

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Don Schrottenboer will explain the WildBlue development at the July 14th luncheon sponsored by [GFA International](#).

"Putting Existing Regional Land Uses and Development Patterns into Context" will be discussed by Mark Morton of U.S. Sugar at the August 11th luncheon, sponsored by [GHD Services, Inc.](#)

The September 8th luncheon is sponsored by [U.S. Trust](#).

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Amanda Brock](#), 239.344.1269.

Luncheon and Event Sponsorships:

Sponsorships of 2015 REIS luncheons are being reserved quickly. Contact Chairman [Peter Rossi](#), 239.514.4100 for availability and details. Prime sponsorships are also available for the fall workshop and annual social event.

Educational Workshop:

The annual workshop will be October 2nd at FGCU and will focus on Emerging Economic Trends from global, state and local perspectives. Sponsors include [Roetzel & Address](#), [VIP Commercial](#), [LandQwest Property Management](#), and the [Lutgert College of Business](#).

Member Relations & Social Events:

The 2015 annual social event will rock the riverfront on November 5th at the Marina at Edison Ford, served by Pinchers. Contact Social Event Committee Chairs [Bev Larson](#) and [Peter Rossi](#) to help or to join sponsors [Grandbridge Real Estate Capital](#) and [Hans Wilson & Associates](#) with this popular event.

Scholarship:

Co-chairs Mark Morris and Bob Bassett are encouraging students at area universities to apply for REIS scholarships. Information is on the [REIS web page](#), along with an online form for contributions to the programs.

"FORGING AHEAD" SYMPOSIUM

The 2015 REIS educational symposium will focus on "Forging Ahead - Emerging Economic Trends." The keynote speaker on national trends is Dr. Randy Anderson, Ph.D., CRE, President of Griffin Capital Asset Management. Jesse Panuccio, Executive Director of Florida Dept. of Economic Opportunity, has been invited to speak on state trends. A panel discussion of local commercial trends will include: Adam Palmer, of LandQwest Commercial; Blake Gable, of Barron Collier Companies; Michael Greenberg, of Neal Communities; and Mark Stevens, of Stevens Construction. Lee County Commission Chairman Brian Hamman will present the welcome address.

The symposium is October 2nd at Florida Gulf Coast University. Roetzel & Address is the title sponsor, with co-sponsors VIP Realty - Commercial, LandQwest Property Management, and Lutgert College of Business. Additional sponsorships are available - contact [Peter Rossi](#). Registration will be posted on the REIS website soon.

COMMERCIAL MARKET UPDATE

A regional overview of commercial real estate will be presented by the CCIM Florida Southwest and West Coast Districts on July 14 at the Realtor Association of Sarasota and Manatee. Details at [www.FLCCIM.com](#)

MIXED USE DEVELOPMENT

A symposium on "Making Dollars & Sense of Mixed Use Development" will take place at Harborside Event Center in Fort Myers on October 14th. The day-long program will address the advantages and challenges of urban infill and redevelopment, transit-oriented development, and traditional neighbor mixed use. Hosted by the City of Fort Myers, details on [City website](#).

ESTERO TRANSPORTATION ISSUES

State and County Departments of Transportation, and the Metropolitan Planning Organization (MPO) will discuss transportation issues with the Estero Council of Civic Leaders at 2 pm, July 13th, at Estero Community Park.

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EPA WATER RULE CONTESTED

On May 27th the Environmental Protection Agency (EPA) issued the final rule to expand the scope of waters regulated by the Clean Water Act. In mid May, the U.S. House of Representatives passed the Regulatory Integrity Protection Act (HR 1732), intended to force the EPA and Army Corps of Engineers (Corps) to withdraw the joint rule. The Senate's Federal Water Quality Protection Act (S 1140) has passed all committee reviews and was submitted to the full Senate for consideration on June 11th. The Act has accumulated 42 co-sponsors.

PROPERTY RIGHTS EXPANDED

A June decision by Florida's Second District Court of Appeal expands the rights of Southwest Florida property owners, according to an article by REIS member Carlos Kelly, of Henderson Franklin, Attorneys at Law. In the case titled *FINR II, Inc. v. Hardee County*, the court ruled that "the Bert Harris Act provides a cause of action to owners of real property that have been inordinately burdened and diminished in value due to governmental action directly taken against an *adjacent* property."

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Mikki Rozdolski, Lee County Community Development
Scott Bland, ARGO US, LLC

Nelson Taylor, Hanson Real Estate Advisors
Andrew Anderson, Hanson Real Estate Advisors
Tim Chapman, Stantec

Membership details and application are on [REIS website](#).

REIS MEMBERS IN THE NEWS

REIS member **David Wilkison** has been named head of Growth Management for Collier County.

REIS member and former Governor **Mary Gibbs** named Community Development Director for the Village of Estero.

REIS member and former President **Robbie Roepstorff** has been appointed to Lee County's Airport Special Management Committee, joining REIS member and former Governor **Randy Krise**.

REIS member and former President **Steve Hartsell** has been elected Chairman of ULI Southwest Florida.

LEGISLATIVE WRAP-UP

REIS joined the Urban Land Institute (ULI) and APA on June 25th to present a panel discussion to assess what happened in the 2015 Legislative Session and how it affects our industry. The panel included Representatives Matt Caldwell, Dane Eagle, Heather Fitzenhagen, Tim Hudson, and Kathleen Passidomo.

Following the panel discussion, key bills were explained by: Kathy Curatolo, of Collier County Building Industry Association; Bruce Anderson, of Cheffy Passidomo, P.A.; and Steve Hartsell, of Pavese Law Firm.

Highlights of 2015 Legislative Session:

- Private property rights have been strengthened with enactment of HB 383, amending the Burt Harris Act.
- Growth management process has been streamlined with termination of the DRI program. (CS/CS/SB 1216)
- Water quality projects - 3 in Collier County and 12 in Lee County - were approved and funded.
- Transportation Work Plan was fully funded. Only 2% of Florida roads and bridges are deemed deficient, the best record in the country.
- "Master Building Permit" now allowed to expedite permitting for big builders.
- Liability protection for bulk buyers was extended by passage of HB 751.
- Sector plan developers may adjust conservation easement boundaries in conjunction with development plans. Sector plans require 15,000 acres or more.

Looking forward to 2016 Legislative Session:

- Rep. Caldwell notes that Water Policy will be overseen by the Cabinet, whose members will need to be educated on specific issues and projects.
- Rep. Eagle will renew efforts to block federal building codes regarding blower door tests, 2nd elevators, and HVAC regulations that increase building costs. He will also work to merge local housing authorities.
- Rep. Fitzenhagen plans to focus on economic growth stimulus and repeal of commercial lease tax.
- Rep. Passidomo advises that the 2016 Pre-Session is imminent and now is the time to request bills or talk to legislators about funding issues.

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