

2011 OFFICERS:

President Kevin M. Fitzgerald
Vice President Kim Donnelly
Treasurer Steve Hurley
Secretary Sean Ellis, Esq., LEED AP

2011 GOVERNORS:

Amanda Brock, Esq.
Jim Garinger, CCIM, SIOR
Roy Hyman
Stephanie Keyes, AICP

Robin M. Mixon
Matt Simmons
Jerald L. Wallace
Past President Hal Tate

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

The December 13th luncheon will feature a discussion of the City of Cape Coral's strategies for growth and development by Economic Development Director Dana Brunett. Sponsored by [Krise Commercial Group](#).

REIS welcomes suggestions for programs from members. Please convey your ideas to [Kim Donnelly](#), (239) 768-4522. Sponsorships for future luncheons are available and [Jim Garinger](#) has all the details: (239) 418-0300.

Scholarship Programs:

It's time to consider charitable donations to the REIS Scholarship Foundation, a 501(c)3 organization. Details on the scholarships and qualifying criteria are on the [Scholarship](#) page of the REIS website. Contact [Matt Simmons](#), (239)333-1060 to make a contribution.

Horizon Council:

The "[Lee is Lending](#)" program assists businesses in preparing loan applications and connects them with participating commercial lenders.

Membership Renewal:

REIS Memberships expire December 31. Dues remain \$125 for the 2012 calendar year memberships. Please review your member profile on the REIS website and update as needed so you don't miss any important messages. If you are not receiving REIS email notices and bulletins, please make sure your spam filter will allow email from membership@reis-swfl.com and info@reis-swfl.com. Notify Bill Burdette, bill@burdetteinc.com if you need verification.

Marketing Ideas:

Present your firm to the key players in Southwest Florida's commercial real estate and development industry by advertising on the REIS website or the *REIS REPORT* newsletter. Contact [Bill Burdette](#) (239.936.1404) for details on this limited opportunity.

POSTAL OPERATIONS MAY LEAVE

The U.S. Postal Service will hold a public meeting Dec. 15 to discuss a proposal to move some or all mail processing operations from the Fort Myers Processing & Distribution Center to Sarasota or Tampa. Meeting is at 6 pm at Edison State College, Walker Hall Building AA, Room 177.

The move would result in a significant loss of jobs in the local area and may cause outmigration of unemployed or relocated workers. It could also result in the loss of Fort Myers postmark on some mailings, loss of discounts now available to local businesses, and delays in local delivery.

Postal officials will explain their proposal and possible outcomes and will listen to public comment. Anyone unable to attend the public hearing may submit comments up to 15 days after the public hearing to:

District Manager of Consumer and Industry Contacts
Suncoast District
2203 N. Lois Ave., Suite 1032
Tampa, FL 33607-7132

LEGISLATIVE SESSION TO BEGIN

The 2012 Florida Legislative Session begins January 10, 2 months earlier than usual in order to finalize state redistricting well in advance of the fall elections.

Several growth management bills have been filed to amend or refine the Community Planning Act passed in 2011. HB 603 and SB 912 would prohibit implementation of transportation or school concurrency or proportionate share contributions until July 2015 unless authorized by a 2/3 vote of the local governing authority. HB 979 and 1180 SB would revise the DRI process and allow local government to exempt a project from DRI review if the related comprehensive plan amendment is reviewed pursuant to the state coordinated review process.

HB 79 and SB 178 have been filed to repeal the mandatory septic tank inspection program enacted in the 2010 Legislative Session.



Hoffer & Associates
Environmental • Engineering • Water Resources
www.HofferAssociates.com (941) 628-0205
"Let us do your next phase 1 assessment!"



Maxwell & Hendry
Valuation Services, Inc.
Real Estate Appraisers - Consultants
www.maxwellhendry.com

CONTRACTORS SHOWCASE JAN. 19TH

Lee Building Industry Association (BIA) presents the annual Contractors Showcase trade show at Harborside Event Center in Fort Myers from 5:30 to 7:30 on January 19th. Open to all. Details at www.bia.net

REAL ESTATE OUTLOOK CONFERENCE

The CCIM District's annual Real Estate Outlook Conference takes place January 26 at the Crowne Plaza hotel in Fort Myers. Details and registration at <http://chapters.ccim.com/floridasouthwest>

GOOD TIMES AT REIS TRIPLE S SHINDIG

REIS members and their guests kicked off the holiday season at the "Triple S Shindig" - Spirits, Spurs, and . . . Shopping! The gala annual social event featured good food and drink, live music, camaraderie, and auction and raffles to benefit the REIS Scholarship Foundation.

The party was sponsored by Pavese Law Firm, Valleycrest Companies, Henderson Franklin Starnes & Holt, P.A., Inkwerks, Florida Gulf Bank, David Douglas Associates, Gora/McGahey Architects, Hans Wilson Associates, and Busey Bank.



WATER QUALITY RULES APPROVED

Florida's Environmental Regulation Commission approved rules for pollution standards as an alternative to the more stringent numeric nutrient standards proposed by the U.S. Environmental Protection Agency (EPA). The state rules set no numeric limits for canals, creeks or rivers in Collier or Lee Counties except for the Caloosahatchee River. The rules need to be approved by the legislature and the EPA, which has already given preliminary approval. Meanwhile, environmentalists have filed an administrative challenge against the state rules.

BONITA IMPACT FEE EXEMPTION

Bonita Springs City Council unanimously extended road impact fee exemptions for projects in the downtown area. The exemption was due to expire the end of the year but will now be available for the next 2 years. A couple of projects are now moving forward in the redevelopment district and Council wants to encourage further activity.

NEW TAX ON IMPROVEMENTS DIES

Florida's Department of Revenue has dropped a plan that could have imposed taxes on leasehold improvements made by business tenants. The action was in response to objections from real estate groups that the levy would constitute double taxation. Sales tax is already paid on building materials used for commercial property renovations. In addition, the improvements may result in higher assessed property value and increased property taxes. There is also a 6 percent state tax on rent for commercial property and some local governments add a surtax of 1/2 to 2 percent on leases.

LEE 2011 AERIAL PHOTOS ONLINE

The latest aerial images of Lee County are available on LeeSpInS, the County's GIS. You can also access Community Development information, including zoning, development orders, planned developments, future land use, Minimum Use Determinations (MUDs), flood map topics, and permit and construction status associated with a specific parcel.

To learn more about using Lee SpInS, go to <http://leegis.leegov.com/LeeSpInS/> and select "Help."

Advertise your business here!
Contact Bill Burdette for details:
(239) 936-1404
bill@burdetteinc.com

SPEATH ENGINEERING

•Civil •Planning •Structural •Consulting
www.SpeathEngineering.com Phone: 239-275-1899