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Past President Lori Moore

BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The **September luncheon** has been rescheduled for October 22nd. The program will look at the expansion of Punta Gorda Airport and related developments with Chief Administrator Chad Rosenstein. The luncheon is sponsored by [DeAngelis-Diamond](#). Registrations for the original September date will carry forward to the new date. Anyone who registered and cannot attend may contact info@reis-swfl.org to cancel and receive a refund.

Fort Myers Community Redevelopment Agency will provide a report on current projects and emerging opportunities at the **October 8th luncheon**, sponsored by [Stevens Construction](#).

There will not be a luncheon in November, in favor of the Annual Social Gala on November 14th.

Southwest Florida transportation issues and solutions will be discussed at the **December 10th luncheon**. Florida Department of Transportation District One Secretary L.K. Nandam will be the speaker. The luncheon is sponsored by [UES](#).

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.

Horizon Council:

The annual Lee County Industry Appreciation Awards banquet will be October 25th in Fort Myers. The event is presented by the Horizon Council, Horizon Foundation, and Lee County Economic Development Office. REIS is a member of the Horizon Council and is represented by 2023 President Lori Moore.

REIS Scholarship Program:

REIS has approved 11 scholarship awards and is opening applications for additional scholarships to be awarded this fall to students at Florida Gulf Coast University. Visit the [Scholarship webpage](#) for criteria and application information. You support local scholars by contacting Bev Larson, (239) 281-1290, or visiting the [REIS webpage](#).

LEGISLATIVE WINS FOR LEE COUNTY

The 2024 Florida Legislature was generous to Lee County. Appropriations for educational facilities included \$56.1 million for a Health Sciences facility at Florida Gulf Coast University, \$5 million for the Lee Health Education Center, and \$3.7 million for the Radiologic Technology Program and the Institute of Innovation and Emerging Technologies at Florida Southwestern State College.

Appropriations for infrastructure included \$9 million for the Cape Coral Emergency Operations Center, \$5.9 million to remodel Campus Police Headquarters at Florida Southwestern State College, \$5 million for City of Fort Myers frontage acquisition, and \$1.2 million for repairs to the Little Pine Island Bridge.

Funding for social programs included \$3.5 million for the Goodwill Regional Opportunity Center and \$1.9 million for the Thrive Academy for Supported Living.

The Lee County Legislative Delegation was effective in passing real estate related legislation, including SB1586 to designate the Resiliency and Safe Structures Act to restrict local regulation of nonconforming and unsafe structures. HB 267 modifies the Florida Building Code relative to replacement windows and doors and permit approvals. Other laws include SB 770 to address financing and taxation of property improvements, SB 988 to clarify public records exemptions related to My Safe Florida Home Program, and HB 7013 to restrict Neighborhood Improvement Districts.

AFFORDABLE HOUSING COMING

Lee County Commissioners have approve allocating \$89.5 million in housing grant funds to 8 proposed affordable housing projects that will include 412 affordable multifamily housing units and 262 affordable single-family homes. Collier County Commissioners have approved a plan amendment and zoning change to allow development of 305 units, including 92 affordable apartments, on 37 acres of agricultural land on Immokalee Road. Collier County is also using state sales surtax funds to acquire 412 acres of farm land on Immokalee Road for development of workforce housing. The County does not have a development partner for the project at this time. The City of Naples is considering developing affordable housing on City-owned land on 10th Street North.

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CONDO INSPECTIONS DUE DEC. 31

"Milestone" inspections of Florida condominium buildings are due by the end of the year. The structural safety inspections are required for buildings over 2 stories that were at least 30 years old on July 1, 2022. Associations are also required to submit Strategic Integrity Reserve Studies, which estimate lifespans of structural and mechanical systems. While the Governor wants legislative relief this year, legislative leaders are planning to address the situation in the 2025 session that begins in March.

WELCOME NEW REIS MEMBER

Dawson Zahorian is a client services associate with Family Tree Financial Services, investment advisors for business owners and professionals.

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

MARKET INTELLIGENCE

NABOR Commercial Real Estate Conference - takes place October 23rd and features Brian Bailey from the Federal Reserve Bank of Atlanta.

ULI Southwest Florida View from the Top - 10th anniversary celebration and networking with women leaders in the development business is on November 7th.

WETLANDS PERMITTING UPDATE

The U.S. Department of Justice and other federal agencies have requested that the dispute about permitting authority for projects affecting wetlands be reviewed by a U.S. District judge. Permitting will continue to be handled by the U.S. Army Corps of Engineers instead of the State of Florida until the case is resolved. Wetlands permitting is under Section 404 of the Clean Water Act, overseen by the Environmental Protection Agency.

REIS 2024 SYMPOSIUM DELIVERS ON KEY DEVELOPMENT ISSUES



REIS 2024 President Justin Thibaut and FGCU President Aysegül Timur provided opening commentary

The 2024 REIS Real Estate Symposium focused on "Recovery and Sustainable Growth" and delivered a program rich in usable information and insight. About 150 attended the event, presented by the Real Estate Investment

Society and Lutgert College of Business at Florida Gulf Coast University September 19th.



Ryan Benson, Chair of Florida Housing Finance Corporation, explained "Live Local Act" opportunities and terms.

The title sponsor was [Roetzel & Andress](#). Platinum sponsors included [Bank OZK](#), [Strayhorn, Persons-Mulicka & Fisher](#), [Deangelis Diamond](#), and [LSI Companies](#). Gold sponsors were [LQ Commercial Property Management](#) and [Morris-Depew Associates](#).



REIS 2014 President Sean Ellis moderated a panel discussion on **How to Finance Affordable Housing**, with panelists Joe Bonora of Catalyst, Michael Allen of ReVital Development Group, and Patrick Russell of Bank OZK.



REIS Governor Jennifer Fisher moderated a panel discussion on **CDBG-DR Funding for Infrastructure and Housing will Spur Development** with Glen Salyer and Jeannie Sutton of Lee County Government.



Author and urban planner Nolan Gray of California YIMBY discussed the **Impact of Zoning on Housing Affordability**.



REIS President Justin Thibaut moderated a panel discussion on **The Way Forward in 404 Permitting**, with panelists Katherine English of Pavese Law Firm, Heather Samborski of Passarella & Associates, Tony Cameratta of Cameratta Properties, Major Cory Bell of the U.S. Army Corps of Engineers, and David Brown of Respec.

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