

2009 OFFICERS:

President Sharon Jenkins-Owen, AICP
Vice President Hal Tate
Treasurer Kevin M. Fitzgerald
Secretary Kim Donnelly

2009 GOVERNORS:

Sean Ellis, Esq., LEED AP
Mary Gibbs, AICP
Janie Hooker
Steve Hurley

Vikki Luft
Matt Rocco
Shelton Weeks, PhD
Steven C. Hartsell, Esq.

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

There is no luncheon in November, in favor of the REIS Annual Party.

The December meeting will feature "Lee County Challenges & Goals for 2010" and is sponsored by Grandbridge Real Estate Capital.

In January, Horizon Council member and former REIS president Ron Inge will present the Horizon Council's economic development marketing strategy. Burson Real Estate School is sponsoring the luncheon.

An report on the economy will be presented at the February meeting by economist John Jung of BB&T. BB&T is sponsoring the luncheon.

Legislative / Regulatory Action:

On October 28-29 Lee Commissioners agreed to transmit amendments to the Lee Plan that would to incorporate Babcock Ranch Community transportation plans in the Lee Plan, update the Buckingham Community Plan, and restrict mining in the DR/GR area. State DCA will review the amendments and return it to Lee County for adoption, likely in the spring.

"The Property Rights Crisis," by Professor Eric Daniels, of The Clemson Institute for the Study of Capitalism, will be presented at 7 pm Dec. 3, in Holmes Hall 224 at Florida Gulf Coast University. Admission is free. Details are on the REIS web site or by calling (239) 590-7162.

Horizon Council:

Sharon Jenkins-Owen will be the REIS representative on the Horizon Council in 2010.

Scholarship:

The REIS Scholarship Foundation will launch its annual fund-raising campaign in January. Anyone wishing to make charitable contributions in the 2009 tax year is encouraged to contact Shelton Weeks, (239) 590-7373.

LET'S PARTY!

The REIS Gala Annual Social Event takes place Nov. 12 at The Edison restaurant at Fort Myers Country Club. Members and their guests will gather to enjoy a mouthwatering spread of gourmet hors d'oeuvres, a full bar, and live entertainment by "Thin Ice." The members-only event is from 5:30 until 8 p.m.

Entertainment and other special treats are provided through the generosity of Stevens Construction, Reliance Bank, Quattrone & Associates, Gulfcoast Consulting Group, Maxwell & Hendry Valuation Services, Inc., Gulf Coast Business Review, HSA Engineers & Scientists, and Oswald Trippe and Company.

REIS 2010 SLATE ANNOUNCED

The REIS Nominating Committee, chaired by Past President Steve Hartsell, announces the following slate of officers nominated to serve in 2010. The slate will also be announced at the Gala Annual Social Event and voted at the Annual Meeting during the Dec. 8 Luncheon Meeting.

President: Hal Tate; Reliance Bank, FSB

Vice President: Kevin M. Fitzgerald; NAI Southwest Florida, Inc.

Treasurer: Kim Donnelly; Reliance Bank, FSB

Secretary: Steve Hurley; David Douglas Associates, Inc.

Board of Governors:

Jim Garinger; Colliers Arnold

Stephanie Keyes; Realtors Association of Greater Fort Myers and the Beach, Inc.

Matt Simmons; Maxwell & Hendry Valuation Services, Inc.
Jerald L. Wallace; J.L. Wallace, Inc.

Returning Governors are:

Sean Ellis; Esq., LEED AP, Roetzel & Andress, LPA

Vikki Luft; Compass Construction, Inc.

Shelton Weeks, PhD; Florida Gulf Coast University

The Immediate Past President, Sharon Jenkins-Owen, AICP, will also join the Board.



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2010 - TURNING POINT FOR GROWTH MANAGEMENT IN FLORIDA?

Florida's original growth management act and concurrency provisions will be 25 years old in 2010 and legislators will consider a sunset review of the Dept. of Community Affairs' (DCA) oversight of local growth management. The Legislature is also expected to address revisions and clarifications of the growth management reform act (SB 360) passed this year.

Meanwhile, the proposed Amendment 4, promoted by the Hometown Democracy organization, will be on the ballot for the November 2010 election. Many citizens are dissatisfied with implementation of state oversight and are turning toward voter referenda to have some way to control local growth management decisions.

In a recent article in *Florida Land Development News*, former DCA Secretary Linda Loomis-Shelley suggests that passage of Amendment 4 should prompt the Legislature to consider repealing the state oversight portion of the present local growth management system. She explains that state oversight was enacted to make local governments accountable, but Amendment 4 would replace that accountability with a ballot box. She questions the need for holding a plan to performance standards if the decision will be made by popular vote.

REIS is planning a seminar on the implications of Amendment 4 on growth management and is also preparing a position statement opposing the amendment.

FORT MYERS SELECTED FOR STATE WATERFRONTS PROGRAM

Fort Myers has been selected to join the Waterfronts Florida Program, which entitles the community to receive intensive technical assistance and grants from the state towards revitalizing working waterfront areas. The goal is to formulate a community-designed plan to guide revitalization of traditional water-dependent economies. The program is funded with federal grants and Florida's Dept. of Community Affairs (DCA) provides staff to implement the program, technical assistance, training, and contract management.

*The Real Estate Investment Society's
Gala Annual Social Event is sponsored by*

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NEW LEE LAND USE REGULATIONS TRANSMITTED FOR DR/GR AREA

The Lee Plan amendment and land use map approved by commissioners on October 29 will severely limit mining while creating options for residential development in the 83,000 acre Density Reduction / Groundwater Resource area covering much of southeastern Lee County. The amendment and map are now being reviewed by State Dept. of Community Affairs, which will return them with comments or approval. The formal adoption hearing before Lee Commissioners could take place in the spring of 2010.

New mines would only be allowed along the Alico Road corridor, at least until 2030. Incentives for property owners who lose mining rights include the right to cluster homes in "rural villages," based on one home per 10 acres. The new plan also creates a Transfer of Development Rights (TDR) program to allow property owners to transfer development rights to properties in other parts of the county. About 6,000 TDR units were recommended for the DR/GR and Commissioners transmitted 3,000 additional TDR units, providing they are transferred to other areas. .

Several landowners and mining interests voiced opposition to the amendment and map, setting up potential legal challenges. Environmental groups and civic groups in south Lee County supported the new plan.

LEE RECEIVES PLANNING AWARDS

Lee County received two of only seven awards for planning studies presented by the State of Florida American Planning Association at its annual conference in Jacksonville in late September.

An Award of Merit was given for the *Lehigh Acres Comprehensive Planning Study*. The plan addresses land development, redevelopment infrastructure, and service issues for Lehigh Acres, one of the largest platted subdivisions in the nation. The second Award of Merit was given for the county's study of the DR/GR, *Prospects for Southeast Lee County: Planning for the Density Reduction/Groundwater Resource Area*. The master plan for this effort proposed several scenarios for future land use in the 83,000-acre area.

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For details, contact:

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