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## BOARDROOM REPORT

News from recent REIS board meetings

### Luncheon Programs:

**REIS will be surveying the membership for your concerns and preferences for resuming luncheons in a safe and productive manner. Please watch for the email and help us prepare wisely.**

**The May 12th luncheon is cancelled.** It is hoped the Legislative Review will be presented by State Representative Dane Eagle at the July luncheon, sponsored by [Henderson Franklin, Attorneys at Law](#).

The June 9th luncheon will feature a report on the Southwest-Central Florida Transportation Corridor by M-CORES Task Force member Matt Caldwell, sponsored by [Sallee Promotions](#).

### Sponsorships:

Contact [Molly Scott](#), 239.226.0500, for information and availability of opportunities to sponsor REIS events.

### Scholarship Program:

REIS Scholarship Foundation is a 501(c)3 corporation and donations may be tax deductible. REIS manages the Foundation, which allows 100% of donations to be used for scholarships. Details are on the [REIS webpage](#) or by contacting [Bev Larson](#), 239.281.1290.

### Real Estate Symposium: September 17th

Committee Chairs [Justin Thibaut](#) and [Don Miller](#) are developing topics for the annual educational program, co-hosted by Lutgert College of Business at Florida Gulf Coast University, and welcome your suggestions.

### REIS Annual Party: November 12th

Festive event for REIS members and their guests. Invitations will be sent in October.

### Lee County Commissioners Reception: December 8th

Popular bi-annual event exclusively for REIS members and their guests, hosted by Edison National Bank and Henderson Franklin Starnes & Holt. Invitations will be sent in November.

### Website:

Check the [Calendar of Events](#) on the REIS website frequently for the latest details on meetings and events.

## PERMIT EXTENSIONS ALLOWED

By Kaylee Tuck, Henderson Franklin, Attorneys at Law

The Governor's declaration of a state of emergency tolls the period remaining to exercise rights under a permit or other authorization, essentially extending the life of the permit or authorization. The expiration date of the permit or authorization is tolled for the duration of the emergency declaration plus an additional six months, and applies to:

- development orders issued by a local government;
- building permits;
- permits issued by the Department of Environmental Protection or a water management district; and
- the buildout date of a development of regional impact.

On March 9, 2020, Governor DeSantis issued Executive Order 20-52 declaring COVID-19 a public health emergency, which triggers the provisions of Florida Statute 252.363 and allows extensions of the permits and authorizations above. Requests for extensions must be submitted to the appropriate permitting authority within 90 days after the emergency declaration has expired. The Executive Order will expire on May 8th unless extended.

## SWF BUSINESS IMPACT STUDY

The business impacts of the coronavirus in Southwest Florida are being studied by the Regional Economic Research Institute (RERI) at Florida Gulf Coast University. The initial survey was conducted in late March and the resulting report is available on the [REIS Resource web page](#). A follow up survey began in late April and results will be published soon.

## PREP BUILDINGS FOR REOPENING

Guidelines for preparing commercial buildings for reentry have been developed by BOMA (Building Owners and Managers Association) and have been posted on the [REIS Resource web page](#).

## M-CORES ROUTE PLANNING

The M-CORES (Multi-use Corridors of Regional Economic Significance) Task Force for the Southwest-Central Florida Corridor has now established an interactive map of the study area with a wide range of layers for environmental, historical, and political considerations. The map is available on the [M-CORES website](#).

**BEV LARSON, CCIM**

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## THE FUTURE OF BONITA SPRINGS

"The Future of Bonita Springs," a free live webcast, will be presented on May 20th. Mayor Pete Simmons and City Manager Arleen Hunter will address City initiatives on COVID-19 response, stormwater infrastructure subsequent to Hurricane Irma, transportation improvements, and downtown redevelopment. The program is presented by the Florida CCIM Chapter Southwest District and REIS members are welcome to attend. Details are on the REIS [events calendar](#).

## 2020 SW FLORIDA ELECTION WATCH

The November 3rd general election will include:

U.S. Congress - House Districts 17 and 19

Florida Senate - District 27 (incumbent Lizbeth Benacquisto reached term limit)

Florida House of Representatives - Districts 76, 77, 78, 79, 80, & 106 (incumbents Ray Rodriguez, Dane Eagle, and Heather Fitzenhagen have reached term limits)

Save Our Homes Amendment - constitutional amendment to extend the portability period from 2 years to 3 years.

Lee, Charlotte & Collier County Board of Commissioners - Districts 1, 3, and 5 in all three counties.

Lee, Charlotte & Collier County Clerk of Courts

Lee, Charlotte & Collier County Property Appraiser

Lee, Charlotte & Collier County Tax Collector

Lee, Charlotte & Collier County Sheriff

Lee, Charlotte & Collier County Supervisor of Elections

Conservation Collier - would reestablish a property tax in Collier County to fund the conservation program.

Fort Myers, Bonita Springs & Naples Mayors

Fort Myers Council - Wards 2, 4, and 6

Naples Council - 3 council seats

Bonita Springs Council - Districts 2, 4, and 6

Cape Coral Council - Districts 2, 3, 5, and 7

## REALTORS LEGISLATIVE MEETINGS

The National Association of Realtors (NAR) will live stream its legislative meetings for free. The May 12th session is a Federal Legislative and Political Forum and a Regulatory Issues Forum. On May 13th is the Residential Economic Issues and Trends Forum and Real Property Valuation Forum. May 14th features Business Strategies that Meet the Moment. Schedule and registration are on the NAR [Home Front webpage](#).

## LEGISLATIVE REVIEW

The following bills were passed by the 2020 Legislature and are pending the Governor's signature:

Public Construction: HB 101 reduces the retainage required on public projects to a flat 5%, instead of the 10% now required until the project is 50% complete. Effective October 1, 2020.

Impact Fees: SB 1066 creates added regulations on how local governments assess and spend impact fees. Requires impact fee review committees be established and also make impact fee credits assignable and transferable. Effective July 1, 2020.

Real Estate Conveyance: HB 469 eliminates the requirement for two witnesses on real estate leases longer than one year. Effective July 1, 2020.

Growth Management: SB 410 requires comprehensive plans to include a property rights element. Plans effective after January 1, 2019 must incorporate pre-existing development orders. A municipality may not annex territory in another jurisdiction without that municipality's consent. Effective July 1, 2020.


Water Quality Improvements: SB 712, the "Clean Waterways Act," implements many recommendations of the Governor's Blue-Green Algae Task Force regarding regulation of pollution sources. Effective July 1, 2020.

## SEA LEVEL IMPACT ON VALUATIONS

Coastal flooding in Florida fueled by climate change and rising sea levels has already caused overall real estate values to drop by an estimated \$5 billion, and that number could rise as high as \$80 billion in the next 30 years, according to a [report from the McKinsey Global Institute](#). Damages from flooding in a 100-year event are estimated to be 30% of total real estate market value in Lee County and 20% in Collier County. During the course of a 30-year mortgage, the chance of such an event is 26%.

## APA LAND USE PLANNING WEBINAR

The May 13th webinar features an overview of Florida's evolving growth management, comprehensive planning and rezoning processes in light of recent legislative changes, and citizen engagement in the COVID-19 era. Presented by American Planning Association (APA) Florida Chapter and delivered by 1000 Friends of Florida. [Click here for information and registration](#).



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