

BOARDROOM REPORT

News from recent REIS board meetings

Scholarship Foundation: Established Sept. 15 deadline for applications for REIS Foundation scholarships, available to students at Florida Gulf Coast University, Edison College, International College, and Southwest Florida College. Scholarships will be limited to \$2,500 for up to 4 years. Donations are now being accepted for next year's awards. Contact Walter Serbon, 239.437.0025, for more information.

REIS Scholarship to FGCU will be awarded to Adam Zak. Adam received the \$1,000 scholarship the past 2 years.

FGCU growing and expanding. Florida Gulf Coast University is erecting 7 new buildings this year. Enrollment up to 8,100 with "build-out" of 20,000 expected in 2016. Satellite campuses are planned or underway in surrounding counties.

Lee Rezoning applications are receiving increased scrutiny for availability of utilities.

Invoices now online: members and guests who register for REIS luncheons on the web site will now receive an invoice form attached to the email confirmation.

COMING REIS EVENTS

Public safety issues will be discussed by Lee County Sheriff Mike Scott at the REIS November 14th meeting.

REIS annual social event will include golf and tennis tournaments, followed by cocktails, hors d'oeuvres and more fun. October 13 at Pelican Preserve in Fort Myers. A limited number of opportunities are available for golf and tennis sponsors. Sponsorship is only \$250. Contact Cody Vaughan-Birch for details: (239) 344-1249 or cody.vaughan-birch@henlaw.com.

REIS reception for Lee commissioners will take place December 12 at Edison National Bank and will be sponsored by Edison National Bank and Henderson Franklin Starnes & Holt. By invitation only.

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LEE COUNTY ROAD IMPACT FEES

Recent study recommends that Lee County increase road impact fees approximately 200%. The Local Planning Authority (LPA) will review the matter Sept. 25. County commissioners will conduct public hearings October 10 and 24 to decide.

INDUSTRY APPRECIATION LUNCHEON:

REIS is co-sponsoring the Horizon Council's annual luncheon and awards ceremony on Sept. 22 at Harborside Event Center in Fort Myers. REIS will be represented at the event by President Stan Stouder and Vice President Gerald Hendry. The event is part of a statewide program to recognize business leaders and the importance of business development.

REIS ELECTIONS SCHEDULED

The election of REIS officers and governors for 2007 will be conducted at the November 14th luncheon meeting. The Nominating Committee has proposed the following slate:

President: Gerald Hendry
Vice President: Steve Hartsell
Treasurer: Hal Tate
Secretary: Sharon Jenkins-Owen

Board of Governors:

Kevin Fitzgerald
Mary Gibbs
Eric Lahaie
Russ Ringland
Paul Sands
Cody Vaughan-Birch
Tom Woodyard

Stan Stouder will serve on the board as past president.

REMEMBER TO VOTE NOV. 7!

Nov. 7 is election day for Florida's governor, chief financial officer, county commissioners, hospital board, school board, and many other offices.

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DEVELOPMENT WORKSHOP A HIT

An all-time record of nearly 200 attended the REIS workshop "Understanding the Land Development Approval Process" on Sept. 19. The joint presentation by private sector and government created a synergy and information exchange that received rave reviews. The half-day program covered due diligence, rezoning, impact fees, comprehensive plan amendments, development orders, and related regulatory approvals. Speakers also offered insight on new regulations, legislation, and impact fee increases now in the pipeline.

REIS President Stan Stouder introduced the program, which was presented by: real estate broker and developer Jim Kinsey, of Kinsey Associates; planning expert Stephanie Keyes, of Johnson Engineering; Lee County Community Development Director Mary Gibbs, and Director of Development Services Pete Eckenrode.

The workshop offered step-by-step outlines with guidance on costs and timetables. A panel of experts from both the private sector and the government answered questions from the audience and discussed ideas for expediting approvals. Lee County Zoning Director Pam Houck, Senior Planner Tony Palermo, Rick Joyce and others from the Dept. of Community Development were on hand to explain specific issues.

Attendees received a package of contact information on regulatory agencies, tips for expediting approvals, sample budgets and timelines, land use maps, and much more.



REIS President Stan Stouder and Governor Mary Gibbs



Workshop speakers Stan Stouder, Jim Kinsey, Stephanie Keyes, Mary Gibbs, and Pete Eckenrode.

TOP 10 TIPS TO EXPEDITE REZONING APPROVAL

Presented at REIS Workshop by Lee County Dept. of Community Development

1. Include all required STRAPs, schedule of uses, and property development regulations.
2. Be specific! Master Concept Plans must meet Land Development Code requirements, including development areas, parking, service areas, access points, easements, open space, buffers, surrounding land use, zoning, and future land use.
3. Show location of potentially incompatible uses on Master Concept Plans, such as bars, self-service fuel pumps, open storage, convenience stores, etc.
4. Include supporting analysis to support the schedule of uses, especially if incompatible with surroundings.
5. Make sure application and site plan are consistent.
6. Submit justification for deviations, with detailed drawings to explain deviations.
7. For agricultural uses, include a detailed affidavit.
8. Tie boundary surveys to state plane coordinate system and include legal descriptions.
9. Include required maps and related documents.
10. Be patient! The process is complex and public hearings are time-consuming.



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