

2024 OFFICERS:

President Justin Thibaut, CCIM
Vice President Josh Philpott, AICP
Treasurer Kristine Smale
Secretary Phil Fischler, CCIM

2024 GOVERNORS:

Kevin Beuparlant
Matt Caldwell
Jennifer Fisher
Zannon Garza
Donald Schrottenboer
Ryan Shute, P.E.
Shelton Weeks, PhD
Past President Lori Moore

BOARDROOM REPORT

News from recent REIS board meetings

Monthly Programs:

The presentation on Lee County's goals by Mike Greenwell, chair of the Lee County Board of County Commissioners, at the March 12th luncheon is available on the [REIS Resources webpage](#).

The 2024 Political Forecast and Effects on Markets, will be the topic of the **April 9th luncheon**, presented by Dennis Pearlman, political analyst and wealth management consultant with Everhart. The luncheon is sponsored by [Seacoast Bank](#).

The **May 14th luncheon** will feature a report on Skyplex and airport-related development opportunities, led by Donald Schrottenboer of REALVISORY. [Stantec](#) will be the sponsor.

When registering for REIS luncheons, please check the drop down menu for "ticket type" and select the correct ticket before submitting the reservation.

Interested in sponsoring a REIS luncheon or other event? Please contact [Ryan Shute](#), (239) 337-3993, for details.

SAVE THE DATES . . .

2024 Real Estate Symposium:

The annual half-day program presented by REIS and Lutgert College of Business takes place September 19th at Florida Gulf Coast University. Sponsorships are available. Please contact [Ryan Shute](#) soon for details.

REIS Annual Social Event:

Festive event exclusively for REIS members and their guests will be at Sidney's Rooftop at the Davis Arts Center overlooking Fort Myers River District on November 14th. Live music, full bar, great food, and camaraderie with fellow REIS members. VIP sponsor is Krise Commercial Group. Additional sponsorships are available.

Reception for Lee County Commissioners:

This popular event for REIS members and their guests toasts the newly elected Lee County Board of County Commissioners. The reception is scheduled for December 5th at Edison National Bank and is sponsored by [Edison National Bank](#) and [Henderson, Franklin, Starnes & Holt](#).

WETLANDS PERMITTING AUTHORITY

The State of Florida has requested a stay of the court order that returns wetland permitting authority to the U.S. Army Corps of Engineers, while preparing to appeal the decision. A brief supporting the State's request has been filed by Florida Chamber of Commerce, Associated Industries of Florida, the Association of Florida Community Developers, the Florida Home Builders Association, and others. The U.S. District Court ruled in February to vacate the U.S. Environmental Protection Agency's (EPA) approval of Florida's application to take over permitting under Section 404 of the Clean Water Act. The ruling does not affect permits already issued but it does impact pending and new applications. The Court has also granted a stay of the lawsuit challenging the transfer to the state that was filed by the Miccosukee Tribe in 2022. Florida assumed permitting authority in December 2020 to streamline development permitting in wetland areas.

IMPACT FEES RISING

The City of Cape Coral has approved increases in utility impact fees to fund expansion of municipal water and sewer services. The fee for water, sewer, and irrigation for a new home is rising from \$6,750 to \$8,748 and will be phased in over 4 years. The City of Fort Myers is also considering increasing impact fees for water.

FORT MYERS WATER SUPPLY

The City of Fort Myers is continuing to offer Specific Permits to Construct Water System Components to connect new developments to the municipal system. Unlike a General Permit, the Specific Permit certifies that the City will provide water but does not guarantee when the capacity will be available. Since the temporary process began in May 2022, the City has put 7 new wells in service with 4 more are coming this summer. Final design of the water treatment plant expansion is underway and is expected to be built and in service by June 2027.

RESILIENCY AND RECOVERY PLAN

Lee County commissioners have approved the [Resiliency and Recovery Plan](#), providing a road map for the County, municipalities, and local agencies to acquire grants for Hurricane Ian recovery efforts and prepare infrastructure, housing, natural resources, and other elements to withstand and recover from future storms.

BEV LARSON, CCIM

COMMERCIAL INVESTMENT OFFICE
RETAIL LAND - ACREAGE DEVELOPMENT

 





bev1314@aol.com **239.281.1290**

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

- Commercial and Residential
- Litigation Support/Eminent Domain
- Subdivision/Development Analysis
- Insurable Value
- Estate/Taxation Appraisals
- Ad Valorem Issues
- Rental Studies/Lease Analysis
- General Consulting

(239) 337-0555 ♦ www.MHSappraisal.com  

1619 Jackson Street, Fort Myers, FL 33901 Connect with us

AFFORDABLE HOUSING ACT UPDATE

Florida Legislators passed SB 328, revising last year's "Live Local Act" with only one dissenting vote. The bill expands the law to include "for sale" housing in addition to rentals in qualified projects, allowing mixed-income projects with condominiums and rental apartments. Parking requirements will be eliminated for mixed-use "Live Local" projects in transit-oriented developments and reduced by 20% for projects near a major transportation hub with available parking. The bills would also reinforce FAR (Floor Area Ratio) and density allowances, and provide protections for existing single-family neighborhoods, along with other refinements. Revisions include height limitations for projects adjacent to existing single-family neighborhoods on at least 2 sides.

BUSINESS LEASE TAX REDUCTION

The state sales tax on rental of commercial property will be reduced from 4.5% to 2.0% in June, ahead of the planned reduction in August. *However, the Legislature failed to pass a bill that would further reduce the rate to 1.25% for one year.*

INSURANCE TAX RELIEF

The Legislature passed HB 7073, which includes a one-year tax exemption for residential properties on homeowners insurance (1.75%) and fire marshal regulatory assessments (1.0%), and for all properties on flood insurance (1.75%).

PROPERTY TAX SHIFT

The Legislature passed a proposed constitutional amendment (HJR 7017) that would index homestead exemption rates to the Consumer Price Index (CPI). The annual increases in exemptions would apply to all except school taxes and would begin in the 2025-2026 tax year. The amendment will be on the November ballot and require approval of 60% of the voters. Taxes saved by homeowners would shift to non-homestead properties.

REVISED BUILDING REGULATIONS

The Legislature passed a bill (HB 267ER) amending requirements for certain building permit applications, timelines for local governments to process permit applications and revisions, permit fees, and qualifications for code inspectors and plans examiners. SB 812ER also passed and requires local governments to create programs to expedite building permits for residential developments prior to recording of plats.

FGCU INTERNSHIP OPPORTUNITIES

Many REIS members have been reaping the benefits of hiring interns through the Lutgert College of Business at Florida Gulf Coast University (FGCU). The program allows businesses to fill immediate openings and evaluate talent without a long-term commitment. Ambitious young professionals with fresh perspectives are available in real estate, financing, accounting, management, agribusiness, and related fields. Contact [Niki Mann](#), 239.745.4281, to learn how you can benefit.

... AND MENTORSHIP BENEFITS

Lutgert College also provides business people with the opportunity to mentor students in their professions, allowing them to share expertise while strengthening their talent pipelines. The mentorship program is coordinated by [Maria Sotomayor](#), 239.745.4740.

REIS works closely with Lutgert College of Business, as well as the FGCU Engineering and Construction Management programs to coordinate educational efforts with the needs of the business community.

WELCOME NEW REIS MEMBERS

Daryl Petersen is with PDS Architecture, providing architectural services and construction management throughout Southwest Florida.

Kelsey Weisenberger is an associate attorney in land use, zoning, real estate, agricultural, and environmental law with Pavese Law Firm.

David Watkins is with Blue Ice Holdings, based in Cape Coral.

Edward Gilbride is a financing and mortgage banking veteran with the Estero branch of Meadowbrook Financial Mortgage Bankers Corp.

Anthony DiMauro specializes in commercial lending with Florida Business Development Corporation.

Roland Goris is with Capital Growth Strategies.

Steve Krystyniak, an experienced commercial lender, is the Senior Commercial Relationship Manager with Achieva Credit Union.

Jessica Turner is the Coordinator for the Southwest Florida Housing Coalition with the Collaboratory.

A limited number of memberships are currently available. Details and application form are on the [REIS website](#).

LSI
COMPANIES

MORE THAN
JUST DIRT.

FULL-SERVICE REAL ESTATE BROKERAGE • MARKET RESEARCH • LAND SERVICES • APPRAISALS
LSICOMPANIES.COM | 239.489.4066

Southwest Florida's
Commercial & Residential
Real Estate Team

239. 690.4100
www.krisecg.com

**KRISE**
COMMERCIAL GROUP