

June 15, 2009

To Our Clients:

You may have recently heard or read about Florida Senate Bill 360 which amends the State's Growth Management Act. The two primary issues of interest in the bill concern Traffic Concurrency and Development Approval extensions. On Friday, June 12, 2009, Tom Pelham, Secretary of the Department of Community Affairs, held an online question and answer session. The bottom line of that discussion is that many of the suppositions that government employees and private consultants had been making in interpreting the Bill are wrong. The changes to the Growth Management Act are more subtle and nuanced than were apparent in early reports of the Bill. While it appears that local government will have to sort out its treatment of Concurrency over the next two years, the opportunity for Development Order and Approval extensions is a real benefit, provided that the project already has certain State permits in place. We expect that the rules for applying for and receiving these extensions will be put in place locally very quickly. We are monitoring the situation on a daily basis and we are already determining which projects of our clients will benefit from this provision. If we determine that your project qualifies for an exemption we will be in touch with you shortly. However, in the meantime, please feel free to contact us with any questions you may have. Thank you.

Urban Design Kilday Studios



Kieran Kilday
Senior Principal