

The Approach



Florida Gulf Coast Chapter

3rd Quarter Chapter Meeting with CE

When: Friday, September 25, 2026

Where: Sunseeker Resort
5500 Sunseeker Way, Charlotte Harbor, FL

Lunch Meeting: \$60 Members | \$65 Nonmembers
Seminar: \$65 Members | \$70 Nonmembers



Sunseeker Resort

Schedule of Events:

11:30 AM—1 PM: Chapter Business Lunch Meeting & Program

1 PM—3 PM: Seminar: ISO Construction & Basic Plan Reading
(2 FL CE)

[REGISTER HERE FOR MEETING](#)
[REGISTER HERE FOR SEMINAR](#)

Meeting Program—Please join us for our 3rd Quarter Chapter Lunch Meeting. Our guest speaker will be the Director of Charlotte County Economic Development, **Kay Tracy**, who will present an overview of Charlotte County's economic development efforts and provide an update on the community, current and future projects, and commercial development activity. Nonmembers are always welcome to attend. Please use the link above to register.



Seminar—This 2-Hour class was developed by Patricia Staebler, SRA. Participants will learn how to determine the ISO construction classes to implement into appraisal valuation work for the cost approach. Students will be introduced to a full set of as-built plans for a mid-rise building to learn how to find the relevant information to determine the ISO classification of a building. The seminar is approved for 2 Hours of Florida and AI CE credit. Congratulations to the following chapter members elected to serve the chapter in 2027:

Introducing the 2027 Board of Directors—FL Gulf Coast Chapter, AI

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
Rachel Zucchi, MAI

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@gulfcostai.org

Region X Officers

Wesley Sanders, MAI, Chair

Enrique Casado, MAI, Vice Chair

Reggie Carter, MAI, 3rd Director

Nancy Bachor, Region ED



President's Message, Justin Butler, MAI



Hi All,

I'm excited to say we have a busy next month coming up. On September 16th we have the 2026 Central Florida Real Estate Forum in Lake Mary, FL. This event is put on by our friends at the East Florida Chapter, and this will be my first year attending. The theme for this year's forum is "Innovate and Invest: Artificial Intelligence and Modern Valuation." I have heard many good things about the event in years past, and I'm looking forward to attending this year. Following the Forum, we have our Region X meeting at the Westin Lake Mary in Orlando on Thursday, September 17th.

Our local chapter 3rd Quarter meeting will be a lunch meeting at the Sunseeker Resort in Charlotte Harbor (Punta Gorda) on September 25th. [Kay Tracy](#), the Economic Development Director for Charlotte County Economic Development will be our guest speaker and will be providing insight on the growth of Charlotte County. Please plan to attend the lunch meeting followed by two-hours of CE.

For those that are not aware, The Appraiser Qualifications Board (AQB) released its Second Exposure Draft on June 22, 2026, proposing major changes to real property appraiser criteria. Key proposals include eliminating college degree requirements for certified credentials, removing minimum experience timeframes, and adding a demonstration appraisal report pathway. The public comment period closed on August 30, 2026, and thank you for those who took the time to comment. There is a possibility for a third exposure draft, and I would encourage everyone to comment on that as well. I think our chapter has differing views, which is great, and developing a logical well thought out response to the AQB on something as important as this is highly encouraged.

I encourage everyone to attend our upcoming events. If you have not attended a chapter event in the past, or just want a friendly face to meet when you first arrive at any of these events, please feel free to reach out to me.



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 had a combination of classroom and virtual (synchronous) chapter-sponsored programs throughout the year. Please review the remaining 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.

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 strongly encourage our members to take your CE from your local chapter. 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 our education chair Kevin Hayes with any questions or suggestions. To register for classes: <http://www.gulfcoastai.org>



Kevin Hayes, MAI

To register for any of the above classes, go to: <http://www.gulfcoastai.org>
Questions? Call chapter office at (813) 962-4003 or email info@gulfcoastai.org
Be sure to register through the Florida Gulf Coast Chapter for the virtual classes!!

Search Online Education from
the Appraisal Institute

SEARCH TODAY



Important! Check online state approvals prior to registering

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 Meeting: September 17, 2026 - Lake Mary/Orlando, FL

3rd Quarter Meeting - September 25, 2026 - Charlotte Harbor, FL

4th Quarter Meeting & Installation - December - Tin-Person Location 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 Carlile, 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
8/19/26	Florida Law and Rules	3-Hours	Livestream	Nicholas Pilz, MAI
8/20/26	Appraising Environmentally Contaminated Properties	4 Hours	Livestream	Stan Sidor, MAI
8/28/26	Develop an Insurance Appraisal	7-Hours	Livestream	Patricia Staebler, SRA
9/10/26	2026-2027 7-Hour National USPAP	7- Hours	Livestream	Brian Flynn, MAI
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
9/25/26	ISO Construction Plan Reading & Q3 Chapter Meeting	2-Hours	In-Person	Patricia Staebler, SRA
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
10/29/26	New—ChatGPT for Real Estate Appraisers	7-Hours	Livestream	Jason Tillema, MAI
December	Q4 Chapter Meeting & Installation		In-Person, TBA	
11/5/26	Preparing a Fundamental Demand Analysis: Complex Property Assignments	4 Hours	Livestream	Vincent Dowling, MAI, SRA

To register, visit the chapter website at <http://www.gulfcoastai.org>

2026 Committee Chairs		Florida Gulf Coast Chapter	
Candidate Guidance:	Timothy Sunyog, MAI	Nominating:	J. Matt Terry, SRA
Bylaws:	Brian Zamorski, MAI	Programs:	Victor Torres, MAI
Education:	Kevin Hayes, MAI	Public Relations:	Matt Spratley
Finance:	Victor Torres, MAI	University Relations:	Bruce Cumming, MAI
Government Relations:	Matt Terry, SRA	Newsletter:	Kourtney Wade

Comp Exam Schedule

Comp Exam Dates - 2026:

Questions? comp@appraisalinstitute.org

- August 1—31
- November 1—30

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 News

Veterans Program—At the 2Q 2026 Board meeting in Nashville, the Board approved the creation of a formal veterans program. This initiative is designed to support active-duty service members and veterans transitioning to civilian careers by providing pathways into the appraisal profession. Veterans have transferable skills like discipline, analytical ability, accountability and professionalism, which closely align with the skills and abilities that are required in appraisal practice. This program establishes a coordinated initiative to support veterans at various stages of their career while it strengthens the profession's workforce pipeline going forward. Additional information about the veteran resources may be found [here](#).

Education & Publications

The AI on AI Replay has drawn strong demand since completion of the synchronous program, and more than 500 participants have joined a growing learning community focused on integrating artificial intelligence into everyday valuation practice. Analyzing Defects, Damages & Deficiencies and Analyzing & Reporting the Income Approach recently premiered, and chapters are offering full slates of URAR Companion Courses. The 16th Edition of The Appraisal of Real Estate and the 8th Edition of the Dictionary of Real Estate Appraisal recently debuted. Print and electronic bundles are available, and can be ordered from our bookstore, [tate Appraisal](#) recently debuted. Print and electronic bundles are available, and can be ordered from our bookstore, [here](#).

Vice Presidential Nomination

The National Nominating Committee (NNC) met in May to conduct interviews for the 2027 Vice President position. The committee selected Dale C. Cooper, MAI, SRA, AI-GRS, AI-RRS for consideration by the Board of Directors. The Board officially elected Mr. Cooper at the third quarter regular board meeting held on August 13-14, 2026.

Regional Meeting Held in Nashville, TN

The Joint Regional Meeting and National Conference occurred this past April in Nashville. In addition to continuing education, networking, and a robust exhibitor hall, a highlight of the event was the University Case Challenge. Sixteen teams from across the country presented their cases to experienced appraisers and others in the real estate industry acting as judges. Four teams advanced to the final round, with the University of Massachusetts Amherst taking top honors. We hope to see you April 27 & 28, 2027 in New Orleans for the next annual conference. Stay tuned for updates, found [here](#).

2026 Leadership - Florida Gulf Coast Chapter

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)

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 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

The newly revamped **Find an Appraiser** function is already driving strong visibility for members. Over the past few months, users conducted more than 35,000 searches, and since the enhanced directory launched, approximately 500 members have updated their profiles. If you have not reviewed your profile recently, now is a good time. The new Find an Appraiser offers more ways for potential clients and peers to find the right expertise, with stronger search functionality, richer profile information, and improved service area matching.

Please take a few minutes to update your profile, which will help you appear in more relevant searches and make a stronger impression when users view your page.

To make the most of your listing, please take a few minutes to [review and update your profile](#). **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.

Designated Member (Rejoined):

Breiten Anderson, MAI, Bradenton

Associate Members:

Naychaly Williams, Tampa

Bethjoven De Los Reyes, Salem, MA

Candidate for Designation:

Nathan Stienstra, Palmetto, FL

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](#).

Location	Registration Deadline	Materials Released	Webinar #1	Webinar #2	Classroom/Synchronous
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

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.

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

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.

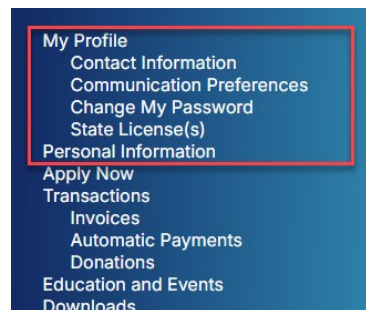
Certificates are available on the website indefinitely if you need to download or print in the future.

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

Note: *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.

Chapter and Region Activities—2nd Quarter 2026

Joint Regional Meetings and Region X Breakout Session held in Nashville, TN in April 2026



LDAC 2026 Held in Washington, D.C. in May 2026



2026 LDAC attendees



FL Gulf Coast Chapter representatives in attendance:
Justin Butler, MAI and Josh Sicard, MAI Meeting with U.S. Congressman, Byron Donalds

Chapter Meeting held at Top Golf, St. Petersburg in May 2026



Building Tomorrow: What's Next for Our Florida Counties

WEST COAST FLORIDA DEVELOPMENT INTELLIGENCE

Q3 2026 | A Quarterly Snapshot for Appraisers

What is happening beneath the surface of Florida's West Coast development market?

During the past quarter, SiteSage360 analyzed proposed developments across all of Florida. The projects below along the west coast illustrate the breadth of development activity—from retail and industrial to healthcare and residential—and, in some cases, provide additional transaction and ownership intelligence that can be useful when evaluating market conditions.

RECENT PROJECTS WE'VE ANALYZED



APPRAISER SPECIAL — \$50 OFF / MONTH

We're offering West Coast Florida appraisers \$50 OFF their monthly SiteSage360 subscription for the next 12 months.

Use promo code: 2026APPRAISALSITESAGE360 - Month-to-month. No long-term contract

BRADENTON | BOURNESIDE INFRASTRUCTURE**17.46 Acres | Commercial / General Retail**

A proposed commercial development in ZIP Code 34211 includes approximately **19.98 acres of developable area**, a 50-foot ROW dedication along SR 64, a new access road and **12 pad-ready outparcels** for mixed-use development. The site plan indicates outparcels fronting SR 64, multiple points of access and off-site stormwater treatment and attenuation.

Transaction Intelligence: A redacted PSA is on file. The notes identify **SMR Northeast LLC as Seller** and **Casto Net Lease Properties, LLC as Buyer**.

Contacts:

Tony Chiafalo — SMR Ranch

941-757-1626 | tony.chiafalo@smrranch.com

J. Brett Hutchens — Casto Net Lease Properties

941-552-2705 | bjhutchens@castoinfo.com

David Patel — Casto Net Lease Properties

941-552-2710 | dpatel@castoinfo.com

TAMPA | EAST TAMPA INDUSTRIAL**50.10 Acres | 569,640 BSF | Industrial / Distribution**

A proposed industrial development in ZIP Code 33619 consisting of **five buildings**, ranging from approximately **65,400 SF to 190,300 SF**.

Contacts:

Scott Gilner — Kimley-Horn

813-620-1460 | scott.gilner@kimley-horn.com

David King — Greystar

843-307-4315 | david.king@greystar.com

Ownership: GS East Tampa Logistics Owner, LLC

FORT MYERS | FORT MYERS HOSPITAL**52.10 Acres | 252,212 BSF | Healthcare / Hospital**

A proposed hospital development in ZIP Code 33916. The site plan includes a **cooling tower and proposed energy plant**, providing additional insight into the scale and infrastructure requirements of the project.

Contacts:

Steven Ball — Apex Companies

239-334-0046 | steven.ball@apexc.com

David Kistel — Lee Health

239-343-8528 | dave.kistel@leehealth.org

PUNTA GORDA | VILLAGE II – TRACT 4**33.90 Acres | 194 DU | Residential / BTR**

A significant revision to a previously approved multifamily development. The project changed from **222 approved multi-family units to 197 single-family residential lots**, with revisions to site layout, unit types, stormwater and utility infrastructure.

The proposed lots appear to be approximately **28' x 122'**, with interior lots benefiting from stormwater treatment/attenuation pond views.

Contacts:

David Mercer — Kimley-Horn

239-271-2650 | david.mercer@kimley-horn.com

Bill Moore

941-235-6900

Development: Babcock Ranch

WHY THIS MATTERS TO APPRAISERS

The value isn't simply knowing that a project exists.

It's understanding the development story behind the property.

SiteSage360.AI helps identify proposed projects, development characteristics, ownership information, transaction clues, surrounding market activity and other spatial intelligence that can provide valuable context for appraisal assignments.