

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Chris Heidrick will discuss the new flood insurance law and pending legislative solutions at the April 8th luncheon, sponsored by [Pavese Law Firm](#).

Fort Myers Mayor Randy Henderson will be the speaker at the May 13th luncheon.

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Matt Simmons](#), 239.337.0555. See [Randy Krise](#), 239.690.4100, for sponsorship opportunities.

Scholarship Programs:

The popular Chico's shopping spree fundraiser will take place again on July 9, exclusively for REIS members and their guests. Details will be announced shortly. Contributions to both of the REIS scholarship programs may now be made with credit cards through the secure payment system on the [REIS website](#), reports Scholarship Chairman Mark Morris.

Education Workshop:

Education Committee Chairs [Alexis Crespo](#) and [Nikole Wesley](#) are planning a real estate symposium in mid September to focus on development opportunities and issues. Contact Alexis or Nikole about sponsorship.

Membership:

A limited number of memberships are now available for new members, who may apply on the [REIS website](#).

Annual Social Event:

Bev Larson is planning an encore of last years' festive party. Contact [Bev](#), (239) 281-1290 to reserve a prime sponsorship position.

Luncheon Registration Policy:

Registration is required for monthly luncheons. Luncheon fees are not refundable but may be transferred to another member or colleague prior to the deadline.

FLORIDA LEGISLATIVE WATCH

Flood Insurance Reform - Bills (SB 542 and HB 879) would allow insurers to offer residential flood insurance, possibly with the option of covering either the replacement or cash value of the property, or just the mortgage balance. Unanimously passed by the Senate March 26. House bill headed for final committee review.

Commercial Lease Tax

Bills (SB 176 and HB 11) continue to advance in both houses to repeal the sales tax on commercial space leases. The House bill would reduce the tax rate by 1% of gross rent each year, eliminating the tax in 6 years. Gov. Scott is asking for a \$100 million cut. However, the tax cut is not included in the budgets that have been written so the prospect of passage in this session is grim.

Corporate Income Tax Exemption - Gov. Scott has requested the corporate income tax exemption be raised from \$50,000 to \$75,000.

Public-Private Partnerships - The 2013 Legislature passed HB 85 to enable governments to enter into Public-Private Partnerships (P3s). This year, legislation is advancing that would expand the opportunities to state universities (HB 541, SB 900) and exempt unsolicited proposals from public records requirements (HB 543, SB 1396).

Growth Management - Legislation (SB 372, HB 241) regarding Developments of Regional Impact (DRI) would delete exemptions for dense urban areas and revise the exemption for development within a county with over 300,000 population. Proceeding through Senate committees but not moving in the House.

Legislation (SB 374, HB 189) to revise restrictions on the referendum process regarding local comprehensive plan amendments is ready to go to a floor vote in the House and is moving through committees in the Senate.

Environmental Permitting - HB 703 & SB 1464 address a wide range of land use, permitting, stormwater, water use, mitigation, and comp plan amendment issues. Both bills are proceeding steadily through committees.



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POST LEGISLATIVE WRAP-UP

SW Florida legislators will review the 2014 Legislative Session on May 21 at The Club at Grandezza, in Estero. Specific legislation affecting real estate development will be presented. Presented by ULI and co-sponsored by REIS. Details to be posted soon on REIS website.

FUTURE LAND USE UP FOR REVIEW

Proposed changes to Lee County's Future Land Use Plan and Map will be reviewed by the Local Planning Agency (LPA) at 8:30am on April 28. These and other proposed changes to Lee County's Comprehensive Plan are on the [Dept. of Community Development website](#).

ENVIRONMENTAL POLICY OFFICE

Lee County has established an Environmental Policy Management Office to ensure balanced review and enforcement of environmental policies by other county departments. The Office will be led by Holly Schwartz, formerly assistant county manager, and staffed by reassigning other existing county employees.

LEE COMP PLAN UPDATES ONLINE

Amendments and map revisions to the Lee County Comprehensive Plan have been codified and the updated Plan is available on the Lee County Community Development website at www.leegov.com/dcd/leoplan.

BUSINESS OUTREACH TASK FORCE

REIS officers and board members have volunteered to assist with the Lee County Horizon Council's Outreach Task Force, recently formed to increase awareness of local and regional economic development opportunities.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Kara Jursinski, Law Office of Kevin F. Jursinski & Assoc.
Kevin Jursinski, Law Office of Kevin F. Jursinski & Assoc.
Josh Evans, J.R. Evans Engineering, P.A.
Molly Scott, TRC Worldwide Engineering, Inc.
LeeAnn Kirwin-Klimek, Florida Community Bank
Christina Harris Schwinn, Pavese Law Firm

Membership is limited, but a few remain available. The membership application is on the [REIS website](#).

LAND USE SYMPOSIUM

A day-long symposium on planning, zoning, land use, and quasi-judicial proceedings will take place at Palmetto Pines Country Club in Cape Coral on May 16. Designed to be educational for new and old professionals, elected officials, and planning board members. Presented by Promised Lands Chapter of American Planning Assn., Fla. Chapter. Register with Tony Palermo, (239) 533-8325.

BUILDING, ENERGY, & FLOOD RULES

Advanced Building Code, Energy Code Rules, and Flood Plains training courses will be offered jointly by Fla. Dept. of Professional Regulation (DPBR), Building Officials Assn. of Fla. (BOAF), and Fla. Home Builders Assn. (FHBA). Offered by [American Institute of Architects \(AIA\) Florida Southwest](#) on May 12 at Miromar Design Center in Estero.

IMPACT FEE COLLECTION SCHEDULE

Effective Feb. 20, Collier County's impact fees are no longer due with issuance of permits but are to be paid prior to certificate of occupancy. One third of road impact fees will continue to be paid prior to issuance of a Site Development Plan or Plat. Buildings that have had a certificate of occupancy for 3 years will not be assessed impact fees for a change of use within the building.

LEE COUNTY LAND USE SCENARIOS

The Metropolitan Planning Organization (MPO) is exploring the costs and benefits of different land use patterns in conjunction with studying alternative ways the County could grow while reducing travel miles and increasing other travel options. Potential locations of future housing and jobs are a key component. The process involves an [online survey](#) of public opinion on land use and transportation. The MPO Committees and Board expect to select a preferred scenario in late spring or early summer, which will be used as the basis for the development of the 2040 Long Range Transportation Plan (LRTP), due for adoption by Dec. 2015. [Project overview](#).

THE "GO TO" SITE FOR REAL ESTATE

The [REIS website](#) offers expanded resources, including direct links to elected officials, government agencies, related professional organizations, and sources of maps and data on the Southwest Florida market. Check it out.

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