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BOARDROOM REPORT

News from recent REIS board meetings

Luncheon Programs:

July's luncheon will feature a presentation by Dr. Wilson Bradshaw, president of Florida Gulf Coast University.

State Senator Burt Saunders will provide a legislative update at the September luncheon. Robert Ball, executive director of Lee County Port Authority will be the featured speaker at the October luncheon.

Horizon Council:

The Horizon Council's 2008 Industry Appreciation Luncheon, co-sponsored by REIS, takes place Sept. 19 at Harborside Event Center.

Education Programs Planned:

The annual Development Workshop is tentatively scheduled for September.

Legislative Issues:

Eagle Ordinance: Final public hearing deferred by Lee Commissioners to 5 pm, Sept. 23.

Mining moratorium: Lee County staff proposes interim amendments to the Land Development Code regarding mining in DR/GR area with intention to adopt the changes prior to expiration of the current moratorium. Hearings scheduled for Lee Planning Agency (LPA) on July 28 and for County Commissioners on August 12 and 26.

DR/GR Land Use: The Dover Kohl study is scheduled for presentation to Lee County Commissioners at a special 10 am meeting Friday, Aug. 1, in Commission Chambers.

Smart Growth: The June meeting of the advisory committee reviewed Land Development Codes and regulations and their impact on the urban form. The role of community design panels was also on the agenda.

Membership:

The 2008 membership roster is full and a waiting list has been started. Application to the waiting list is at the bottom of the Society Profile page at www.reis-swfl.org.

BONITA SPRINGS DEVELOPMENT FEES FACE BIG INCREASES

CH2M Hill, the firm operating the newly formed Bonita Springs Community Development Dept., is proposing fees for applications, inspections and permits that are roughly quadruple the current fees charged by Lee County for single-family homes and more for commercial projects. At a June 18 public workshop, CH2M Hill acknowledged that the proposed fees are significantly higher than Fort Myers, Cape Coral, or Lee, Collier and Charlotte Counties but noted that they are lower than Sarasota and Sanibel.

The City of Bonita Springs Community Development Department begins full operations June 30. The City has been issuing driveway and right-of-way permits through its Public Works Dept., (239) 949-6246. On June 16 the Community Development Dept. began accepting zoning and development-related applications. Beginning June 30, all building permits will be handled by the department. Lee County has been providing zoning and development services since the City incorporated.

Bonita Springs is paying CH2M Hill, a Denver engineering firm, \$1.54 million to operate the new department the first year. The department is at Sunshine Plaza and Professional Center, 9220 Bonita Beach Rd., Suite 109. Department director is Beverly Tew.

ALL REIS MEETING REGISTRATIONS MUST BE MADE ON WEB SITE

To avoid hiring full-time staff, we have online registration for all lunches and events. Thank you for your patience as we work out the bugs in our online reservations and credit card billing process. The Board appreciates your consideration as we address the problems. We understand that these issues are not your fault and appreciate your understanding when our volunteer staff have called to verify charges. We're committed to resolve these issues in the next 30 days.



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GROWTH MANAGEMENT BILL

The 2008 Legislature passed HB 7203, clarifying and relieving some restrictions included in the major growth management bill passed in 2005. A summary is provided by Southwest Florida Regional Planning Council at www.swfrpc.org/growth_management.shtml.

BUSINESS HOT LINE FOR HELP

The Economic Development Corporation (EDC) of Sarasota County has established "LINK," a free hot line to help for businesses having difficulty dealing with government bureaucracy, utility companies, or educational institutions. The EDC uses its influence and connections to mediate stalemates and resolve problems on behalf of businesses. Referred to as "frustration mitigation," LINK is (941) 309-1200 extension 123.

ACCESS CAPE CORAL CODES

The City of Cape Coral has transitioned the Code of Ordinances and Land Use and Development Regulations to a new, searchable database. The link to the database is on www.capecoral.net.

FLORIDA PLANNING TOOLBOX

"Florida Planning Toolbox" has been published by the Center for Urban & Environmental Solutions at Florida Atlantic University and is available in pdf format www.cuesfau.org/toolbox. The publication provides descriptions and examples of planning tools designed to protect and enhance natural resources, promote economic prosperity, and promote a sustainable quality of life. The project was supported by Florida State University and the Florida Dept. of Community Affairs.

SUPER LAWYERS

Florida Super Lawyers magazine has named 3 REIS members as top attorneys in the state for 2008, including Russell Schropp, of Henderson Franklin, and Peter Gravina and Christopher Shields, of Pavese Law Firm.

REIS MARKET FORUM APPLAUDED

"Right on target!" "Exactly the kind of information and ideas we needed to hear." "Excellent presentation."

These were typical comments from attendees at an educational program designed specifically to address commercial real estate investment, development and marketing in the prevailing Southwest Florida market conditions. The forum, "Techniques for Surviving and Prospering in a Tough Market," was presented by REIS June 18th in Fort Myers.



Michael Timmerman, CRE

Michael Timmerman, CRE, of Fishkind Associates, provided a macro-economic overview of the commercial real estate markets in Lee, Charlotte, and Collier Counties. **David Douglas, P.E.**, presented insights to the due diligence, entitlement, and permitting processes for vacant commercial parcels. **Ned Hale, Esq.**, of Hale Law Group, P.A., discussed current legal issues relating to commercial real estate leases and sales contracts. **Stan Stouder, CCIM**, analyzed sales and leasing activities in Lee, Charlotte and Collier Counties and discussed negotiating tactics and business strategies that apply to a challenging market. The presenters are all REIS members, all leading experts in their respective fields, who are willing to share their expertise.

"Techniques for Surviving and Prospering in a Tough Market," was developed by REIS Education Chairman Matt Rocco and sponsored by Pavese Law Firm,



Grandbridge Real Estate Capital, LLC, and Maxwell & Hendry Valuation Services, Inc.

Stan Stouder, CCIM

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