

# STEARNS WEAVER MILLER

## LAND DEVELOPMENT, ZONING & ENVIRONMENTAL GROUP DIFFERENTIATORS

- State-wide team with 38 attorneys and professionals focused primarily on the Florida marketplace.
- Land Use (Band 1 - highest ranking) and Environment Group consistently ranked in *Chambers USA*, the most highly regarded global publisher of directories that ranks the world's top lawyers and law firms. Group attorneys also recognized in *Chambers USA*, *Florida Super Lawyers*, *The Best Lawyers in America*, and *Florida Trend's* Legal Elite.
- Feedback from clients (*Chambers USA 2016-2021*):
  - *"The team is knowledgeable, dependable and proactive in addressing potential issues. There is a true sense of the team having a handle on not only legal issues, but how those legal issues impact the business side of the transaction. There is a strong depth of resources."*
  - *"The team's overall knowledge is phenomenal, but the biggest strength is the collaborative approach they take to tackle issues."*
  - *"When you work on a deal with Stearns, the odds are that the deal will close. They work tirelessly to achieve positive results. They are very 'can-do' people."*
  - *"The team's client service is outstanding. They make me feel like I am their most important client, and they spend a lot of time researching and really understanding my issues."*
  - *"Deep knowledge and strong ability to handle transactions and offer advice that addresses specific circumstances as well as the bigger picture."*
  - *"A level of sophistication, business-mindedness and ability to find several different pathways to get to yes."*
- In-house Consultants enhance and support the group to efficiently and effectively provide client solutions.
  - In-house Director of Government Affairs: Helps clients formulate and execute strategies to achieve their desired policy goals before the Florida Legislature and Executive branch agencies.
  - Three In-house Planners: Assist clients with real estate due diligence, code enforcement, comprehensive plan and zoning issues, development feasibility analysis, development entitlements/applications, developments of regional impact, project management, expedited permitting, regional/state and federal permitting, takings evaluation, property rights issues, and expert witness services.
    - Technical analysis: Feasibility models, concurrency and mobility/impact fee evaluation, transportation and parking, hurricane evacuation/shelter analysis, FEMA/floodplain analysis and sea-level rise analysis.
    - Policy analysis: Land use needs, compatibility, urban sprawl/greenfield analysis, environmental/coastal, infill/redevelopment and affordable/workforce housing.
    - Plans/regulations: TODs/TNDs, Form-Based Codes, CRAs/Redevelopment Plans, Sector Plans, Special Area Plans, Rural Land Stewardship Areas, Campus Master Plans, Airport Master Plans, Neighborhood Plans, Corridor Plans and Adaptation Plans.
  - In-house Geographic Information System (GIS) Director: Provide comprehensive GIS/mapping services, including data modelling, data conversion and manipulation, spatial analysis, research/forensic mapping, legal description mapping, web mapping, and high-quality visual graphics and exhibits to support due diligence, development projects, site selection, regulatory

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compliance, public presentations, litigation and other client needs in coordination with our attorneys and planners. Below are two examples using our web-based mapping:

- [Executive Order Permit Extension Tracker](#): First-of-its-kind tool that explains what kinds of permits may qualify for extensions, identifies the most recent Executive Orders, and depicts the counties to which they apply.
- [Florida Qualified Opportunity Zone \(QZone\) Map](#): Web-based tool for searching and verifying locations within qualified opportunity zones.
- [In-house Real Estate Analysts](#): Conduct in-depth research and analysis to support tax assessment challenges and provide unique insight on how to address and resolve an assortment of ad valorem taxation issues.
- High-level experience with major local governments and regional and state agencies.
  - Former Director of Division of Waste Management at the Florida Department of Environmental Protection
  - Former managing attorney for the South Florida Water Management District's Office of Counsel
  - Former senior attorney in the Florida Department of Environmental Protection's Office of General Counsel
  - Former Regional Planning Administrator with the Florida Department of Community Affairs
  - Former Real Estate Evaluator and Income Evaluation Specialist at the Miami-Dade County Office of the Property Appraiser
  - Former Legislative Affairs Director for the Florida Department of Health and Legislative Director for a Miami Dade County Commissioner
  - Former South County Planning Manager for Hillsborough County
  - Former Gubernatorial Fellow at the Florida Department of Community Affairs
  - Former Assistant County Attorney for Leon County
  - Former Income Evaluation Specialist at the Miami-Dade County Office of the Property Appraiser
- Monthly News Updates and Quarterly "What's Developing" Newsletter keep clients informed of significant legislative changes, initiatives, deadlines, or political, business and development trends that may impact their business.
- Frequent moderators and panellists on a variety of Land Development, Zoning and Environmental topics at annual industry events and conferences.
- Leadership Roles and Memberships within key professional organizations.
  - Association of Florida Community Developers (AFCD)
  - Florida Association of Environmental Professionals (FAEP)
  - Florida Brownfield Association (FBA)
  - International Council of Shopping Centers (ICSC)
  - National Association of Industrial and Office Properties (NAIOP)
  - Urban Land Institute (ULI)
  - American Planning Association, Florida Chapter (FAPA)
  - Chambers of Commerce
  - Air & Waste Management Association (AWMA)
  - Florida Homebuilders Association (FHBA)
  - Florida Hospital Association (FHA)

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