

BOARDROOM REPORT

Notes from recent REIS Board meetings

BLASTING ORDINANCE

Lee County is proceeding with a 6-month, \$185,000 study to learn how blasting at development sites affects nearby properties. The study is being conducted by geologist Frank Lucca, owner of TerraDinamica, a Connecticut firm that has blasting experience in the Caribbean. One obstacle confronting Lucca is the lack of blasting activity to analyze, since it is now prohibited by county ordinance.

SITE DRAINAGE

Lee County's Community Development staff has been meeting with the development community to address storm water management problems. The primary problem involves infill development or building in established neighborhoods. Staff recommendations may be reviewed by Lee Planning Authority (LPA) in January.

DEVELOPMENT CODE CHANGES

Lee County's Land Development Code Committee is discussing staff suggestions to:

- 1) require identification of flow ways within the zoning process;
- 2) define dewatering liability and conditions; and
- 3) consider increasing school impact fees again.

LEE PLAN EVALUATION AND APPRAISAL REPORT

State Dept. of Community Affairs (DCA) has returned the Report to the Lee Planning Dept. with comments and objections, which are now being reviewed by staff.

TRANSPORTATION FUNDING

State funding is shifting focus toward regional needs versus local MPOs (Metropolitan Planning Organizations) to better connect seaports, airports and railroads.

Funding improvements to all transportation systems will diminish funding for highways. Southwest Florida interests are lobbying the state to allocate 25% of funding toward new or **emerging corridors, such as the Ave Maria area.**

THE GOOD TIMES ROLLED ...

REIS members and guests were "Rollin' on the River" at the annual party on the Caloosahatchee River in November. About 150 revelers enjoyed a Southern-style buffet and dancing to the rhythms of Deb & The Dynamics, all in

a gracious Old South setting. Another great job by the party committee of Scott Robertson, Rob Fowler, Jr., and Gerald Hendry. Special thanks to

sponsors: Owen-Ames-Kimball Company, Stephan & Associates, Florida Gulf Bank, Lennar / US Home, Morris-Depew Associates, Laureate Capital, Pavese Law Firm, Maxwell & Hendry Valuation Services, CB Richard Ellis, Johnson Engineering, Old Florida Bank, VIP Commercial, and The Fowler Company.



MANATEE PROTECTION RULES

US Fish & Wildlife Service will conduct a hearing on the establishment of permanent federal boat speed zones for Lee County on January 12 at Harborside Event Center in Fort Myers. The meeting should start at 7 pm. To comment or view the regulation go to the service's Web site: verobeach.fws.gov, by fax (772) 562-4288; or by letter to USFWS, Attn: Proposed MPA rule, 1339 20th St. m., Vero Beach, FL 32960.

Meanwhile, Florida Wildlife Commission is making extensive changes to the Manatee Protection Plan developed by Lee County staff and the Local Rule Review Committee. A meeting to finalize the plan should take place in January. Visit www.Standing-Watch.org for the latest meeting schedules and agendas.

RICCIANI, MATHIS & JESSEN, CPAs

Certified Public Accountants

(239) 482-3535

800-940-6003

*Serving Real Estate Professionals
in Southwest Florida Since 1978*

specializing in

LAND and INDUSTRIAL PROPERTY

(239) 481-3800

ssstouder@cbre-fimyrs.com
www.cbre.com/stan.stouder

stan stouder, ccim

CBRE
CB RICHARD ELLIS

SCHOLARSHIP AWARDED

The Real Estate Investment Society proudly announces that its annual scholarship has been increased to \$1,000 and awarded to Adam Zak, a 20-year old resident of Fort Myers and a full-time student at Florida Gulf Coast University (FGCU).



Mr. Zak is a 2003 graduate of Fort Myers High School, where he received the Business Achievement Award. He is currently majoring in Finance at FGCU. He is also studying business ethics and is interested in the real estate business. In addition, Mr. Zak works part time at Broadway Palm Dinner Theater.

TIME TO RENEW MEMBERSHIP

The Real Estate Investment Society's membership campaign is underway and renewal notices have been mailed to current members in good standing. Memberships not renewed by January 12th will be offered to the waiting list of others interested in joining. If you are a member and have not received your notice, contact Bill Burdette immediately, at 239-936-1404.

Membership in the Society is limited to 235 and annual dues are \$125 per person for the calendar year. Membership information and applications for the waiting list are available from Membership Chairman Walter Serbon, 239-437-0025, or Bill Burdette.



**Vision, service and capital
for your success in Florida**
Fort Myers (239) 561-6222
Bonita Springs (239) 949-2265
Naples (239) 593-6300
www.oldflbank.com
MEMBER FDIC EQUAL HOUSING LENDER

LEE COMMISSIONERS TOASTED

The newly-elected Lee Board of County Commissioners was honored by the Real Estate Investment Society at a holiday reception December 14th, at Edison National Bank. REIS lauded the commissioners for their service to the community, while the commissioners recognized the value of their working relationship with REIS. The festive event was hosted by Edison National Bank and Henderson, Franklin, Starnes & Holt.



Robbie Roepstorff, former REIS president, welcomed everyone to the event, in the beautifully decorated Edison National Bank lobby.

Russell Schropp, REIS president, finally got the last word in an address to the commissioners.



Commissioners Bob Janes and John Albion fondly reminisced about their re-election campaigns.

COMMUNITY DEVELOPMENT DEPT. RECOGNIZED FOR FINE EFFORT

The Real Estate Investment Society presented Mary Gibbs, director of Lee County's Dept. of Community Development, with a plaque recognizing her department for processing the tremendous volume of plan approvals, permits, re-zonings, inspections, and other tasks generated by the county's remarkable growth. The plaque was awarded by REIS President Russell Schropp and former president Randy Mercer at the December luncheon meeting. Gibbs was credited with the spirit of cooperation that has been developed between her department and the real estate industry.



**Janet Watermeier
Frank D'Alessandro**
A Consulting and Development Team
Fort Myers; (239) 561-1718
Toll Free: (866) 561-1718
www.FGC-Group.com