

Brian M. Seymour

Shareholder

West Palm Beach
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(561) 650-0621



Practice & Industry Areas

- Real Estate Law
- Environmental & Land Use Law
- Eminent Domain & Property Rights
- Business Litigation
- Transportation

Education

- Fordham University, J.D., 1997
- San Francisco State University, B.A., 1994

Bar & Court Admissions

- Florida, 1997
- United States District Court
 - Southern District of Florida
 - Middle District of Florida
- United States Court of Federal Claims
- United States Tax Court
- United States Court of Appeals
 - Eleventh Circuit

Overview

Brian Seymour co-chairs Gunster's Real Property practice. He represents clients throughout Florida who need experienced land use and property rights counsel. Since joining the firm out of law school, Brian has represented land owners and developers in matters of land use, zoning, comprehensive planning and environmental resource permitting, as well as eminent domain, land use and constitutional property rights litigation.

Brian understands the role of the political process in land use decisions, regularly balancing legal rights and political realities in advising clients on how to achieve their goals in ways that make business sense.

Brian has worked on properties and projects related to all aspects of Florida's economy – residential communities, retail, office and industrial developments, mixed-use, transportation and logistics, agriculture, mining, education, and sports facilities. Brian's varied experience also helps him lead the firm's Real Property practice, which includes all aspects of land use, real estate transactions, development, environmental matters, eminent domain and property rights litigation.

With two children who he hopes will live and work in Florida, Brian is committed to his local community. Brian is active in many local organizations, including the Palm Beach County Business Development Board, Chambers of Commerce, The Economic Council of Palm Beach County, and the Jewish Federation of Palm Beach County, as well as many political activities. Brian also served as the vice chair of the Florida Elections Commission and is an active member of Leadership Florida. He is also a member of the board of trustees of the Jewish Federations of North America and has chaired its Emergency Committee, responding to natural disasters throughout North America.

Honors

- “Community Leader of the Year,” Palm Beach North Chamber of Commerce, 2019
- *The Best Lawyers in America*®, 2013-24
 - Land Use and Zoning Litigation “Lawyer of the Year” in West Palm Beach, 2015, 2017, 2019, 2021, 2023
 - Commercial Litigation
 - Land Use & Zoning Litigation
 - Eminent Domain and Condemnation
 - Land Use and Zoning Law
- *The Best Lawyers in America*® Business Edition: The Litigation Issue, 2021
- *Chambers & Partners*, “Leaders in Their Field,” Real Estate: Zoning/Land Use, 2013-23
- *Real Estate Development*, Real Estate Law Firm of the Year, 2024
- *Florida Trend*, “Legal Elite,” 2008, 2010-15, 2018
- *Boca Raton Observer*, “Top Lawyers,” 2022
- *Florida Super Lawyers*, 2009, 2011-23
 - “Top 100” Miami Lawyers, 2014
- *Palm Beach Illustrated*, “Top Lawyers”
 - Land Use and Zoning, 2018-23
 - Eminent Domain and Condemnation Law, 2021-23
- *Jupiter Magazine*, “Top Lawyers”
 - Land Use and Zoning, 2021, 2023
 - Eminent Domain and Condemnation Law, 2021, 2023
- *The US Legal 500*, Real Estate and Construction: Florida: Land Use & Zoning
- *Finance Monthly*, “Legal Awards,” Environmental and Land Use – USA, 2021

- *Business Leaders Magazine*, “Movers & Shakers,” 2009

Publications & Presentations

- “Business Opportunities and Growth in Palm Beach County,” 17th annual Get Down to Business Luncheon, January 30, 2024
- “Economic and Demographic Shifts,” Bisnow: Palm Beach State of the Market, moderator, December 5, 2023
- “Comprehensive Planning and Growth Management Update,” 36th annual Environmental Permitting Summer School, Florida Chamber Foundation, July 2022
- “Upcoming Growth in Our Largest Cities,” Business Development Board of Palm Beach County’s 4th Quarter Luncheon, September 26, 2019
- “Effective Writing for Planners,” Treasure Coast Section of the American Planning Association Florida Chapter 2018 Annual Conference, September 13, 2018
- “Development Trends,” Realtors Commercial Alliance of Palm Beach County, 2015-19
- “Fast Track A Successful Redevelopment – The Palm Beach Outlets Story,” American Planning Association, Florida Conference, September 2014
- “Return of Development – Are We Ready,” Florida Chamber of Commerce, 28th Environmental Permitting Summer School, July 2014
- “Property Rights Take Center Stage,” Florida Chamber of Commerce, 26th Annual Environmental Permitting Summer School, July 2012
- “Land Use Regulation and Property Rights,” Florida Chamber of Commerce, Growth Management Energy, Climate Change & the Environment Short Course, February 2011
- “Practical Tips for the Environmental and Land Use Consultant When Testifying,” Florida Chamber of Commerce, Growth Management Energy, Climate Change & the Environment Short Course, February 2011
- “Rural Lands Development and Planning,” Florida Earth Foundation, Introduction to Florida, February 5, 2010
- “Regulatory Takings 101: The Basics of Regulations, Conditions of Approval and Impacts on Property Rights,” Florida Chamber of Commerce, Environmental Permitting Summer School, July 2009
- “A Primer on Inverse Condemnation,” Half Moon Seminars, February 2006
- “Fundamentals of Real Estate Development – The Big Picture,” Sterling Education Services, February 2006
- “Inverse Condemnation: An Overview,” Florida Bar Eminent Domain Committee Annual Meeting, June 2004
- “Arboriculturist Liability and Valuation of Plant Life,” International Society of Arboriculture, Florida Chapter, May 2004
- “Orders of Taking and Related Issues,” Florida Bar Eminent Domain Committee, Continuing Legal Education, January 2002

- “When Does Private Gain Become More Than Incidental?” Association of Eminent Domain Professionals, February 2001
- “Introduction to Eminent Domain,” Florida Legal Assistants, Inc., May 2000
- “High Tech in the Valuation Practice: The Internet and Other Tools,” National Association of Certified Valuation Analysis, 1998
- “Land Use Planning and Zoning In Florida: An Overview,” The Florida Bar Environmental and Land Use Law Section Treatise, 2008-present
- “Land Use 101: Practical Considerations and Ideas for Handling a Quasi-Judicial Hearing,” Lis Pendens, Vol. 8, Issue 1, Spring 2006
- “U.S. Supreme Court Kelo v. City of New London Decision Should Keep Us on Our Toes,” Treasure Coast Business Journal, July 2005

Professional Associations & Memberships

- Florida Bar
 - Real Property, Probate and Trust Law Section, 2004-present
 - Environmental and Land Use Section, 2004-present
 - Eminent Domain Committee, 1998-06
 - Vice Chair, 2004-06
- Palm Beach County Bar Association, 1997-present
 - Environmental & Land Use Committee, 2009-15
- American Planning Association, Florida Chapter
- International Council of Shopping Centers

Civic & Community Service

- Jewish Agency for Israel, North American Council, Board of Advisors, 2021
- Palm Beach State College, Strategic Planning Committee, 2019-present
- Palm Beach North Athletic Foundation, 2018-20
 - Board, 2019-20
 - Advisory Committee, 2018
- Business Development Board of Palm Beach County
 - Chairman, 2023-present
 - Vice Chair, 2021-23
 - Executive Committee, 2019-present
 - Treasurer, 2020-21
 - Director, 2016-17
 - Shovel Ready Committee, 2011-present
 - Chair, 2013-present
- Leadership Florida

- Annual meeting, Co-Chair, 2017
- Gulfstream Council 2013-16
 - Chair, 2014-15
- Class XXX, 2011-12
- Florida Elections Commission
 - Vice-Chair, 2012-16
 - Commissioner, 2009-16
- Jewish Federations of North America
 - Board of Trustees, 2014-present
 - Emergency Committee Chair, 2014-17
 - National Young Leadership Cabinet, 2007-13
- Jewish Federation of Palm Beach County
 - Campaign Chair, 2020-22
 - Executive Committee, 2019-present
 - Board of Directors, 2004-present
 - Business & Professions Division, 2004-present
 - Chair, 2017-19
 - Jewish Community Relations Council, 2008-18
 - Young Leadership Division, 2000-07
 - Chair, 2004-06
 - Campaign chair, 2003-04
 - Leadership development chair, 2002-03
- Economic Council of Palm Beach County
 - Economic Council PAC Treasurer, 2017
 - Six Pillars Committee, 2011-13
- Citizens for Lower Taxes and a Stronger Economy (No on 4 Campaign), Palm Beach County Co-Chair, 2009-10
- Law and Leadership Academy, Palm Beach Lakes Community High School, Advisory Board, 1997-00