

Our Team Working Together

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## SAMUEL E. POOLE III

### Retired

954-525-9900

201 East Las Olas Blvd.  
Suite 1500  
Fort Lauderdale, FL 33301

Sam Poole has extensive experience in planning and zoning in the development and redevelopment of Florida's cities. He has more than 30 years of experience advising clients on conventional and new urbanism land development issues in Florida. Working statewide for both private and public sector clients, Sam has prepared comprehensive plans, plan amendments, and land use codes enabling development of conventional as well as mixed use new urbanism projects from towns to neighborhoods to individual buildings.

Sam has particular skills dealing with environmental constraints affecting land development. As Executive Director of the South Florida Water Management District from 1994 to 1999, Sam directed a staff of 1700 with annual budgets of \$500 million to restore the Everglades and protect South Florida's water supply and flood mitigation system and gained key insights into the effect of water issues on development.

### Education

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J.D., *cum laude*, Northwestern University Law School  
Master of Regional Planning, University of Pennsylvania  
B.S. in Forestry, *cum laude*, University of Florida

### Bar Admissions

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Florida

### Practice Teams

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Government and Regulatory

### Practice Areas

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Energy & Utilities  
Environmental Issues  
Government Permitting & Licensing  
State & Local Government Law  
Urban Redevelopment

## Representative Matters

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- Land use counsel for Miami Worldcenter, a 25-acre New Urbanism redevelopment project in downtown Miami
- Counsel to foreign governments on management of water and environmental resources, including Cayman Islands and Parana (Brazil)
- Land use counsel for Makar Properties, LLC for redevelopment and renovation of historic Ritz Plaza Hotel in Miami Beach
- Land use Counsel for South Miami Hometown, Inc., preparing a land development plan and code for New Urbanism redevelopment of downtown South Miami
- Land use counsel for Oak Tree Landing, an 850-acre second home Fly-in resort near Gainesville, Florida, securing plan and future land use map amendments
- Land use counsel for Corrections Corporation of America, for site plan approval of a 1500-bed privately owned and operated correctional facility in Southwest Ranches, Florida

## Awards & Honors

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- *The Best Lawyers in America*®, 2014-2018
- *Chambers & Partners USA, America's Leading Business Lawyers*,
  - Environment-Florida, 2012-2017
  - Real Estate: Zoning/Land Use, 2016-2017
- *Florida's Super Lawyers*, 2007-2009, 2013-2016
- *Daily Business Review*, Most Effective Lawyer, 2005
- *South Florida Legal Guide*, Top Lawyer, 2007-2009; 2011-2014, 2016
- University of Florida, Distinguished Alumnus, 2000
- *Martindale-Hubbell*, AV® Preeminent™ rated

## Community Activities / Associations

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- Co-author of Miami-Dade County Traditional Neighborhood Development Ordinance, the first modern New Urbanism land development regulation (1990)
- Board of directors of Form-Based Codes Institute (2006-present)
- South Florida Ecosystem Restoration Task Force (1997-1999, Chair 1998)
- Third Environmental and Land Use Study Committee (ELMS III)
- Downtown Fort Lauderdale Transportation Management Association (2000-2004, Chair 2003)
- ULI Committee on Regional Cooperation (2004)
- 1000 Friends of Florida Future of Florida Round Table 2007

## In the News

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Thirty Berger Singerman Attorneys Recognized in the 2018 Edition of Best Lawyers In America  
August 14, 2017

Berger Singerman Receives High Marks by Chambers USA for Fourteenth Consecutive Year  
May 29, 2017

Twenty-Eight Berger Singerman Attorneys Recognized in the 2017 Edition of Best Lawyers In America  
August 14, 2016

Thirty-Six Berger Singerman Attorneys Recognized in the 2016 Super Lawyers Florida Edition  
June 13, 2016

Berger Singerman Receives High Marks by Chambers USA for Thirteenth Consecutive Year  
June 1, 2016

Berger Singerman Represents 301 South Gulfview LLC in Sale of Hyatt Regency Clearwater  
January 31, 2016

## **Publications**

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Tampa Bay Times, "Focus restoration efforts north of Lake Okeechobee — not south"  
November 24, 2016

## **Events & Speaking Engagements**

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Sam Poole, Moderator, "Water, Water, Everywhere, but not a Drop to Drink!," Tower Forum  
January 6, 2016

## **Prior Affiliations**

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- Holland & Knight
- South Florida Water Management District