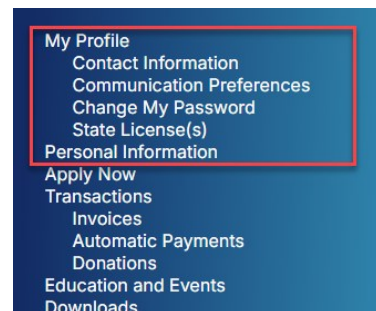
How do I update my information with the Appraisal Institute

Updating information can be performed through your online account. Log in to your My Account portal [here](#). Under My Profile from the menu on the right side of the screen, updates and edits can be performed on:

- Contact Information (your physical address, email address, or phone number)
- Communication Preferences
- State Licenses
- Changing your Password

**Changes to your last name cannot be performed through your My Account. If you need to edit your last name, please contact us by clicking the Submit a request link at the bottom of this page.*

To perform updates on more work-related or demographical info, click on Personal Information.



IMPORTANT— Please check on your “Communication Preferences” tab. We find that many of our active members are marked as “unsubscribed” to receive chapter communications and they are unaware that that may not be receiving chapter meeting information, education information and other alerts. Be sure to check the boxes correctly. The chapter cannot make that correction for you, the member must log into their AI profile page.

Building Tomorrow: What's Next for Our Florida Counties

Over the first quarter of 2026 SiteSageAI reviewed a total of 1,220 construction and rezoning applications across Florida. This equated to a total of 20.8MM± BSF of Industrial, Retail, Office, and Government space as well as 47,9080± dwelling units. Given typical engineering and vertical development time this suggests by late 2026/early 2027 much of the land for the aforementioned development will be ready to go vertical.

Below are details on the two major west coast of Florida markets.

Tampa Bay (Citrus, Hernando, Hillsborough, Pasco, Pinellas, and Polk Counties). During the first quarter 2026 permits and rezonings were submitted for 8,014,565± BSF of Commercial (Office/Retail/Medical) and Industrial (Distribution, Self-Storage, Warehouse) space along with 9,050± dwelling units (Apt, BTR, RV, Condo, SFD, & TH).

SW FL (Charlotte, Collier, Lee, Manatee, and Sarasota Counties). During the third quarter 2025 permits and rezonings were submitted for 2,547,042± BSF of Commercial (Office/Retail/Medical) and Industrial (Distribution, Self-Storage, Warehouse) space along with 4,876± dwelling units (Apt, BTR, RV, Condo, SFD, & TH).

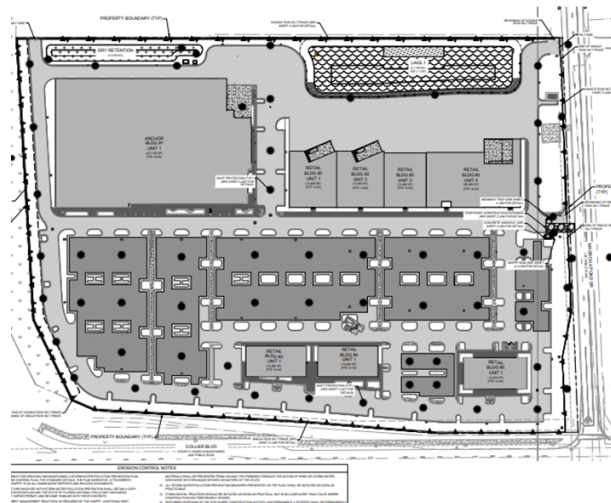
Note, SiteSage is now vetting, normalizing, and analyzing land listings, Single Tenant Retail listings, and New Home (QMI's) for valuation purposes.

Collier County – Abercia South

Type: COMMERCIAL / Big Box

Benderson submitted construction plans for a Big Box anchored shopping center located in the northeast quadrant of I-75 and Colonial Boulevard. The EOR is Kimley Horn and Associates.

The proposed project includes a shopping center with an underground retention area, a dry retention pond, and a wet detention pond to service the shopping center and provide the required water quality and stormwater quantity requirements. Site plan reveals a 127,736 BSF Achor building, 4 inline units having 67,302, and three individual buildings having an additional 31,000 BSF. The tract will have multiple points of access.

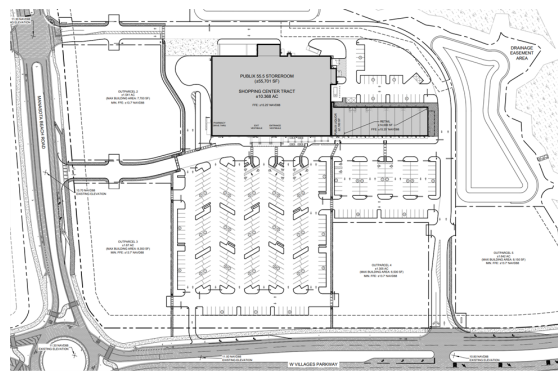


Sarasota County – Publix Willowbrook Center

Type: COMMERCIAL / Grocer

Manasota Beach Retail (Sembler) submitted construction plans for a Publix anchored shopping center located in the northwest quadrant of Manasota Beach Boulevard and W Villages Parkway. The EOR is Kimley Horn and Associates.

Proposed commercial center in Wellen Park. Construction of grocer and adjacent retail with five pad-ready outparcels. Stormwater treatment and attenuation will be per three proposed ponds, of which two will be wet ponds and one will be dry. Site plan reveals a 55,701 BSF Publix anchored center with 14,000 BSF of inline retail in addition to the 2,100 BSF liquor store. There will be 6 outparcels. The tract will have multiple points of access.



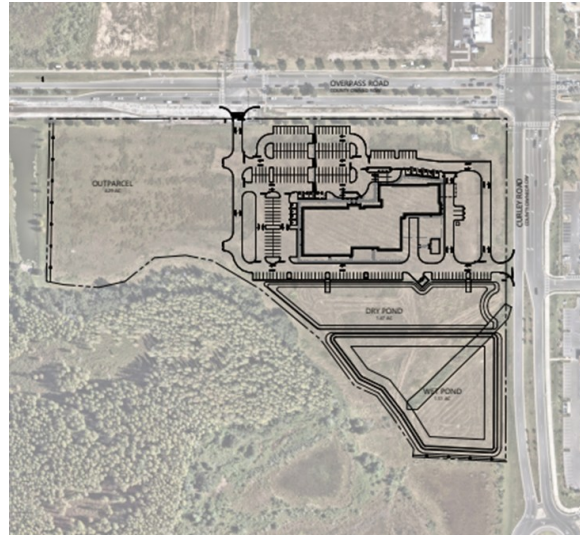
Building Tomorrow: What's Next for Our Florida Counties, *Continued*

.Pasco County – Baycare

Type: COMMERCIAL / Hospital

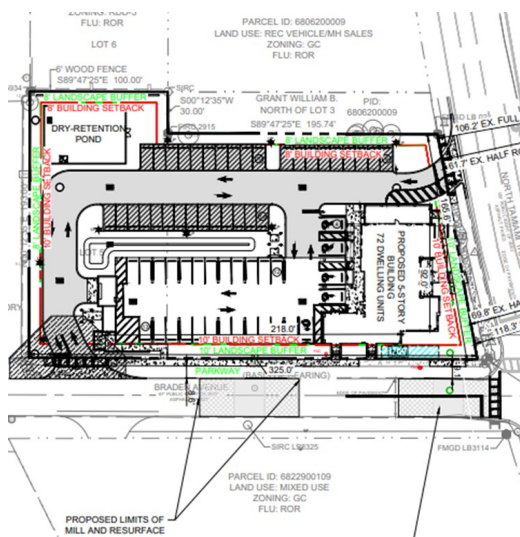
Baycare submitted construction plans for a Big Box anchored shopping center located in the northwest quadrant of I-75 and Colonial Boulevard. The EOR is Kimley Horn and Associates.

The proposed project includes a 43,377 BSF freestanding hospital. As can be seen there will be an adjacent outparcel for future development. This is an extremely active market with direct access to Interstate 75 to the west.



Manatee County – Legacy Village 2

Type: RESIDENTIAL / LIHTC



Blue Sky Communities submitted construction plans for a Big Box anchored shopping center located in the northwest quadrant of North Tamiami Trail and Braden Avenue. The EOR is HPE.

The proposed project includes demolition of the existing building and development of a single 5 story 72 unit MF building with two points of access. Exact Unit Mix is unknown, however, based upon the Parking Calculations 52 units will have less than 750 BSF with 20 units having at least 750 BSF or larger.

SiteSageAI (Formerly LandfinderAI) is now developing analytics along with our knowledge of the upcoming 3 years of future development. We are now analyzing land listings and Single Tenant Retail listings daily and enhancing them for a wide variety of uses, including a Paired Sales Analysis. We're nearing completion of our new platform called Opportunity Finder which allows users to see future projects and bring them into their own web based database and map. We've added our new "ActiveWatch" feature which allows users to set geo-fences around areas and when new listings, rezonings, or construction permits are submitted email alerts are sent. Contact Chris Worley at 813-810-4335 or email chrisw@landfinder.ai to learn more. https://calendly.com/demo_landfinderai

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