

**2019 OFFICERS:**

President Alexis Crespo, AICP  
Vice President Mary Gentile, CSM, CRX  
Treasurer Bill Morris, P.E.  
Secretary Kent Poli

**2019 GOVERNORS:**

Jason Brewer  
Gordon Glover  
Tim Hancock, AICP  
Travis Merrick  
Lori Moore  
Justin Thibaut  
Austin Turner  
Past President Bev Larson, CCIM

## BOARDROOM REPORT

*News from recent REIS board meetings*

**Luncheon Programs:**

Economic opportunity zones will be explained by John Talmadge and Ruth Buchanan of the Lee County Economic Development Office, at the March 12th luncheon. *The luncheon will be in the Magnolia Room at the Pelican Preserve Town Center (not the Clubhouse).* Sponsored by [Roetzel & Andress](#).

The April 9th luncheon will feature a presentation on Emergency Preparedness by Lee Mayfield of Lee County Department of Public Safety. Sponsored by [IBERIA Bank](#).

Airport growth and its economic impacts will be the topic of the May 14th luncheon, sponsored by [ECS Florida](#).

REIS welcomes your program suggestions. Please share your ideas with [Mary Gentile](#), 239-275-4922, ext. 235. If you would like to lead the invocation and pledge at a luncheon, please contact [Tim Hancock](#), 239-649-4040.

**Sponsorships:**

Contact [Austin Turner](#), 239-344-1178, for information and availability of opportunities to sponsor REIS events.

**Scholarship Program:**

Kent Poli, Bill Morris, Bev Larson, and Austin Turner have been appointed to the REIS Scholarship Committee for 2109. Information on the program, criteria for applying, and a donation form are on the [REIS webpage](#).

**Real Estate Symposium:**

The Education Committee of [Lori Moore](#), [Justin Thibaut](#), and [Austin Turner](#) are planning the annual workshop and welcome anyone interested in participating or sponsoring the popular event to contact them.

**Membership:**

All REIS memberships expired December 31st and those memberships not renewed are now being offered to applicants on the waiting list. The [membership application](#) is on the website. If you have any questions please contact [Bill Burdette](#).

## AFFORDABLE HOUSING OPTIONS

Florida's affordable housing needs are getting top attention this year. Governor DeSantis proposes to dedicate all of the Sadowski Trust Fund to affordable housing solutions in his budget proposal. Many legislators are also on board, led by Senator Passidomo's bill SB70, which would protect the State Housing Trust Fund and Local Government Trust Fund, commonly known as the Sadowski Fund, for the intended purpose.

The Sadowski Trust Fund was established in 1992 to support loans and subsidies for development of affordable housing but is routinely raided to fund other programs. It is funded by a portion of the documentary stamp tax assessed on real estate transactions.

A panel discussion of **Affordable Housing Options for Southwest Florida** will take place at the March 13th meeting of the [Chamber of SW Florida](#) in Fort Myers. The panel includes representatives from the City of Fort Myers, Habitat for Humanity, TPI Hospitality, SW Florida Airport Joint Venture, and Henderson Franklin Starnes & Holt.

## INVESTING IN OPPORTUNITY ZONES

Legislation (HB 481) filed in the Florida Legislature would revive the expired Florida Enterprise Zones Act as the Florida Opportunity Act and link it to the federal opportunity zones (OZ) incentive. Opportunity Zones are designated areas where development is encouraged by providing tax benefits to investors. Federal guidance on the tax incentives has recently been issued by the Treasury Department. Lee County EDO will explain Opportunity Zones at the REIS March 12th luncheon.

## CLEAN WATER ACT GOES TO COURT

The U.S. Supreme Court has agreed to hear the case of County of Maui vs. Hawaii Wildlife Federation. The case questions whether pollution that reaches surface water by being conveyed by groundwater is under the jurisdiction of the Clean Water Act. If the current ruling approving that is upheld, it could have widespread implications for farmers and anyone with septic tanks.

**BEV LARSON, CCIM**  
COMMERCIAL  INVESTMENT  OFFICE  
RETAIL  LAND - ACREAGE  DEVELOPMENT



*Bev*  
bevl314@aol.com 239.281.1290

239.337.0555 [MHSappraisal.com](http://MHSappraisal.com)



**MAXWELL HENDRY SIMMONS**  
real estate appraisers & consultants

## STATE LEGISLATION TO WATCH

**Home Rule:** HB 3 would prohibit local governments from imposing or adopting new regulations of businesses after a certain date. Preempts regulation and licensing of professions and occupations to the state.

**Impact fees:** HB 207 / SB 144 would revise minimum requirements for adoption of impact fees by specified government agencies. Exempts water and sewer connection fees from Florida Impact Fee Act.

**Public Meetings:** HB 265 / SB 518 specifies that certain boards & commissions are subject to public meetings requirements; revises public notice requirements; provides that member of public has right to speak at public meeting; requires members of board or commission to respond to questions made at public meetings within a specified timeframe.

**Open and Expired Building Permits:** HB 447 / SB 902 provides requirements related to open & expired permits, including permit requirements, closing of permits, amendment of Florida Building Code, powers of local governmental entities, applicability, & notice requirements.

**Engineering:** SB 616 authorizing Board of Professional Engineers to establish standards of practice and responsibility rules; requiring that structural inspections on a threshold building be performed during new construction or during certain repair or restoration projects.

**Dredge and Fill Permitting:** HB 799 urges Congress to direct U.S. EPA to issue memorandum of agreement so Florida may complete assumption of section 404 dredge & fill permitting program under federal Clean Water Act.

**Comprehensive Plan Amendments:** HB 6017 removes acreage limitations applying to small-scale comprehensive plan amendments.

**Private Property Rights:** SB 824 preempts regulation of vacation rentals by homeowners to the state.

## CONTACT ELECTED OFFICIALS

The [Resources section](#) of the REIS website provides contact information for government officials representing the state and Southwest Florida. The section is also updated regularly with links to other useful sources.

## LET'S MIX IT UP AT THE BALLPARK

Real estate and construction management professionals will gather at Florida Gulf Coast University's (FGCU) Swanson Stadium Saturday, March 16th, for an afternoon of networking, baseball, and ballpark food and drink. The event is sponsored by REIS, Lee BIA, the CCIM Chapter, Realtors Land Institute (RLI), and FGCU's Lutgert College of Business. The hospitality suite opens at 1, the FGCU Eagles play Rutgers at 2, and all is free for members of the sponsor organizations and their guests.

## GOLFERS FUND SCHOLARSHIPS

The annual Paul Sands Memorial Invitational Slaw Dog Tournament raised \$8,640 for the REIS Scholarship Foundation, which funds the Paul Sands Memorial - REIS Scholarship program at Florida Gulf Coast University.



*Lisa Sands presents the Slaw Dog check for the REIS Scholarship program, with Bev Larson, Mary Gentile, Shelton Weeks, Alexis Crespo, and Kent Poli.*

## REIS WELCOMES NEW MEMBERS

Please join in welcoming our newest members:

**Mitch Hutchcraft** is vice president, real estate, with King Ranch, managing the firm's real estate assets. He also serves on the Habitat for Humanity board and formerly on the board South Florida Water Management District.

**Keren Ayal** is the founder of Capparis Properties, a real estate investment group that forms limited liability partnerships of accredited investors to acquire properties.

**Art Castellanos, AIA** is a partner in Castellanos + Tramonte Architects and has extensive experience with commercial, residential and government projects.

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

Southwest Florida's  
Commercial & Residential  
Real Estate Team

239. 690.4100  
[www.krisecg.com](http://www.krisecg.com)



239.514.4100  
[www.ForgeEng.com](http://www.ForgeEng.com)

Forensic Engineering  
Roof Consulting  
Building Sciences  
Geotechnical Engineering  
Environmental Engineering  
Construction Materials Testing