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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Lee County Sheriff Mike Scott will be the speaker at the June 14th luncheon, sponsored by [LandQwest Property Management, LLC](#).

The July luncheon will feature a program on Lee County Plan amendments and transferring development rights, presented by Michael Jacob and Mikki Rozdolksi, both with Lee County government. Sponsored by [Maxwell•Hendry•Simmons](#).

Collier County development will be the focus of the August luncheon, with David Wilkison, head of Collier County Growth Management Department. Sponsorship is currently available. Contact Chairman [Peter Rossi](#), 239.514.4100 for availability and details.

REIS welcomes your suggestions on programs. Please share your ideas with [Karen Miller](#), 239.936.4003.

Scholarship Program:

Student applications are accepted by FGCU until October 1st. Contributions are needed to fund the fall awards. Visit the [website](#) for details and online contributions.

Education Workshop:

Co-chairs [Mary Gentile](#) (239.333.3272) and [Noel Davies](#) (239.337.3850) plan to focus on real estate trends and hot topics in local development. The popular symposium will be at Florida Gulf Coast University on September 9th. Prime sponsorship opportunities are available.

Annual Party:

Chair [Arleen Hunter](#) (239.949.6262) has scheduled the gala event for November 17th and has already arranged live entertainment. Sponsorships are available.

Reception for Lee County Commissioners:

Popular bi-annual event to introduce the new board of county commissioners will take place December 8th. This members-only event is hosted by Edison National Bank and Henderson Franklin, Attorneys at Law.

CAPE CORAL LAND REGS REWRITE

On June 1st, the City of Cape Coral reviewed an analysis of its Community Development Dept., regulations and codes. The report recommends a complete rewrite of its Land Use Development Regulations (LUDR), including land use, zoning and development codes. The report also suggests reducing the number of land use categories and zoning districts to make it easier to understand and develop property. It is also recommended that the City regulate its LUDRs by building height rather than the current Floor Area Ratio (FAR) system to allow for easier property assemblage. [Click here for the full report](#).

TRANSFER DEVELOPMENT RIGHTS

Lee County's program to transfer development units (TDUs) from Pine Island to other areas of the County is up and running. A Pine Island TDU equates to 2 dwelling units outside of the Greater Pine Island Planning Community or up to 2 units per acre in the Suburban Land Use category. A TDU may also equal up to 10,000 sq. ft. of commercial uses or may be used for increased bonus densities or relief from open space requirements. Lee County Attorney Michael Jacob and Section Manager Mikki Rozdolksi will explain the [TDR Program](#) at the REIS July 12th luncheon.

COLLIER GROWTH MANAGEMENT

As Ave Maria leads the region's resurgent housing market, Collier County is focusing on growth in the eastern part of the County, updating its community plans for the Rural Fringe Mixed-Use District, Golden Gate Area Master Plan, Rural Lands Stewardship Area, and Immokalee Area Master Plan. Public workshops are underway on these plans and the agendas, presentations, and summaries are on the [Community Planning website](#). David Wilkison, head of Collier County's Growth Management Dept., will present an update of the effort at the REIS August 9th luncheon, along with an overview of infrastructure needs in that area. Wilkison is also expected to report on the new Electronic Plan Review (EPR) process being implemented in June.



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FLOOD INSURANCE ACT ADVANCES

The U.S. House of Representatives unanimously passed the Flood Insurance Market Parity and Modernization Act on April 28th. The bill now advances to the Senate with strong support. The law would allow lenders to accept private flood insurance to meet mandatory purchase requirements for federally-backed mortgages.

COMMERCIAL LENDING OUTLOOK

A new [report by the American Banking Association \(ABA\)](#) reveals that 82% of banks surveyed intend to increase their capital concentration in commercial real estate. The most sought-after loans are for multi-family, office, and retail. However, two-thirds worry that regulatory guidance on commercial real estate risk management would result in a reduction of credit availability.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Jonathon Morton, Mor-Sports Group
Douglas Szabo, Henderson Franklin
Jason Himschoot, Goede Adamczyk DeBoest & Cross

A limited number of memberships are available for new members, details are on the [REIS website](#)

REIS MEMBERS IN THE NEWS

The 2016 list of the nation's top commercial brokers, released by CoStar Group, includes former REIS presidents **Bob White**, **Stan Stouder**, **Randy Mercer**.

REIS member **Michael Lehnert** has been named treasurer of the Southwest Florida Real Estate Council.

Former REIS president **Robbie Roepstorff** will be a panelist in the State of Lee County program at the Horizon Council annual meeting June 24th.

Kathleen Oppenheimer Berkey has been elected to Keep Lee County Beautiful Board of Directors.

MARKETING OPPORTUNITY

Put your firm on center stage before the major movers and shakers in the commercial real estate industry with prime sponsorship of a REIS luncheon, real estate symposium, or the gala annual party. Interested? Contact [Peter Rossi](#), 239.514.4100 for details.

THE STATE OF LEE COUNTY

The annual Investor Update and General Membership Meeting of the Horizon Council will feature a panel discussion on the "State of Lee County." The event takes place on June 24th at Florida Southwestern College. Details at [Lee County Economic Development Office](#).

REVIEW MPO 5-YEAR PLANS

Public comment will be accepted through June 10th on the Collier County MPO Transportation Improvement Plan (TIP) for fiscal years 2016/2017-2020/2021. The Collier draft TIP and comment cards may be viewed at [colliermpo.com](#). The Lee County draft TIP for the same 5-year period may be viewed at [leempoc.com](#) and comments submitted through June 17th via the website.

BONITA FOCUSES ON HOT SPOTS

Bonita Springs is moving forward with efforts to facilitate commercial development in key locations. **Downtown redevelopment** is well underway with road and drainage improvements that allow more efficient use of building sites. Recent amendments to the Downtown Redevelopment Area also provide for administrative relief for innovative projects. The City has initiated a study of the **U.S. 41 and Bonita Beach Road quadrant** to develop routes for traffic to bypass the intersection, particularly at the northwest and southwest sections. The results of the **Bonita Beach Road visioning study**, including numerous traffic improvements, were presented to City Council and a packed house on May 18th. Review the [full presentation](#) on REIS website, Resources section.

CHARLOTTE CHARTER REVIEW

The Charlotte County Charter Review Commission is holding a series of public hearings seeking input on proposed amendments and revisions to the County Charter. The next hearing is June 15th. The Charter and proposed amendments may be reviewed on their [website](#).

CHARLOTTE'S STRATEGIC PLAN

Charlotte County Economic Development has just released the results of the [community survey](#) on the Economic Development Strategic Plan. The survey will be used to guide economic development efforts.



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