

Heidi Davis Knapik

Shareholder

Fort Lauderdale
hdavis@gunster.com
(954) 468-1391



Practice & Industry Areas

- Environmental & Land Use Law
- Hospitality & Clubs
- Real Estate Law

Education

- George Washington University, J.D., 1992
- University of Florida, B.S., 1986

Bar & Court Admissions

- Florida Bar, 1992
 - Environmental and Land Use Section

Overview

Heidi Davis Knapik is a shareholder who joined the firm in 1997. Heidi brings deep and broad experience from over 20 years of solving complex land use, zoning and development issues that arise under local, regional and state laws. She assists and counsels landowners and developers with entitlements and development of land, including residential, commercial, office and industrial.

Heidi has acted as land use counsel on some of the most significant projects throughout Broward County, and manages the entire public hearing and development permitting process, including government and community relations, platting and subdivision of land, comprehensive plan amendments and rezonings. She represents clients with due diligence reviews and in proceedings before hearing examiners, planning commissions and city and county decision makers.

Heidi enjoys the community outreach that is necessary to address neighborhood objections to large projects. Heidi also strives to help clients navigate the political process that accompanies development projects.

Representative Matters

- Representation of commercial, residential and industrial developers and property owners, hotel and resort properties and commercial lenders in all areas of land use and zoning matters including: comprehensive plans and plan amendments; due diligence for property acquisition and development; DRIs; code compliance and permitting; platting, rezoning and property restriction issues; eminent domain, property rights and land use appeals.

Honors

- *The Best Lawyers in America*®, Real Estate Law and Land Use and Zoning Law, 2016-22
- “Top Lawyer,” Real Estate-Land Use and Zoning, *South Florida Legal Guide*, 2018
- Greater Fort Lauderdale Alliance, 2017 Leadership Award
- Florida Bar, president’s “Pro Bono Service Award,” 2009
- “Top Florida Land Use Attorney,” *The Legal 500 US*, 2008
- Broward County’s Finest, Cystic Fibrosis Foundation, 1997

Publications & Presentations

- “Fort Lauderdale Beach’s Uncertain Future,” *Sun-Sentinel*, July 2018
- Economic Sourcebook for 2017 ([profile](#)), Greater Fort Lauderdale Alliance
- “Land Use Law: Current Issues in Subdivision, Annexation and Zoning,” National Business Institute
- “Exercising Due Diligence in Real Estate Transactions,” Commercial Real Estate Transactions in Florida
- “Environmental Issues in Real Estate Transactions: Getting the Deal Done,” Commercial Real Estate Women
- “Working with Consultants and Understanding the Phase I Report: Cost and Liability in Environmental Due Diligence and Compliance” and “Working Through the Environmental Regulation Web,” South Florida Manufacturers’ Association Environmental Committee
- “What To Do When the Regulators Come Knocking,” South Florida Manufacturers’ Association Environmental Committee
- “Environmental, Health and Safety on the Construction Site,” Construction Association of South Florida
- “Brownfields Redevelopment,” Greater Fort Lauderdale Chamber of Commerce Environmental Industrial Forum
- “Money, Power and Government,” Executive Briefing
- “Due Diligence Vital to ’08 Purchases,” *Florida Real Estate Journal*
- “Environmental Hazards, What You Need to Know to Avoid Liability,” *Florida Builder*

- “Environmental Hazards,” *Construction Ink*
- “Handling Surprise OSHA Inspections – an Employer’s Guide,” *The Florida Labor Letter*
- “Polygraph Prerequisites: When You Can Put Employees to the Test,” *Women’s Business Journal*

Professional Associations & Memberships

- Greater Fort Lauderdale Alliance
 - Leadership council, vice chair, 2017-present
 - Leadership council, chair, 2015-17
 - Foundation board, secretary, 2017-present
- NAIOP Commercial Real Estate Development Association of South Florida
 - Executive Committee, 2020
 - President, 2018
 - President elect, 2017
 - Board of directors, 2014-21
 - Programs committee, co-chair, 2015-17
- International Council of Shopping Centers
- University of Florida Alumni Association, 1986-present

Civic & Community Service

- United Way of Broward, Women’s Leadership Council
- Children’s Opportunity Group
- The Pantry of Broward