



WHERE THE ART OF LAW,  
THE ART OF POLITICS & THE  
ART OF PLANNING MERGE  
TO PROVIDE CLIENT  
ADVOCACY IN LEGAL  
MATTERS RELATING TO  
PRIVATE PROPERTY

Often the most contentious local political debates center around the government's police power to regulate the use of land. "Land Use and Zoning Law" is an extensive maze of complex statutes, regulations and cases that have grown out of competing interests between developers, citizens and other third parties in the use of a piece of dirt. There are a myriad of agencies, boards, councils and commissions created to carry out the regulation of the use of land. Services include client advocacy before each of them. Private mediation services are also available.

**Firm Profile:** *Enhancing, protecting, preserving and defending the private property rights of clients who own, lease, buy, sell, develop, and manage property.* Offering a continuum of services from pre-acquisition due diligence, short & long term asset analysis, land use and zoning entitlement processes, leasing, management, purchase and sales including client advocacy before key decision makers at all levels of government and representation in any appeals arising from that process. The Firm also offers private mediation services.

Practicing "Real Property Law" is more than preparing a simple contract in most cases in today's complex world of regulations and highly competitive economic and political environment.

In addition to traditional residential and commercial real estate services, clients receive an in-depth understanding of the government regulations and private deed and lease restrictions that impact the use of the property they want to buy, sell, develop, use or lease. The Firm is Affiliated with **American Guardian Title, Inc.**



Lawyer  
Certified Planner  
Former Landscape Architect  
Former Public Official  
Mediator & Arbitrator

Occasionally, despite best efforts at consensus building amongst competing interests, litigation is unavoidable. Deborah represents clients in any appeals arising from the local government decisions to allow an efficient continuum of representation. She also provides ADR services.

Her "Appellate Advocacy" experience provides an in-depth understanding of the record evidence needed not only to build a compelling case for zoning approvals but also necessary to protect and defend the client's interests on appeal.

Practicing "Community Association Law" in essence is the creation and operation of a "mini" government for residential, mixed use and commercial developments in the form of condominium or homeowner's associations.

The Firm represents developers from project conception, creation to completion; and provides legal services to Associations to ensure their operations are in compliance with governing state laws and Association documents, including amendments, compliance and dispute resolution. Mediation & arbitration services are available.

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# MARTOHUE

*LAND USE LAW GROUP P.A.*

## PRACTICE AREAS

LAND USE & ZONING  
APPELLATE ADVOCACY  
REAL PROPERTY LAW  
COMMUNITY ASSOC. LAW  
ADR SERVICES

### LAND USE SERVICES

- Comprehensive plan amendments
- Amendment 4 (Hometown Democracy) consulting
- Sustainability regulations
- Land development regulations & ordinances
- State legislation governing the use of land
- Impact & mobility fee Counseling, negotiations, refunds, & challenges
- Proportionate share agreements
- Community Redevelopment Plans

### ZONING SERVICES

- Development Order extensions
- Variances and non-use variances
- Special exceptions, conditional uses and unusual uses
- Development Agreements
- Platting and site plan approvals
- Vacation of plats
- Concurrency review and mitigation agreements
- Vested rights applications
- Counseling re community outreach and political consensus building

### REAL PROPERTY SERVICES

- Pre-acquisition and pre-leasing due diligence
- Short & long term asset analysis and Lender opinions
- Entity formation
- Purchase and sale agreements
- Leasing and option agreements
- Deed restrictions, covenants, & easements
- Review of closing documents
- Affiliated with American Guardian Title, Inc.

### ADR & LITIGATION SERVICES

- Administrative appeals
- Judicial appeals of land use & zoning decisions
- Code enforcement proceedings
- Special Magistrate proceedings
- Mediation & Arbitration Services

### COMMUNITY ASSOCIATION LAW

- Entity formation
- Condominium and Homeowner Association governing documents
- Sale disclosure packets
- Sale of Units from contracts to closing
- Developer turnover of the Association
- General Counsel to Associations to ensure compliance with state law and governing association documents
- Mediation & Arbitration Services

### SERVING CLIENTS IN:

- Broward
- Collier
- Flagler
- Hillsborough
- Lake
- Lee
- Marion
- Martin
- Miami-Dade
- Orange
- Palm Beach
- Pasco
- Pinellas
- Sarasota
- St. Lucie
- Sumter

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