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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs: Lt. Governor Jeff Kottkamp will address REIS on August 14th and is expected to discuss property insurance and tax relief as well as growth management.

The September meeting will feature a program on Panther protection efforts and mitigation programs, presented by Brad Rieck of US Fish & Wildlife Service.

Education: Eric Lahaie is planning a half-day program for late July or early August. Details to be announced.

Development Process Workshop: Mary Gibbs is organizing an encore presentation of last year's popular half-day workshop on the local zoning and development permitting process will be offered in August or September. The program will be expanded to include more about environmental issues. Sponsorship opportunities available. Contact Bill Burdette for details: (239) 936-1404.

Seminar on Future Trends: REIS to present a program by national futurist Chris Lee in October. Morning seminar to be followed by lunch. Details to come.

Annual Social Event: REIS will return to the Heitman House on the river in downtown Fort Myers for our annual social event, scheduled for Nov. 8. Co-chairs Kim Donnelly and Cody Vaughan-Birch have exciting plans in mind. Details will be forthcoming.

Regulatory Issues: Public hearing on Lee County Land Development Code amendments, including bonus housing density and mandatory water/sewer issues to be 5pm June 26th. Final hearing will be in August.

REIS Scholarship Foundation: Scholarship Committee Chairman Tom Woodyard is seeking contributions to fund scholarship awards. (239) 425-6011.

WORKFORCE HOUSING SOLUTIONS

Efforts to guide local government to practical workforce housing solutions are gaining momentum. On June 20th, the REIS Committee on Workforce Housing Issues conducted a joint strategy session with representatives from a coalition that includes the local CCIM Chapter, CIP, Lee BIA, and others. The group is coordinating efforts with the Horizon Council and Lee County Dept. of Community Development.

The focus is on identifying solutions and funding mechanisms that do not have a punitive effect on new development, as in the case of "linkage fees." The group is looking at a number of such options that are not being utilized at this time.

In May, REIS President Gerald Hendry initiated efforts in a letter to Lee County Commissioners to express REIS's concerns about linkage fees and urged alternative funding sources be considered. Hendry also published an article in the News-Press to highlight the issue, and offer assistance to Lee County to find creative and effective ways to help address these important issues.

A letter to Lee Commissioners from Horizon Council Chair Bruce Gora and Ron Inge, chair of the Horizon Council's Business Climate Task Force reinforced the concerns and need for market-driven solutions.

The need for alternatives to taxing development was also the focus of a May article in *Gulf Coast Business Review*, which featured REIS board member Kevin Fitzgerald and supporting statements from the Economic Development Council of Collier County and the Collier Building Industry Association.

The REIS committee will keep REIS members informed of future developments on the issue. Anyone interested in participating with the committee may contact Steve Hartsell (336-6244), Kevin Fitzgerald (437-3330), Sharon Jenkins-Owen (939-1020), or Warren Barry (281-7900).

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INDUSTRY APPRECIATION EVENT

Lee County Horizon Council will present the annual luncheon to salute business and industry on Sept. 21 at Harborside Event Center. REIS is a co-sponsor. Contact the Economic Development Office, 338-3161, for details.

HOMETOWN DEMOCRACY TALK

A discussion of the proposed "Hometown Democracy" amendment to Florida's constitution will take place from 8—11am Wed., July 11 at Florida Gulf Coast University ballroom. Presented by Urban Land Institute. Details: 800-321-5011 or www.uli.org/events/ and look under District Councils.

DEVELOPMENT CODE AMENDMENTS

Lee County Commissioners will conduct public hearings on proposed amendments to the Land Development Code (LDC) at 5 pm June 12 and June 26. The hearings are in commission chambers, 2120 Main St., Fort Myers.

Key items include Bonus housing densities: lowering monitoring requirements to 7 years; including provision for moderate-priced housing; and increasing the fee to \$40,000 per unit.

Review all amendments at <http://lee-county.com/dcd1/downloads/ordinancereviews.htm>

DRGR STUDY AVAILABLE ONLINE

A study of Lee County's DRGR area (Density Reduction and Groundwater Recharge) is available at Lee County Dept. of Community Development:

<http://www.lee-county.com/dcd/>

The DRGR area is an extensive area east of I-75, from SR 82 south to Bonita Springs, where development is severely limited. The study assesses the importance of the area to natural resources and will assist county staff, the Local Planning Authority (LPA), and commissioners in reviewing proposed development in the DRGR area.



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REMINDER: NEW LUNCHEON POLICY

"Walk-ins" are no longer be accepted at REIS monthly luncheons. Reservations are required by the Thursday prior to the meeting in order for Pelican Preserve to properly prepare the room and the meals.

Luncheons paid at the door are \$35 for members and guests alike. Luncheons are still be \$25 for REIS members who pay in advance.

LEE CONCURRENCY REPORT

A draft of the 2007 Lee County Concurrency Report is available at <http://www.lee-county.com/dcd/>

YOUR 2 CENTS WORTH

The Southwest Florida Regional Planning Council is conducting a survey on our "quality of life," including opinions on growth management and performance of local and state government. The online survey is at http://swfrpc.org/public_comment.shtml

CHARLOTTE REVISING REGS

Charlotte County Zoning Division is revising the Land Development Regulations. The draft should be available for public review and comment by the end of the year.

Charlotte County is also forming a panel to rewrite the Transfer of Density Units Ordinance. Public participation is encouraged. Meetings will be televised and online via www.charlottecountyfl.com/CCTV/cctvlive.asp

CITIZENS COMMERCIAL INSURANCE

Starting Sept. 1, Citizens Property Insurance Corporation will be writing its first multi-peril policies, including windstorm, for commercial buildings. The limit of coverage will be \$2.5 million for each building with a value of up to \$20 million. Private insurers are expected to offer coverage for values in excess of \$2.5 million.



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