

VITA/RESUMÉ OF LONNIE N. GROOT

BAR AND RELATED MEMBERSHIPS:

Florida Bar Member. Admitted to practice in all State courts in the State of Florida; the United States Supreme Court; the United States Court of Claims; the United States Court of Military Appeals and the United States Court of International Trade.

Board Certified by The Florida Bar in the area of City, County and Local Government Law for many years, but recently declined to be recertified..

AV rated by Martindale-Hubbell.

EDUCATION:

J.D., Florida State University, College of Law, Tallahassee, Florida 1976.

B.S., Florida State University, 1973 (Criminology Major/Government Minor).

OTHER LEGAL EDUCATION:

Completed Special Master's Training with the Florida Conflict Resolution Consortium. Completed Circuit Mediator Training. Attended numerous continuing legal education courses on local government law, growth management law, land use law, administrative and environmental law and numerous other subjects. Graduate of Judge Advocate General's School, Charlottesville, Virginia, and also attended numerous other short courses at the school; numerous advanced courses at Judge Advocate General's School; numerous courses U.S. Army Infantry Officers Basic Course.

EMPLOYMENT HISTORY:

Employment in the Legal Field:

April 1, 2022 – Present:

Open for general consulting in land use matters and related matters. One bit of work was serving as special magistrate for and the City of Cocoa Beach which I have resigned from in order to avoid any dual office holding issues.

September 1, 2021 – May 30, 2025 (Firm Closure):

Returned to Of Counsel relationship, Stenstrom, McIntosh, Colbert & Whigham, P.A., Lake Mary, Florida, but most legal work is accomplished for the City of Sanford.

October, 2019 – August, 2023:

Of Counsel, Paul, Elkind, Branz and Paul, P.A., DeLand, Florida. Emphasis in municipal law for the City of DeLand with additional work for Halifax Hospital and real estate clients. I provide part-time consulting services to the firm.

October 1, 2008 – March 31, 2021:

Of Counsel, Stenstrom, McIntosh, Colbert & Whigham, P.A., Lake Mary, Florida. Emphasis in municipal law, governmental and land use law. Served as primary legal counsel to several cities. Have served as special magistrate for Seminole County, the City of Palm Coast, Flagler County and the City of Sanford. Served as one of the three attorneys serving on the legal expert review panel for the Brevard County, Florida Charter review issues (second appointment to this position). Also, represent, from time-to-time, other local governments in various capacities. Additionally, engage in a general practice focusing on real estate and development matters.

August 14, 2008 – September 30, 2008:

Self-employed practice of law. Retained as expert witness in land use litigation; transitional matters.

March 1, 2008 – August 13, 2008:

Of Counsel in the law office of Williams, Wilson & Sexton, Tallahassee, Florida. Worked mostly on a diverse array of Gadsden County governmental matters. Worked on development issues and retained as expert witness in land use and planning matters.

December 1, 2006 –February 29, 2008:

City Attorney; City of Palm Coast, Florida. Chief legal officer and Charter officer of the City.

July 1, 2001 - November 30, 2006:

Of Counsel, Stenstrom, McIntosh, Colbert, Whigham & Partlow, P.A., Lake Mary, Florida. Emphasis in municipal law, governmental and land use law. The Firm serves or has served as the City Attorney or legal counsel to numerous municipalities and other governmental entities, such as the Seminole County Supervisor of Elections, Seminole Community College, the Orange/Seminole County Wastewater Transmission Authority, Seminole County, Sanford, Oviedo, Lake Mary, Casselberry, DeLand, Daytona Beach Shores, Orange City, Lake Helen, Lake County, Maitland, Edgewood, Palm Coast, Titusville, and Citrus County. Appointed Acting City Manager of Oviedo for a period of two months. Served as Acting City Manager for Sanford on two occasions. Served as one of the three attorneys serving on the legal expert review panel for the Brevard County Charter Review Commission.

January, 2000 to June 30, 2001:

Partner, Shutts & Bowen, LLP. Specializing in land use, governmental affairs, and real property matters. City Attorney for the City of Lake Helen. Represented the Florida Republican Party in litigation involving Seminole County and Martin County after the 2000 Presidential Election.

July, 1985 to December 1999:

Deputy County Attorney/Assistant County Attorney, Seminole County, Florida. Served as General Counsel for the Seminole County Expressway Authority. In addition to representing the Board of County Commissioners of Seminole County, represented and advised, from time-to-time, the Clerk of Circuit Court, Supervisor of Elections, Seminole County Tax Collector, Seminole County Property Appraiser, Seminole County Code Enforcement Board, Seminole County Canvassing Board, Metropolitan Transportation Agency and the City of Lake Mary.

While with Seminole County, had major involvement in major land use/comprehensive planning cases, drafted major parts of the Seminole County Comprehensive Plan and implementing land development regulations, and was lead counsel to all of the County's planning and land use departments and divisions.

July, 1979 to July, 1985:

Army Lawyer, Judge Advocate General's Corps. Served as Judge Advocate, U.S. Army Missile Command, Redstone Arsenal, Alabama; U.S. Army Command, Berlin, Germany; and the XVIII Airborne Corps at Fort Bragg, North Carolina. Criminal Prosecutor and defense counsel, military magistrate, legal assistance attorney, claims and hospital advisor, and administrative law attorney.

Instructional Employment:

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| 2021 – Present | Guest lecturer on real estate at Seminole State College. |
| 2019 - 2021: | Adjunct professor in Real Estate Law at Seminole State College. |
| 2012 - 2016 | Adjunct professor in College of Business at Embry Riddle Aeronautical University in Daytona Beach, Florida. |
| 2012 - 2015: | Adjunct professor in Business Law at Seminole State College at Heathrow Campus. |
| 1989 - 1992: | Adjunct instructor in real property law for Seminole Community College (Legal Assistant Program). |
| 1987: | Part-time instructor for Florida Institute of Legal Assistants. |
| 1980 to 1982: | Part-time evening programs instructor teaching law courses at Campbell University, Fayetteville State University and Methodist College, all in Fayetteville, North Carolina. |

September, 1974 to March, 1975: College of Law legal writing instructional assistant.

I have sat with the Board of County Commissioners of Seminole County, the Seminole County Expressway Authority (for which I served as General Counsel), the Planning and Zoning Commission (Local Planning Agency) of Seminole County, the Seminole County Code Enforcement Board, the City of Lake Helen City Commission, the City of Lake Helen Planning and Land Development Regulation Commission, the City Council of the City of Palm Coast, the Planning and Land Development Regulation Board of the City of Palm Coast, the City of Palm Coast Code Enforcement Board, the City Council of the City of Oviedo, the Planning and Zoning Commission of the City of Oviedo, the City Council of the City of Orange City, the Planning and Zoning Commission of the City of Orange City, the City Commission of the City of Casselberry, the City of Casselberry Code Enforcement Board, the City of Daytona Beach Shores City Council, the City of Daytona Beach Shores Planning Board, the City of Daytona Beach Shores Code Enforcement

Board, the City of Daytona Beach Shores Board of Adjustments, the City of DeLand City Commission, the City of DeLand Planning and Zoning Commission, the City of Edgewood City Commission, the Gadsden County Board of County Commissioners, the City of Lake Mary City Commission, the City of Lake Mary Code Enforcement Board, the City of Sanford City Commission, the City of Sanford Planning and Zoning Commission, the City of Sanford Code Enforcement Board, the City of Maitland Code Enforcement Board, the City of Maitland Lakes Advisory Committee, the Mt. Dora City Commission and Planning Board; and the City of Kissimmee Code Enforcement Board. I have also advised numerous ad hoc or interim committees such as those relating to redistricting, impact fees, etc.

I have also been involved in many special magistrate activities for various jurisdictions and have drafted a wide array of ordinances, forms, etc. involving the code enforcement processes of various jurisdictions. I serve as a code enforcement special magistrate for the City of Palm Coast. And, of course, I advise governmental code enforcement staffs on a routine basis.

In addition to the above activities and providing other legal services to those local governments, I have served as General Counsel for the Supervisor of Elections for Seminole County.

I have drafted hundreds of ordinances, state legislation in both Florida and Montana and the original version of the proposed ex parte communication constitutional amendment that was submitted to Florida's voters. I have drafted legislation while an employee of the Florida State Legislature and the Montana State Legislature. I have also drafted legislation while working for various local governments. I have drafted legislation that provided for amendments to the City of Palm Coast City Charter and that totally revised the City of Lake Helen City Charter. I have drafted ordinances ranging from the most complex to the most routine, but ensure that each ordinance is drafted to comport with State law and reflects highly upon the local governing body enacting the ordinance. Examples of complex ordinance enactments include numerous provisions of comprehensive plans, adult use ordinances, and a wide array of land development regulations. Additionally, I have drafted complex development agreements and joint facilitation of public infrastructure agreements. I have experience in drafting virtually any ordinance or agreement that pertains to municipal governance. I have particular expertise derived from many years of work with diverse comprehensive plans and various planning bodies. I have drafted numerous city and county charter amendments.

I handled several land use matters that ultimately went before the Governor and Cabinet for resolution relating to the Wekiva River Protection Area. I have also been involved in appeals before the Florida Supreme Court and other appellate courts relating to land use issues. I have been lead counsel in many land use appeals in the circuit courts, other courts, and other administrative forums.

I have, of course, been involved in a wide and diverse range of administrative matters relating to local government administrative law including, but not limited to, code

enforcement, employment and personnel, procurement, grants, financial issues, land acquisition, community development, and the general administrative role of a local government.

I have been very much involved in right-of-way acquisition, natural lands acquisitions and other real property acquisitions.

Other Employment:

Volunteer speechwriter and ghost writer for former F.S.U. football coach Bill Peterson.

House Parent for developmentally disabled adults, Helena, Montana, November, 1976 to May 1977.

Student Assistant, Florida State University, 1972-1973.

Computer Operator, Florida State Government (various agencies), 1967-1972.

News carrier (St. Petersburg Times).

Construction jobs during high school years.

PUBLIC SERVICE:

Appointed by Governor Crist to serve on the East Central Florida Regional Planning Council. Appointed by Governor Bush to serve on the Judicial Nominating Commission for the Seventh Judicial Circuit. Member of the Board of Directors of the Daytona Beach Shores Community Foundation and the Board of Directors of Boys and Girls Club of Volusia/Flagler. Active in Florida Law Related Education programs including membership on the former Board of Directors of Florida Law Related Education, Inc. Former volunteer at Marine Science Center and Daytona Beach Shores Cultural and Entertainment Board. Former member of Sanford Housing Authority, City of Deltona City Manager Selection Committee, numerous Volusia County School committees, three time County Council appointee to the Deltona Municipal Services District Advisory Board, County Council appointee to the Forever Volusia Natural Lands Acquisition Committee, and City of Deltona Charter Review Commission. Volunteer Mediator, Seminole County Bar Association, Board of Advisors, Boston Avenue School for the Handicapped (DeLand, Florida), Board of Directors, Southwest Volusia County YMCA, and various other *ad hoc* activities.

AWARDS:

President's Volunteer Service Award (2010); National Association of Counties Award for Innovative Litigation Strategies in Eminent Domain Litigation (1997); George Washington Medals of Honor, 1983 and 1984 (Freedom's Foundation of Valley Forge, Pennsylvania); Army Commendation Medal, 1985 (U.S. Army Missile Command); Meritorious Service Medal, 1982 (XVIII Airborne Corps); Army of Occupation Medal, 1983 (Berlin); Army Service Ribbon, 1979 (JAG School); and various other certificates and commendations for job performance and public service.

PUBLICATIONS:

"Suspension and Recall of Municipal Officials," 2002 Florida Municipal Attorneys Annual Seminar; column in Brechner Report; Article "Fights Between The Family; Watch Your Steps!" (regarding Chapter 164, Florida Statutes), County Attorney's Newsletter (August, 1990); Article "Comprehensive Planning: "Local Zoning and the DRI Process, "11th Annual Local Government Law in Florida Seminar (The Florida Bar, 1988). Drafted Model Specification for Sexual Harassment Charge, U.S. Army "Trial Counsel Journal" (1983). Numerous newspaper articles on law and public policy subjects as well as book reviews.

PERSONAL:

Resident of City of Daytona Beach Shores. Born September 6, 1950, Tampa, Florida; married; seven daughters.

REFERENCES:

Harry Jennings, Former Mayor, Daytona Beach Shores (386-322-0924).

Pat Northey, Former Member Volusia County Council (386-789-1021).

The Honorable Dominic Persampiere, Former Mayor, City of Oviedo (322-262-5091).

Steve Henken, former City Council Member, City of Oviedo (407-731-6192).

Peggy Rice, former City Council Member, City of Daytona Beach Shores (386-295-9370).

Norton Bonaparte, City Manager, City of Sanford (407-688-5001).

Former Judge Donna McIntosh, Sanford, Florida (407-665-4993.

Former Judge Clay Simmons, Lake Mary, Florida (407-314-9269).

Additional references provided on request