

# REIS REPORT

May 2008

news for Southwest Florida's commercial and investment real estate community

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## BOARDROOM REPORT

*News from recent REIS board meetings*

### Luncheon Programs:

In June, Dennis Church, Vice President of Planning and Development for Bonita Bay Group, will discuss "green building." Church is an authority on energy optimization and environmentally sound building practices.

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

### Horizon Council Support:

REIS is supporting the Horizon Council's 2008 Industry Appreciation Event with a \$500 contribution.

### Education Programs Planned:

June 18, REIS will present a special half-day seminar to provide you with the knowledge and strategies to prosper in today's market. Details at right. Seating limited. SIGN UP NOW!

### Legislative Issues:

Eagle Ordinance: Lee County is considering amending the Bald Eagle Ordinance, making it mandatory to produce management plans for nesting sites and establish perpetual conservation easements for buffers. Would give county staff and advisory committee authority to enforce federal regulations. First public hearing by Commissioners is 5 pm, June 10.

Mining moratorium: Lee County's latest study is due to be released the end of June.

DR/GR Land Use: Lee County steering committee meets June 11 at 1:30 in 1st floor conference room of Public Works Building. Bonita Springs land use plan for DR/GR is still undecided.

Flood zone maps: Ordinance to accept revised FEMA flood hazard maps are scheduled for final public hearing and decision by Lee Commissioners at 5 pm, June 10.

Lee Charter Review: Final committee meeting is June 5. Recommendations include single district voting to elect county commissioners.

## TECHNIQUES FOR SURVIVING AND PROSPERING IN A TOUGH MARKET

Market intelligence and innovation come together in 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," is presented by the REIS June 18<sup>th</sup> at Pelican Preserve Town Center in Fort Myers.

REIS Education Chairman Matt Rocco reports that **Michael Timmerman, CRE**, of Fishkind Associates, will provide a macro-economic overview of the commercial real estate markets in Lee, Charlotte, and Collier Counties. **David Douglas, P.E.**, will provide insights to the due diligence, entitlement, and permitting processes for vacant commercial parcels. **Ned Hale, Esq.**, of Hale Law Group, P.A., will discuss current legal issues relating to commercial real estate leases and sales contracts. **Stan Stouder, CCIM**, will assess sales and leasing activities in Lee, Charlotte and Collier Counties and discuss negotiating tactics that work in a challenging market.

The presenters will conduct a question and answer session at the end of each segment, to address specific issues confronted by the attendees. The presenters are all REIS members, all leading experts in their respective fields, who are willing to share their expertise.

The half-day workshop will begin at 8 a.m. in the Magnolia Room at Pelican Preserve, on Colonial Boulevard one mile east of I-75 exit 136, in Fort Myers. Admission is \$45 for REIS members, \$25 for active college students, and \$75 for all other interested persons. Seating is limited and reservations are required by June 12. Reservations may be made online at [www.reis-swfl.org](http://www.reis-swfl.org).

"Techniques for Surviving and Prospering in a Tough Market," is sponsored by Pavese Law Firm, Grandbridge Real Estate Capital, LLC, and Maxwell & Hendry Valuation Services, Inc.



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## SCHOLARSHIP ANNOUNCED

REIS Scholarship Foundation awarded a scholarship to Ana Avellar, a business major at Florida Gulf Coast University (FGCU). Avellar will receive \$2,500 toward tuition and books. The REIS Scholarship Foundation is supported by contributions from the business community and REIS members.

Ana Avellar is a senior, pursuing a bachelor's degree in Finance. She aspires to earn a master's degree, with the goal of a career in finance and real estate. Ana also works for World Savings Bank and has acquired work experience as a mortgage consultant and an administrative assistant in a real estate office.

In conjunction with the scholarship, Avellar receives honorary membership in REIS, where she may attend meetings on a complimentary basis.

## TOWNS TAKE OVER PERMITTING

The Town of Fort Myers Beach and the City of Bonita Springs are now processing some of their own permits. Building permit information at Fort Myers Beach is available at (239) 765-0202 ext. 113. For inspections, call ext. 130. Bonita Springs is issuing driveway and right-of-way permits through its Public Works Dept., (239) 949-6246, with all other building permits still processed by Lee County.

## REVISED ZONING & D.O. APPS

Lee County Zoning Applications and Development Review Applications have both been revised. The new forms are available from Dept. of Community Development, [www.lee-county.com/dcd](http://www.lee-county.com/dcd).

## CONSTRUCTION RECYCLING

Lee County projects not completed by June 1 are subject to mandatory recycling of at least 50% of construction and demolition debris. For details and required forms, call Solid Waste Division, (239) 533-8000.

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## ALL REIS MEETING REGISTRATION 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 60 days.

## LEE BUSINESSES SURVEYED

The Horizon Council is conducting periodic surveys of the business community. To take the survey, please go to <http://questionweb.com/29031/>. Participating businesses will receive survey results.

## FLORIDA TAX REFORM PROPOSED

The Florida Taxation and Budget Reform Commission approved a tax reform proposal to be placed on November ballot. Provisions would further reduce property taxes by approximately 25% on homesteads, second homes, commercial properties, investment properties, and vacant lots.

The current 10% assessment cap on non-homesteaded properties would be reduced to 5%. Marinas, commercial fishing facilities, working waterfront businesses and other conservation lands would be assessed according to current use rather than "highest and best or potential use."

The overall 25% reduction in property tax bills would be accomplished by abolishing that portion of a property tax bill that the Legislature requires local school districts to levy, in order to qualify for state aid. Other school taxes would not be affected.

The proposal needs to be approved by 60% of voters and a 66% approval would negate any court challenge.

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