

## Alexander Tachmes and Josh Heller Discuss Land Use and Government Trends for 2018

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In an [article](#) published in the Daily Business Review, partner [Alexander I. Tachmes](#) and attorney Joshua J. Heller discuss three land use and local government trends that are likely to be prominent in the coming year. Those trends include public-private transactions, parking requirement reductions and affordable and workforce housing.

Public-private transactions include agreements between a local government and a private entity, whereby the private entity agrees to build one or more public facilities in exchange for profitable private property rights relating to the underlying public land. These deals can provide strong benefits to local governments and profitable business ventures for private companies.

Another likely trend will be support for decreasing the amount of parking spaces required under applicable zoning codes. Because of different transportation circumstances, including ride sharing services, and historically high levels of traffic congestion in South Florida, local governments want to create disincentives for people to have cars. Therefore, it is likely that requirements for the actual number of parking spaces provided at projects will decrease.

The last trend described by the attorneys includes affordable and workforce housing. They believe local governments will likely continue to support zoning incentives for affordable and workforce housing. These incentives include earning additional square footage, height and floor space for every on-site square foot of affordable or workforce housing provided.

To read the full article, please click [here](#).

### About Alexander I. Tachmes

[Alexander I. Tachmes](#) is a partner in the Miami office of Shutts & Bowen LLP, where he is Chair of the Land Use and Government Relations Practice Group and a member of the Real Estate Practice Group. A Martindale-Hubbell AV® rated attorney, Alex concentrates his practice on governmental matters, including land use and zoning, public-private transactions, competitive bidding and lobbying, and commercial real estate transactions, including hospitality matters.

### About Joshua J. Heller

Joshua J. Heller is an associate in the Miami office of Shutts & Bowen LLP, where he is a member of the Real Estate Practice Group.

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### Professionals

Alexander I. Tachmes

### Practice Areas

Land Use & Zoning

Real Estate