

## REAL ESTATE INVESTMENT SOCIETY

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### 2018 OFFICERS:

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Secretary Bill Morris, P.E.

### 2018 GOVERNORS:

Jason Brewer	Lori Moore
David Fry	Mark Morris
Tim Hancock, AICP	Kent Poli
Travis Merrick	Past President Karen Miller

## BOARDROOM REPORT

### News from recent REIS board meetings

#### Luncheon Programs:

Cape Coral Mayor Joe Coviello will review the resurgence of infrastructure and public-private projects at the March 13th luncheon, sponsored by [Busey Bank](#).

The April 10th luncheon will feature an update on community redevelopment by Fort Myers CRA Director Leigh Scrabis, sponsored by [Kimley-Horn and Associates](#).

REIS welcomes your suggestions for programs. Please share your ideas with [Alexis Crespo](#), 239-405-7777.

#### Sponsorships:

Contact [Kent Poli](#), 239-689-7174, for information and availability of opportunities to sponsor REIS events.

#### Scholarship Program:

The REIS Scholarship Foundation is a not-for-profit, registered 501(c)3 corporation that provides an opportunity to make charitable donations for local college scholarships. More information is available from Scholarship Chairman [Mark Morris](#), 239-671-2266. Donations may be made on the [Scholarship web page](#).

#### Education Programs:

The Education Committee is working on concepts for the 2018 Real Estate Symposium. Anyone interested in participating on the committee is encouraged to contact Committee Chairs [Lori Moore](#) (239-338-4248) and [Tim Hancock](#) (239-646-4040).

#### Social Events:

Anyone interested in planning the Annual Social or mixers with related organizations is encouraged to contact Committee Chairs [Jason Brewer](#) (239-690-4869) and [Travis Merrick](#) (239-489-2443).

#### Membership:

All REIS memberships expired December 31st and those not renewed are now available to new members. Full information and application are on the [REIS website](#).

## LEE IMPACT FEES DUE FOR REVIEW

Lee County will be considering recommendations to increase impact fees in the coming weeks. County staff also proposes to revise the Land Development Code (LDC) to establish additional land use categories for assessment of road impact fees. The [latest impact fee studies and County staff proposals](#) will be reviewed by the Local Planning Agency (LPA) at 8:30 a.m. on February 26th in the East Administration Building and the public is welcome. The LPA makes recommendations to the Board of County Commissioners, which will decide on the fees in March. Impact fees are reviewed every 3 years and revised based on the latest studies. The County is considering extending the timeframe to every 5 years.

## REAL ESTATE MARKET WATCH

The annual overview and forecast for local market sectors will be presented on February 27th at Germain Arena in Estero. Former REIS president Stan Stouder, CCIM, will analyze commercial real estate, REIS member Randy Thibaut will discuss land sales and development, and Realtor Denny Grimes will review residential real estate trends. Details at [www.MarketWatch2018.com](#)

## FUTURE TRANSPORTATION IN SWFL

A range of transportation and planning issues will be considered in the weeks ahead.

"[Transportation: Future Initiatives in SWFL](#)" will be discussed by Florida Department of Transportation (FDOT) Planning Director Carmen Monroy and Lee County Port Authority Director Jeff Mulder in Fort Myers on February 28th. The program is presented by the [Chamber of Southwest Florida](#).

The "[Human-Centered Planning Summit](#)" will take place in Fort Myers April 19th. Speakers include: FDOT Division 1 Secretary L.K. Nandam; FDOT Complete Streets Program Manager DeWayne Carver; Victor Dover of Dover, Kohl & Partners; Ian Lockwood of Toole Design Group; Orlando Transportation Director Billy Hattaway; and Joe Minicozzi of Urban 3. Details will be posted on the [REIS calendar](#).

**BEV LARSON, CCIM**

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## MIDTOWN PLAN APPROVED BY CITY

Fort Myers City Council approved a proposal to encourage redevelopment in the area on the south side of the River District, bounded by Cleveland Ave., Dr. Martin Luther King Parkway, Evans Ave., and Edison Ave. The proposed plan is now being reviewed by the State Department of Economic Opportunity, which has until March 4th to approve or provide comments. The Midtown Plan will allow residential development up to 70 units per acre plus 30-40% bonus density options. Commercial densities will be based on Floor Area Ratio, to be defined by Land Development Regulations now being drafted.

## FLOOD INSURANCE EXTENDED

Congress approved the 5th short term extension of the National Flood Insurance Program (NFIP) as part of a resolution to fund the government until March 23rd. The NFIP was originally set to expire September 30th.

## COURT RULES ON WOTUS SUITS

In January, the U.S. Supreme Court unanimously ruled that the Environmental Protection Agency (EPA) cannot shelter its Waters of the US (WOTUS) rules from judicial review by limiting where suits can be filed. Plaintiffs may now challenge the EPA rule at the District Court level, which allows up to 6 years to file suit. The EPA had restricted suits to the higher Circuit Court of Appeals, which allowed 120 days to sue.

## STATE SEEKS WETLAND AUTHORITY

Florida's Department of Environmental Protection (DEP) is negotiating with the federal government to take over issuing federal wetlands permits. The Florida Legislature is also moving forward with bills (SB 1402, HB 7043) that would facilitate the expanded role for DEP. The change is intended to alleviate the lengthy delays in acquiring permits from federal agencies. Some environmental interests fear it will result in more wetland development.

## ENDANGERED SPECIES ON DOCKET

The U.S. Supreme Court has agreed to hear a case that challenges the Endangered Species Act. The U.S. Fish & Wildlife Service has designated 1500 acres of forestry land in Louisiana as critical habitat for endangered frogs and the property owner is contesting the designation. The case is expected to be heard in October.

## STATE LEGISLATION TO WATCH

Growth Management (SB 362, HB 207) would require local governments to include a property rights element in their comprehensive plans that protects private property rights and encourages economic development. The element must be adopted at the plan's next evaluation and appraisal or by July 2020, whichever comes first. If this bill passes, local governments would be required to consider the impact on private property rights of all proposed development orders, plan amendments, ordinances, and other government decisions. In committee review.

Private Property Rights (SB 292) would exempt property owners who produce renewable energy and distribute it to users on the property from being defined as a public utility, allowing apartment complexes to produce and sell solar power to tenants. In committee review.

Environmental Regulation (HB 1149, SB 1308) would provide examples of reclaimed water use that would create an impact offset when water management districts are evaluating consumptive use permits. It would also require The Water Resource Implementation Rule to include criteria by which an impact offset or substitution credit may be applied to the issuance, renewal, or extension of a consumptive use permit. Advancing through committees in both House and Senate.

Impact Fees (CS/SB 324 and HB 697) initially would prohibit local governments from collecting fees prior to the issuance of an occupancy certificate but has been amended in the Senate to allow collection upon issuing a building permit. It also restricts the use of collected fees. Senate bill in committee review, House bill up for a vote.

Community Redevelopment (CS/HB 17 and SB 432) would restrict the creation and operation of Community Redevelopment Agencies. Passed the House, now in Senate committee review.

Conservation Land Acquisition (SB 204) would specify appropriations for management projects. Passed by the Senate, now in the House.

Local Tax Referenda (CS/SB 317) passed by the House, advancing through Senate committees.

Metropolitan Planning Organizations (HB 575, SB 1516) in committee review in House and Senate.



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