

REIS REPORT

February 2016

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

REAL ESTATE INVESTMENT SOCIETY

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Bill Morris
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Peter Rossi
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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Frank Mann, Chairman of Lee County Board of County Commissioners will address the February 9th luncheon, sponsored by [Henderson Franklin, Attorneys at Law](#).

Cape Coral Mayor Marni Sawicki will speak at the March 8th luncheon, sponsored by [State Insurance Agency](#).

REIS welcomes your suggestions on programs. Please share your ideas with [Karen Miller](#), (239) 936-4003.

Luncheon and Event Sponsorships:

Contact Chairman [Peter Rossi](#), 239.514.4100 for availability and details.

Horizon Council:

Matt Simmons will represent REIS on the Council in 2016.

Committee Assignments:

REIS members interested in assisting with any of these activities are encouraged to contact the chair persons:

Educational Workshop: Co-chairs [Mary Gentile](#) (239.333.3272) and [Noel Davies](#) (239.337.3850).

Annual Party: Co-chairs [Arleen Hunter](#) (239.949.6262) and [Bev Larson](#) (239.281.1290)

Scholarship Program: Chair [Bob Bassett](#)

Legislative Issues: Co-chairs [Bill Morris](#) (239.337.3993) and [Noel Davies](#) (239.337.3850)

Communications: Chair [Chris Pacitto](#) (239.689.1474) and [Bill Burdette](#) (239.936.1404)

Pledge & Invocation: Chair [Chris Pacitto](#) (239.689.1474)

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Carl J. Kuehner, Real Estate Technology
Bob Vaughan, D&V Home Mortgage

A limited number of memberships are available for new members, details are on the [REIS website](#)

REIS 2016 LEADERS ANNOUNCED



Seated, from left: Secretary Alexis Crespo, AICP, Vice President Karen Miller, President Amanda L. Brock, Esq., and Treasurer Bev Larson, CCIM.

Standing, from left: Board of Governors Noel Davies, Mary Gentile, Peter Rossi, Chris Pacitto, Arleen Hunter, AICP, Bob Bassett, Bill Morris, and Immediate Past President Matt Simmons.

SOUTH LEE COUNTY DEVELOPMENT

The Village of Estero and City of Bonita Springs will be the focus of a ULI program "Building Thriving Communities," on February 19th at Florida Gulf Coast University. Ed McMahon, a nationally known authority on building communities, is the keynote speaker. Dr. Paul Van Buskirk will present a Lee County Market Forecast and local government officials and developers will discuss current issues. Details on the [ULI website](#).

The FGCU Engineering & Planning Team has issued a report assessing Estero's infrastructure. The report is available on the [Village of Estero website](#). A summary of the January 12th Village Planning Workshop is also there.

Bonita Springs is presently dealing with site selection for a high school and new library, downtown redevelopment, Bonita Beach Road corridor plans, improving unpaved roads, development in the DR/GR area, and public access to the waterfront. The City will elect a new mayor and council members on March 26th.



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WETLAND PERMITTING BILL

Florida House BILL HB795 would delegate wetland review and permitting from the Army Corps of Engineers to the Florida Department of Environmental Protection for projects up to 10 acres. The bill is now in the Agriculture & Natural Resources Appropriations Subcommittee.

MARKET INTELLIGENCE

MarketWatch - Real Estate presented by Fort Myers News-Press on February 23rd at Harborside Event Center in Fort Myers, 4:30 - 7:30 pm. Overview and forecast for local market sectors by former REIS President Stan Stouder, CCIM, REIS member Randy Thibaut, and Realtor Denny Grimes. Details at MarketWatch2016.com.

Regional Economic Indicator Report is now available every month on REIS website, provided by the Regional Economic Research Institute of the Lutgert College of Business at Florida Gulf Coast University.

SKYPLEX WEBSITE DEBUTS

A dedicated website and new marketing materials are now available to promote commercial real estate development at SKYPLEX, an 1,150 acre commercial park between Gateway and Southwest Florida International Airport (RSW). Development is expected to begin later this year on a Publix-anchored shopping center opposite the Gateway entrance. The SKYPLEX website (skyplexrsw.com) includes site plans, renderings, and information on project infrastructure and property features.

REIS MEMBERS IN THE NEWS

REIS member **Lori L. Moore** elected president of Commercial Real Estate Women (CREW), Naples/Fort Myers chapter.

Junior Achievement of Southwest Florida announced the members of its 2016 Business Hall of Fame Lee County, Advisory Board, including REIS members chairman **Brad Shultz**, vice chairman **Travis Merrick**, and **Bob Bassett**.

TARGET MARKETING

Advertising space is now available on the REIS website. Your ad on the website's home page will enjoy prime time exposure to the leaders in Southwest Florida's real estate investment and development industry—at a rate on only \$35 monthly. Contact [Bill Burdette](mailto:Bill.Burdette@reis.com) (239.936.1404).

WATER POLICY BILL PASSED

A comprehensive water policy bill (HB 7003 / SB 552) sponsored by Representative Matt Caldwell has been passed by the Florida Legislature and approved by Governor Scott.

The bill creates the Florida Springs and Aquifer Protection Act to expedite protection and restoration of water flow and quality in the aquifer and Outstanding Florida Springs. It ensures appropriate governmental entities develop and implement uniform water supply planning, consumptive water use permitting, and resource protection programs for the area encompassed by the Central Florida Water Initiative.

The bill updates and restructures the Northern Everglades and Estuaries Act to reflect and build upon the Department of Environmental Protection's (DEP) completion of basin management action plans (BMAP) for Lake Okeechobee, the Caloosahatchee Estuary, and the St. Lucie River and Estuary, DEP's continuing development of a BMAP for the inland portion of the Caloosahatchee River watershed, and the Department of Agriculture and Consumer Services' implementation of best management practices in the three basins.

The bill modifies water supply and resource planning documents and processes in order to provide more robust representations of the state's water needs and goals.

COMMERCIAL LEASE TAX REFORM

Florida Senate Bill 116 and House 247 seek to reduce the sales tax on commercial leases from 6% to 5%. The bills are still being considered by the Legislature and will likely be decided in conjunction with the state budget and appropriations.

Florida is the only state to tax commercial leases and the tax is seen as an obstacle to economic growth. The loss of revenue if the bill is passed is calculated at \$250 Million to \$286.9 Million. The source of funding for this lost revenue will be the surplus in the Florida budget.

LEARN TO MANAGE PONDS

A free course in managing neighborhood ponds will be offered February 12th in Lehigh Acres. Details on REIS website and WetPlan.org

Southwest Florida's
Commercial & Residential
Real Estate Team

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