

## REAL ESTATE INVESTMENT SOCIETY

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## BOARDROOM REPORT

### News from recent REIS board meetings

#### Luncheon Programs:

October will feature a special morning presentation by real estate futurist Christopher Lee, followed by the luncheon. There will not be a luncheon meeting in November, in lieu of the annual party. The December meeting typically features the newly elected chairman of the Lee Board of County Commissioners. Sponsorship opportunities for December and in 2008 are available and Paul Sands, (239) 489-3303, has the details.

**Horizon Council:** REIS is co-sponsoring the Lee County Horizon Council's Annual Industry Appreciation Luncheon Sept. 21 at Harborside Event Center in Fort Myers.

**Annual Social Event:** REIS will return to the Heitman House on the river in downtown Fort Myers for our annual social event, scheduled for Nov. 8. Co-chairs Kim Donnelly and Cody Vaughan-Birch plan a live band and an epicurean tour of the world. Sponsorship opportunities available and Cody, (239) 344-1249, has the details.

**Online Payment Option:** REIS now accepts VISA and MasterCard (but not Discover or American Express) payments for luncheons and other events. Option is only available with phone and online reservations. Credit cards cannot be accepted at the door.

## HONORING FRANK D'ALESSANDRO

REIS will honor the memory of Frank D'Alessandro at the October luncheon meeting. Frank served as REIS President in 1993—1995 and was instrumental in leading the organization to a prominent position in governmental and civic affairs, in addition to its role in the real estate and development industry.



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## FUTURE REAL ESTATE TRENDS

REIS is bringing national real estate futurist Christopher Lee to Southwest Florida October 9th to present "Future Trends, Challenges, and Opportunities in the Florida Real Estate Industry and What It Means for Florida Real Estate Professionals." Morning seminar at 10:30 to be followed by luncheon. Offered exclusively to REIS members through Sept. 30. Any remaining seating will be available to non-members beginning Oct. 1. Details under "Luncheon Programs" at [www.reis-swfl.org](http://www.reis-swfl.org).

## LEE PARK IMPACT FEES HEARINGS

Recent study of Lee County Park Impact Fees proposes a 45% increase. Public hearings on enactment of new fees are scheduled for:

Board of County Commissioners at 5:05 pm October 23rd and November 13 in Commission chambers of Lee County Courthouse. The study may be reviewed online at <http://lee-county.com/dcd/>

Lee County will also review School Impact Fees and Linkage Fees for Affordable Housing in the next few months.

## WORKFORCE HOUSING SOLUTIONS

The REIS Committee on Workforce Housing Issues is conducting joint sessions with the local CCIM Chapter, CIP, and Lee BIA to prepare strategies to present to local governments. Anyone interested in participating should contact Steve Hartsell, (239) 336-6244

Meanwhile, the Florida Association of Realtors Public Policy Team met with Governor Crist's staff to protect the state's housing trust fund in upcoming budget sessions. On Sept. 10, Crist officially recommended spending an additional \$75 million from the Sadowski Housing Trust Fund for state and local housing initiatives.

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## MASTERING THE DEVELOPMENT APPROVAL PROCESS

The 2nd annual REIS workshop "Mastering the Land Development Approval Process in Southwest Florida" drew a sell-out crowd of over 120. The half-day program covered the process from due diligence through development order approval.



Former REIS President Ron Inge, an investor/developer with Land Solutions, and planning expert Stephanie Keyes explained private sector procedures. Mary Gibbs, director of Lee County Community Development, and Development Services Director Pete Eckenrode reviewed the latest government regulations, procedures, and fees.

The workshop was sponsored by Pavese Law Firm, Johnson Engineering, and Henderson Franklin, Attorneys at Law, Real Estate Division.



## IMPACT FEES RISE IN BONITA

City of Bonita Springs enacted an amended ordinance (No. 07-04) on Road Impact Fees that significantly increases fees beginning December 5th, 2007 defines standards for calculating fees, and institutes an automatic annual inflation adjustment based on a construction cost index.

Examples of increases:

Single family home, from \$5,647 to \$8,211

Multi-family unit, from \$3,913 to \$5,759

Office, from \$4,441 psf to \$6,683 psf

Restaurant, from \$12,364 to \$22,028 per 1,000 sf

Warehouse, from \$2,776 psf to \$4,038 psf

## COMMERCIAL LAND USE ANALYSIS

The final report on Commercial / Industrial Land Use Analysis for Lee County is now online at <http://www.ee-county.com/dcd/>

The study concludes that there are adequate commercial and industrial lands to meet demand through 2025, although location and suitability of the lands may be in question. It further recommends that Lee County should encourage development that utilizes existing land inventory while "reserving the most valuable commercial and industrial corridors for businesses and industries likely to locate there over the next two decades." Professional business services and healthcare and educational services are identified as the business categories that will be the primary drivers of development in the decades to come.

## HEARING ON DR/GR MORATORIUM

The public hearing to enact a one-year moratorium on rezoning and plan amendments in Lee County's DR/GR area is tentatively scheduled for October 23rd. The hearing will begin at 5:05 pm in Commission Chambers, 2120 Main Street, downtown Fort Myers.

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