

REIS REPORT

July 2021

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

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

Tourism trends and strategies were explained by Tamara Pigott, director of Lee County Visitor and Convention Bureau at the **July 13th luncheon**, sponsored by [Stevens Construction](#). The presentation is on the REIS website

Lee County Property Appraiser Matt Caldwell will offer insight on trends in property values at the **August 10th luncheon**, sponsored by [RWA](#).

The **September 14th luncheon** will be sponsored by [Velocity Engineering](#).

We welcome your ideas for programs and speakers, which may be submitted to [Kent Poli](#), 239.689.7174. If you would like to lead the pledge of allegiance and prayer at a luncheon, please contact [Don Miller](#), 239.571.4968.

Real Estate Symposium:

Annual educational program, presented with Lutgert College of Business, takes place in **September** at Florida Gulf Coast University and will focus on the relationships between water quality and resiliency with economic growth and development in Southwest Florida.

Reception for Lee County Commissioners:

Exclusive event for REIS members has been rescheduled for October 14th. Sponsored by Edison National Bank and Henderson Franklin, Attorneys at Law.

Annual Party:

The popular social event is planned for November 10th at Sidney's, the new rooftop venue at the Sidney and Berne Davis Art Center in downtown Fort Myers.

Sponsorships:

Prime sponsorships are now available for the upcoming Real Estate Symposium and the Annual Party. Contact [Molly Scott](#), 239.226.0500, for information and availability of opportunities to sponsor REIS events.

Scholarship Program:

The REIS Board of Governors has agreed to award 4 scholarships to qualified students this year. Learn how you can participate and support the scholarship program on the [REIS webpage](#) or contact [Bev Larson](#).

WATER ISSUES AND REAL ESTATE

Water quality issues and effects on growth in Southwest Florida will be the focus of the **2021 REIS Real Estate Symposium**, presented by the Real Estate Investment Society and Lutgert College of Business at Florida Gulf Coast University (FGCU) at FGCU September 8th. Leading water experts, civic leaders, and professionals in design and development will engage in discussions to address water quality challenges and solutions, impacts on growth, design and development considerations, and solutions and community initiatives.

Registration for the half-day program is now open on the [REIS website](#).

The title sponsor of the popular annual event is [Roetzel & Address](#). Gold sponsors include Morris-Depew Associates, Busey Bank, and Environmental Risk Management. Silver sponsors are Edison National Bank and Dagostino Geospatial. A limited number of sponsorships are available. Contact [Molly Scott](#), 239.226.0500, for details.

LEGISLATIVE DELEGATION TO MEET

Lee County Legislative Delegation meets August 18th to consider local bills, funding requests, and public commentary for the 2022 State Legislative Session. The meeting is from 9 to 5 in Florida Southwestern State College Nursing Building, Room AA-177. Bills must be submitted and presentations registered by August 6th with [Brandon Miller](#). The agenda and meeting materials will be on [www.leedelegation.com](#). The Delegation includes all legislators serving the County and representatives of the six municipalities.

REIS COMMEMORATES 40 YEARS

The Real Estate Investment Society is marking 40 years of service to Southwest Florida's real estate investment and development community! It began in 1981 when leading members of Southwest Florida's commercial and investment real estate community banded together to establish a local organization that would provide practical education, promote ethical standards, and represent the interests of the profession within the local community. Learn more about REIS and those who have led the organization on the [REIS History webpage](#).

BEV LARSON, CCIM

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PROPERTY RIGHTS PROTECTION

Florida HB 421/1101 has been signed into law, modifying the Bert Harris Act and providing additional protections for property owners. The bill was sponsored by State Representatives Jenna Persons-Mulicka and Kaylee Tuck, both members of REIS. According to a [legal blog](#) by Kaylee Tuck, a property owner who's land has been burdened by a regulation may now file a Bert Harris claim without going through the process of having a development application denied. Additional changes to the Bert Harris Act simplify and streamline the claims process for property owners.

NEW LAW LIMITS IMPACT FEES

Governor DeSantis signed HB 337 into law, which limits impact fee increases to no more than 12.5% in a given year and no more than 50% over a four-year period. The law is retroactive to January 1, 2021. Any increase in impact fees of more than 12.5% and less than 25% must be phased in equal amounts over two years and over 4 years if the increase is more than 25%. Local governments can only issue an impact fee once every four years. If a developer provides land for right-of-way for road-widening or improvements to add capacity to a road, local government is obligated to provide dollar-for-dollar credits equal to the value of the land or the actual construction costs. The credits are assigned by a proportionate fair share agreement.

COMP PLAN AMENDMENT REGS

Florida House Bill 487 has been signed into law, effective July 1, 2021. The new law increases the maximum acreage for small-scale comprehensive plan amendments from 10 to 50 acres and from 20 to 100 acres if the property is within a rural area of opportunity.

I-75 CORRIDOR IMPROVEMENTS

Florida Dept. of Transportation (FDOT) is developing a master plan for the [I-75 Southwest Connect project](#), which covers covers 42 miles of highway from Collier Boulevard (951) in Naples to Bayshore Road in North Fort Myers. The public comment period of the Planning and Feasibility Phase has just concluded and the study will be included in the master plan. FDOT is now advancing to the Project Development and Environmental Study Phase, including locations and conceptual designs for intersection and mainline improvements. The master plan is scheduled for completion in Spring 2022.

AFFORDABLE HOUSING PROPOSAL

Florida Realtors have proposed an amendment to Florida's constitution which would guarantee that money in the affordable housing trust fund would only be used for affordable housing programs. The proposal requires approval of the amendment's wording by the Florida Supreme Court, almost 900,000 petitions signed by voters, and ballot approval by at least 60% of voters. The Realtors hope to have the proposed amendment on the ballot in November 2022.

TOURISM PROJECTS ADVANCE

Great Wolf Lodge received approval of a \$15 million economic incentives package from Collier County. The proposed project includes an indoor waterpark and a 550-room hotel at the City Gate Commerce Park adjacent to the Paradise Coast Sports Complex.

Topgolf is under construction at I-75 and Colonial Boulevard in Fort Myers. The entertainment destination will include a variety of golf amenities, restaurant and bar, and private event and meeting rooms.

Margaritaville Beach Resort has begun development of a 254 room hotel, restaurants, bars, and amenities at Fort Myers Beach, expected to open in 2023.

Bert's Black Widow Harley-Davidson has completed construction of a restaurant, bar, and 60,000 sq. ft. pavilion for concerts and special events, next to Charlotte Sports Park in Port Charlotte.

REIS WELCOMES NEW MEMBERS

Todd Griffith, PE, LEED AP, is the director of SW Florida Division of Matern Professional Engineering.

Hillary Eng is an engineer with Charles Perry Partners.

Sarah Arnold-Cox is manager of Security Title & Abstract in Fort Myers.

Skip Kitchen, residential and commercial Realtor with Miloff Aubuchon Realty Group, focuses on investments and business development.

Jeff Disinger is an acquisition and development specialist with Guardian Capital, specializing in multi-family projects and investment and development opportunities.

Samia Abed is director of commercial and Gulf Coast markets with VIP Real Estate Co, based in Naples.

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

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