

Jacob T. Cremer



Shareholder

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PRACTICE AREAS

Environmental & Natural
Resources

Land Development/Land
Use/Zoning

Litigation - Land Use,
Environmental & Property Rights
Administrative & Regulatory

Ad Valorem Tax

Cannabis Law

Transportation

Land Development, Zoning &
Environmental

OVERVIEW

"Jake is obviously a market expert. Very professional, articulate and certainly delivers."

- Chambers USA 2023

Jake counsels clients in their interactions with local, state, and federal governments on environmental, land use, and land development issues. He has been lead counsel on a variety of complex permitting and economic development matters. He excels in complicated matters requiring both environmental and land use permitting, including brownfield designations, urban redevelopment, and master-planned communities. He has extensive experience protecting environmental and land use permits against challenges, defending against government compliance and enforcement issues, and litigating property rights issues, including before the United States Supreme Court.

A sixth-generation Floridian, Jake grew up in Palatka working in his family's timber operations and has significant experience working with agriculture, silviculture, agribusiness, and heavy industry interests. Because of this personal experience, Jake routinely assists large agricultural landowners in defense of their greenbelt classifications and in asserting Right-to-Farm Act challenges to government overreach. He also assists them with long-term strategic planning for development entitlements and unlocking alternative income streams, including the use of wetland mitigation banks and conservation easements.

Jake began his law practice in Tallahassee, where he gained experience dealing with the legislative and regulatory process of state government. As a Gubernatorial Fellow at the Department of Community Affairs, he participated in executive-branch policymaking and developed relationships with state environmental and growth management regulators. This experience allows Jake to advise clients whether permitting, litigation, or lobbying is the best approach for their needs.

REPRESENTATIVE EXPERIENCE

Permitting, Entitlements, and Regulatory Matters

Lead counsel representing clients including national homebuilders, real estate investment trusts, investors, and other landowners in obtaining development rights and entitlements from local governments, including comprehensive plan amendments, rezonings, variances, special uses, legal nonconforming designation, and other permits.

Represents master developer in land use and permitting issues related to the Westshore Marina District, the second largest new development project in Tampa Bay today. This \$600 million large-scale project consists of 55 acres of the Tampa Bay waterfront and will include 200+ marina slips, a hotel, retail shops, boat-up restaurants, a public esplanade connected to a 1.4-mile public park, and 1,250+ apartments and condos.

Lead counsel representing clients in pursuing development incentives, including ad valorem tax abatement and brownfields tax credits and jobs tax refunds, including representing the developer of a dual-flag hotel adjacent to City Hall in downtown Tampa in the purchase of the site from the City of Tampa, and partnering with the City to rehabilitate the site prior to redevelopment and obtain a cleanup grant from FDEP for \$1 million.

Represented an affordable housing developer in obtaining a brownfield area designation for an affordable housing project in the City of Tallahassee during the COVID-19 pandemic. The team coordinated an in-person and virtual community meeting that included a team of consultants and members of the public as well as two virtual public hearings to obtain the brownfield area designation. The designation allowed the developer to take advantage of both state environmental clean-up programs and financial incentives.

Obtained a zoning modification on behalf of Piedmont Companies, a developer of Goodwill Industries projects across the country. The 212,000 square foot facility in Hillsborough County will serve a 10-county area, employing over 100 individuals with disabilities and special needs. It is Goodwill Industries-Suncoast, Inc.'s first "build to suit" distribution center in its central Florida territory and will be used as a model for future facilities.

Lead counsel assisting a large silvicultural landowner in investigation of alternative environmental income streams, including wetlands and species mitigation banks and carbon offset credits, and land use entitlements strategies, including the Sector Plan.

Lead counsel representing sporting lodge and hospitality operation in obtaining and modifying alcohol, tobacco, and firearms licenses from the U.S. Bureau of Alcohol, Tobacco, Firearms and Explosives and Florida Department of Business & Professional Regulation, Division of Alcoholic Beverages & Tobacco.

Lead counsel representing landowner in a Right-to-Farm Act matter, obtaining the first approval in decades from a local government environmental agency for the commercial harvesting of cypress timber.

Lead counsel representing clients in professional licensure and permitting disputes and disciplinary procedures, including the successful resolution, with no fine, penalty, or disciplinary action of Florida Board of Professional Engineers allegations of practicing without a license; and development and presentation of licensure strategies to the Florida Department of Agriculture and Consumer Services for private investigation, private security services, and concealed firearms carry.

Secured numerous environmental and land use permits and entitlements before local, state, and federal governmental entities.

Counseled industrial clients in compliance and reporting obligations under complex federal environmental regulations,

including CERCLA, RCRA, EPCRA, the Clean Water Act, the Clean Air Act, and the Endangered Species Act.

Participated in policymaking, including drafting changes to Florida's impact fee statutes and an expedited port permitting bill passed by the Florida Legislature and drafting comments on proposed environmental regulations at the federal, state, and local levels.

As a Gubernatorial Fellow at the Department of Community Affairs, developed a model for presentation to the Legislature for converting the agency's operations to a fee-based services model after studying operations.

Land Use, Environmental, and Property Rights Litigation Matters

Successfully overturned a local government decision denying the grandfathering of an intensive commercial use, paving the way to achieve a favorable rezoning of the property.

Lead counsel in successfully protecting agricultural client's right to continue operations using the Right to Farm Act and the Florida Agricultural Lands and Practices Act following attempts of both local government and neighbors to force closure.

Successfully used the Florida Land Use and Dispute Resolution Act to resolve contentious property rights case, including a resolution following a rezoning denial that would have resulted in the closing of one of the country's largest trapshooting ranges and gun clubs.

Lead counsel in resolving an annexation challenge and an administrative challenge to a comprehensive plan amendment for a coalition of developer clients with projects at risk due to a long-running dispute between Alachua County and the City of Gainesville. Successfully negotiated with the County and the City for a global settlement allowing clients to move forward with projects that had been stalled for over six months and which were at risk of being delayed for another year or more.

Testified before a Florida Senate Committee on the effects proposed legislation would have on a client's subsurface property rights.

Assisted counsel of record defending oceanfront property rights before the U.S. Supreme Court in *Stop the Beach Renourishment, Inc. v. Florida Department of Environmental Protection*, 130 S.Ct. 2592 (2010), a case of first impression considering the doctrine of judicial takings.

Authored amicus brief supporting the successful landowner before the U.S. Supreme Court in *Koontz v. St Johns River Water Management District*, 133 S.Ct. 420 (2013), a case that limited the government's ability to exact concessions during the land development process.

Represented clients in obtaining nearly \$10 million in settlements of private property rights claims against governmental entities, including takings and inverse condemnation claims, constitutional claims, Bert J. Harris, Jr. Private Property Protection Act claims, and Florida Land Use and Environmental Dispute Resolution Act proceedings.

Represented national gas and convenience chain in obtaining dismissal of a comprehensive plan consistency challenge.

Lead counsel representing commercial agricultural operations in defense of agricultural tax classification (greenbelt), including an [appellate case that confirmed](#) in a case of first impression that even unusual agricultural uses must be allowed greenbelt classification.

Represented commercial timber harvester in successful negotiated reduction of penalties incurred in a code enforcement action.

Lead drafter of two successful appellate briefs defending against a challenge to an electrical utility's rezoning of 2,000+ acres.

Represented mining company in defense of local government mining and land use permits.

Represented electrical utility in a citizen's administrative suit seeking to invalidate water quality permits.

Successfully appealed a local government's refusal to process a planned development rezoning application because of unreasonable interpretation of its land development code.

PROFESSIONAL & COMMUNITY INVOLVEMENT

City of Tampa, Tampa Forward: Building Tomorrow Together, Land Development Code Advisory Team, Chair, 2024-Present

Florida Brownfields Association (FBA), Advisory Board Member, Present

The Junior League of Tampa, Community Advisory Board, 2019-Present

Association of Florida Community Developers (AFCD), 2015-Present

Tampa Bay Builders Association (TBBA), 2015-Present
Board of Directors, 2022-Present

Florida Eminent Domain Conference, Co-Chair, 2021

Florida State University College of Law, "Legislation and Regulation," Adjunct Professor

Appointed by Commissioner of Agriculture Adam Putnam to the Florida Department of Agriculture & Consumer Services' Silviculture Best Management Practices Technical Advisory Committee

Hillsborough County Farm Bureau, Board of Directors, 2015

Tampa Bay Regional Planning Council, Gubernatorial Appointee

Tampa Bay Agency on Bay Management, Appointee

Leadership Tampa Bay, 2016

Tampa Connection, Class of 2015

Leadership Florida Connect, Class II, 2012
Board of Governors, 2013-2015

The Florida Bar Environmental & Land Use Section (ELULS), Executive Council and Co-Editor of the *Reporter*

Rhodes College Alumni Association Executive Board, 2011-2014

J. Clifford Cheatwood American Inn of Court

Florida Forestry Association, Government Affairs Committee

Forest Landowners Association

Palma Ceia Golf & Country Club

Ybor City Museum Society

RECOGNITION

Chambers USA

Real Estate: Zoning/Land Use (North & Central Florida), Band 2, 2018-Present

Environment (Florida), 2021-Present

The Best Lawyers in America®, 2023-Present

Lawyer of the Year, Litigation - Land Use and Zoning (Tampa), 2025

Florida Super Lawyers, 2024-Present

Rising Star, 2013-2023

Florida Trend's Legal Elite, "Up and Comer," 2012-2017

Florida State University Alumni Association, 30 Under 30, 2014

Tampa Bay Business Journal, "Up and Comer," 2013

Florida Forestry Association, 40 Under 40 Young Leader, 2011

American Planning Association, Florida Chapter, Outstanding Student Urban Planner, 2009

Jeb Bush Outstanding Achievement Award, 2009

National Merit Scholar

PUBLICATIONS & PRESENTATIONS

Land Development News Update, Publications: [Rotunda Report Week 2 | March 10-14, 2025](#)

Stearns Weaver Miller News Update | March 2025

Publications: [Florida House Bills 923 and 943: Comprehensive Housing Reform and Live Local Act Enhancements](#)

Stearns Weaver Miller News Update | February 2025

Publications: [How to Streamline Housing Permitting in Florida](#)

Policy Briefs, Mercatus Center, George Mason University | | December 2024

Publications: [How to Streamline Housing Permitting in Florida](#)

Housing | Policy Briefs, Mercatus Center, George Mason University | | December 2024

Events: [Live Local Redux: What Eminent Domain Professionals Need to Know This Time Around](#)

Florida Eminent Domain Conference | | November 2024

Land Development News Update, Publications: [What's Developing | Fall 2024](#)

Stearns Weaver Miller News Update | November 2024

Events: [Investing and Developing Over the Next Cycle](#)

FSU Real Estate Center, TRENDS Conference | November 2024

Land Development News Update, Publications: [Hurricanes, Flash Floods, and Tornadoes – Development Permit Extension Opportunities Are Now Available](#)

Stearns Weaver Miller News Update | September 2024

Land Development News Update, Publications: [What's Developing | Summer 2024](#)

Stearns Weaver Miller News Update | August 2024

Publications: [Florida Attorney General's Office Issues Informal Opinion Clarifying Zoning Districts that Qualify for Development under the Live Local Act](#)

Stearns Weaver Miller News Update | August 2024

Events: [How The Live Local Act Changes The Land Use Game](#)

38th Annual Environmental Permitting Summer School | | July 2024

Publications: [Legislative Tax Package includes Live Local Property Tax Exemption Opt-out Provisions for Taxing Authorities](#)

Stearns Weaver Miller News Update | April 2024

Government Affairs News Update, Land Development News Update, Publications: [FDACS Promulgates New Rules Addressing Agricultural Land Owned by a Foreign Principal](#)

Stearns Weaver Miller News Update | March 2024

Events: [WEBINAR: SB 328 - The 2024 Live Local Act](#)

Stearns Weaver Miller Webinar | | March 2024

Publications: [Florida Senate and House of Representatives Pass Senate Bill 328 Amending the 2023 Live Local Act](#)

Stearns Weaver Miller News Update | March 2024

Affordable Housing News Update, Government Affairs News Update, Land Development News Update, Publications: [Rotunda Report Week 6 | February 12-16, 2024](#)

Stearns Weaver Miller News Update | February 2024

Publications: [Live Local Act Bill Proposes Significant Changes to Florida's Landmark 2023 Affordable and Workforce Housing Legislation](#)

Stearns Weaver Miller News Update | January 2024

Events: [Florida's New "Live Local Act"](#)

Florida Eminent Domain Conference | | November 2023

Events: [Navigating The Country's Boldest Housing Supply Legislation: Florida's Live Local Act](#)

Cafe Con Tampa | | November 2023

Events: [Concurrency, Impact Fees and Mobility Fees - The State of the Law on Local Government Exactions to Fund Infrastructure and Schools](#)

37th Annual Environmental Permitting Summer School | | July 2023

Events: [Legislative Update](#)

The University Club of Tampa | | June 2023

Affordable Housing News Update, Government Affairs News Update, Land Development News Update, Publications: [Live Local Act Signed Into Law](#)

Stearns Weaver Miller News Update | April 2023

Land Development News Update, Publications: [Florida Funds Agricultural Conservation Easements at Record Amounts](#)

Stearns Weaver Miller News Update | March 2023

Land Development News Update, Publications: [Five Important Environmental Topics You Should Know About](#)

Stearns Weaver Miller News Update | February 2023

Events, Land Development News Update: [Settling Local Land Use Disputes](#)

Florida Land Use Law Conference | | November 2022

Events: [Ethics in Modern Practice](#)

Florida Eminent Domain Conference | | October 2022

Land Development News Update, Publications: [Hillsborough County Proposes Significant Updates to Comprehensive Plan](#)

Stearns Weaver Miller News Update | October 2022

Land Development News Update, Publications: [What's Developing | Summer 2022](#)

Stearns Weaver Miller News Update | September 2022

Events: [Concurrency, Impact Fees And Mobility Fees - The State Of The Law On Local Government Exactions To Fund](#)

36th Annual Environmental Permitting Summer School | | July 2022

Events: [Avoiding Property Rights Disputes \(Or "Florida Property Rights 101"\)](#)

36th Annual Environmental Permitting Summer School | | July 2022

Government Affairs News Update, Land Development News Update, Publications: [Hillsborough County Proposes Significant Updates to Comprehensive Plan](#)

Stearns Weaver Miller News Update | July 2022

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Spring 2022](#)

Stearns Weaver Miller News Update | May 2022

Land Development News Update, Publications: [Spring Brings an End to Freezing Temperatures— and an Opportunity to Extend Your Development Permits](#)

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Winter 2022](#)

Stearns Weaver Miller News Update | February 2022

Land Development News Update, Publications: [Pasco County Expands Multi-Family Moratorium while Hillsborough County Plans to Extend Another Moratorium](#)

Stearns Weaver Miller News Update | February 2022

Events: [Through the Florida Land Use and Environmental Dispute Resolution Act](#)

Florida Eminent Domain Conference | | November 2021

Land Development News Update, Publications: [Bird, Bird, Bird - Bird Is The Word!](#)

Stearns Weaver Millers News Update | November 2021

Land Development News Update, Publications: [Development Demand Drives Opportunity for Conservation of Gopher Tortoise Sites](#)

Stearns Weaver Millers News Update | October 2021

Publications: [Federal Court Puts 'Navigable Waters Protection Rule' In Murky Waters for Florida](#)

Stearns Weaver Miller News Update | October 2021

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Fall 2021](#)

Stearns Weaver Miller News Update | September 2021

Events: [Concurrency, Impact and Mobility Fees - The State Of The Law On Local Government Exactions To Fund Infrastructure And Schools](#)

35th Annual Environmental Permitting Summer School | | July 2021

Events: [Avoiding Property Rights Disputes \(Or "Florida Property Rights 101"\)](#)

35th Annual Environmental Permitting Summer School | | July 2021

Government Affairs News Update, Land Development News Update, Publications: [COVID-19 State of Emergency Lapses: Extend Your Permits NOW](#)

Stearns Weaver Miller News Update | July 2021

Land Development News Update, Publications: [Hillsborough County Studying Comprehensive Plan Updates to Facilitate Affordable Housing](#)

Stearns Weaver Miller News Update | July 2021

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Spring 2021](#)

Stearns Weaver Miller News Update | May 2021

Land Development News Update, Publications: [Update: Tampa Bay Local Governments Continue to Enact Burdensome Moratoria](#)

Stearns Weaver Miller News Update | April 2021

Events: [Private Sector Roundtable Discussion](#)

HCBA - Third Annual Virtual Environmental and Land Use Conference | | April 2021

Land Development News Update, Publications: [Hillsborough County Moving Quickly in Proposal to Take Away Density from Rural and Agricultural Landowners](#)

Stearns Weaver Miller News Update | March 2021

Events: [Sea Level Rise in Tampa: How Do We Collaborate on Land Use Decisions to Plan Ahead?](#)

Café con Tampa Meeting | | February 2021

Land Development News Update, Publications: [Tampa Bay Local Governments Forge Ahead in Limiting Property Rights with Burdensome Land Development Moratoria](#)

Stearns Weaver Miller News Update | February 2021

Land Development News Update, Publications: [Following Hillsborough County, City of Tampa to Consider Development Moratorium on February 4, 2021](#)

Stearns Weaver Miller News Update | February 2021

Land Development News Update, Publications: [What's Developing | Winter 2020-2021](#)

Stearns Weaver Miller News Update | January 2021

Events: [Sea Level Rise in Tampa: A Policy Approach](#)

City of Tampa City Planning Webinar | | January 2021

Land Development News Update, Publications: [EPA Approves Florida's Assumption of the Clean Water Act's Section 404 Permitting](#)

Stearns Weaver Miller News Update | December 2020

Events: [Florida Land Use and Environmental Law](#)

24th Annual Florida Eminent Domain Conference | | November 2020

Land Development News Update, Publications: [City of Tampa Holds Important Workshop on Changes in Land Use and Development Policies](#)

Stearns Weaver Miller News Update | November 2020

Publications: [Environmental Issues In Real Estate Transactions, Florida Real Property Complex Transactions](#)

The Florida Bar Environmental & Land Use Law Treatise | November 2020

Land Development News Update, Publications: [What's Developing | Fall 2020](#)

Stearns Weaver Miller News Update | October 2020

Publications: [Major Land Use Changes Ahead in St. Pete: CHAA Update, Tropicana Field Site RFP, and I-275 Improvements](#)

Stearns Weaver Miller News Update | August 2020

Land Development News Update, Publications: [New 'Navigable Waters Protection Rule' is the Controlling Law in Florida - for Now.](#)

Events: [Concurrency, Impact and Mobility Fees - The State Of The Law On Local Government Exactions To Fund Infrastructure](#)

34th Annual Environmental Permitting Summer School | | July 2020

Events: [Avoiding Property Rights Disputes \(Or](#)

34th Annual Environmental Permitting Summer School | | July 2020

Land Development News Update, Publications: [Tolling and Extension Benefits Available for Pandemic Emergency Declarations](#)

Stearns Weaver Miller News Update | July 2020

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

Stearns Weaver Miller News Update | July 2020

Land Development News Update, Publications: [Hillsborough County to Consider Doubling of Development Fees and Extending Rezoning Moratoria, Despite COVID-19 Economic Recovery Concerns](#)

Stearns Weaver Miller News Update | May 2020

Land Development News Update, Publications: [U.S. Supreme Court Requires Clean Water Act Permits When A Point Source Pollutant Discharge through Groundwater into Navigable Waters is "Functionally Equivalent" to a Direct Discharge](#)

Stearns Weaver Miller News Update | April 2020

Events: [WEBINAR: Let's Get Virtual! - Virtual Local Government Hearings Amid the COVID Crisis](#)

Stearns Weaver Miller Webinar | | April 2020

COVID News Update, Land Development News Update, Publications: [Hillsborough County Forges Ahead to Consider Doubling Development Fees During COVID-19 Era](#)

Stearns Weaver Miller News Update | April 2020

Land Development News Update, Publications: [What's Developing | Spring 2020](#)

Stearns Weaver Miller News Update | April 2020

Land Development News Update, Publications: [Florida Department of Environmental Protection Issues a Proposed Rule Seeking to Assume Dredge and Fill Permitting Process from Federal Government](#)

Stearns Weaver Miller News Update | March 2020

Land Development News Update, Publications: [Hillsborough County Sets Aggressive Twelve Program to Remake Development Policies - and Increase Fees](#)

Stearns Weaver Miller News Update | February 2020

Land Development News Update, Publications: [Replacement of Waters of the United States Rule Narrows the Reach of the Clean Water Act](#)

Stearns Weaver Miller News Update | February 2020

Land Development News Update, Publications: [Hillsborough County Continues Discussion on Changes in Land Use and Development Policies to Prepare for Smart and Sustainable Growth](#)

Land Development News Update, Publications: [Florida Supreme Court Reverses Course to Allow Personal Injury Damages for Some Environmental Claims](#)

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: [Major Land Use and Development Policies Discussions Continue in Hillsborough County](#)

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: [Major Evolution in Land Use and Development Policies Ahead in Hillsborough County](#)

Stearns Weaver Miller News Update | December 2019

Land Development News Update, Publications: [What's Developing | Winter 2019-2020](#)

Stearns Weaver Miller News Update | December 2019

Land Development News Update, Publications: [Governor DeSantis Terminates Emergency Declaration for 43 Counties Starting 90-Day Clock for Important Notice Letters](#)

Stearns Weaver Miller News Update | October 2019

Government & Administrative News Update, Land Development News Update, Publications: [2015 Waters of the United States Rule Repealed, with a New Rule Expected this Winter](#)

Stearns Weaver Miller News Update | September 2019

Land Development News Update, Publications: [What's Developing | Fall 2019](#)

Stearns Weaver Miller News Update | September 2019

Events: [Avoiding Property Rights Disputes](#)

33rd Annual Environmental Permitting Summer School | | July 2019

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

Stearns Weaver Miller News Update | July 2019

Events: [What's Ahead and Why - Comprehensive Planning and Growth Management](#)

Annual Environmental Permitting Summer School | | July 2019

Land Development News Update, Publications: [Important Land Development and Environmental Issues Following Florida's 2019 Legislative Session](#)

Stearns Weaver Miller News Update | July 2019

Land Development News Update, Publications: [What's Developing | Summer 2019](#)

Stearns Weaver Miller News Update | July 2019

Land Development News Update, Publications: [Opportunities Ahead as Florida Prepares for Three New Tollways](#)

Stearns Weaver Miller News Update | May 2019

Land Development News Update, Publications: [What Have We Learned After Two Years of Reporting Under Florida's Public Notice of Pollution Act?](#)

Stearns Weaver Miller News Update | April 2019

Land Development News Update, Publications: [What's Developing | Spring 2019](#)

Stearns Weaver Miller News Update | April 2019

Land Development News Update, Publications: [EPA Provides Clarity on CWA Regulation of Groundwater - for Now](#)

Stearns Weaver Miller News Update | April 2019

Events: [Zoning and Permitting](#)

Advanced Real Property Certification Review 2019 | April 2019

Land Development News Update, Publications: [Increased School Impact Fees on the Horizon in Hillsborough County, With No Sign of Relief from School Concurrency in Sight](#)

Stearns Weaver Miller News Update | February 2019

Land Development News Update, Publications: [Why Developers and Landowners Should Engage in the U.S. Census Bureau's Designation of Places and Census Tracts Over the Next Three Months](#)

Stearns Weaver Miller News Update | February 2019

Government & Administrative News Update, Land Development News Update, Publications: [Permit Applicants May Need to Reevaluate Strategies Following New Constitutional Amendment Prohibiting Agency Deference](#)

Stearns Weaver Miller News Update | February 2019

Land Development News Update, Publications: [Act Now to Secure Tolling and Extension Benefits Related to Hurricanes, Algal Blooms and Red Tide Emergency Declarations](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [Major Water Policy Reform Ahead in Florida](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [Unanimous Property Owner Win as U.S. Supreme Court Limits the Reach of the Endangered Species Act](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [Calmer Waters Ahead? Environmental Protection Agency Proposes New](#)

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: [What's Developing Fall 2018](#)

Stearns Weaver Miller News Update | December 2018

Land Development News Update, Publications: [New Bipartisan Federal Law Presents Opportunities for Public-Private Partnerships](#)

Stearns Weaver Miller News Update | November 2018

Land Development News Update, Publications: [Update: IRS Provides Guidance for Big Capital Gains Break](#)

Stearns Weaver Miller News Update | October 2018

Events: [Stormwater considerations during Risk-Based Corrective Action: A Case Study Update for the Former TECO/Hookers Point Power Plant Brownfields Site](#)

Florida Brownfields Association 2018 Conference | | October 2018

Land Development News Update, Publications: [What's Developing | Summer 2018](#)

Stearns Weaver Miller News Update | September 2018

Events: [Resolving Property Rights Disputes](#)

Florida Chamber's Environmental Permitting Summer School | July 2018

Land Development News Update, Publications: [Proposed Changes Would Relax Endangered Species Act Restrictions](#)

Stearns Weaver Miller News Update | July 2018

Land Development News Update, Publications: [What's Developing? | Spring 2018](#)

Stearns Weaver Miller News Update | June 2018

Land Development News Update, Publications: [Important Land Development and Environmental Issues Following Florida's 2018 Legislative Session](#)

Stearns Weaver Miller News Update | April 2018

Land Development News Update, Publications: [Back to Local Control Over Growth Management: HB 1151 Eliminates State and Regional Review Requirements for Existing Developments of Regional Impact \(DRI\) and Other Large Projects in Florida](#)

Stearns Weaver Miller News Update | April 2018

Events: [Competent Substantial Evidence Before Local Government: Heated Discussion](#)

Florida Bar Advanced Hot Topics 2018 Seminar | | April 2018

Land Development News Update, Publications: [Important Land Development and Environmental Issues Following Florida's 2018 Legislative Session](#)

Stearns Weaver Miller News Update | March 2018

Land Development News Update, Publications: [What's Developing? | Winter 2018](#)

Stearns Weaver Miller News Update | March 2018

Land Development News Update, Publications: [Opportunities for Permit Extensions Available - But Claiming Them Not Always Straightforward](#)

Stearns Weaver Miller News Update | January 2018

Land Development News Update, Publications: [A New, Narrower Take on the "Incidental Take" of Bird Species under the MBTA](#)

Stearns Weaver Miller News Update | January 2018

Land Development News Update, Publications: [What's Developing | Fall 2017](#)

Stearns Weaver Miller Update | December 2017

Land Development News Update, Publications: [Florida Appellate Court Reverses Developer's \\$16.5 Million Award and Rules in Favor of County](#)

Stearns Weaver Miller News Update | December 2017

Events: [Classic Takings and 2017 Cases](#)

Eminent Domain Institute | | October 2017

Events: [Brownfields](#)

Florida Association of Environmental Professionals | | October 2017

Land Development News Update, Publications: [DOAH Recommended Order Clarifies ERP Public Interest Criteria](#)

Stearns Weaver Miller News Update | October 2017

Events: [2017-2018 Brownfield Legislative & Technical Issues & Opportunities](#)

Florida Brownfield Association | | October 2017

Land Development News Update, Publications: [How Are Your Permits Affected by Hurricane Irma?](#)

Stearns Weaver Miller News Update | September 2017

Land Development News Update, Publications: [What's Developing | Summer 2017](#)

Stearns Weaver Miller News Update | September 2017

Ad Valorem Tax News Update, Land Development News Update, Publications: [Should You Challenge Your Property Tax Assessment?](#)

Stearns Weaver Miller News Update | August 2017

Land Development News Update, Publications: [State of Emergency for Tropical Storm Emily Presents Another Opportunity to Extend Permits, As Previous Opportunity Comes to a Close](#)

Stearns Weaver Miller News Update | August 2017

Events: [Property Rights 101](#)

Florida Chamber's 31st Annual Environmental Permitting Summer | | July 2017

Land Development News Update, Publications: [Landowners with Contiguous Parcels Should Heed Recent U.S. Supreme Court Decision](#)

Stearns Weaver Miller News Update | July 2017

Land Development News Update, Publications: [Important Land Development and Environmental Issues Following Florida's 2017 Legislative Session](#)

Stearns Weaver Miller News Update | July 2017

Events: [Understanding How the Endangered Species Act Impacts Property Rights While Tracing the Efforts to Modernize the Policy](#)

National Conference of Private Forest Landowners | | June 2017

Land Development News Update, Publications: [What's Developing | Spring 2017](#)

Stearns Weaver Miller News Update | May 2017

Events: [Boundaries and Easements](#)

HalfMoon Education, Inc. | | April 2017

Events: [History of Inverse Condemnation, Regulator Takings, and Exactions](#)

Association of Eminent Domain Professionals | | March 2017

Land Development News Update, Publications: [Florida Appellate Court Confirms that Even Unusual Agricultural Uses Must be Greenbelted](#)

Stearns Weaver Miller News Update | February 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

Land Development News Update, Publications: [What's Developing | Winter 2017](#)

Stearns Weaver Miller News Update | January 2017

Publications: [A Tough Eight Years](#)

Forest Landowners | October 2016

Land Development News Update, Publications: [Florida's New Emergency Rule Requiring Public Notification of Pollution: What You Need to Know](#)

Stearns Weaver Miller News Update | October 2016

Land Development News Update, Publications: [Executive Orders Present Opportunities to Extend the Duration of Qualified Development Permits Across Florida](#)

Stearns Weaver Miller News Update | October 2016

Election & Political Law News Update, Government & Administrative News Update, Publications: [Amendment 4 Could Spur Solar Energy Investment and Development in the Sunshine State](#)

Stearns Weaver Miller News Update | August 2016

Events: [Property Rights 101](#)

Florida Chamber's 30th Annual Environmental Permitting Summer School | | July 2016

Land Development News Update, Publications: [Executive Orders Present Opportunities to Extend Development Permits in 36 Florida Counties](#)

Stearns Weaver Miller News Update | July 2016

Events: [Free to Do Business: Understanding Your Rights as a Landowner in the Face of Increasing State and Federal Regulation](#)

2016 National Conference of Forest Landowners | | June 2016

Land Development News Update, Publications: [U.S. Supreme Court Gives Landowners the Right to Challenge Army Corps' Jurisdictional Determinations in Court](#)

Land Development News Update, Publications: [Legal Issues Raised by Climate Change, Sea Level Rise, and Coastal Resilience](#)

Stearns Weaver Miller News Update | May 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: [Important Recent Developments in the Federal Regulation of Wetlands](#)

Stearns Weaver Miller News Update | April 2016

Publications: [The Uncertain Fundamentals of Federal Regulation of Wetlands](#)

The Environmental and Land Use Law Section of the Florida Bar Reporter | March 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: [Challenges in South Florida Coastal Permitting Projects Mount, with Statewide Implications](#)

Stearns Weaver Miller News Update | February 2016

Land Development News Update, Publications: [Updates to Joint Coastal Permit Rules Provide Expedited Review and Longer Permit Duration](#)

Stearns Weaver Miller News Update | January 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

Publications: [How Does WOTUS Affect Your Clients' Wetlands?](#)

Hillsborough County Lawyer Magazine | November 2015

Publications: [What Does WOTUS Mean for the Timber Industry?](#)

Southeastern Wood Producer's Association Quarterly Magazine | November 2015

Land Development News Update, Publications: [Governor's Executive Orders Present Opportunities To Extend Expiration Of Development Permits](#)

Stearns Weaver Miller News Update | September 2015

Events: [The Planner as a Social Entrepreneur](#)

Land Development News Update, Publications: EPA and Army Corps Release New Clean Water Act Rule Interpreting and Expanding Jurisdiction

Stearns Weaver Miller News Update | August 2015

Publications: Florida's Land Use Protections for Agricultural Operations

In the Field Magazine | January 2015

Publications: The Peculiarities of Agricultural Law in Florida

Hillsborough County Lawyer Magazine | November 2013

Events: Koontz v. SJRWMD: Implications for Florida Environmental, Land Use, and Real Property Lawyers & Their Clients

Hillsborough County Bar Association, Environmental & Land Use Section | | October 2013

Events: Where Do Property Rights Fit into Sustainability?

Florida Chapter of the American Planning Association | | September 2013

Events: Florida Bar Environmental & Land Use Section Annual Update

Florida Bar Environmental & Land Use Section Annual Update | | August 2013

Events: Ethics for Environmental & Sustainability Reporting

Florida Bar Environmental & Land Use Section Annual Update | | August 2013

Events: 2013 Environmental & Land Use Update

Hillsborough County Bar Environmental & Land Use Section | | April 2013

Events: The Forest Roads Litigation

Alabama Forestry Association | | March 2013

Publications: Property Rights Legal Update

Southeastern Wood Producer's Association Quarterly Magazine | February 2013

Publications: Florida Once Again on the Forefront of Takings Law

Hillsborough County Lawyer Magazine | January 2013

Publications: Attorney's Fees

Florida Environmental & Land Use Law Treatise | January 2013

Events: Land Use, Development, & Economic Growth

Leadership Florida Class XXXI, | | November 2012

Events: Agricultural Law & Policy in Florida

Florida Chapter of the American Planning Association | | September 2012

Publications: Will the Silvicultural Exemption Survive? An Update on Northwest Environmental Defense Center V. Brown

ABA Forest Resources Committee Newsletter | June 2012

Events: Forest Lands Legal Update

National Conference of Private Forest Landowners, Forest Landowners Association | May 2012

Events: Landowner, Forestry, & Logging Legislative Update

Southeastern Wood Producer's Association | April 2012

Publications: Applying Old Methods to New Values: Considerations for Green Leases

American Bar Association Smart Growth & Green Buildings Committee Newsletter | January 2012

Publications: Administrative and Judicial Review of Land Use Decisions

Florida Environmental & Land Use Law Treatise | January 2012

Publications: Smart Growth Developments

ABA Section of Environment, Energy, and Resources' Year in Review | January 2012

Events: Environmental and Land Use Considerations for Real Estate Transactions

Florida Bar CLE Co-Chair | January 2012

Events: Growth Management in Florida: Past, Present, & Future

FSU College of Law Environmental Seminar | February 2011

Events: Introduction to Legal Process

Tallahassee Community College Paralegal Course, Guest Lecturer | February 2011

Events: Green Leases in Florida

FSU College of Law Real Estate Law Society | February 2011

Publications: Florida Case Law Update

Florida Bar Environmental and Land Use Section Reporter | January 2011

Publications: Groundwater Quality Protection: An Overview

Florida Environmental & Land Use Law Treatise | January 2011

Publications: EPCRA: Federal Environmental Reporting 101

ABA Young Lawyers' Division, 101 Practice Series | January 2011

Publications: Fighting the Lure of the Infinite: Lease Conservation Easements at the Urban Fringe

Environmental Law Reporter | December 2010

Publications: The Florida Land Environment

Blog reviewing recent legal developments of interest to Florida landowners | June 2010

Publications: [Tractors Versus Bulldozers: Integrating Growth Management & Ecosystem Services to Conserve Agriculture](#)

Environmental Law Reporter | February 2009

Publications: [The Reprise of Biofuels: Breaking Down the Barriers](#)

Florida State University Business Review | February 2009

NEWSROOM

In the Media: [County commissioners pave way for development proposed near Dover superfund site](#)

| February 2025

In the Media: [Florida's affordable housing crisis: The missing middle part 4 of 4](#)

Fox13 Tampa Bay || November 2024

In the Media: [Inside the \\$700 million-plus reimagining of Robles Park Village in Tampa](#)

Tampa Bay Business Journal || August 2024

In the Media: [Report: Revision to 'Live Local Act' reduces stock of affordable/workforce housing in FL](#)

Florida Phoenix || June 2024

Firm Announcements: [35 Stearns Weaver Miller Lawyers and 11 Practice Areas Ranked In Chambers USA 2024](#)

| June 2024

In the Media: [Live Local Act changes Could Affect Affordable Housing in Tampa Bay](#)

Tampa Bay Business Journal || January 2024

In the Media: [Advocates hailed a new law to help stabilize FL's housing crisis, but implementation has been rocky](#)

Florida Phoenix || October 2023

In the Media: [600 apartments in suburban Tampa become first Hillsborough project to move forward under Live Local Act](#)

Tampa Bay Business Journal || October 2023

Firm Announcements: [29 Stearns Weaver Miller Lawyers in 11 Practice Areas Ranked In Chambers USA 2023](#)

| June 2023

In the Media: [Luxury homebuilder wants to redevelop Pebble Creek golf course](#)

Tampa Bay Business Journal || March 2023

Firm Announcements: [28 Stearns Weaver Miller Lawyers in 12 Practice Areas Ranked In Chambers USA 2022](#)

| June 2022

In the Media: [Hillsborough to extend south county growth moratorium](#)

Tampa Bay Times || December 2021

Firm Announcements: [Stearns Weaver Miller Lawyers Recognized in 2021 Florida Super Lawyers](#)

| June 2021

In the Media: [Hillsborough plans to reverse impact fee jump](#)

Tampa Bay Times | | June 2021

Firm Announcements: [29 Stearns Weaver Miller Lawyers in 12 Practice Areas Ranked In Chambers USA 2021](#)

| May 2021

Firm Announcements: [Stearns Weaver Miller Lawyers Recognized in 2020 Florida Super Lawyers](#)

| June 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

Firm Announcements: [Jacob T. Cremer Appointed to Florida Brownfields Association Board of Directors](#)

| November 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 Names Three New Shareholders](#)

| September 2017

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

| June 2017

Firm Announcements, Land Development News Update: [Stearns Weaver Miller Launches Executive Order Permit Extension Tool For Tracking States Of Emergency](#)

| May 2017

In the Media: [States Ask Federal Appeals Court to Reconsider Endangered Species Act Ruling](#)

Forest Landowners Association Newsletter | | August 2016

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

| June 2016

In the Media: [Hillsborough OKs developers' fees for transportation improvements](#)

The Tampa Tribune | | April 2016

In the Media: [Tale of the Tape: Census estimates plots diverging paths, different challenges for Pinellas, Hillsborough](#)

Tampa Bay Times | | December 2015

In the Media: [Millions owed to developers loom over Hillsborough's move to charge more for growth](#)

Tampa Bay Times | | November 2015

Firm Announcements: [Jacob T. Cremer Elected to Hillsborough County Farm Bureau Board of Directors](#)

| October 2015

Firm Announcements: [New Faces at our Tampa Office](#)

| August 2015

Firm Announcements: [Stearns Weaver Miller Continues Expansion of Statewide Land Development, Zoning & Environmental Team](#)

| June 2015

EDUCATION

J.D., *magna cum laude*, Florida State University College of Law

Law Review

Gubernatorial Fellow

Order of the Coif

M.S.P., Department of Urban & Regional Planning, Florida State University

University Fellow

B.A., *cum laude*, Rhodes College

Phi Beta Kappa Honor Society

ADMISSIONS

Florida

United States District Courts for the Northern, Middle and Southern Districts of Florida

United States Court of Appeals for Eleventh Circuit

The Supreme Court of the United States