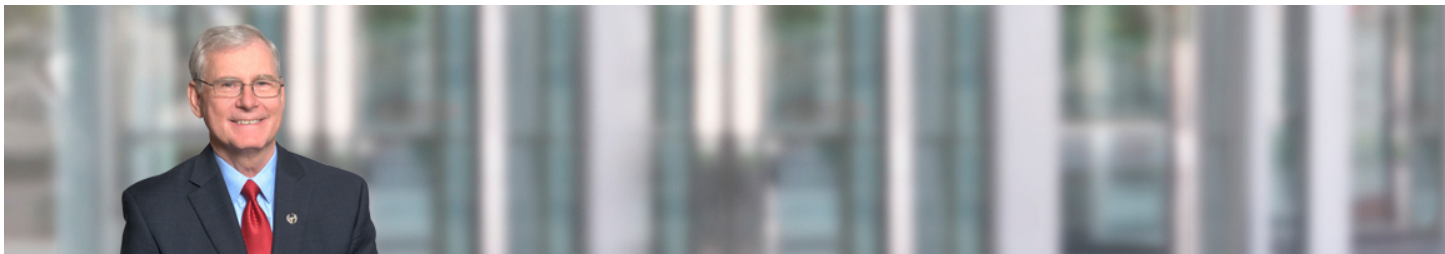


Ronald L. Weaver



Of Counsel

Tampa Office

rweaver@stearnsweaver.com

Phone: 813-222-5002

PRACTICE AREAS

Land Development

Land Use, Environmental &
Property Rights Litigation

Real Estate and Real Estate
Finance

Environmental
Cannabis Law

OVERVIEW

"Very thorough, very strategic and very well connected."

- *Chambers USA 2017*

Ronald Weaver has extensive experience in advising landowners, development companies and occasionally local governments in environmental, land use and property rights law and real estate acquisition and financing. He has conducted land use, environmental, zoning, Developments of Regional Impact (DRI), comprehensive plan, and concurrency due diligence for the acquisition and development of over \$6 billion worth of Florida property in 32 different counties and 62 cities, including a \$600 million due diligence of 12 properties for one acquisition/financing, and a dozen others over \$100 million throughout Florida.

Ronald speaks regularly on land use issues and has written over 200 articles in national, local and regional publications, law journals and newsletters. He has been quoted in the Wall Street Journal on growth management, concurrency, property rights and takings cases. Ronald has published commentaries and articles in NAIOP's *Development* magazine and the Urban Land Institute's *Urban Land* magazine.

REPRESENTATIVE EXPERIENCE

Environmental work on Florida's only major petroleum pipeline through Big Cypress and Everglades National Parks.

Land Use and Environmental Counsel for five 2,500 to 13,000 acre new Florida mixed-use communities and dozens of 500+ acre communities.

Rezoning for 1,500 units in downtown Tampa including mixed-use with environmental and regulatory and permitting follow-up.

Rezoning for 13 downtown Tampa and six Westshore high-rise/mid-rise office buildings and 8 apartment projects, 12

hotels, and 5 office parks.

Representation of over 100 Florida developers, 80 landowners and 20 banks regarding entitlements and due diligence issues under Florida land use and environmental law.

Land use or environmental Counsel for acquisition or sale of 65 hotels over 25 years.

Hundreds of permitting and zoning cases, 28 Developments of Regional Impact and 68 Comprehensive Plan amendments, 200 major transportation analyses, advocacies, or settlements for major resorts, office buildings, general retail and eight regional malls, and several dozen mixed-use communities.

Due diligence for over 45 affordable housing projects.

Environmental audits and compliance issues for over 400 Florida properties ranging from service stations and regional malls, to 1,000+ acre developments, and development communities.

Representation of Florida, California and Nevada developers and governments and Chambers of Commerce on concurrency, property rights and National Environmental Policy Act projects, including a \$1.3 billion roadway, a \$56 million people mover, city redevelopment and downtown plans and all aspects of City and County Comprehensive Plans, concurrency, proportionate fair share and property rights, new Florida SB 360 Community Renewal Act, and Bert Harris Private Property Rights Act claims.

Co-counsel for plaintiffs in major construction law litigation.

PROFESSIONAL & COMMUNITY INVOLVEMENT

American Heart Association, Local Chapter, Former Chair

2011 NAIOP President's Award for Real Estate Lives - Assisting Real Estate Professionals Back to Work, 2008-2012

Baycare Health System Board of Trustees, Finance Committee Chair

The Children's Home, Board of Trustees

First Baptist Church of Tampa, Board of Deacons, Chair

Greater Tampa Bay Chamber of Commerce, Chair of the Land Use and Economic Development Committee

Junior Achievement, Board of Directors, Former Member

National Association of Industrial and Office Properties, Tampa Bay Chapter
Vice President, Public Affairs

Former Chair, Public Affairs Committee

St. Joseph's-Baptist Hospital
Executive Committee

Former Chair, Long-Range Planning Committee

Former Chair, Finance Committee

University of South Florida Business School, Board of Advisors Former Member

University of Tampa, Board of Fellows, Former Member and Program Chair

Urban Land Institute (ULI)

REIC – Real Estate Investment Council, Inc.

RECOGNITION

Luminary Award, Junior League of Tampa, 2020

Breezin' Magazine "The New Tampa Bay" Half-Century Professional Award, 2019

The Best Lawyers in America®, 2007-2021

Chambers USA, Senior Statespeople, Real Estate: Zoning/Land Use, 2005-2020

Florida Super Lawyers, 2006-2020

The Best Lawyers in America®, Tampa Litigation - Land Use and Zoning Lawyer of the Year, 2012, 2015, 2017, 2018, 2021

The Best Lawyers in America®, Tampa Land Use & Zoning Law Lawyer of the Year, 2014 & 2019

Florida Trend's Florida 500, 2018

Florida Trend's Florida Legal Elite, 2005-2009 and 2011

Super Lawyers Corporate Counsel Edition, 2009

Tampa Bay Real Estate Hall of Fame, inducted, 1996

AV Rated by *Martindale-Hubbell*

PUBLICATIONS & PRESENTATIONS

Publications: Private Property Rights Protection Legislation: Statutory Claims for Relief from Governmental Regulation
Florida Bar Treatise Florida Environmental and Land Use Law, 2006, 2007, 2010, 2012 Editions

Publications: Florida Real Property Litigation: Statutory Private Property Rights Protection
The Florida Bar, 5th Edition

Land Development News Update, Publications: [What's Developing | Summer 2020](#)
Stearns Weaver Miller News Update | July 2020

Land Development News Update, Publications: [Friday Deadline for Hillsborough County's Final Impact Fee Buyback Solicitation](#)
Stearns Weaver Miller News Update | July 2019

Events: [Hillsborough Community College: An Oral History](#)
Tampa Bay History Center || March 2019

Events: [Harris Act Recoveries and Florida Legislative Update](#)

CLE International Eminent Domain Conference | | November 2018

Events: [9 presentations, Bert Harris Private Property Rights Act](#)

CLE International, 2003-2017 |

Events: [Regulations and Environmental Issues for Building Professionals](#)

HalfMoon Education, Inc. | | April 2017

Events: [Hot Topics in Property Rights](#)

Association of Eminent Domain Professionals | | March 2017

Land Development News Update, Publications: [Opportunities to Reduce Mobility Fees and Monetize Impact Fee Credits as Hillsborough County's Mobility Fee Takes Effect](#)

Stearns Weaver Miller News Update | January 2017

Events: [Land Use Law: Charting New Territory](#)

CLE International | | August 2016

Events: [Commercial Real Estate Mid-Year Update](#)

CCIM Florida Southwest & West Coast Districts | | July 2016

Land Development News Update, Publications: [Hillsborough County's Mobility Fee Ordinance Likely to Affect Existing, Ongoing, and Future Projects](#)

Stearns Weaver Miller News Update | April 2016

Land Development News Update, Publications: [Hillsborough County Releases Draft Mobility Fee Ordinance Ahead of March 24 Commissioner Workshop](#)

Stearns Weaver Miller News Update | March 2016

Land Development News Update, Publications: [Hillsborough County's Mobility Fee Proposal to Affect Ongoing Projects and Development Agreements](#)

Stearns Weaver Miller News Update | December 2015

Land Development News Update, Publications: [New Mobility Fees on the Horizon in Hillsborough County](#)

Stearns Weaver Miller News Update | November 2015

Events: [Market Update-Tampa](#)

Florida CCIM Mid-Year Gulf Coast Market Conference | | July 2014

Events: [Growth Management](#)

Florida Economic Development Council State Convention | | January 2012

Events: [Co-Chair](#)

Statewide Eminent Domain Continuous Legal Education Seminar | | January 2012

Events: 15th Annual Conference: Eminent Domain

CLE International || October 2011

Events: Growth Management

King Engineering Associates, Inc. 2011 Legislative Session Seminar || June 2011

Events: Regulatory & Judicial Takings: The Beach Renourishment Case and its Implications

CLE International || May 2011

Events: Legal Issues Related to Entitlements, Permitting and CDDs for Distressed and Foreclosed Property

Real Estate Expo & Distressed Asset Conference || April 2011

Events: Annual Housing Workshop

Tampa Housing Authority || February 2011

Events: The Changing Face of Tampa Business Transforming Opportunities into Your Success (TOYS)

2010 Annual Workforce Summit || October 2010

Events: Bert Harris Private Property Protection Act An Update on Legislative and Judicial Developments; When is a Regulation "First Applied"?

CLE International 13th Annual Super Conference: Land Use Law || August 2010

Events: Designing for Florida's Future

AIA Florida 2010 Convention || August 2010

Events: The Future of Florida Land Use Law

American Institute of Architects || June 2010

Events: Developers' Perspective and How We Can Work Together

Southwest Florida Chamber of Commerce Joint Meeting with AIA || February 2010

Events: Creative Networking in the 21st Century

Greater Tampa Chamber of Commerce || January 2009

Events: Florida Legislative Update

Real Estate Investment Society || January 2009

Events: Florida Growth Management Real Estate Investment Society Legislative Update

Florida Planning Zoning Association State-wide Convention || January 2009

Events: Current Land Use and Environmental Issues for Distressed Real Estate

CCIM Institute || January 2009

Events: The Bert J. Harris Act: Parts I and II

5th Annual Conference Litigating Land Use || December 2008

Events: Taking & Public Private Partnerships: The Next Generation

The Second Annual Conference on Florida's Growth Management Act || October 2008

Events: Creative Concurrency, Proportionate Fair Share and Florida Hometown Democracy

The Development Approval Process in Florida || September 2008

Events: The Results of the Legislative Session for Redevelopment and Economic Development in Florida

FL Redevelopment Association - Tampa Bay Regional Meeting || July 2008

Events: Development Agreements, Easements and CCRs Conference

Law Seminars International || June 2008

Events: Bert Harris Act and Takings Update

University of Florida Law School || March 2007

Events: Unconstitutional Takings

CLE International || March 2007

Events: Property Taxes, and Insurance Crisis in Florida

Real Share || March 2007

Events: Golf Course Conversions Symposium: Zoning and Planning Considerations

University of Florida Law School || March 2007

Events: New Directions in Land Use Law and Land Use Litigation

CLE International || January 2006

NEWSROOM

In the Media: What could happen to the \$470M of transportation taxes collected so far

Tampa Bay Business Journal || February 2021

Firm Announcements: Ronald L. Weaver Honored with Junior League of Tampa Luminary Award

| July 2020

Firm Announcements: Stearns Weaver Miller Lawyers Recognized in 2020 Florida Super Lawyers

| June 2020

In the Media: Out of the bubble

Florida Trend || April 2020

Firm Announcements: 24 Stearns Weaver Miller Lawyers in 12 Practice Areas Ranked In Chambers USA 2020

| April 2020

Firm Announcements: [Stearns Weaver Miller Lawyers Recognized in Florida Super Lawyers 2019](#)

| June 2019

Firm Announcements: [21 Stearns Weaver Miller Attorneys, 10 Practice Areas Ranked in Chambers USA 2019](#)

| May 2019

In the Media: [They've met 475 Tuesdays in a row to help real estate pros rebound from the housing crash](#)

Tampa Bay Times || October 2018

Firm Announcements: [Stearns Weaver Miller Lawyers Recognized in Florida Super Lawyers 2018](#)

| June 2018

Firm Announcements: [23 Stearns Weaver Miller Lawyers in 10 Practice Areas Ranked In Chambers USA 2018](#)

| May 2018

Firm Announcements: [Stearns Weaver Miller Lawyers Recognized in Florida Super Lawyers 2017](#)

| June 2017

Firm Announcements: [19 Stearns Weaver Miller Lawyers, 8 Practice Areas Ranked In Chambers USA 2017](#)

| May 2017

Firm Announcements: [Stearns Weaver Miller Lawyers Recognized in Florida Super Lawyers 2016](#)

| June 2016

Firm Announcements: [17 Stearns Weaver Miller Lawyers, 7 Practice Areas Ranked In Chambers USA 2016](#)

| May 2016

Firm Announcements: [15 Stearns Weaver Miller Attorneys, 7 Practice Areas Ranked In Chambers USA 2015](#)

| May 2015

Firm Announcements: [Stearns Weaver Miller Continues To Receive Top Rankings In Chambers USA 2014](#)

| May 2014

Firm Announcements: [Best Lawyers 2012 Names Three Stearns Weaver Miller Shareholders as Lawyers of the Year](#)

| October 2011

Firm Announcements: [Stearns Weaver Miller Attorneys Garner Recognition in Prestigious Florida Trend Magazine](#)

| July 2011

Firm Announcements: [Stearns Weaver Miller Receives Top Rankings in Chambers and Partners USA](#)

| June 2011

Firm Announcements: [Ten Attorneys and Six Practice Groups Ranked in Chambers USA](#)

| June 2010

Firm Announcements: Twelve Attorneys and Seven Practice Groups Ranked in Chambers USA

| June 2009

Firm Announcements: Twenty-Three Attorneys from Nine Practice Groups Selected for Inclusion in The Best Lawyers in America

| June 2009

In the Media: Real Estate Coalition Formed to Get Construction Jobs Back – Ronald Weaver Quoted in Tampa Bay Business Journal

Tampa Bay Business Journal | | December 2008

Firm Announcements: Stearns Weaver Miller Receives Top Rankings in Chambers

| June 2008

EDUCATION

J.D., *cum laude*, Harvard University Law School, 1974

B.A., University of North Carolina at Chapel Hill, 1971

ADMISSIONS

Florida

United States District Court for the Middle District of Florida