

## 2024 OFFICERS:

President Justin Thibaut, CCIM  
Vice President Josh Philpott, AICP  
Treasurer Kristine Smale  
Secretary Phil Fischler, CCIM

## 2024 GOVERNORS:

Kevin Beuparlant  
Matt Caldwell  
Jennifer Fisher  
Zannon Garza  
Donald Schrotenboer  
Ryan Shute, P.E.  
Shelton Weeks, PhD  
Past President Lori Moore

## 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](#).

## CAPE CORAL ENACTS MORATORIUM

Cape Coral has placed moratoriums on development of car washes (Ordinance 16-24) and self-storage facilities (Ordinance 15-24). No applications for permits will be accepted until January 17, 2025, to allow City staff time to conduct studies, consider development codes, and draft "remedial legislation" to address the projects.

## CITY INCREASING IMPACT FEES

Fort Myers water and sewer impact fees are increasing, effective July 1st. Permit applications accepted after that date will be assessed at the new rates. Contact [Glenis Buck](#), 239.321.7448, at the City for details.

## BEACH CONSIDERING IMPACT FEES

Fort Myers Beach is preparing to launch a study of impact fees for both residential and commercial projects. The study would project future development, update infrastructure standards, identify capital improvements needed to accommodate growth, calculate and prepare an impact fee schedule.

## IMPACT FEES CHALLENGED BY NAR

The U.S. Supreme Court recently ruled in favor of a landowner under the Constitutional Takings Clause of the Fifth Amendment. The California case involved a county imposing a \$30,000 fee for a traffic impact study for an application for a modular home, then using the money for repairs. The National Association of Realtors (NAR) and other real estate organizations supported the landowner in the case, asserting that excessive impact fees are a major threat to solving the affordable housing crisis.

## WETLANDS PERMITTING UPDATE

The U.S. District Court rejected Florida's request for a stay of the court order that returns wetland permitting authority to the U.S. Army Corps of Engineers. So in late April, the State of Florida asked an appellate court for a stay, claiming that the ruling eviscerates Florida's sovereign interests and is creating permitting chaos and delays. Federal officials attest that the U.S. Army Corps of Engineers (Corps) is diligently processing applications to prevent disruptions. The Corps utilizes different forms and processes that the State, which is causing those with pending applications to essentially start over from scratch.

## BEV LARSON, CCIM

COMMERCIAL  INVESTMENT  OFFICE  
RETAIL  LAND - ACREAGE  DEVELOPMENT

 





bev1314@aol.com 239.281.1290



## MAXWELL HENDRY SIMMONS

real estate appraisers & consultants

- Commercial and Residential
- Litigation Support/Eminent Domain
- Subdivision/Development Analysis
- Insurable Value
- Estate/Taxation Appraisals
- Ad Valorem Issues
- Rental Studies/Lease Analysis
- General Consulting

(239) 337-0555 • [www.MHSappraisal.com](http://www.MHSappraisal.com)

1619 Jackson Street, Fort Myers, FL 33901

  Connect with us

## COLLIER ADOPTS HOUSING RULES

Developers seeking to build affordable housing in Collier County under Florida's Live Local Act will have to deal with a few new rules. Under the Live Local Act, a developer with a qualifying affordable housing project can obtain the highest density allowed in the county. Collier commissioners unanimously approved changes to the county's approval process, saying planned unit developments won't automatically be eligible for more density or height, unlike properties zoned only for commercial, industrial or mixed-use development. The maximum allowed density for projects has been reduced from nearly 92 units per acre to 25.

## SKYPLEX DEVELOPMENT PLAN

The REIS May luncheon featured a presentation of development strategies for commercial development at Southwest Florida International Airport. The data rich presentation is posted on the [REIS Resources webpage](#).

## REIS WEBSITE CHANGES COMING

The REIS website is undergoing a complete redesign and rebuild. Updates include a design that will be easy to use on all mobile devices, as well as improved event registration and communications. We welcome your suggestions on design and functions that would serve your interests and enhance your interaction with REIS. Please share your ideas with Bill Burdette, [info@reis-swfl.org](mailto:info@reis-swfl.org).

## MANDATORY CONDO INSPECTIONS

Florida's Building Safety law of 2022 requires that condominiums undergo comprehensive structural inspections. The "Glitch Bill" (SB 154) enacted last year clarifies the requirements and provides local governments with discretion to require the inspections at 25 years and apply differing requirements relative to proximity to the coast. Condos built prior to July 1, 1992 are required to be inspected by the end of this year. The Florida Building Commission is currently developing rules for a building safety program, to be in effect by the end of the year.

The law also mandated funding of reserves. Assessments and increased attention to repairs raised the cost of condo ownership, leading to a sharp decline in sales activity throughout Florida. Median prices, however, remained relatively stable. While condos over 30 years old comprise two thirds of the state's inventory, sales of the older units have risen to 80% of sales volume since the law passed, with prices increasing faster than newer units.

## FLOOD INSURANCE DISCOUNT

Federal Emergency Management Agency (FEMA) deadline has been extended to June 10th. FEMA had issued a 30-day grace period on April 8th to allow Lee County, Cape Coral, Fort Myers Beach, Estero, and Bonita Springs to provide documentation of hurricane rebuilding management efforts in order to retain a 25% discount on flood insurance premiums. The current discount will expire October 1st.

## FLOOD INSURANCE RELIEF ACT

The Flood Insurance Relief Act (H.R. 8102) was recently introduced in Congress and would provide a non-refundable tax deduction for property owners who pay flood insurance premiums. The deduction would apply to policies issued by the National Flood Insurance Program (NFIP) or the private market. The legislation is intended to encourage property owners to acquire or maintain flood coverage while Congress continues to work on long term reform of NFIP. In March, Congress has reauthorized the NFIP through September 30, 2024.

## HURRICANE INSURANCE OPTION

A proposal in the recent Florida Legislative Session would reform Citizens Insurance Company to provide all hurricane coverage for Florida property owners, thereby allowing private insurers to limit policies to other risks.

## NEW RULES FOR AG LAND BUYERS

The Florida Department of Agriculture has finalized rules for registration of foreign buyers of agricultural land. The rules took effect April 4th. The rules differ from those issued by the Department of Commerce regarding foreign purchases of land near military installations. Certain foreign principals are prohibited from owning, leasing, or acquiring a controlling interest in agricultural lands. Rule Chapter 5J-27 can be found on the [Florida Administrative Code & Florida Administrative Register](#) website.

## LOOK OUT FOR THE BATS

The U.S. Fish and Wildlife Service (FWS) may accelerate the date for listing the Tri-colored Bat as an endangered species. The listing was scheduled for September 1st, however FWS has issued [guidance](#) for protecting the species, which may have significant impacts on tree clearing. Projects deemed to be likely to affect the bats may be required to incorporate conservation measures, including avoiding removal of suitable roost trees within 1.5 miles of a capture/acoustic location.

**LSI**  
COMPANIES

MORE THAN  
JUST DIRT.

FULL-SERVICE REAL ESTATE BROKERAGE • MARKET RESEARCH • LAND SERVICES • APPRAISALS  
LSICOMPANIES.COM | 239.489.4066

Southwest Florida's  
Commercial & Residential  
Real Estate Team

239. 690.4100  
[www.krisecg.com](http://www.krisecg.com)

**KRISE**  
COMMERCIAL GROUP