

A Note From the President

By Sharon Merchant, CEO & President

Did anyone else have a SLOW month in August? Thank goodness it seems to be a one off! TMS is off and running on a new project in Jasper County, South Carolina and two in St. Lucie County Florida. Each opportunity requires individual planning and execution to ensure a positive outcome. Cheryl designs public involvement plans, identifying stakeholders and I help engage and inform the elected officials and senior staff. On another note, I was delighted to be invited to speak at a CREW luncheon in West Palm Beach about How a Bill Becomes a Law, Florida Tax Watch and a number of important bills that passed and impact the real estate industry here in Florida.



Legislative Update – The Live Local Act

The House and Senate combined tax relief bills and Live Local into one big bill C/C/SB 1730. The changes are now codified at Chapter 2025-172 Laws of Florida. Changes include:

- Yes in God's backyard (YIGBY) - empowers religious institutions to build affordable housing on their land to address local needs. Local governments are required to approve affordable housing, regardless of zoning, as long as at least 10% of the homes are affordable.
- Administrative Approval Only - specifies that no further action from quasi-judicial or administrative boards is required provided the development complies with local and development regulations for multifamily and is otherwise consistent with the comp plan. Keeps local government from layering on additional reviews.
- Employer Sponsored Housing Policy – declares it state policy to provide affordable housing to employees of hospitals, healthcare facilities and governmental entities, allowing for developers to create a preference.

- There are height restrictions, the parking mandate is reduced, expedites civil action filed against local governments for violation of the LLA.

Cam's 2 Cents, by Cameron Merchant

Does anyone else get summer grass allergies? They make me pink and itchy. Mom took me to see Dr. Prior and I was so scared, I sat in her lap – yup all the way in her lap. All 75 pounds of me. I had to get a shot. I got new shampoo and other stuff, too. I do like getting shampooed. I get right into the shower and Mom gets me shiny clean and way less itchy. The best part is getting towel dried. She knows I LOVE this, so she gets me really dry. I got to go back to my favorite summer staycation place with Ms. Liannis. She thought I was too pink and itchy and gave me a nice bath. Fun, sun and baths. Does it get any better?

That's all for now, folks! Have a paw-fect day.

