

## REAL ESTATE INVESTMENT SOCIETY

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## BOARDROOM REPORT

### News from recent REIS board meetings

#### Luncheon Programs:

Bonita Springs Mayor Ben Nelson will speak at the June 9th luncheon, sponsored by [Busey Bank](#).

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.

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. The focus will be on Emerging Economic Trends from global, state and local perspectives. Sponsors include [Roetzel & Address](#), [VIP Commercial](#), and [LandQwest Property Management](#). Additional sponsorships are available. Anyone interested in participating may contact Education Committee Chairs [Alexis Crespo](#), [John Nicola](#), and [Mary Gentile](#).

#### 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 sponsor this popular gathering. Plans are also underway for a mixer with other real estate organizations.

#### Horizon Council:

Sean Ellis, REIS representative on the Council, reports the Industry Appreciation Event will be September 18th.

## LEGISLATIVE WRAP-UP

REIS joins the Urban Land Institute (ULI) to present a panel discussion to assess what happened in the 2015 Legislative Session and how it affects our industry. The panel includes state legislators from both houses and experts in development planning and legal issues. The event takes place June 25th at the Grand Cypress clubhouse in Naples. REIS members are invited to attend at ULI member rates, details to be provided by email.

## AGRITOURISM HEARING JUNE 16

Lee County Commissioners will conduct a public hearing to adopt an ordinance amending Chapter 34 of the Land Development Code (LDC) addressing agritourism operations. The ordinance aligns zoning regulations with Florida Statute 570, which states ". . . a local government may not enact an ordinance, regulation, rule or policy that prohibits, restricts or limits Agritourism activities." The proposed ordinance allows a wide range of commercial, retail and recreational uses on agricultural property, as accessories to farm activities, regardless of land use designations or community plans. The hearing is scheduled at 9:30 am in Board Chambers of the Lee County Courthouse.

Review the [proposed ordinance](#) and [state statute](#) online.

## COMMERCIAL REVITALIZATION

The Lee County Economic Development Office (EDO) is forming a Commercial Corridor Revitalization Steering Committee to discuss revitalizing areas that have lagged the ongoing economic recovery. The first course of action will be to create a work plan geared toward identifying private sector economic development solutions that might be augmented via public facilitation. While the initial focus will be on the needs of areas such as North Fort Myers, Lehigh Acres and Dunbar, other commercial areas of concern may also be addressed. The first meeting will be the week of July 6th at the Lee County Economic Development Office. For more information, please contact B. Pat O'Rourke at 239-338-3161.



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## WATER REGULATION RULE ISSUED

On May 27th the Environmental Protection Agency (EPA) issued the final rule to expand the scope of waters regulated by the Clean Water Act. The contentious rule has serious implications for construction, real estate development, oil and gas, and mining industries and received over 1 million public comments. 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 is poised to vote on a similar bill, the Federal Water Quality Protection Act (S 1140). The White House has threatened to veto the legislation.

## COMMERCIAL LEASE TAX

The Florida Legislature is expected to revisit proposed elimination/reduction of sales tax on commercial property leases during the Special Session now underway. Senate bill SB 140 was sailing through committee approvals when the regular session ended. House bill HB 101 was incorporated into a bill with other tax cuts, while HB 7141 passed the House and was sent to the Senate. Related bills HB 245, SB 1230, HB 317, and SB 1368 were never considered during the regular session.

## REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Beth Hendry, IberiaBank  
Norma Yates, Yates Group, LLC  
Richard Fain, Encore Bank  
Jay McGregor, IberiaBank

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

## WHEELER ON FINANCE BOARD

Governor Rick Scott reappointed REIS member Howard Wheeler to the Florida Housing Finance Corp., a state organization that assists in creating affordable rental housing and home ownership opportunities.

## duPONT NAMED PRESIDENT OF BIA

REIS member Victor duPont has been installed as president of the Lee Building Industry Association (BIA). The BIA Board of Directors also includes REIS members Randal Mercer, Steve Richards and Randy Thibaut.

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## 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](http://www.FLCCIM.com)

## FREIGHT LOGISTIC ZONES

The Florida Legislature passed HB 257 on May 27, which allows a county or contiguous counties to designate Freight Logistic Zones. Projects within the Zones may be eligible for priority in state funding and incentive programs. The legislation is pending approval by the Governor.

The Zones may benefit the inland port projects proposed across Florida, including Airglades Airport in Clewiston, Americas Gateway Logistics Center in Moore Haven, and South Florida Intermodal Logistics Center in Belle Glade.

## PRIVATE PROPERTY RIGHTS

Legislation (HB 383) to amend the Bert Harris Act has been signed by the Governor and is effective July 1st. The law creates a new avenue for property owners to recover damages based on an "unconstitutional exaction," rewords the definition of "property owner," and requires the government entity to demonstrate that the conditions imposed serve a legitimate public purpose.

## DRI PROGRAM TERMINATED

The growth management bill (CS/CS/SB 1216) has been signed by the Governor and is effective immediately. The bill replaces the Development of Regional Impact (DRI) program with the state coordinated review process.

## FLOOD INSURANCE REFORM

Legislation (CS/CS/CS/SB 1094) becomes effective July 1st that requires development and redevelopment policies, strategies and engineering solutions to reduce flood risk in coastal areas. It also requires property appraisers to submit elevation certificates and provide criteria for customized flood insurance.

## PLANNING LAWS TO BE REVIEWED

American Planning Association (APA) Florida Chapter presents a [Planning Law Review webinar](#) June 24th at the SW Florida Regional Planning Council.



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