



## KEITH POLIAKOFF

### PARTNER

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#### SERVICES

Land Use  
Municipal and Government  
Real Estate Services  
Regulatory Compliance and  
Government

#### INDUSTRIES

Real Estate

Keith Poliakoff brings to clients substantial knowledge of representing local governments along with extensive experience in representing parties before local governments throughout Florida, including all aspects of developer representation relating to land use, zoning, development agreements, and all other entitlements. Keith has represented communities opposed to neighboring developments. His representation includes numerous community and homeowner associations, and he has been highly successful in fostering neighborhood compatibility. Furthermore, Keith serves as counsel to numerous banks, corporations, and even individuals seeking guidance relating to code enforcement violations and municipal liens.

As Town Attorney to the Town of Southwest Ranches, Keith has knowledge and experience in issues unique to Florida governmental entities, such as annexation, municipal liability, RLUIPA, Bert Harris Act, conflict resolution, the Public Records Act, Government in Sunshine, and laws pertaining to ethics and elections. He has worked on all types of matters affecting a municipal government, including the creation of comprehensive plans, developing zoning codes, code enforcement, drafting ordinances and resolutions, and he has presided over countless meetings and quasi-judicial matters. Further, Keith has defended the town in numerous litigation matters, including a lawsuit challenging the municipality's incorporation. He has counseled elected officials on ethics laws, election laws, disclosure requirements, and conflicts of interest, and he has authored a variety of opinions on these subject matters.

In addition to his representation of municipalities, Keith represents owners of multifamily residential and commercial properties on issues relating to land use and zoning, and he has substantial experience in obtaining entitlements. He works closely with local public officials and provides guidance to business clients on the complex governmental processes, for example, public sector procurements, affordable housing, developer agreements, and legislative initiatives. Keith's annexation legislation still serves as the model in the Broward County Local Bill Manual for the legislative process. He also has considerable experience with community redevelopment agencies and has been involved in redevelopment efforts throughout Broward County.

In 2005, Keith was appointed to the Broward County Land Preservation Board by the Broward County Commission. This board was responsible for reviewing all land

acquisitions in Broward County, specifically overseeing the \$400 million bond issue that was approved to preserve and reclaim over 1,400 acres of open space in Broward County and repair and enhance the county's recreational parks.

Keith gained valuable experience as a freelance producer for NBC News and as an assistant producer at CNN in New York.

He participates in many charitable organizations and community events.

## HONORS

Named to the "Best Lawyers in America" list, Government Relations Law, 2009-2011

Named to "South Florida's Best Lawyers" list, 2009

Named to the "Florida Trends Legal Elite" list, 2006, 2008

Named to the "Leadership Hollywood 26" list, 2002

Rated AV by Martindale-Hubbell®

## MEMBERSHIPS AND AFFILIATIONS

Ambassadors Board of Nova Southeastern University

## EDUCATION

J.D., Benjamin Cardozo School of Law, *cum laude*

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B.S., Syracuse University, *magna cum laude*

## BAR ADMISSION

Florida

New York

## FIRM MANAGEMENT POSITIONS

Co-Chair, Florida Municipal Government and Land Use Practice

## CLERKSHIPS

Keith was awarded an Alexander Fellowship where he clerked for Third Circuit Court

of Appeals Judge Maryanne Trump Barry