

# Gregory S. Rix

## Shareholder

Tampa Downtown  
grix@gunster.com  
813-222-6623



## Practice & Industry Areas

- Eminent Domain & Property Rights
- Alternative Dispute Resolution
- Real Estate Law
- Business Litigation

## Education

- Stetson University College of Law, J.D., *magna cum laude*, 2000
  - Law Review
  - Fourth in class
  - Full academic scholarship
  - Circuit and Appellate Judicial Internships
- Stetson University, College of Business, M.B.A., 2000
- Florida State University, College of Business, B.S., Real Estate and Finance, *cum laude*, 1991

## Bar & Court Admissions

- Florida, 2000
- United States District Court for the Middle and Southern Districts of Florida
- Certified Florida Circuit Civil Mediator

## Overview

Since beginning his legal practice over two decades ago, Greg has handled hundreds of eminent domain cases from Florida's Panhandle to the Everglades and involving a wide range of property types as diverse as cattle ranches to downtown office buildings, doing so for both private property owners as well as the state's largest utility provider. He has also litigated and tried both the liability and valuation phases of complex regulatory takings claims and actions arising under Florida's Bert J. Harris Private Property Rights Protection Act. Regardless of the matter at hand, Greg strives to leverage his valuation skills and

appraisal background to assist clients through early engagement and pre-suit resolution of eminent domain matters.

More recently, Greg has become a sought-after mediator for complex eminent domain, property rights and valuation related matters. As a mediator certified by the Florida Supreme Court, Greg brings his experience from both parties' perspectives, together with a creative, problem-solving mindset as an aggressive advocate for settlement.

A nearly life-long resident of Tampa, Greg began his professional career while attending Florida State University, working with a real estate appraisal firm focused on eminent domain valuation matters. After graduating and achieving state certification, Greg provided appraisal and consulting services throughout Florida, primarily for valuation in eminent domain matters.

## Honors

- AV Preeminent rating as independently determined by Martindale-Hubbell
- *The Best Lawyers in America*®, Eminent Domain & Condemnation, 2008-18, 2020-25
- *The Best Lawyers in America*® Business Edition: The Litigation Issue, 2021
- *The Best Lawyers in America*®, Eminent Domain “Lawyer of the Year” in Tampa, 2015, 2024
- *Florida Super Lawyers*, 2011-18
- *Florida Trend*, “Up & Comer,” 2007-08

## Publications & Presentations

- “Procedural and Substantive Defenses, and Defensive Pleadings,” co-author, *Florida Eminent Domain Practice and Procedure*, Ninth through Thirteenth Editions, Florida Bar, 2014, 2017, 2019, 2021, 2023
- “Inverse Condemnation,” co-author, *Florida Eminent Domain Practice and Procedure*, Tenth Edition, and supplement to the Tenth Edition, Florida Bar, 2017, 2019
- “Blight and Futility – An Uplifting Discussion,” Hillsborough County Bar Association Eminent Domain Section, February 2016
- “Is There a Cause of Action For Condemnation Blight in Florida?” Florida Bar Eminent Domain Committee Meeting, Boca Raton, Florida, June 2015
- “Severance Damages to the Remainder and Business Loss That Result From a Taking;” *Condemnation 101: Fundamentals of Condemnation Law and Land Valuation*, ALI-ABA, San Francisco, California, January 2008
- “Valuation of Property Taken During the Development Process;” Florida Bar CLE, Tampa, Florida, September 2007

- “Pleading Workshop: Drafting Pleadings That Make a Difference and Effect the Outcome;” Condemnation 101: Fundamentals of Condemnation Law and Land Valuation, ALL-ABA, Miami, Florida, January 2007
- “Property Condemned? Not So Fast: Why Your Restaurant Lease Needs an Effective Condemnation Clause;” *Florida Restaurant and Lodging Magazine*, July 2006

## **Professional Associations & Memberships**

- Certified Florida Circuit Civil Mediator, 2018-present
- Hillsborough County Bar Association
  - Eminent Domain Section, Co-Chair, 2017-20
- The Florida Bar Association
  - Eminent Domain Committee

## **Civic & Community Service**

- St. John’s Episcopal Church/St. John’s Episcopal Parish Day School, 1995-present
  - Board of Trustees, 2015-18
- The Spring of Tampa Bay
  - Board of Directors, 2009-17
  - Chair, 2016
- Davis Islands Civic Association, 2006-10
  - Board of Directors, 2008-09
  - Secretary, 2008-09
- Florida State University Real Estate Trends and Networking Conference
  - Steering committee, 2003-08
- Merrymaker’s Club of Tampa, 1998-present
- Ye Mystic Krewe of Gasparilla, 1999-present