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BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The **August 9th luncheon** will feature an update on transportation infrastructure by Don Scott of Lee County Metropolitan Planning Organization (MPO), sponsored by [Universal Engineering Sciences](#).

Lee County Sheriff Carmine Marceno will discuss strategies for public safety in our rapidly growing community at the **September 13th luncheon**, sponsored by [Chris-Tel Construction](#).

Ben Siegel, director of Lee County Ports Authority, will deliver an update on airport expansion and economic impacts at the **October 11th luncheon**, sponsored by [DeAngelis Diamond Construction](#).

Sponsorship:

Sponsorships are available for the 2022 REIS Real Estate Symposium and Annual Social Event. Please contact info@reis-swfl.org for details.

Horizon Council:

The 2022 Industry Appreciation Awards event will be October 27th at Caloosa Sound Convention Center in Fort Myers. REIS is a member of the Horizon Council and a regular participant in the event.

Annual Party:

The REIS Annual Social Event will return to Sydney's Rooftop at the Davis Art Center in downtown Fort Myers on November 10th. Sponsors include Stevens Construction, [Fischler Property Company](#), [Hans Wilson Associates](#), and [Landqwest Commercial Property Management](#).

Reception for Lee County Commissioners:

Exclusive event for REIS members provides an opportunity to meet the newly elected board of county commissioners in a casual, social setting. At Edison National Bank on December 8th. Sponsored by [Edison National Bank](#) and [Henderson, Franklin, Starnes & Holt](#).

Real Estate Symposium:

The annual half-day workshop takes place October 6th at Florida Gulf Coast University and will address the region's response to rapid growth, the housing shortage, and shifts

2022 REIS REAL ESTATE SYMPOSIUM

The **2022 REIS Real Estate Symposium**, presented by the Real Estate Investment Society and Lutgert College of Business at Florida Gulf Coast University (FGCU) will be at FGCU on October 6th. Leading experts, developers, civic leaders, and professionals in design and development will engage in discussions to address housing challenges and solutions, impacts on growth, design and development considerations, and regulatory issues.

Registration for the half-day program is now open on the [REIS website](#). Admission is \$35 for REIS members and \$50 for non-members.

The title sponsor of the popular annual event is [Roetzel & Andress](#). Gold sponsors include [Busey Bank](#), [Morris-Dewep Associates](#), [Seacoast Bank](#), and [Sallee Promotions](#). [Landqwest Commercial Property Management](#) and [Zonda](#) are silver sponsors. A limited number of sponsorships are available for this popular event. Contact info@reis-swfl.org for details.

REIS AWARDING SCHOLARSHIPS

A record number of scholarship applications have been received this year for the Paul Sands Memorial - REIS Scholarship at Florida Gulf Coast University. Much of the increase is attributed to the construction management and engineering programs. With tremendous support from the Paul Sands Memorial Slaw Dog Invitational and the Rockstar Harley Davidson family, REIS is able to award 13 scholarships this year, totalling \$32,500. Additional criteria and information are available on the [Scholarship webpage](#) on the REIS website.

IMPORTANT ELECTION AUGUST 23

Primary elections on August 23rd include Lee County Commissioner for District 5 and Lee County Clerk of Courts. Lee County Commissioners for Districts 2 and 4 (Brian Hamman and Cecil Pendergrass) only face write-in candidates. Collier County ballots include commissioners for Districts 2 and 4. Florida House districts 77, 78, 80, 105, and 106 are also contested. Incumbants in districts 75 (Michael Grant), 76 (Spencer Roach), and 79 (Mike Giallombardo) are unopposed in the primary. Senate districts 26 and 27 are on the ballot but district 28 (Kathleen Passidomo) does not face opposition.

BEV LARSON, CCIM

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CHARLOTTE ROAD PROJECTS

Charlotte County is considering accepting \$5 billion from a new federal grant program called Safe Streets and Roads for All. The grant would provide \$1 billion per year for road improvement projects and Charlotte County would be required to provide 20% matching funds. The program requires that 40% of the money be used to develop comprehensive safety action plans. The Charlotte County MPO would produce the plans annually and local governments would be able to apply for grants for projects identified in the plans.

BONITA SPRINGS LDC CHANGES

Bonita Springs has amended the Land Development Code (LDC) to require that applicants for zoning changes mail the public notices at least 30 days prior to the Zoning Board public hearing date. Other LDC changes include a parking lot design alternative that does not require car stops to delineate parking spaces and modifications to drainage plan requirements.

APARTMENT DEMAND GROWING

The National Multifamily Housing Council and the National Apartment Association report that almost 4.3 million new apartments will be needed across the nation by 2035 to meet housing demand. Their research shows a current shortage of about 600,000 dwelling units. South and central Florida have been ranked as the hottest areas, with Miami-Dade County as the most competitive rental market in the country, according to research by RentCafe.

WELCOME NEW REIS MEMBERS

Ryan Anderson, LEED AP, is vice president of development with Alzada. He has a background in construction estimating and project management.

Jeffrey Barney is vice president of Alzada and a licensed real estate associate, with experience in real estate development and marketing.

Judith Ann New, GRI, is a Realtor and international real estate specialist with RE/MAX Realty Team in Cape Coral.

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

FLORIDA CENSUS LOSSES

Florida expected to gain 2 congressional seats from the 2020 census but got just 1 due to an estimated undercount of 3.48% of the population. Florida also lost extra federal funding estimated at over \$1 billion per year for 10 years.

CAPE CORAL PERMITTING REVIEWS

The City of Cape Coral is addressing a backlog of permit applications with a major expansion of its Development Services Department. It is creating new positions for an assistant building official and a plan review technician, plus adding 26 regular full-time positions, including 10 customer service representatives, 6 plan examiners, 6 building inspectors, 2 plan review technicians, an assistant building official and a customer service supervisor.

FORT MYERS WATER UPDATE

The City of Fort Myers is certifying "Specific Permits to Construct Public Water System Components" to allow developments to proceed with the City's commitment to meet the demands of the project. Unlike the General Permit application, the Specific Permit certifies that the city will supply the water necessary to meet the demands for the project, but it does not guarantee when the capacity will be available. General Permits are not being issued at this time in accordance with requests from the Lee County Department of Health and Florida Department of Environmental Protection. The City is designing and construction new wells and negotiating the engineering contract for a major expansion of its treatment plant.

ANALYZING MIDTOWN PROPERTIES

The City of Fort Myers has released a Request For Proposal to analyze the 243-acre Midtown area and market city-owned property in the project area, including the former *News-Press* site, the current police station, City of Palms Park and Skatium. The [vision plan for Midtown](#) is to create a livable, walkable city, with a tax base that supports essential services and that hosts culture, entertainment and employment opportunities. Bid information is available from [Denise Finn](#), 239.321.7232.

TRANSPORTATION FUNDING

The Federal Highway Administration has announced \$70 million in funding this fiscal year for Florida to address the effects of climate change on transportation infrastructure and evacuation routes. The money can be used for highway and transit projects, bicycle and pedestrian projects and port facilities that help improve evacuations or disaster relief. The \$7.3 billion Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT) program could provide Florida with as much as \$364 million for such projects over the next 5 years.

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