

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

The water management presentation by Dan DeLisi at the April luncheon is available on the REIS website [Resources/Reports page](#).

The new town of Babcock Ranch will be introduced at the May 10th luncheon by John Hillman, Senior Vice President of Sales and Marketing with Kitson & Partners. The luncheon will be sponsored by [IBERIAbank](#).

Lee County Sheriff Mike Scott will be the speaker at the June 14th luncheon, sponsored by [LandQwest Property Management, LLC](#).

The July luncheon will feature a program on Lee County Plan amendments and TDU program. Collier County development will be the focus of the August luncheon. Sponsorship of those luncheons is currently available. Contact Chairman [Peter Rossi](#), 239.514.4100 for availability and details.

REIS welcomes your suggestions on programs. Please share your ideas with [Karen Miller](#), 239.936.4003.

Education Workshop:

Co-chairs [Mary Gentile](#) (239.333.3272) and [Noel Davies](#) (239.337.3850) are planning to hold the annual program at Florida Gulf Coast University on September 9th. Prime sponsorship opportunities are available.

Annual Party:

Chair [Arleen Hunter](#) (239.949.6262) has tentatively scheduled the popular event for November 17th and has already arranged live entertainment. Sponsorships are available—contact Pete Rossi for details.

Reception for Lee County Commissioners:

Popular bi-annual event to introduce the new board of county commissioners will take place in early December. This members-only event is hosted by Edison National Bank and Henderson Franklin, Attorneys at Law.

CAPE CORAL REWRITES LAND PLAN

The City of Cape Coral is rewriting its comprehensive land use plan and development code and consolidating zoning districts. The current phase of community workshops is focused on streetscape, urban design, and public spaces. The outline of the project and commentary from recent workshops on land assembly and redevelopment is available at <http://capecoral.cgasolutions.com/>

COLLIER GROWTH MANAGEMENT

Collier County is updating its community plans for the Rural Fringe Mixed-Use District, Golden Gate Area Master Plan, Rural Lands Stewardship Area, and Immokalee Area Master Plan. On April 26th they conducted a workshop on future development on 77,000 acres in the Rural Land area. A workshop on the Rural Fringe Mixed-Use District will take place May 26th. Workshops on the Golden Gate Area Master Plan will be on May 11th and June 8th. Information on agendas, presentations, and summaries are on the [Community Planning website](#). David Wilkinson, head of Collier County's Growth Management Dept., will present an overview and update of the effort at the REIS August luncheon.

UPDATING APPRAISAL REGS

The Appraisal Institute, American Bankers Association, National Realtors Association, Appraisal Foundation, and National Association of Home Builders have called on Congress to hold a hearing this year on the future of appraisal regulation. The groups are asking for review of the relationship of federal versus state responsibilities and the impact of recent regulatory reforms.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Jared Traum, Alliance Financial Group
Ronald Kaine, Kaine Management
Ronald Melvin, Avalon Engineering

A limited number of memberships are available for new members, details are on the [REIS website](#)



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LEGISLATIVE SESSION REVIEWED

REIS joined the Urban Land Institute (ULI), Florida Planning & Zoning Association (FPZA) and Lutgert College of Business at Florida Gulf Coast University (FGCU) to present a wrap-up of the 2016 Florida Legislative Session.



Representatives Matt Caldwell, Dane Eagle, Heather Fitzenhagen, Kathleen Passidomo, and Ray Rodrigues assessed what happened and how it affects business, real estate, and development interests.



Building Code reforms were passed, allowing phased building permits and easing a wide range of regulations.

The **Transportation budget** for port and highway improvements received 100% funding.

Efforts to phase out the **Commercial Lease Tax** failed but will be proposed again in 2017.

The **sales tax exemption on manufacturing equipment** is now permanent. Post harvest equipment is included.

Renewable energy credits amendment approved to be on August ballot for voter approval.

Fracking regulation failed due to opposition by environmental groups but will be proposed again in 2017.

The **Marketable Title Act**, affecting HOAs and title companies, failed but will be proposed again in 2017.

Comprehensive Water Policy enacted, providing dedicated funding for Everglades restoration and water storage and management projects.

CATALYSTS FOR FUTURE GROWTH

REIS is tracking community planning efforts underway in SW Florida. Refer to [REIS calendar](#) for meeting details.

SW International Airport: Construction has begun on widening Terminal Access Road to 6 lanes. Permitting and approvals for Skyplex Boulevard are to be completed by the end of May. Design plans and estimates for the parallel runway project are now being reviewed by the Lee County Port Authority.

Naples Gateway Triangle: On April 24th, developers offered to buy the high-profile site from Collier County and build an 11-story hotel, 18-story condo, theater, stores, and restaurants. Collier Commissioners are considering the proposal.

Bonita Beach Road: Final report on the visioning process to be presented at 9 am May 18th in Council Chambers at Bonita Springs City Hall.

Greater Pine Island Transferable Development Rights Program is now available to provide development units to other areas of the county. Sending and receiving area maps and procedures may be reviewed on the Lee County [Community Development website](#).

Fort Myers has picked a new developer for the River District Hotel project. The assignment includes development of a 225 room hotel and parking garage, plus management of Harborside Event Center.

The **Village of Estero** has a vacancy on the Planning & Zoning Review Board, details are on their [website](#). The Board will soon be reviewing plans for Lee Memorial Healthcare Village, a 150,000 sq. ft. emergency and outpatient center expected to open in 2018.

Babcock Ranch has begun construction. The region's newest town is planned for 19,500 homes and 50,000 residents on 17,800 acres straddling the Lee and Charlotte County line.

MARKETING OPPORTUNITY

Put your firm on center stage before the major movers and shakers in the commercial real estate industry with prime sponsorship of a REIS luncheon, real estate symposium, or the gala annual party. Interested? Contact [Peter Rossi](#), 239.514.4100 for details.



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