

2023 OFFICERS:

President Lori Moore
Vice President Justin Thibaut, CCIM
Treasurer Josh Philpott, AICP
Secretary Kristine Smale

2023 GOVERNORS:

Richard Akin
Matt Caldwell
Art Castellanos, AIA
Janet Davis, CCIM
Phil Fischler, CCIM
Zannon Garza
Ryan Shute
Past President Kent Poli

BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

There will not be a luncheon in November, in favor of the annual REIS social event.

Doug Duncan, senior vice president and chief policy advisor at Fannie Mae, will present the housing and financing outlook at the **December 11th luncheon**. The luncheon is sponsored by [Lutgert College of Business](#).

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

Sponsorship opportunities are available 2024 luncheons and other events. Please contact [Janet Davis](#) if you're interested.

Horizon Council:

The 2023 Industry Appreciation Awards will be October 27th in Fort Myers, presented by the Horizon Council, Lee County Economic Development, and Horizon Foundation. REIS is a member of the Horizon Council and a regular participant in monthly meetings and the awards event. Tickets are available on the [event website](#).

Scholarship Program:

The REIS Scholarship Foundation is a registered 501(c)3 corporations and donations may be tax-deductible. Learn more about the program and how you can participate on the [Scholarship webpage](#) or by contacting Bev Larson.

Membership:

Renewal notices for REIS 2024 memberships will be sent via email in mid-November. Please verify your contact information on the REIS website to be sure that you receive your renewal notice.

SLAW DOG TOURNAMENT TEES UP

The 27th annual Paul Sands Memorial Slaw Dog Invitational golf tournament takes place December 13th. The event is the largest source of funding for the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University. Contact [Lisa Sands](#) to learn how you can participate . . . or watch the latest [podcast](#) with Lisa and FGCU Lucas Institute Professor of Real Estate Dr. Shelton Weeks.

PARTY! PARTY!

Let's party! The annual REIS Holiday Social happens Thursday, November 9th at Sidney's Rooftop, overlooking the Caloosahatchee River and historic River District in Fort Myers. Join fellow REIS members and their guests for live music with the popular band "After Hours," an incredible array of hors d'oeuvres, full bar, and a rousing good time.

The party is exclusively for REIS members, who may each bring one guest. Admission is \$50 per person, which includes 1 drink. Make your reservations now on the [REIS web site](#). Remember to log in on the home page in order to register.

Special thanks to VIP sponsor [Krise Commercial Group](#), gold sponsors [Fischler Property Company](#), [LSI Companies](#), and [Stevens Construction](#); and silver sponsors [Hans Wilson & Associates](#), [Castellanos + Tramonte Architects](#), [Midland Trust](#), and [LandQwest Commercial Property Management](#).

REIS 2024 BOARD NOMINATIONS

Nominations for the REIS 2024 officers and board of governors have been announced. The election will be conducted at the annual social event on November 9th.

The nominations are: **President:** Justin Thibaut, LSI Companies; **Vice President:** Josh Philpott, Stantec; **Treasurer:** Kristine Smale; Zonda; and **Secretary:** Phil Fischler, Fischler Property Company. **Board of Governors:** Kevin Beuparant, Bank OZK; Jennifer Fisher, Strayhorn, Persons-Mulicka & Fisher; Don Schrottenboer, Realvisory; and Shelton Weeks, Lutgert College of Business; nominated to 2-year terms.

Returning board members are: Matt Caldwell, Lee County Property Appraiser; Zannon Garza, DeAngelis Diamond Construction; and Ryan Shute, Morris-Depew Associates. 2023 President Lori Moore; Roetzel & Andress, remains on the board.

Current board members Richard Akin, Henderson Franklin Starnes & Holt, P.A.; Art Castellanos, Castellanos & Tramonte Architects; and Janet Davis, CCIM, Midland 1031; will be retiring from the board.

Any at-large nominations must be submitted to [Kent Poli](#) prior to the election.

BEV LARSON, CCIM

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REIS 2023 REAL ESTATE SYMPOSIUM

The Real Estate Investment Society and Lutgert College of Business at Florida Gulf Coast University (FGCU) presented the **2023 REIS Real Estate Symposium** on September 21st at FGCU.



FGCU President Aysegul Timur and REIS Vice President Justin Thibaut, CCIM, offered opening comments, followed by insight on regional economic trends from Dr. Amir Neto, director of the Regional Economic Research Institute.

Panel discussions addressed workforce, building material, and tourism issues with Dr. Aysegul Timur, Lee County Schools Superintendent Dr.



Christopher Bernier, Whitney Rhyme of Florida Southwestern State College, Eileen Deluca of FGCU, Justin Thibaut, Dan Adams of Stevens Construction, Matt Arbuckle of Vulcan Materials Company, Bev Larson, Lee County Commissioner Brian Hamman, Fort Myers Beach Chamber President Jackie Lyszak, Sanibel City Manager Dana Souza, and Lee County Tourism Director Tamara Pigott. [Roetzel & Andress](#) was the title sponsor. [Busey Bank](#), [Morris-Depew Associates](#), Seacoast Bank, Rycon Contracting, and First Horizon Bank were gold sponsors. [Zonda](#) and [LandQwest Commercial Property Management](#) were silver sponsors.



DEVELOPMENT REGULATIONS

The **City of Cape Coral** is raising the limit on residential units in the Pine Island Road District from 5,030 to 8,615. The amendment is expected to be approved by City Council in late November, sent to the state for comments, and returned to the City for final approval in February.

Lee County has approved a Comprehensive Plan amendment to raise maximum building heights on Captiva Island to 35 feet, allowing an additional floor and potentially increasing the intensity of use on the island by 50%. Florida's Department of Commerce has challenged the purpose for the amendment. Lee County may proceed to adopt the amendment but the state's comments could provide a basis for a legal challenge.

The **Town of Fort Myers Beach** asserts that there will not be any changes to its Comprehensive Plan or Land Development Code, although developers may still apply for increased density through the Commercial Planned Development (CPD) process.

FLOOD INSURANCE EXTENDED

On September 30th, Congress authorized an extension of the National Flood Insurance Program (NFIP) until November 17th. The extension was part of a resolution to continue funding of federal programs since the 2023-2024 budget has not been approved. If the budget is not passed or the program extended further, NFIP will not be able to issue new policies after November 17th.

COMMERCIAL LEASE TAX REDUCED

The state sales tax on rental of commercial property will drop to 4.5% on December 1st and apply to rent paid prior to that date for rental periods on or after December 1st.

FORT MYERS URBAN RENEWAL

The City of Fort Myers is issuing a Request For Proposals (RFP) to redevelop the City of Palms Park and adjacent City-owned properties as a multisports/event venue.

WATER RESOURCES CONFERENCE

REIS is co-hosting the 33rd annual Southwest Florida Water Resources Conference on January 26th at Florida Gulf Coast University (FGCU). The roster of speakers will include some of the top decision-makers responsible for water resource planning and management in Florida. The full agenda will be announced in the coming weeks. Details at [Southwest Florida Water Resources Association](#)

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