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BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The Florida Legislative Session will be reviewed at the **June 11th luncheon**, moderated by former legislator Dane Eagle. [Pavese Law Firm](#) will be the sponsor.

The **July 9th luncheon** will focus on growth challenges facing the City of Fort Myers, with guest speaker Mayor Kevin Anderson. The luncheon is sponsored by [Krise Commercial Group](#).

Lee County Property Appraiser Matt Caldwell will explain the latest property values and trends at the **August 13th luncheon**, sponsored by Sallee Promotions.

When registering for REIS luncheons, please check the drop down menu for "ticket type" and select the correct ticket before submitting the reservation.

Interested in sponsoring a REIS event? Please contact [Ryan Shute](#), (239) 337-3993, for details.

SAVE THE DATES . . .

2024 Real Estate Symposium:

The annual half-day program presented by REIS and Lutgert College of Business takes place September 19th at Florida Gulf Coast University. Sponsorships are available. Please contact [Ryan Shute](#) soon for details.

REIS Annual Social Event:

Festive event exclusively for REIS members and their guests will be at Sidney's Rooftop at the Davis Arts Center overlooking Fort Myers River District on November 14th. Live music, full bar, great food, and camaraderie with fellow REIS members. VIP sponsor is Krise Commercial Group. Additional sponsorships are available.

Reception for Lee County Commissioners:

REIS members and their guests toast the newly elected Lee County Board of County Commissioners. The reception is scheduled for December 5th at Edison National Bank and is sponsored by [Edison National Bank](#) and [Henderson, Franklin, Starnes & Holt](#).

REIS Scholarship Program:

Learn how you support local scholars by contacting Bev Larson, 239.281.1290, or visiting the [REIS webpage](#).

FORT MYERS BEACH IMPACT FEES

The Town of Fort Myers Beach is initiating a study of an impact fee ordinance. The study is expected to take 7 months and includes projecting growth, estimating infrastructure needs to support growth, and preparing an impact fee schedule. There would be 2 public hearings prior to Town Council enacting an ordinance.

WETLANDS PERMITTING APPEAL

Florida has asked the U.S. Court of Appeals to expedite consideration of its case to repeal the ruling that returned wetland permitting authority to the U.S. Army Corps of Engineers. Florida's requests for a stay of the order have been denied by two federal courts. The request for expedited consideration of the case is opposed by U.S. Fish & Wildlife Service and the Corps of Engineers.

FLOOD INSURANCE RATING REPORT

Lee County and Fort Myers Beach officials report that they have submitted all documentation required by the Federal Emergency Management Agency (FEMA) to reinstate the #5 rating with the Community Rating System. The rating provides a 25% discount to flood insurance policy holders. In April, FEMA withdrew the #5 rating for Lee County, Cape Coral, Fort Myers Beach, and Bonita Springs, along with the #6 rating for Estero, citing that the communities had bypassed federal rebuilding rules and failed to provide required documentation of hurricane rebuilding management efforts. FEMA had extended the deadline for compliance to June 10th. The current discount will expire October 1st.

EXPEDITING BUILDING PERMITS

Florida Senate Bill 812 has been signed by the Governor to speed up the permitting process for subdivision development. Local government bodies will be required to create programs to expedite the issuance of building permits prior to final recording of the plat.

House Bill 267 is now law, requiring changes to the Florida Building Code regarding replacement windows, doors, or garage doors. Building departments now must approve applications submitted by an engineer within 10 days or issue a letter identifying problems with the application. If the permit or letter are not issued in that time period, the application is approved automatically.

BEV LARSON, CCIM

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IT'S AN ELECTION YEAR

While federal and state elections are drawing media attention, there are important local races, amendments, and tax issues to be decided this year. The primary election is August 20th and the general election is November 5th.

In **Lee County**, Sheriff Carmine Marceno, Clerk of Courts Kevin Karnes, Property Appraiser Matt Caldwell, Tax Collector Noelle Branning, and Election Supervisor Tommy Doyle are all up for election. At this time, all incumbents are running unopposed. The deadline for qualifying is June 14th. On the Board of County Commissioners, Kevin Ruane is running unopposed for District 1, newcomers David Mulicka and Matt Thornton are running in District 3, and incumbent Mike Greenwell is challenged by Amanda Cochran and Kizzie Fowler in District 5. Denise Carlin, Sheridan Chester, and Morgan Wright are running for School Superintendent.

In **Collier County**, Sheriff Kevin Rambosk, Clerk of Courts Crystal Kinzel, and Tax Collector Rob Stoneburner are running unopposed. Election Supervisor Melissa Blazier faces 2 challengers and 4 candidates are vying to replace retiring Property Appraiser Abe Skinner. On the Board of County Commissioners, Rick LoCastro is running unopposed for District 1, Burt Saunders has 3 challengers in District 3, and incumbent William McDaniel faces 1 opponent in District 3. The City of Naples and Marco Island are electing mayors and city council members.

In **Charlotte County**, Clerk of Courts Roger Eaton, Property Appraiser Paul Polk, and Tax Collector Vickie Potts are running unopposed. Sheriff Bill Prummell and Election Supervisor Leah Valenti face opposition. On the Board of County Commissioners, incumbents Ken Doherty in District 1, Bill Truex in District 3, and Joe Tiseo in District 5 all face opposition. Punta Gorda is also electing city council members.

The voter-approved 1% **sales surtax** in Collier County ended December 31st, having achieved its \$490 million goal 2 years earlier than estimated. Municipalities have initiated discussions to consider putting it back on the November ballot.

The November ballot will include **6 proposed constitutional amendments**. Amendment 5 would provide additional homestead exemptions for residential property, costing local governments revenue unless the burden is shifted to commercial and investment properties.

IMPLEMENTING "LIVE LOCAL" ACT

Since the Florida Legislature enacted SB 328 to clarify issues with the 2023 Live Local Act, local governments are moving forward with policies and local ordinances to provide guidance on using the law to create affordable housing. Local policies include regulations on suitable zones, buffers, and open space, as well as application procedures. Local governments are also responsible for compliance monitoring and restricting projects to assure that they are affordable for 30 years. Allowances and incentives may also be layered to encourage affordable housing development in residential areas in order to preserve commercial and industrial land uses. The City of Sarasota has even created a local attainable housing program, offering bonus density, as an alternative to the State's Live Local land use mandate.

NEW FLORIDA PROPERTY LAWS

Sellers of residential property in Florida will now be required to disclose if flood insurance claims have been filed on the property or if it has received federal assistance for flood damage. The bill (HB 1049) was signed by the Governor and takes effect October 1st. The Governor also signed HB 293, requiring Homeowners Associations (HOAs) to adopt specifications for hurricane protection on structures. The law went into effect immediately.

WELCOME NEW REIS MEMBERS

Jackie Larocque, P.E., is Senior Director at Atwell, with civil engineering and project management in SW Florida.

Ashley Anderson is a Business Recruitment Specialist with City of Cape Coral Economic Development office.

Richard Fox is a certified Project Manager and Estimator at Extreme Demolition & Land Clearing.

Jean Barnes is Vice President, Business Banking Relationship Manager / Business Banking Lender with Regions Bank.

Logan Holley is Project Manager at Stevens Construction and is an experienced civil engineer and project manager.

Sarah Mack is an experienced commercial lender and is VP Commercial Banker with Bank OZK.

Charles Capps is certified in condominium and planned development law with Pavese Law Firm.

A few memberships remain available and information is on the [REIS Membership webpage](#).

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