

BOARDROOM REPORT

Notes from recent REIS Board meetings

MEMBERSHIP

Annual membership dues will remain \$125 per person. Renewal notices / invoices for 2006 dues will be mailed in November. Memberships not renewed by January 10 will be offered to persons on the waiting list, now at 50.

REIS – FGCU SCHOLARSHIP AWARD

The Florida Gulf Coast University scholarship will be awarded to Adam Zak. Zak will receive \$1,000, honorary membership in REIS, and complimentary admission to REIS luncheon meetings.

REIS SCHOLARSHIP FOUNDATION

At the December luncheon meeting, Walter Serbon will present details of the foundation and opportunities for REIS members to participate.

GROWTH & REGULATORY ISSUES

Both public and private development will be hindered by the scarcity and high cost of fill dirt in the near term.

Expect significant increases in School Impact Fees and Road Impact Fees in Lee County.

The DRGR / water resource study and blasting regulations remain under review and discussion in Lee County.

Funding for transportation improvements is improving but will remain inadequate. Florida Dept. of Transportation Secretary Denver Stutler will discuss the matter with Southwest Florida Transportation Initiative (SWFTI) in Fort Myers Nov. 14.

IMPORTANT REMINDER:

There will be no REIS luncheon meeting in November, in lieu of the annual party scheduled for Nov. 17.

The next luncheon meeting will be Dec. 13, featuring a presentation of Lee County's Goals for 2006 by Tammy Hall, vice chair of the Board of County Commissioners.

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2006 LEGISLATIVE PRIORITIES

Collier County commissioners, EDC members, and business leaders meet with the Collier Legislative delegation Dec. 14 to discuss priorities for the 2006 Legislative session. Guests may address economic development, constitutional amendments, transportation, disaster assistance, workers compensation, and growth management issues. Information: Economic Development Council of Collier County, 239.263.8989, beth@eNaplesFlorida.com

CITIZEN INITIATIVES ABOUND

Despite efforts by legislators to restrict citizen-initiated amendments to Florida's constitution, there are already 51 such campaigns registered with the division of elections. Four of the initiatives have collected the required 611,009 signatures and are being reviewed by the Supreme Court:

- Review and Repeal of Sales Tax Exemptions, backed by former Senate President John McKay, former Comptroller Bob Milligan, and former Attorney General Bob Butterworth.
- Marriage Protection Amendment – would prohibit recognition of same-sex marriages.
- Legislative and Congressional Districts would be drawn by an independent, nonpartisan commission instead of the Legislature.
- Tobacco Settlement Funds Allocation would require that 15% of the money Florida receives from settlement of the lawsuit against tobacco companies be spent on youth antismoking programs.

Other campaigns underway address banning new billboards, legalizing marijuana, abolishing alimony, and legalizing any sex act between consenting adults. The deadline for collecting signatures is Feb. 1 for the 2006 election.

The Legislature is also placing 3 proposals on the 2006 ballot that would increase term limits from 8 to 12 years, revise the state budgeting process, and require 60% voter approval to amend or revise the Constitution.

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BUYER / DEVELOPER SOUGHT FOR MURDOCK VILLAGE

In December, Charlotte County plans to seek proposals from innovative developer to purchase and redevelop 910 acre mixed use project called Murdock Village. The County has been aggressively acquiring the platted lots that comprise the site, which it desires to be developed as a master-planned community. Maps, plans, and proposal available at www.charlottecountyfl.com/MurdockVillage. Information: Debrah Forester, 941.743.6241.

AFFORDABLE HOUSING FUNDS AVAILABLE IN LEE

Lee County Dept. of Community Development, Planning Division is accepting applications for funding from the State Housing Initiatives Partnership (SHIP) Program. The program to encourage development of affordable housing was established by the state legislature and adopted by Lee County in April. Funds are generated by state documentary stamp taxes on real estate transactions. Information: 239.479.8547 or richarah@leegov.com.

DCA TAPS FT. MYERS TO BE PILOT

Florida Dept. of Community Development (DCA) selected Fort Myers as one of 8 pilot communities for the annual Capital Improvements Element (CIE) update, a key component of the 2005 growth management legislation. The new law more clearly defines the CIE that all local governments must adopt into local comprehensive plans.

DCA will assist the pilot communities in developing model Capital Improvement Element updates as part of its FY 2006-2007 budget. The models will be used by other local governments to implement Florida's new growth management laws.

BONITA SPRINGS TO REVIEW DEVELOPMENT RESTRICTIONS

Bonita Springs City Council and the Local Planning Agency will conduct a workshop Nov. 30 to discuss development restrictions on the water resource area in east Bonita Springs. The 4,300 acre area is currently restricted to 1 unit per 10 acres. They will also review a recent study of the value of the resource and its management considerations. 9 a.m. at City Hall.

COMP PLAN NOTICE REQUIREMENT

Lee County commissioners have expanded notice requirements for proposed amendments to the Future Land Use Map. Notices must now be sent to property owners within 500' of subject property and signs (similar to rezoning signs) must be posted on the property.

PLAT APPROVAL PROCESS

On Nov. 22, Lee County commissioners will consider revising Administrative Code 13-19 to clarify and streamline plat approval. At Lee County Courthouse.

COMMERCIAL MARKET INDICATOR

National Association of Realtors (NAR) plans to launch its Commercial Real Estate Leading Indicator in early 2006. The quarterly index will provide guidance on where the markets are headed and aid market makers in developing strategies for the future.

David Lereah, NAR's chief economist, states "Modeling a relationship between economic and commercial market indicators, as well as market trends and sentiment, will provide us with a new tool in assessing market behavior in the major commercial real estate sectors. It is being designed as an index to provide early signals of turning points between expansion and slowdowns in commercial real estate activity."



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