

Frank E. Miller

Shareholder

Jacksonville
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(904) 354-1980



Practice & Industry Areas

- Real Estate Law
- Corporate Law
- Environmental & Land Use Law

Education

- University of Florida College of Law, J.D., with honors, 1978
- University of Florida, B.S.B.A., Accounting, with honors, 1975

Bar & Court Admissions

- Florida Bar, 1979
- U.S. District Court
 - Middle District of Florida

Overview

Frank Miller is a shareholder who joined Gunster in 2011. Having practiced for over 35 years, Frank has developed experience in general business law, the organization and structure of entities and operating companies, as well as in the ownership, development and sale of real estate. Frank represents companies and small businesses with a focus on serving them as outside general counsel. He also represents developers, investors, corporate owners, lenders and other entities and individuals regarding the full range of small- and large-scale real estate ownership and development initiatives. In addition, Frank counsels clients involved in acquiring, developing, preserving and operating their real estate assets. He has advised on projects ranging from office, industrial and warehouse properties; to residential and mixed use communities.

Frank's experience includes documentation for the organization of new legal entities, corporate governance matters, general business advice and real estate related due diligence, acquisition, development, permitting, zoning and financing, as well as construction, leasing and disposition. Frank strives to consistently provide insightful solutions that both address and overcome issues before they become problems and/or

potentially costly disputes. Frank is committed to enhancing important client relationships and adding measurable value to the client.

Because Frank's practice areas require not only highly technical legal skills, but also unwavering persistence, he is dedicated to helping his clients through every phase of the evolutionary process — from conception to completion and beyond. Frank recognizes that business clients generally want a resolution to the issue at hand and not a bunch of mumbo jumbo; thus his guidance to business clients seeks to be straight forward and goal oriented. Frank is also familiar with the often conflicting needs of developers, lenders, tenants, public authorities and other stakeholders, and strives to navigate his clients beyond the challenges associated with closing complex and multi-million real estate transactions.

Honors

- AV Rated as independently determined by Martindale-Hubbell
- *The Best Lawyers in America*®, Real Estate Law, 2013-22
- Phi Delta Phi, president, 1978

Professional Associations & Memberships

- Jacksonville Bar Association
- Florida Bar
 - Real Property, Probate and Trust Law Section
 - Environmental and Land Use Section
- Northeast Florida Planning and Zoning Association
- National Association of Industrial and Office Properties

Civic & Community Service

- Clay County Economic Development Corporation, general counsel, 2014-present
- Clay County Economic Development advisory board, 2010-12
- Regional Community Institute, Transportation Committee and Economic Development Committee, 2010
- Clay County Chamber of Commerce, board of directors, 2003-04
- Branan Field Sector Plan Steering Committee, 1999-2003
- Clay County Economic Development Council, board of directors
 - Chairman, 2002-03
 - Member, 1999-2003
- Jacksonville Zoological Society, board of directors
 - Member, 1991-2003

- Chairman, 1997-99
- Past chairman's council , 2012- present
- North Florida Counsel of the Boy Scouts of America, Muskogee District, Executive Committee, 1994-96