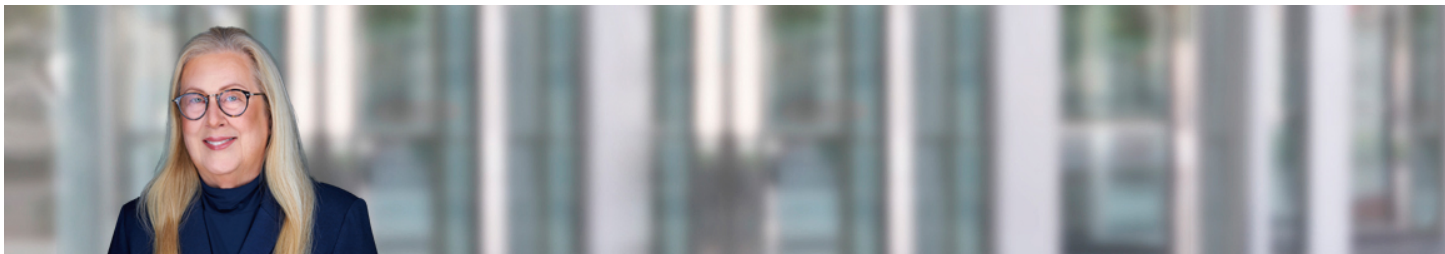


Patrice Boyes



Shareholder

Tampa Office

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Phone: 813-222-5025

PRACTICE AREAS

Land Development, Zoning &
Environmental

Land Development/Land
Use/Zoning

Litigation - Land Use,
Environmental & Property Rights

Environmental & Natural
Resources

OVERVIEW

Patrice Boyes represents property owners, institutional clients, business owners and local governments in state court and administrative hearings regarding land use and environmental matters. She manages teams of diverse legal and expert consultants to develop strategic solutions to complex permitting and economic development matters. Patrice is experienced in conceptualizing and executing paths for securing approvals, including matters involving environmental issues. She has overseen numerous transformative mid-rise projects in an urbanizing college town, and secured approval of the largest mixed-use development ever approved in Alachua County.

Patrice also serves as a Florida Supreme Court Certified Circuit & Appellate Court Mediator and is highly skilled in mediation, facilitation and negotiation regarding complex legal problems that require creative resolutions. She also serves as a Special Magistrate under the Florida Land Use and Environmental Dispute Resolution Act (§ 70.51).

Prior to joining the firm, for more than three decades Patrice served as principal and founder of her own practice in Gainesville, Florida. She also co-founded a hydro-geologic consulting firm and served for 16 years in various positions, including Chief Financial Officer and General Counsel.

Areas of Concentration:

Land Use & Zoning

Local Development Order Approvals – Annexation, Comprehensive Plan Amendments, Conditional Uses, Right of Way Vacations, Special Exceptions, Special Uses, Legal Nonconforming Designations, Variances, and Zoning

Development Agreements – between private parties and with public, government entities

Large Scale Master Planning/State Regulation – Planned Unit

Developments (PUDs), Developments of Regional Impact (DRI)

Land Use & Property Rights Litigation

Administrative Hearings & Appeals

Circuit Court Proceedings & Appeals

Dispute Resolution & Florida Land Use and Environmental Dispute Resolution Act (FLUEDRA) Proceedings – including Special Magistrate/Mediation services

Environmental & Natural Resources

Property Contamination & Redevelopment – Brownfield Redevelopment, Environmental Due Diligence

Groundwater Contamination & Remediation Oversight

Landfill Permitting, Compliance & Closure

Biosolids; Composting & Recycling; Bio-char & Biomass fuels

Renewable Energy – Solar Leasing

Mining Operations – Permitting, Compliance & Enforcement

Dairy Industry Compliance

Prior to law school, Patrice was a journalist and worked as Political Editor of the *Tampa Tribune*, and as a contributor to the *New York Times*. She also worked for newspapers in Washington, D.C., Jacksonville, FL., and York, PA.

Patrice is also an artist who paints contemporary fine art inspired by the natural world and built environment. She has had solo exhibitions of her work in private, civic and college galleries and numerous group exhibitions within the United States.

REPRESENTATIVE EXPERIENCE

Represented Norfleet Properties, LLLP in land use and permitting issues related to NC Ranch Planned Development, the largest mixed-use development approved in Alachua County as of today. The 1,200-acre project will include 4,500 dwelling units, 700,000 square feet of non-residential uses, and 250 assisted living facility beds.

Obtained a verdict of \$4.4 million after an eight-day trial on behalf of Wood Resource Recovery, LLC/Gaston Tree Debris Recycling, a major supplier of recycled-wood fuel suing a Gainesville biomass electricity plant for breach of a long-term fuel supply contract.

Drafted and negotiated the underlying leasing documents for Green Energy Development, LLC, who erected the largest (at that time) solar rooftop arrays in the Southeast U.S. in 2010-2011. Client was also the first solar company to receive title insurance.

Authored a 2021 Florida legislative bill, which was codified as Sec. 163.3177(6)(i)1, Florida Statutes, that requires local governments to adopt a Property Rights Element into their Comprehensive Plans. Has also assisted legislators in drafting other development-related legislation.

Developed a voluntary module for mid-rise student apartment complex developers near the University of Florida to provide a 10% set-aside for workforce housing in perpetuity in exchange for additional density and height. Two projects approved to date.

Successfully defended a Conditional Use Permit (CUP) appeal resulting in the Governor and Cabinet ordering adoption of Minimum Flows and Levels for surface waters and groundwaters in the state of Florida.

Represented Praise Ranch, LLC in 1,000-acre municipal annexation and successful defense against county challenge in circuit court.

Successfully defended Gilchrist County's denial of dairy pipeline crossing permits in circuit court.

Represented Denney Family Limited Partnership in the development of Magnolia Parke PUD, the first Traditional Neighborhood Design (TND) approved in City of Gainesville in 1997.

PROFESSIONAL & COMMUNITY INVOLVEMENT

The National Association of Women Artists, Florida Chapter, Board Member, 2023-Present
NOW Magazine, Co-Editor, 2023-Present

Florida Hemingway Society, Vice President, 2019-Present

Santa Fe College Foundation, Inc., Director, 2016-Present

RotaryofGainesville, 2005-Present
Director, 2022-2024

The Builders Association of North Central Florida, Associate Member, 2001-Present

American Inns of Court, 1996-Present
Master of the Bench, Present

The Florida Bar
Environmental and Land Use Law Section (ELULS), 1992-Present
Real Property, Probate and Trust Law (RPPTL), Present

Stetson Law School, International Environmental Law Moot Court Competition, Guest Judge

Greater Gainesville Chamber of Commerce, Public Policy Committee, 2021-2023

Sebastian Ferrero Foundation (Children's Hospital at UF Health), Founding Vice President, 2009-2018

The Boy Scouts of America, District Nominating Committee, 2010

City of Gainesville, Historic Preservation, Chair & Board of Directors, 1993-2002

Historic Gainesville, Inc., President, 1992

RECOGNITION

The National Association of Women Artists, New York, Signature Member, 2022-Present

Florida Super Lawyers, 2019-Present

Rotary International, Paul Harris Fellow, 2005-Present

Gainesville City Commission, Historic Preservation Board, Proclamation "In Appreciation" for service as Chair, 2000

Florida Trust for Historic Preservation Award, for adaptive reuse of a 100-year old warehouse in Gainesville, Florida, 1996

PUBLICATIONS & PRESENTATIONS

Publications: Breaking the Plane: From Cézanne to Hemingway
The Hemingway Review, Ernest Hemingway Foundation | August 2024

Events: Breaking the Plane: From Cézanne to Hemingway
20th International Hemingway Conference, San Sebastián and Bilbao | | July 2024

Events: Breaking the Plane: From Cézanne to Hemingway
18 Coloquio Ernest Hemingway, Havana, Cuba | | May 2023

Events: Hemingway: Love Lost in the Jazz Age. A comparative study of three international divorces
19th International Hemingway Conference, Sheridan WY/Cooke City MN | | July 2022

Events: Humanizing the Law: On Judge's Use of Hemingway's Fiction to Support their Narratives and Judgments
19th International Hemingway Conference, Sheridan WY/Cooke City MN | | July 2022

Events: Hemingway: Love Lost in the Jazz Age. A comparative study of three international divorces
17 Coloquio Ernest Hemingway, Havana, Cuba | | May 2017

Events: Humanizing the Law: On Judge's Use of Hemingway's Fiction to Support their Narratives and Judgments
17 Coloquio Ernest Hemingway, Havana, Cuba | | May 2017

NEWSROOM

Firm Announcements: [Shareholder Patrice Boyes Joins Land Development, Zoning & Environmental Group in Tampa](#)
| August 2024

EDUCATION

J.D., University of Florida Levin College of Law, 1991

M.A., Journalism, University of Michigan, 1980

B.A., Dickinson College, 1978

ADMISSIONS

Florida

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

United States Court of Appeals for Eleventh Circuit

The Supreme Court of the United States

CERTIFICATIONS

Florida Supreme Court Certified Circuit & Appellate Court Mediator