

## REAL ESTATE INVESTMENT SOCIETY

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## BOARDROOM REPORT

### News from recent REIS board meetings

#### Luncheon Programs:

The May 12th luncheon will be extended from 11:45am - 1:15pm to feature an a review of the Legislative Session by Representatives Dane Eagle, Matt Caldwell, Ray Rodrigues, and Heather Fitzenhagen, sponsored by [Waldrop Engineering](#).

Bonita Springs Mayor Ben Nelson will speak address the June 9th luncheon, sponsored by [Busey Bank](#). The WildBlue project will be the subject of the July 14th luncheon sponsored by [GFA International](#).

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 September 11th at FGCU. The focus will be on Emerging Economic Trends from global, state and local perspectives. Title sponsor will be [Roetzel & Andress](#). Anyone interested in participating or sponsoring may contact Education Committee Chairs [Alexis Crespo](#), [John Nicola](#), and [Mary Gentile](#).

#### Member Relations & Social Events:

Member Relations and Social Event Committee Chairs [Bev Larson](#) and [Peter Rossi](#) are planning a surprise new venue for this year's gala event. Contact Bev or Peter to help or to sponsor this popular gathering. Plans are also underway for a mixer with other real estate organizations.

#### Scholarship:

Co-chairs Mark Morris and Bob Bassett are meeting with area universities and colleges to promote participation in REIS scholarship programs. Information and donation form are on the [REIS web page](#).

## ASK YOUR LEGISLATORS

Lee County's State Representatives will address specific questions and issues at the REIS May 12th luncheon. 11:45am - 1:15pm. Please submit questions and comments in advance to [info@reis-swfl.org](mailto:info@reis-swfl.org).

## REGIONAL ECONOMIC SUMMIT

A regional overview of initiatives to promote, diversify and strengthen Southwest Florida's economy will be presented May 11th, 8 am - 12pm, at Harborside Event Center in Fort Myers. Half-day event features leaders from economic development agencies, workforce experts, and speakers from Florida Gulf Coast University and Wawa. Details at [www.news-press.com/economicsummit](http://www.news-press.com/economicsummit)

## LAND USE SYMPOSIUM

The 2nd Annual Land Use Symposium, "Everything You Wanted to Know About Florida Planning and Zoning - A Symposium for Plan Commissioners and Professionals," will be 10am - 1:30pm on May 8th at Port Charlotte County Administration Center in Murdock. Presented by the Promised Lands Section of APA (American Planning Association) at the Charlotte County Administration Building. Details on [APA website](#) or from [Tony Palermo](#).

## GROWTH MANAGEMENT

A regional overview of development patterns and growth management issues will be presented by the Southwest Florida Chapter of Urban Land Institute (ULI).

May 15: *Future of Development in Charlotte County*  
All presentations will be at Florida Gulf Coast University. Details available at [www.swflorida.uli.org](http://www.swflorida.uli.org).

## ULI STATE SUMMIT

The Urban Land Institute's (ULI) Florida Summit will be June 4-5 in Ponte Verde Beach. Tours and programs on mixed use development, residential trends, hospitality evolution, redevelopment, new financing sources, urbanization of retail development, using new technology, the advent of automated vehicles, and real estate investment. Details: [www.florida.uli.org](http://www.florida.uli.org) or 800-321-5011.



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## NEW APPRAISAL RULES

The FDIC and associated federal agencies have released the [Final Rule](#) to set up registration and supervision systems for Appraisal Management Companies (AMC). Highlights include definitions of independent contractors, AMC and appraisal firms. The Rule is expected to become effective within the month and states will have 36 months to establish registration and supervision programs.

## USF ATLAS PROGRAMS AVAILABLE

The Atlas Programs are rich sources of free information about land and water in Southwest Florida. A project of the Florida Center for Community Design and Research at the University of South Florida (USF), the atlases are gateways to information on [water resources](#), [plants](#), and [communities](#). The Water Atlas provides planners, engineers, landowners, real estate professionals, and government agencies with water quality and hydrological data for an 8-county area. Web-based mapping and graphing tools are included. The Plant Atlas covers the entire state. The Community Atlas is under development and the current focus is just on Hillsborough County.

## LENDERS OPT FOR DEVELOPMENT

As prime parcels for commercial real estate development become scarce in southeast Florida, some lenders making land acquisition loans are including provisions that give them first option to offer construction loans on the project. The strategy reflects the lender's trust in the developer and belief in the vision for the property.

*Based on an article in [GlobeSt.com](#) by Jennifer LeClaire.*

## FISCAL IMPACT OF EMINENT DOMAIN

The Lutgert College of Business (LCOB) at Florida Gulf Coast University has published a study on the relationship of eminent domain and the growth of tax revenues. The study focuses on takings for private benefit instead of public use. The security of private property rights is also considered. Read the full study at the [LCOB website](#).

## KUDOS TO BEV LARSON

REIS Secretary Bev Larson, CCIM, has been honored with the Commercial Achievement Award by the Naples Area Board of RELATORS (NABOR). The award recognizes Bev's efforts to promote NABOR membership and services to commercial real estate practitioners.

Southwest Florida's  
Commercial & Residential  
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## LEGISLATIVE ACTION REPORT

### **Commercial Lease Tax (SB 140, HB 101):**

A bill to reduce Florida's 6% sales tax on commercial leases **failed** to come to vote.

### **Water Management:**

Comprehensive water policy bills (CS/HB 7003) focus on improving and protecting water quality for springs and Lake Okeechobee, and creates advisory council to recommend water projects for funding to the Legislature. **Passed** Legislature and will become law unless Governor vetoes.

### **Private Property Rights (HB 383):**

Addresses settlement agreements between private entities and government, creates cause of action for damages from unconstitutional takings, and authorizes awards. Bill **enrolled**, pending action by the Governor.

### **Enterprise Zones (SB 392):**

Revises Florida Enterprise Zone Act and conditions for designating an Enterprise Zone. **Failed** to come to vote.

### **Plan Amendments (SB 832):**

Clarifies requirements for plan amendments to an adopted sector plan and revises regulations regarding mitigation. **Failed** to come to vote.

### **Growth Management (HB 933, CS/CS/SB 1216):**

Florida's 11 regional planning councils will be reduced to 10 by consolidating northern councils. The "development of regional impact" (DRI) review process for new projects would be eliminated. **Passed** Legislature and will become law unless vetoed by the Governor.

### **Flood Insurance (CS/HB 895):**

Authorizes flexible flood insurance. **Failed** to come to vote.

## 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. Details to be posted soon on the REIS website.



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Matt Nolton,  
P.E., C.B.I.E., CEO  
(239) 514-4100