

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Robert Ball, executive director of Lee County Port Authority, will be the featured speaker at the October 14 luncheon meeting.

There is no luncheon meeting in November.

Horizon Council:

Horizon Council advocated that Lee County establish a \$25 million economic development incentive fund. Approved by Lee Commissioners Sept. 25th.

Annual Social Event:

The gala annual REIS social event is at "The Edison," at Fort Myers Country Club, on November 13. Great food, libations, and a live band highlight the festive event. Sponsorship opportunities are available if you act quickly. REIS Social Committee Chairs Kim Donnelly (768-4522) and Janie Hooker (489-4066) can provide details.

Reception for Commissioners:

REIS reception to honor the new Lee County Board of Commissioners will be December 10, at Edison National Bank, hosted by Edison National Bank and Henderson, Franklin, Starnes & Holt, P.A., Land Use Division.

Legislative Issues:

Lee County Eagle Ordinance: Final public hearing on proposed changes to the Eagle Protection Ordinance is continued to Oct. 28, in Lee Commission Chambers.

Lee County Impact Fees: On Sept. 23rd Lee County Commissioners approved a 4.5% reduction in school impact fees assessed on new residential units. They rejected a study recommendation to raise road impact fees and those fees will remain the same for most projects. Road impact fees on retail and hotel projects will be reduced. The building industry had recommended road impact fees be waived to stimulate the economy. Both decisions by the board were unanimous.

REIS 2009 SLATE NOMINATED

Gerald Hendry, MAI, CCIM, chairman of the REIS Nominating Committee, announced the following slate of officers and board members to serve in 2009. The official election will take place at the October 14 meeting.

President: Sharon Jenkins-Owen, AICP
Vice President: Hal Tate
Treasurer: Kevin M. Fitzgerald
Secretary: Kim Donnelly
Board of Governors: Sean Ellis; Mary Gibbs; Janie Hooker; Steve Hurley; Vikki Luft; Matt Rocco; Shelton Weeks; and Steven C. Hartsell, Esq.

LEE PLAN AMENDMENTS ON TAP

Numerous proposed amendments to Lee County Comprehensive Plan are being reviewed in September and October. Included are changes to Land Use Map, use classifications, and new Community Plans. Scheduled hearings listed on REIS web site Calendar or Lee County Dept. of Community Development web site: www.lee-county.com/dcd.

COMMERCIAL / INDUSTRIAL STUDY

A Lee County "Commercial / Industrial Land Use Analysis" recommends changes to the Lee Plan regarding future land use and classifications. The proposed Plan amendments (CPA 2007-00055) were approved by the Local Planning Agency (LPA) Sept. 22. Public hearings with Board of Commissioners to take place in October. The study and proposed amendments are online at: www.lee-county.com/dcd.

DR/GR DEVELOPMENT DISMISSED

Bonita Springs is not proceeding with recommended options for development in the DR/GR area, which encompasses 5,300 acres within the City. Recent flooding discouraged consideration of the development options.



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MINING MORATORIUM ENDS, NEW RULES AND FEES ADOPTED

The moratorium on new mining in Lee County's vast DR/GR area expired September 11th.

On September 9th Lee Commissioners adopted revisions to the Land Development Code (LDC) to impose additional restrictions on mining. The new regulations are online at www.lee-county.com/dcd.

On September 23rd, the commissioners approved an impact fee on mining.

Proposed amendments to Lee's Comprehensive Plan will further restrict the areas where mining will be allowed. Plan amendments are scheduled for review by Lee Commissioners in October, the initial step in the process.

SUMMIT AWARDS TO REIS MEMBERS

The Commercial Contractors Council of the Lee BIA honored several REIS member firms in the 3rd annual Summit Awards:

- Brooks & Freund** (best industrial project)
- Christopher J. Lee Architects** (best retail, office, renovation and public works projects)
- Compass Construction** (best hospitality and renovation projects)
- Gora / McGahey Associates in Architecture** (best office, retail and school projects; architectural firm of the year)
- J.L. Wallace** (best industrial project)
- McGarvey Development** (best design-build projects)
- Owen-Ames-Kimball** (best school, office, and church projects)
- Ringland Construction** (best retail and healthcare projects)
- Sheeley Architects** (best industrial, healthcare, multi-story, and public works projects)
- Taylor—Pansing** (best healthcare project)
- Woodyard & Associates** (best logo, created by Priority Marketing)

KEYS TO THE DEVELOPMENT APPROVAL PROCESS

The 3rd annual REIS workshop, "Keys to the Land Development Approval Process in Southwest Florida," attracted a diverse audience of attorneys, lenders, developers, and landowners on September 17.



REIS President Steven C. Hartsell moderates the workshop.

The workshop featured presentations by Mary Gibbs, Director of Lee County Community Development Dept., Dave Douglas, Professional Engineer and Principal with David Douglas Associates, Inc., Stephanie Keyes, planner and Director of Public Affairs for Realtor® Association of Greater Fort Myers and the



Mary Gibbs

Lee County Development Services Director. The workshop was sponsored by Johnson Engineering, Pavese Law Firm, and Quattrone & Associates, Inc.



Stephanie Keyes



Pete Eckenrode



Dave Douglas


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