

GulfInsight

SPRING 2026



MARKHAM CENTER
FOR TEACHING AND LEARNING

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BUILDING FROM THE TOP



As we step into the new year, we do so with renewed momentum and a clear vision for the future. Growth has always been part of our story, but this season marks an exciting new chapter. While our foundation remains rooted in quality craftsmanship, innovation, and an unwavering commitment to our clients, we are continually expanding how and where we deliver value.

For more than three decades, our team has built lasting partnerships and projects that stand the test of time. Today, that legacy continues to evolve, not only through the projects we construct, but through the strategic opportunities we help bring to life. I am proud to announce the addition of KC Cross as a partner in Gulf Building. KC brings a strong background in the development side and has worked with Gulf over the years on the development of numerous residential and commercial projects. His transition into a leadership role at Gulf was a natural fit as we continue to build Gulf's development portfolio.

Over the past year, Gulf completed its first project on Florida's Southwest Coast and began construction on another exciting multi-family project. We have remained a go-to contractor for several of our top clients and are approaching completion of our largest project to date.

Our growth in talent, expertise, and trusted partnerships is a direct reflection of the confidence our clients place in us and the dedication of our exceptional team. As new projects break ground and opportunities take shape, we remain focused on delivering excellence in every detail while expanding the impact of our work.

In this edition, you'll find highlights of recently awarded projects, updates from active job sites, celebrations of completed milestones, and introductions to new team members who are helping drive our success forward. Thank you to our clients, partners, and employees for your continued trust and collaboration. We are energized by what lies ahead and look forward to building the next chapter together.


JOHN SCHERER
PRESIDENT / CEO

BUILDING FROM THE TOP



KC Cross serves as Executive Vice President and Partner at Gulf Building, bringing an owner, entrepreneur and business perspective to the firm's leadership. With over 35 years of experience launching and managing successful ventures in healthcare, medical billing, staffing, environmental services, insurance, and real estate development, he has been involved in the successful delivery of numerous projects from concept through completion.

Prior to joining the firm, KC worked closely with John, Chip, and Rob on the development side, leading residential and commercial projects that were constructed by Gulf. This long-standing relationship has provided him with a deep understanding of the firm's capabilities, culture, and commitment to delivering high-quality projects.

Since officially joining the leadership team, KC has played an integral role in advancing the company's strategic initiatives and strengthening its client-focused approach. His transition to Partner reflects both his proven track record and his alignment with the firm's vision for the future.

In his current role, KC is focused on driving growth, enhancing collaboration across teams, and continuing to build strong, lasting partnerships with clients and industry stakeholders.

KC earned his Bachelor of Science in Economics from Maryville College and his MBA from Lynn University. Following his academic career, he built a strong foundation as an entrepreneur owning dozens of companies across a multitude of industries. KC owns commercial properties throughout Florida and the Southeast and in partnership with Gulf, recently completed Ellenton Crossings, a 235-unit luxury apartment community. KC is presently working with Gulf on the development of 150 apartments in Oakland Park as well as 22 exclusive condo units on Las Olas Boulevard.

Through the Cross Family Foundation, KC is deeply committed to giving back, actively supporting numerous local charities and community initiatives. Most recently, the foundation secured the naming rights for the new KC Cross Family YMCA at Holiday Park. KC is married to his wife Tabatha and has 6 adult children.



COMMERCIAL

UNDER CONSTRUCTION

HOLIDAY PARK YMCA AND BROWARD HEALTH FREE STANDING EMERGENCY DEPARTMENT
Fort Lauderdale, FL

The new YMCA and Broward Health Facility at Holiday Park has broken ground. The early work package has been completed, including the successful relocation of the existing Parker billboard sign and right-of-way vacancy. Selective clearing and grubbing is complete, site underground utility installation is ongoing, and foundation work is approaching. We are working closely with our joint venture partner ANF to begin the Broward Health project as scheduled for the beginning of the second quarter of 2026.



AVILLA SILVER PALM

Land O' Lakes, Florida

Avilla Silver Palm is coming to life as a vibrant new community of luxury homes for rent, offering a thoughtfully designed mix of one-, two-, and three-bedroom residences across 180 total units. Designed to blend comfort, style, and convenience, the community will feature a welcoming clubhouse and resort-style pool, two dog parks, two pavilions with grilling areas, and expansive open recreation spaces that encourage connection and outdoor living.

The project is being delivered in eight phases to ensure a smooth and strategic roll-out. Phase Zero—anchored by the clubhouse, pool, pavilion, and model homes—is progressing on schedule and is on track for turnover and delivery to the client as planned. This milestone marks an exciting step forward as Avilla Silver Palm prepares to introduce a new standard of luxury rental living to the area.





HOLLYWOOD SENIOR CENTER

Hollywood, FL

The Senior Center shell is coming to life! With shell operations well underway—tilt-wall installation is complete, structural steel is being erected, and the team is aiming to have the building dried in before the rainy season. It’s exciting to see the client’s reaction during site visits. The facility will serve the Tribe’s elderly community as a place to gather for arts and crafts, fitness, movie nights, and aquatics. We are proud of the team assembled for the Senior Center and across all projects on the reservation. Trust, communication, camaraderie, and dedication make it possible to reach our milestones. Feel free to stop by at noon on the second Tuesday of the month for our team BBQ!



MEDICAL CLINIC EXPANSION

Hollywood, FL

Construction of the Betty Mae Building Expansion project is underway, with groundbreaking occurring in November 2025. The final design includes a two-story, 13,000+ SF medical and office facility with a tilt-wall structure. All piles have been completed, and the team is currently finishing the foundations. The slab-on-grade pour is scheduled next, with the next major milestone being the start of the tilt-wall panels. The Betty Mae project remains on schedule and is currently targeted for completion in the second quarter of 2027.



EYW NEW CONCOURSE A AND TERMINAL IMPROVEMENTS - PHASE 2

Key West, FL

Phase Two consists of remodeling the existing terminal by demolishing the Conch Flyer Restaurant, relocating the TSA checkpoint into the demolished area, and adding a new TSA screening line. The project also includes remodeling the existing bag claim area and adding airline offices, rental car counters, and lost bag counters. New airport director and TSA offices will be built at the previous TSA checkpoint, the existing administrative offices will be remodeled, and a new bridge link will connect the existing garage to the administrative offices. The duration of Phase Two work is one year.



HULA KAI TIKI BAR

Fort Lauderdale, FL

Hula Kai is a new tiki bar and restaurant construction project bringing bold Pacific-inspired cuisine and handcrafted cocktails to South Florida. Blending vintage island charm with a modern tropical twist, the space is designed as a true island escape featuring an outdoor patio garden, art gallery, and a rooftop bar and lounge. Set to open June 2026, Hula Kai aims to set the standard for an unforgettable tiki bar experience.

FLORIDA SMILE STUDIO

Fort Lauderdale, Florida



Construction is officially underway for the new Florida Smile Studio! Our team is proud to be building this two-story, 6,129-square-foot dental office located on South Federal Highway in Ponce De Leon—right in our neighbourhood. It's always exciting to see a project take shape, especially one that will serve our local community. We look forward to watching the progress and sharing updates as this beautiful new space for modern dental care comes to life.

LAS OLAS RIDGES

Fort Lauderdale, FL

Client: Mountaineer Development

Las Olas Ridges is a 22-unit boutique condominium on Las Olas Boulevard. The units will feature contemporary, luxury finishes befitting the address. Site acquisition is complete, and the design team is preparing conceptual drawings for DRC approval.



OAKLAND CROSSINGS

Oakland Park, FL

Client: Mountaineer Development

Oakland Crossings is a 150-unit, nine-story apartment building in Oakland Park. Developed under the Live Local Act, all units will be designated as affordable housing. 50% Construction Drawings have been delivered, and the project remains on track to start later this year. This project will be funded by Gulf Blue Capital.



HARBOR BEACH POINT MODERN ESTATE



27,369 SF

INTRACOASTAL POINT MODERN ESTATE

Client: Mountaineer Development



17,201 SF

OCEANFRONT OASIS RESIDENCE



13,577 SF

RANCHO SAO JOSE



13,521 SF

INTRACOASTAL MODERN ESTATE

Client: Mountaineer Development



12,000 SF

MERCEDES MODERN RESIDENCE

Client: Mountaineer Development



10,650 SF

MERCEDES MODERN TRANSITIONAL

Client: Mountaineer Development



10,519 SF

LAS OLAS CONTEMPORARY

Client: Mountaineer Development



8,454 SF

PONCE DE LEON RESIDENCE



8,116 SF

RIO VISTA MODERN FARMHOUSE



6,600 SF

RIO VISTA ISLES TRANSITIONAL



4,819 SF



**COMPLETED
PROJECTS**

EYW NEW CONCOURSE A AND TERMINAL IMPROVEMENTS - PHASE I

Key West, FL



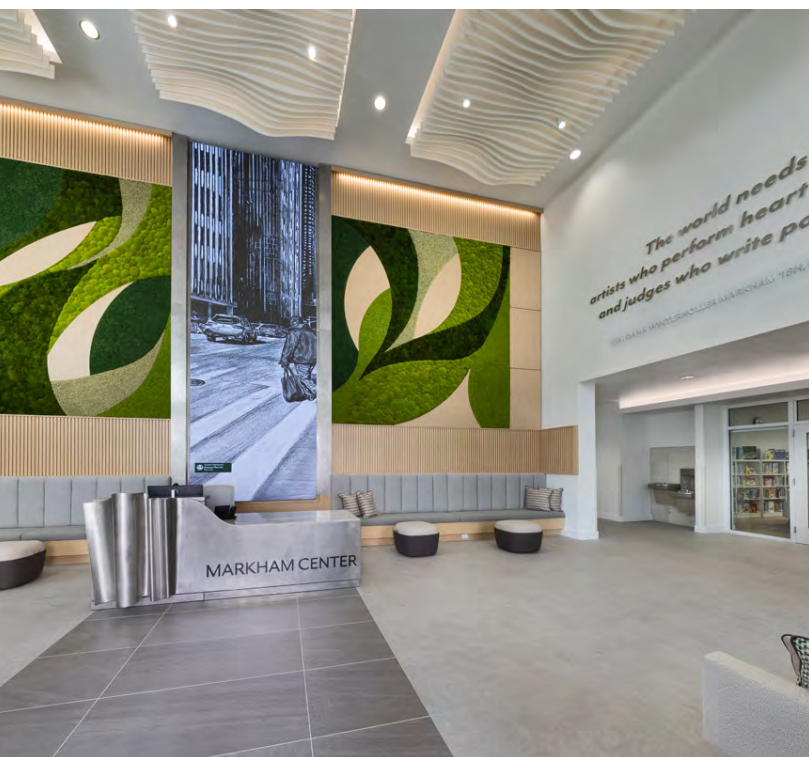
ELLENTON CROSSINGS

Ellenton, FL

Client: Mountaineer Development



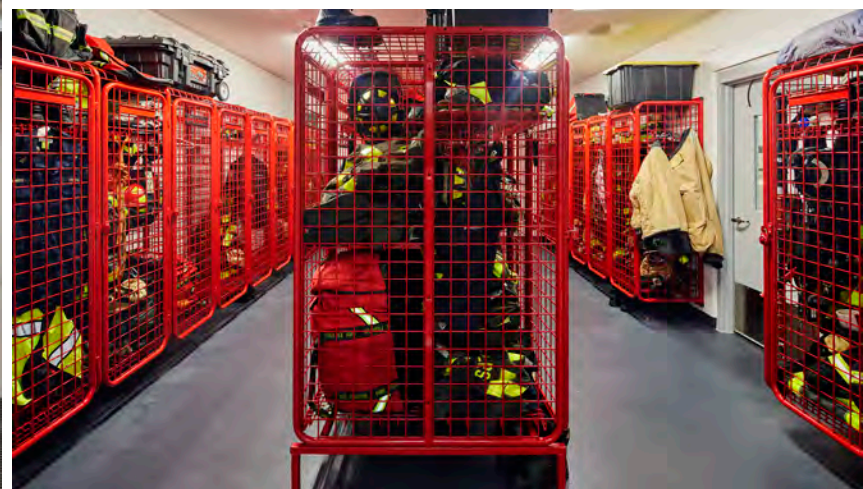
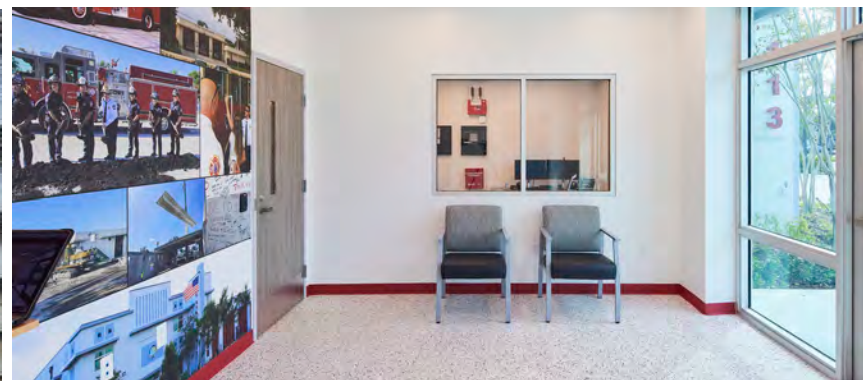
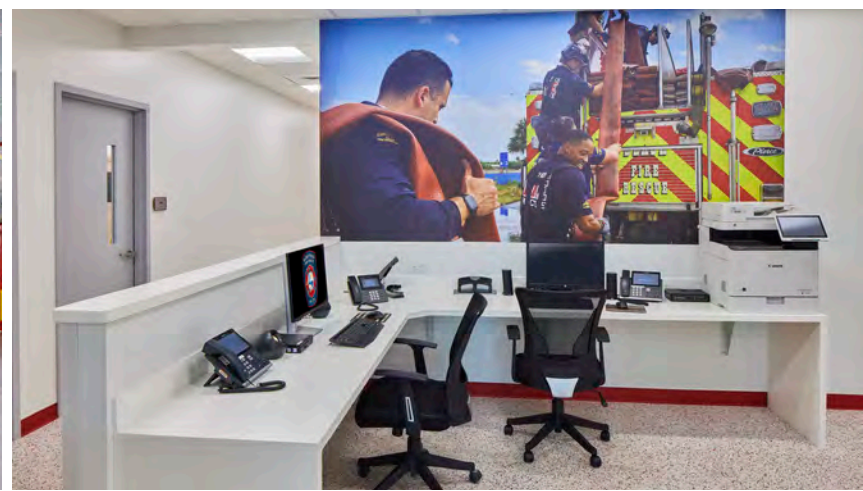
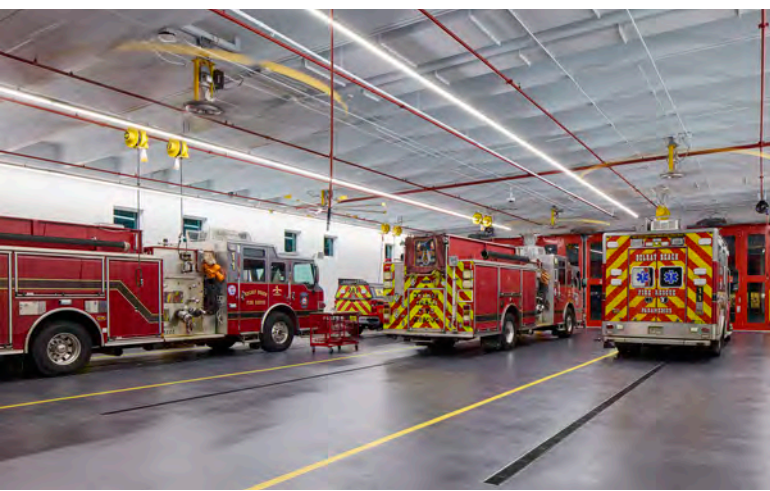
NEW MARKHAM CENTER FOR TEACHING & LEARNING
Fort Lauderdale, FL



HOLLYWOOD PRESCHOOL
Hollywood, FL



DELRAY BEACH FIRE STATION 113
Delray Beach, FL



RIO VISTA WEST INDIES
Fort Lauderdale, FL



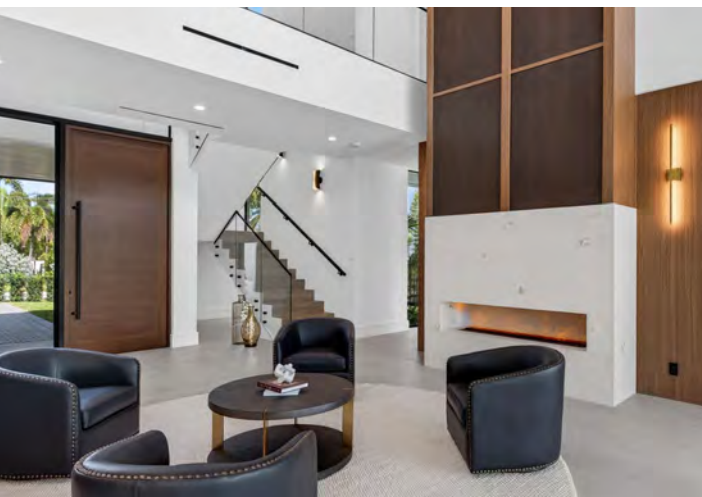
VILLA MODERNA
Fort Lauderdale, FL



GORDON ROAD MODERN

Fort Lauderdale, FL

Client: Mountaineer Development





Once
Upon A Time

**CONSTRUCTION
MILESTONES**



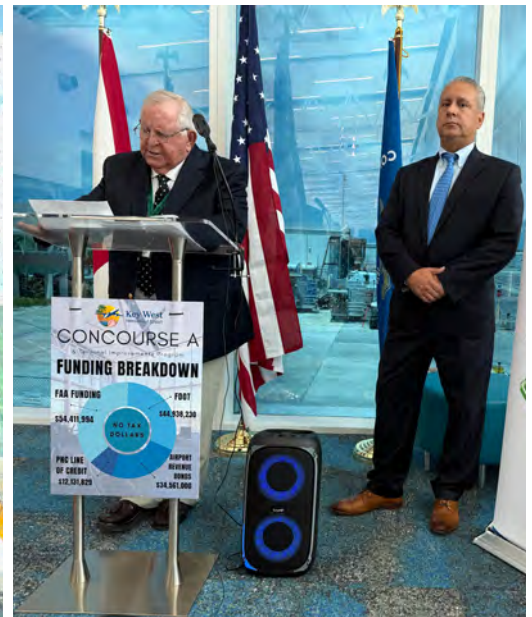
**NEW HOLIDAY PARK YMCA AND
BROWARD HEALTH FSED FACILITY
GROUNDBREAKING**



**DELRAY BEACH FIRE STATION 113
HOSE UNCOUPLING CEREMONY**



GRAND OPENING OF THE NEW CONCOURSE A AT KEY WEST INTERNATIONAL AIRPORT





ELLENTON CROSSINGS TOPPING OUT CEREMONY





**IN THE
SPOTLIGHT**

RECOGNITIONS/EVENTS



The Gulf team was honored to support the YMCA Beach Ball 2025 and the YMCA's important work in promoting water safety and drowning prevention. Our team enjoyed connecting with community leaders while celebrating the organization's meaningful impact across South Florida.



Gulf is proud to be recognized as one of the 2025 Fastest-Growing Private Companies by the South Florida Business Journal.



Gulf Building has been recognized by the South Florida Business Journal as one of the Top 100 Private Companies!



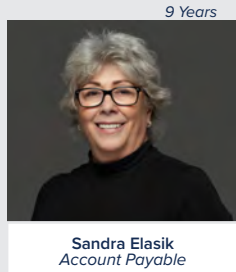
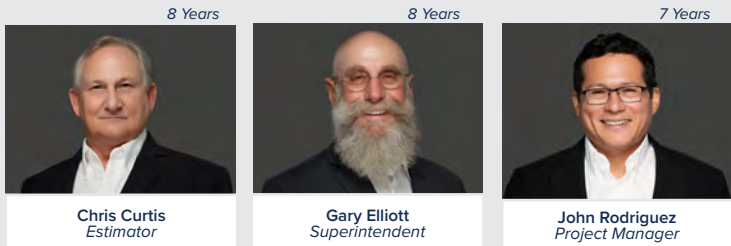
The Gulf Building Pickleball Department serving up fun at the YCF Tournament.

Thank you to everyone who joined us at the American Heart Association's Broward Heart Walk. Together, we took meaningful steps toward stronger hearts, healthier lives, and supporting an important cause in our community.



ANNIVERSARIES

We are proud to recognize and celebrate the work anniversaries of several outstanding team members. Their dedication, professionalism, and contributions play a vital role in our continued success. We are truly grateful for their commitment and look forward to achieving many more milestones together.



NEW HIRES

GULF COMMERCIAL
 Micah Shaw - *Project Executive*
 Kyle Hassell - *Senior Project Manager*
 Thelma Fay - *Project Manager*
 Michael Zehe - *Superintendent*
 Gerardo Gruhne - *Assistant Superintendent*
 Jason Thomfohrde - *Project Engineer*
 Jovanna Guzzi - *Project Coordinator*
 Sharlene Roca - *Project Coordinator*

GULF HOMES
 Mark Richards - *Vice President*
 Cole Safina - *Project Engineer*
 Nate Owen - *Project Engineer*
 Anthony Giuliano - *Superintendent*
 Adam Butler - *Assistant Superintendent*
 Louis Chiera - *Assistant Superintendent*

PROMOTIONS



Natalie has been promoted from Project Engineer to Project Manager in our Home Division. With three years at Gulf, she continues to demonstrate strong leadership and attention to detail and is currently managing one of our largest custom homes, a 28,000-square-foot residence.



Matt has been promoted from Project Engineer to Assistant Project Manager in our Commercial Division. Since joining Gulf three years ago, he has contributed to the successful completion of the Delray Beach Fire Station project and is now working on the Avilla Silver Palms project.

CERTIFICATIONS



Congratulations to Lloyd Meadows and Matthew Fitzgerald for obtaining their Construction Quality Management for Contractor Certificate.



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