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BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

Dr. Larry Antonucci, president/CEO of Lee Health will be the guest speaker for the **February 9th luncheon**, sponsored by [Suffolk](#).

Lee County's goals and challenges will be discussed by Kevin Ruane, chair of the Lee County Board of County Commissioners, at the **March 9th luncheon**.

Emerging trends in residential development will be explained by Kristine Smale, of Zonda Advisory, at the **April 13th luncheon**, sponsored by [LSI Companies](#).

We welcome your ideas for programs and speakers, which may be submitted to [Kent Poli](#), 239.337.3993. If you would like to lead the pledge of allegiance and prayer at a luncheon, please contact [Don Miller](#), 239.571.4968.

Sponsorships:

Contact [Molly Scott](#), 239.226.0500, for information and availability of opportunities to sponsor REIS events.

Marketing Opportunity:

The rare opportunity to promote your business on the REIS website home page is now available. Contact [Bill Burdette](#), 239.936.1404 for details.

Scholarship Program:

Donations are needed for scholarships to be awarded in 2021. REIS Scholarship Foundation is a 501(c)3 corporation and donations may be tax deductible. The Real Estate Investment Society manages the Foundation, allowing 100% of donations to be used for scholarships in real estate related programs at Florida Gulf Coast University. Information and an online donation form are on the [REIS webpage](#) or contact [Bev Larson](#) for details.

Membership:

All REIS memberships expired December 31st and any memberships not renewed are now available to new members. Information is on the [REIS website](#).

Website:

Check the [REIS website](#) regularly for the latest details on meetings and events for REIS and other organizations in Southwest Florida's real estate community.

ESTERO LAND USE CODE & BOARD

The Village of Estero Town Council has adopted its first Land Development Code and is forming a Planning, Zoning & Design Board. The Code lays out zoning and other regulations for subdivisions and development of land. The new Board will review applications for rezonings, comprehensive plan amendments, site plan approvals and development orders, and similar items for conformance with the Village Land Development Code and Comprehensive Plan. Volunteers are sought to serve on the Board. For details or to apply, contact [Carol Sacco](#) at 239-221-5035 or visit [estero-fl.gov](#).

MPO APPROVES ROADWAY PLANS

The Lee County Metropolitan Planning Organization (MPO) approved the [2045 Long Range Transportation Plan](#) to guide federal funding of transportation projects.

MARKET INTELLIGENCE

Market Trends 2021

will be a free virtual event on March 9th. Local real estate experts analyze market trends, present research, and provide insights and predictions. Development and new home sales will be addressed by Randy Thibaut, residential real estate will be discussed by Denny Grimes, and commercial real estate will be presented by former REIS president Stan Stouder, CCIM. Details and registration are on the [Market Trends website](#).

Regional Economic Indicator Report is published each month by the Regional Economic Research Institute (RERI) at Florida Gulf Coast University. The timely data provides insight on business and development trends across Southwest Florida. The Report is posted every month on the [REIS Resources webpage](#).

SLAW DOG STEPS UP IN A BIG WAY

The 24th annual Paul Sands Memorial Slaw Dog Invitational golf tournament in November generated over \$10,500 for the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University. A generous donation from the Rockstar Harley-Davidson family allowed the tournament to contribute an additional \$5,000 to the scholarship program. You too may contribute to the REIS scholarship program by visiting the [REIS webpage](#) or contacting [Bev Larson](#), (239) 281-1290.

BEV LARSON, CCIM

COMMERCIAL INVESTMENT OFFICE
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bev1314@aol.com **239.281.1290**

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LEGISLATIVE ISSUES TO WATCH

The 2021 Session of the Florida Legislature convenes March 2nd and is scheduled to end April 30th. Interim committee meetings are underway through mid February.

Affordable Housing HB 0013 would protect the State Housing Trust Fund and Local Government Housing Trust Fund from transfers to cover other expenses.

Business Liability HB 0007 and SB 0072 would provide protections from civil liability claims relating to damages from COVID-19.

Building Design HB 0055 provides that regulations relating to building design elements may not be applied to certain structures.

Growth Management HB 0059 requires property rights element in comprehensive plans; provides that certain property owners are not required to consent to development agreement changes; prohibits municipal annexation of specified areas; authorizes developments of regional impact agreements to be amended.

Regional Planning Councils SB 0062 would revise a requirement for the Governor's office to consider reports, data, and analyses relating to revision of the state comprehensive plan; eliminating advisory role of regional planning councils in state comprehensive plan preparation and revision; authorizing local governments to recommend areas of critical state concern to the state land planning agency.

"RESILIENT FLORIDA" FUNDING

Governor DeSantis proposes a \$1 billion investment over four years to allow local governments to build new infrastructure to address the impacts of sea level rise and intensifying storms. If approved by the Legislature, the program, "Resilient Florida," will use revenues from state documentary stamp taxes to pay for the debt service on \$1 billion in bonds for projects addressing the impacts of climate change.

RENTAL PROPERTY LOAN RULES

Fannie Mae and Freddie Mac will cease funding loans for condominiums in high rental areas and entire complexes may be ruled ineligible. Both organizations are tightening their focus on home ownership and cutting back on loans for investments in vacation rental properties. The rule change became effective for Fannie Mae in January and takes effect for Freddie Mac in February.

ALLIANCE FOR PROPERTY OWNERS

The National Association of REALTORS (NAR) has formed a nonpartisan organization, the "[American Property Owners Alliance](#)" (APOA), to advocate for America's property owners on federal legislation, policies and regulations that affect ownership. APOA will inform property owners of federal legislative and regulatory issues affecting ownership of land, residential, and commercial real estate.

BUILD BY THE FOURTH OF JULY

In January, the U.S. Chamber, the Bipartisan Policy Center, and a large group of diverse business, policy and labor organizations launched the "[Build by the Fourth of July](#)" campaign, urging Congress to enact a fiscally and environmentally responsible infrastructure package by the Fourth of July. This coalition expands upon work from a broad coalition of real estate, transportation and development groups, and focusses on building new partnerships to address America's infrastructure needs.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our newest members:

Sharon Perez is business development manager with Arnold/Sanders Consulting Engineers, structural and materials engineers and consultants.

Pasquale Zingarella, of Zingarella Ventures, invests in multifamily, industrial and retail properties.

Matt Caldwell, Lee County Property Appraiser, has rejoined REIS. Matt is a former state legislator and real estate appraiser with Maxwell Hendry Simmons.

Membership information is on the [REIS website](#)

REIS MEMBERS IN THE NEWS

REIS Treasurer **Lori Moore** has been named president-elect of the Naples Fort Myers Chapter of CREW. REIS member **Janet Davis** has been named treasurer and former REIS President **Kim Donnelly** named sponsorship chair for the organization.

REIS Secretary **Justin Thibaut** was elected vice president of Lee BIA Builders Care.

REIS member **Brent Addison** is State Director for the Florida Engineering Society - Calusa Chapter.

Former REIS President **Bev Larson** is the Education Chair of Florida CCIM Chapter Southwest and REIS member **Randy Krise** is the Legislative Chair.

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