

REAL ESTATE INVESTMENT SOCIETY

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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

Fort Myers Mayor Randy Henderson will be the speaker at the May 13th luncheon, sponsored by [Dry Zone, Inc.](#)

The June 10th luncheon is expected to feature a review of the recent Legislative Session. Sponsorship is available.

REIS welcomes your suggestions on programs and speakers you would like to see at the luncheons. Please share your ideas with [Matt Simmons](#), 239.337.0555. See [Randy Krise](#), 239.690.4100, for sponsorship opportunities.

Scholarship Programs:

The popular Chico's shopping spree fundraiser will take place again on July 9, exclusively for REIS members and their guests. Participation is limited and registration will be required. Details are being finalized and will be posted on the REIS website. Invitations will be sent to members in June with instructions for registering, reports Scholarship Chairman Mark Morris.

Education Workshop:

Education Committee Chairs [Alexis Crespo](#) and [Nikole Wesley](#) are planning a real estate development symposium Sept. 12 at Florida Gulf Coast University on Contact Alexis or Nikole about sponsorship.

Membership:

A limited number of memberships are now available for new members, who may apply on the [REIS website](#).

Annual Social Event:

Bev Larson is planning an encore of last years' festive party. Contact [Bev](#), (239) 281-1290 to reserve a prime sponsorship position.

Jim Kinsey Remembrance:

REIS donated \$100 to the Pediatric Oncology Fund at Lee Memorial Health System Foundation in memory of Jim Kinsey, a longtime REIS member and former member of the REIS Board of Governors.

FLORIDA LEGISLATIVE ACTION

Flood Insurance Reform - PASSED

SB 542 / HB 879 & 581 to create a framework for a private market flood insurance program.

Commercial Lease Tax - DID NOT PASS

SB 176 / HB 11 to reduce the tax rate by 1% of gross rent each year, eliminating the tax in 6 years.

Corporate Income Tax Exemption - DID NOT PASS

approval of Gov. Scott's request to raise the corporate income tax exemption from \$50,000 to \$75,000.

Real Estate Sales Disclosure - PASSED

HB 489 to require sellers to disclose if they are retaining or severing subsurface (mineral) rights.

Public-Private Partnerships - Records - DID NOT PASS

HB 1051 / SB 1318 to exempt unsolicited proposals from public records requirements.

Concurrency - DID NOT PASS

SB 1634 / HB 7023 to exempt certain size businesses from concurrency and impact fees.

Developments of Regional Impact (DRI) - DID NOT PASS

SB 372 / HB 241 to allow additional counties to exempt land development projects from DRI review.

Growth Management - PASSED

SB 374 / HB 189 to revise restrictions on the referendum process regarding local comprehensive plan amendments.

Environmental Permitting - DID NOT PASS

HB 703 / SB 1464 to streamline environmental permitting.

Rural Economic Development - PASSED

SB 1116 / HB 611 & 7023 to encourage development in rural areas and rebrands rural economic programs.

Affordable Housing Appropriation - PASSED

HB 5001 to invest \$167 million in Sadowski Housing Trust Fund for development of affordable housing.

Innovation Hub Appropriation - PASSED

\$7 million in funding for Florida Gulf Coast University's iHub project, a 241 acre public-private research park.



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LEE'S FUTURE LAND USE PLAN

The Local Planning Agency (LPA) will continue to discuss proposed changes to Lee County's Future Land Use Plan and Map at upcoming meetings, which will be posted on the REIS calendar of events. Drafts of these and other proposed changes to Lee County's Comprehensive Plan are on the [Dept. of Community Development website](#).

CLEAN WATER ACT JURISDICTION

On March 25, the Environmental Protection Agency (EPA) and Army Corps of Engineers released a draft rule to clarify which waters are subject to the Clean Water Act (CWA). The rule provides definitions for the 6 existing categories of waters subject to the CWA and adds a 7th category, "Other waters." Landowners should continue to monitor this rulemaking and submit comments to the EPA. The EPA would like to implement new rules in 2016.

MORTGAGE REFORM STALLED

Congressional effort to reform government-sponsored enterprises (GSEs) Fannie Mae and Freddie Mac is stuck in the Senate Banking Committee and will not advance in 2014. The bill would replace the 2 GSEs with a new government-guaranteed housing finance system.

APPRAISAL POLICIES UPDATED

Fannie Mae is changing its appraisal policies, effective August 1. Details about the updated policies are in Fannie Mae's [Selling Guide Announcement SEL-2014-03](#).

SR 29 IMPROVEMENT STUDY

Florida is conducting a study for improvements to State Road 29 from Oil Well Road to SR 82 in Collier County. Proposals include widening to 4 lanes and an alternative corridor to bypass downtown Immokalee. Workshops and updates are posted on the [project website](#).

REIS WELCOMES NEW MEMBERS

Please join in welcoming our new members:

Roxanne Gause, Conestoga-Rovers & Associates
Tobey Schneider, Schneider Construction, Inc.
Brent Barkway, Lee County Economic Development
Coni Dean, Venture Realty & Investments

Membership is limited, but a few remain available. The membership application is on the [REIS website](#).

REVIEW OF LEGISLATIVE SESSION

SW Florida legislators will review the 2014 Legislative Session on May 21 at The Club at Grandezza, in Estero. Specific legislation affecting real estate development will be analyzed. Presented by ULI and co-sponsored by REIS. REIS members may attend at ULI member rate. Details posted on [REIS Calendar of Events](#).

MANAGING ENVIRONMENTAL ISSUES

"The Changing Landscape of Environmental Resource Management: Strategies for Landowners & Developers" seminar takes place May 8 in Fort Myers. Hosted by Chamber of SW Florida, who invites REIS members to attend at Chamber member rate. Continuing education credits provided for attorneys, professional engineers and planners.

LAND USE SYMPOSIUM

A day-long symposium on planning, zoning, land use, and quasi-judicial proceedings will take place at Palmetto Pines Country Club in Cape Coral on May 16. Designed to be educational for new and old professionals, elected officials, and planning board members. Presented by Promised Lands Chapter of American Planning Assn., Fla. Chapter. Register with Tony Palermo, (239) 533-8325.

BUILDING, ENERGY, & FLOOD RULES

Advanced Building Code, Energy Code Rules, and Flood Plains training courses will be offered jointly by Fla. Dept. of Professional Regulation (DPBR), Building Officials Assn. of Fla. (BOAF), and Fla. Home Builders Assn. (FHBA). Offered by [American Institute of Architects \(AIA\) Florida Southwest](#) on May 12 at Miromar Design Center in Estero.

ELEVATION DATA ON LEE WEBSITE

Spot elevations on the Lee County GIS website now have NAVD88 data at 50' intervals, which may be useful for surveyors, engineers and real estate agents dealing with FEMA flood maps. View the data at [LeeSplnS](#).

THE "GO TO" SITE FOR REAL ESTATE

The [REIS website](#) offers expanded resources, including direct links to elected officials, government agencies, related professional organizations, and sources of maps and data on the Southwest Florida market. Check it out.

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