

REIS REPORT

April 2022

news for Southwest Florida's commercial and investment real estate community

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The **April 12th luncheon** will feature a development update on Babcock Ranch by Lucienne Pears, Kitson Partners vice president of economic and business development, sponsored by [LSI Companies](#).

The **May 10th luncheon** will feature a review of the 2022 Florida Legislative Session with Representatives Jenna Persons-Mulicka and Kaylee Tuck, sponsored by [Lutgert College of Business](#) at Florida Gulf Coast University.

We welcome your ideas for programs and speakers, which may be submitted to [Lori Moore](#), 239.338.4248.

Sponsorship:

Sponsorships are available for the 2022 REIS Real Estate Symposium and Annual Social Event. Please contact [Janet Davis](#), (256) 604-2973, for details.

Horizon Council:

The March meeting featured a review of American Rescue Plan Act projects in Lee County, including the IBM Skills Academy at FGCU, Senior Care Partner workforce development program, Small Business Development Center Technical Assistance, and a range of credentials programs at Hodges University, Florida Southwestern College, and Florida Gulf Coast University.

Scholarship Program:

The REIS Scholarship Foundation is a 501(c)3 organization that enables individuals and businesses to make tax-deductible donations in support of scholarships. The Scholarship Committee includes [Bev Larson](#), (239) 281-1290, [Richard Akin](#), (239) 344-1182, and [Justin Thibaut](#), (239) 565-3456.

Membership:

Memberships expired December 31st and may be renewed on the [REIS website](#) for a limited time. Contact info@reis-swfl.org if you have questions.

PRIME SPACE AVAILABLE

A banner ad space on the REIS website (reis-swfl.org) is now available. It's a great opportunity to position your business at the forefront of the real estate industry.. Contact [Bill Burdette](#), (239) 936-1404, for details.

BEV LARSON, CCIM

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Lahaina Realty

bev1314@aol.com



239.281.1290

MARKET INTELLIGENCE

Commercial Real Estate Outlook Conference

offers economic updates by real estate economists Brad O'Connor and Lawrence Yun and insight on future technology for real estate by Danny Rice. Southwest Florida airports expansion will be the focus of a panel discussion with Ben Siegel of Lee County Port Authority, James Parish of Charlotte County Airport Authority, and Lillie Rodriguez with Airglades International Airport. Presented by CCIM Florida Chapter Southwest District at Caloosa Sound Convention Center in Fort Myers on April 25th. Details and registration at [CCIM website](#).

Regional Economic Indicators Report is published monthly by the Regional Economic Research Institute and posted on the [REIS Resources webpage](#).

Emerging Trends in Real Estate Global Outlook 2022, published jointly by Urban Land Institute (ULI) and PwC, is available on the [ULI website](#).

AMENDING DEVELOPMENT REGS

Lee County is considering proposed amendments to the Land Development Code (LDC) and the Hearing Examiner process (HEX). County staff presented the proposals to the Local Planning Agency (LPA) on March 28th. The dock and shoreline amendments will be discussed by the LDC Advisory Committee on April 8th. Visit the [Community Development website](#) to review the LDC and amending ordinances.

NEW SITE FOR LEE RESOURCES

A new Lee County website (<https://www.leegov.com/tools>) provides easy access to information on County services and projects, a map of capital improvement projects with project overviews and current progress reports, overviews of departments and services, and a link to a map of available commercial properties with key site features.

2022 SW FLORIDA CLIMATE SUMMIT

The **2022 Southwest Florida Climate Summit** takes place April 7th & 8th through Zoom or in-person at the Collaboratory in Fort Myers. Keynote speakers include Florida Chief Resiliency Officer Dr. Wesley Brooks and Chief Science Officer Mark Rains, Senator Marco Rubio, Florida Agricultural & Consumer Services Commissioner Nikki Fried, plus state and national experts.



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DEVELOPMENT INCENTIVE ENACTED

Florida's House of Representatives passed HB 64 in July 2021 to encourage gray water recycling by offering increased density for residential development. According to [Florida Statutes 403.892\(2\)\(b\)](#):

To promote the beneficial reuse of water in the state, a county, municipality, or special district shall:

(b) Provide a 25-percent density or intensity bonus to a developer or homebuilder if at least 75 percent of a proposed or existing development will have a graywater system installed or a 35-percent bonus if 100 percent of a proposed or an existing development will have a graywater system installed. The bonus under this paragraph is in addition to any bonus provided by a county, municipality, or special district ordinance in effect on July 1, 2021.

It remains uncertain as to how and when one would qualify for the additional density, how it applies to existing developments or approved projects, or how to address conflicts with existing regulations. The 2022 Legislature passed [Senate Bill SB 965](#), which clarifies the Statute, but questions regarding implementation remain.

BONITA SPRINGS DISCOUNTS FEES

At the end of December, the City of Bonita Springs extended the temporary 75% reduction of building permit and plan review fees until January 1st, 2023. In March, the City reduced [building permit fees for trades and pools](#).

REBUILDING AMERICA

Federal funds are flowing for projects under the Infrastructure Investment and Jobs Act enacted last year, with \$2.9 billion now available. The [Bipartisan Infrastructure Law Guidebook](#) has been issued to provide detailed program information to assist state and local governments in applying for funding.

REIS WELCOMES NEW MEMBERS

Fred Burson is a broker with Woodyard & Associates, commercial real estate. He is former member of the REIS Board of Governors and currently serves as a Fort Myers City Council member.

Gary Tasman is CEO and principal broker with Cushman & Wakefield Commercial Property Southwest Florida. He is also a licensed Florida real estate appraiser.

A limited number of memberships are available. Visit the [membership webpage](#) for details and the application.

LEGISLATIVE ISSUES TO WATCH

The 2022 Florida Legislature will convene for a special session to pass a redistricting plan that will be approved by the governor. Property insurance and condominium regulations may also be addressed. The regular session included key issues for real estate interests:

Property Taxes - HB 0243, HB 247, and SB 362, regarding properties leased for educational facilities, regulation of historic preservation tax credits, and qualifications for exemptions for non-profit homes for the aged, all failed in committees. HB 401/495, clarifies exemption for affordable housing and non-profit homes, passed the House and died in the Senate.

Local Ordinances - SB 280 would allow attorneys fees and costs in civil suits against local governments and require county commissioners to prepare a business impact statement prior to adopting an ordinance. Passed by the Senate and failed in the House.

Business Damages - Proposed bills (SB 620, HB 569) would authorize businesses to claim damages caused by enactment or revision of certain local ordinances. Passed by the House and Senate.

Septic Tank Inspection - HB 309/SB 856 would allow private provider inspections of on-site sewage treatment systems. Passed by the House and Senate.

Affordable Housing - HB 6057 would repeal requirement that local governments provide incentives to developers to offset costs of affordable housing contributions but never made it through committees.

Economic Development - SB 800 provides for added tax incentives in opportunity zones and establishes a rural opportunity tax refund program to stimulate business development in rural areas. Died in committee.

Property Appraisers - HB 572/417 and SB 572 revises factors that must be considered in deriving just valuation. The bills died in committees in both houses.

Condominium Inspections - SB 1702 and HB 7069 address condo inspections, association responsibilities and certifications. Both bills failed.

State Budget - Legislators passed a record \$112.1 billion budget that included about \$3.5 billion in federal stimulus funds. The budget includes \$400 million for broadband expansion and nearly \$2 billion for construction and maintenance projects in the education system. The governor may veto specific expenditures.

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