

REAL ESTATE INVESTMENT SOCIETY

Published by the Real Estate Investment Society; copyright 2019

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
Michael Lehnert
Past President Bev Larson, CCIM

BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

There will not be a luncheon in November, in favor of the REIS annual social event November 14th.

The future of Collier County will be presented at the December 10th luncheon by Mark Strain, Collier County Hearing Examiner and chair of the Planning Commission. The luncheon is sponsored by [Krise Commercial Group](#).

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 [Michael Lehnert](#), 239.344.1184 for information and availability of opportunities to sponsor REIS events.

Scholarship Program:

The REIS Scholarship Foundation is a 501(c)3 organization that enables individuals and businesses to make tax-deductible donations in support of scholarships. The Real Estate Investment Society (REIS) manages the Foundation, allowing 100% of donations to be used for scholarships in real estate related programs at Florida Gulf Coast University. Information and an online donation form are on the [REIS webpage](#).

INFORMATION YOU CAN USE

Project Design for Changing Demographics - the eye-opening program on market insights and innovative project design that was featured at the REIS September luncheon is now available on the REIS website [Resources section](#), courtesy of presenter Lesley Deutch, principal with John Burns Real Estate Consulting.

Floodplain Management - the detailed program on flood zones and permitting presented at the 2019 Real Estate Symposium is also available on the [Resources section](#), courtesy of Elizabeth A. Fountain, P.E., CFM, principal and senior vice president with J.R. Evans Engineering.

PARTY TIME!

The annual REIS Holiday Social is fast approaching. Join fellow REIS members and their guests for live music with the popular band "After Hours," an incredible array of hors d'oeuvres, a full bar, and a rousing good time on November 14th at Society in the Bell Tower in Fort Myers.

The party is exclusively for REIS members, who may each bring one guest. Admission is \$40 per person, which includes 2 drinks. Make your reservations now on the [REIS web site](#). Remember to log in on the home page in order to register.

The event is sponsored by [Suncoast Credit Union](#) and [Henderson Franklin Starnes & Holt](#).

Prime sponsorships are available. Contact [Michael Lehnert](#), 239.344.1184, to be part of this popular event.

APPRAISER UNVEILS "PROGNOSE"

Lee County Property Appraiser Ken Wilkinson and Chief Deputy Jim Sherron demonstrated a prototype of the Prognose sales comparison program at the Real Estate Investment Society's October luncheon. The program uses valuation models to create reports of comparable sales for residential properties, including pictures and value adjustments, much like traditional appraisals. Prognose is expected to debut on the Appraiser's website, [www.leepa.org](#), in November. Initially it will allow users to create and download reports for typical homes and will gradually be expanded to other property types.

LEGISLATIVE DELEGATION TO MEET

Lee County Legislative Delegation meets October 30th to consider local bills, funding requests, and public commentary for the 2020 State Legislative Session. The meeting is from 9 to 5 in Florida Southwestern State College Nursing Building, Room AA-177. Bills must be submitted and presentations registered by October 21st with [Delegation Chair Dane Eagle](#). The agenda and meeting materials will be on [www.leadedelegation.com](#). The Delegation includes all legislators serving the County and representatives of the six municipalities.

BEV LARSON, CCIM

COMMERCIAL INVESTMENT OFFICE
RETAIL LAND - ACREAGE DEVELOPMENT



Lahaina Realty

bev1314@aol.com

239.281.1290



239.337.0555

MHSappraisal.com



MAXWELL HENDRY SIMMONS
real estate appraisers & consultants

Published by the Real Estate Investment Society, copyright 2019

PINE ISLAND INCORPORATION PLAN

The Greater Pine Island Civic Association (GPICA) has filed a "letter of intent to incorporate" with the Lee County Board of County Commissioners. Their ultimate goal is for Greater Pine Island residents to have control over land use decisions — including building heights and densities and rezoning requests. Incorporation would require a vote by the residents of the area, which includes Matlacha, St. James City, Bokeelia, and all areas in between.

FLORIDA PROPERTY SEARCH TOOL

Enterprise Florida is relaunching its online locator tool for commercial building and site information. "[Find It Florida!](#)" is a robust, public database for viewing and uploading available commercial building and site properties across the state. The relaunch includes updates to the functionality of the site and a new layer featuring Opportunity Zones.

INDUSTRY APPRECIATION AWARDS

The Horizon Council and Lee County Economic Development will host their annual Industry Appreciation Banquet on October 25th. Award finalists include REIS members **Chris-Tel Construction, Edison National Bank, and Markham Norton Mosteller Wright & Co.**

FLOOD INSURANCE REFORM

Congress extended funding of the National Flood Insurance Program (NFIP) until November 21st. Bills to reform and reauthorize it for five years are in both houses of Congress: NFIP Reauthorization Act of 2019 (HR 3167) in the House of Representatives and "NFIP Re of 2019" (S.2187) in the Senate.

REIS WELCOMES NEW MEMBERS

Please join in welcoming our newest members:

Matt Robertson, EI, is Senior Project Manager of the Geotechnical Group at ECS.

Alicia Monday is the Business Development Manager with Crown Roofing.

Joycelyn Frank is a Commercial Banker with First Citizens Bank.

Melinda Sharkey is the Financial Sales Manager with First Citizens Bank.

COASTAL DEVELOPMENT ISSUES

Coastal development in Southwest Florida was the theme of the 2019 REIS Real Estate Symposium in September.



Elizabeth Fountain

Presentations included: **Construction and Building in Coastal Areas** by Ben Wilson, Vice President of Operations for Suffolk;



Ben Wilson

Permitting and Regulatory Issues by



Chester Young

Chester Young, Senior Project Manager with Hans Wilson & Associates;

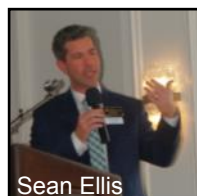


Dr. Michael Savarese

Floodplain Management and Flood Zone Mapping by Elizabeth A. Fountain, Vice President of J.R. Evans Engineering, P.A.; and **Sea Level Rise and Local**

Community Engagement by Dr. Michael Savarese, FGCU Professor of Marine Science. Former REIS President Sean Ellis moderated a panel discussion with Anthony Solomon of the Ronto Group, John Gucciardo of TPI Hospitality, and Shawn McNulty of Lee County.

The program was presented in partnership with Lutgert College of Business at Florida Gulf Coast University (FGCU), Florida Planning & Zoning Association (FPZA) and American Planning Association (APA) Florida. Sponsors included **Roetzel & Andres, Morris-Depew Associates, Busey Bank, Stantec, LandQwest Commercial Property Management, and Grandbridge Real Estate Capital.**



Sean Ellis



John Gucciardo, Anthony Solomon, Shawn McNulty

Southwest Florida's
Commercial & Residential
Real Estate Team

239. 690.4100
www.krisecg.com



239.514.4100
www.ForgeEng.com

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