

Nancy E. Stroud
Lewis, Stroud & Deutsch, P.L.
Boca Raton, Florida

Ms. Stroud is a founding member of Lewis, Stroud & Deutsch. Her practice focuses on land use law. Ms. Stroud was awarded a master's degree in regional planning and a law degree from the University of North Carolina. She graduated *cum laude* from Indiana University, where she was Phi Beta Kappa. Ms. Stroud has been an AV rated attorney since 1985. She is also a member of the American Institute of Certified Planners (AICP). Prior to opening her own firm, she led the local government land use department of a Ft. Lauderdale firm that provided representation as municipal attorneys for eighteen municipalities in the south Florida region.

Ms. Stroud has special expertise in growth management, community development and constitutional issues related to zoning and planning. She regularly represents local governments as special counsel for land use issues, including special projects such as writing land development regulations, reviewing large development proposals, and comprehensive planning. She is well experienced in quasi-judicial hearing procedures and regularly represents elected bodies and planning boards, or local government staff, in quasi-judicial proceedings. She is also familiar with the day to day administration of land use regulations as applied to development and redevelopment projects, both public and private. She has served as a hearing officer in local administrative hearings. Ms. Stroud is co-author of the LEXIS land use treatise Planning and Control of Land Development: Cases and Materials (8th ed.), one of the leading land use textbooks for law students.

Ms. Stroud practices in both state and federal court, on the trial and appellate levels. She has been local government counsel in a number of significant Florida land use cases, including *City of Fort Myers v. Splitt*, 988 So. 2d 28 (Fla. 2d DCA 2008); *Kantner v. Martin County*, 929 F.Supp. 1482 (S.D. Fla. 1996); and *Restigouche, Inc. v. Town of Jupiter*, 59 F.3d 1208 (11th Cir. 1995). She filed an amicus brief for the Florida League of Cities and the American Planning Association Florida Chapter in *Town of Ponce Inlet v. Pacetta, LLC et al*, 120 So.3d 27 (Fla. 5th DCA 2013); she has also participated in amicus briefs filed on behalf of the American Planning Association in the United States Supreme Court.

Among her professional service activities, Ms. Stroud serves on the American Planning Association (APA) Amicus Curiae Committee, as well as the APA, Florida Chapter, Legislative Policy Committee. She is a Board member of the Form Based Codes Institute. She regularly lectures and publishes on land use topics for professional and lay organizations. She teaches AICP exam preparatory classes in ethics and law. She has served as a Governor's appointee on several state and regional boards, including the Treasure Coast Regional Planning Council.

Ms. Stroud's awards include the 2011 American Planning Association, Florida Chapter, Award for Distinguished Contribution to the Chapter; 2011 American Planning Association for National Planning Excellence Award for Best Practice (as part of the Miami 21 team); and the 2010 Richard Dreihaus Form Based Code Award (Miami 21 Code).

SELECTED PUBLICATIONS AND PRESENTATIONS

Florida Bar Environmental and Land Use Law Section. Annual Meeting. "Sea Level Rise from the Local Government Perspective" (Amelia Island, 2014).

American Planning Association, Florida Chapter. Annual Public Policy Workshop. "Planning in the Courts" (Tallahassee, 2015, 2014, 2013, 2012, and 2011).

International Municipal Lawyers Association. Teleconference. "The Most Important Land Use Law Developments of the Year" (January 2015, 2014, 2013, 2012 and 2011).

Florida Planning and Zoning Association Annual Conference. Panel Speaker. "Koontz v. St. Johns Water Management District: The Implications for Planners" (West Palm Beach, 2014).

Touro Law Center. The Taking Issue 40th Anniversary Symposium. Panel Speaker "Partial Takings Under Penn Central Transportation Co. v. City of New York" (Islip, N.Y., 2013).

American Planning Association, Florida Chapter. Annual Conference. "Town of Ponce Inlet v. Pacetta, LLC" and Panel Speaker for "Where do Property Rights Fit Into Sustainability?" (Orlando 2013).

American Planning Association Webcast. "Koontz v. St. Johns Water Management District" (2013).

Rocky Mountain Land Institute. Land Use 101. "Traditional Regulation" and "Constitutional Issues" (Denver, 2013).

"A History and New Turns in Florida's Growth Management Reform", 45 *The John Marshall Law Review* 397 (Winter 2012).

"Building a Sustainable City: The Miami 21 Zoning Code" in *Legal Strategies for Greening Local Government*, (Keith H. Hirokawa and Patricia Salkin, eds. 2012).

American Planning Association. Annual Conference. "Strategies for Adopting Form-Based Codes" (Boston, 2011).

American Bar Association, State and Local Government Section. "Miami 21: the Legal Issues" (Miami 2010).

"Commentary: The Role of the Comprehensive Plan," *Planning Reform in the New Century* (APA Press 2006).

"Twenty Years Later: Three Perspectives on the Evolution of Florida's 1985 Growth Management Act," 58 *Planning & Environmental Law* 1 (July 2006) (co-authored with Thomas Pelham and David Powell).