

# John W. Little III

## Shareholder

West Palm Beach  
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### Practice & Industry Areas

- Business Litigation
- Eminent Domain & Property Rights
- Appellate Law
- Environmental & Land Use Law
- Energy

### Education

- Florida State University College of Law, J.D., with high honors, 1982
- Wake Forest University, B.A., 1979

### Bar & Court Admissions

- Florida Bar, 1984
- Georgia Bar, 1982
- Supreme Court of the United States
- United States Court of Federal Claims
- United States Court of Appeals, Eleventh, Third and Sixth Circuits
- United States District Court, Southern and Middle District of Florida, Northern District of Georgia

## Overview

John Little leads Gunster's Eminent Domain & Property Rights practice and is chair of Gunster's Business Litigation practice, where he focuses on properly staffing litigation matters and recruiting top litigation talent. He oversees more than eighty litigation attorneys and paralegals.

For over three decades, he has litigated cases in state and federal courts throughout Florida, at both the trial and appellate levels. Utilizing this background, John strives to serve his clients as both an effective counselor and advocate in the courtroom.

John's practice includes the representation of owners and businesses in defense of their private property rights in eminent domain and inverse condemnation actions, regulatory takings, constitutional and Bert J. Harris claims, as well as related land use and zoning matters. In representing owners, John seeks to diligently protect his client's rights with the goal of achieving the best possible result in the matter. John also represents a major Florida utility in its condemnation matters.

John is a frequent lecturer and author at the state and national level in the field of eminent domain and property rights. He recently authored the Florida chapter of the American Bar Association's book on the law of eminent domain.

John also has over thirty years of experience handling a wide variety of other trial and appellate matters, including complex commercial and business litigation, class actions, insurance, health care and fraud litigation, real property, ad valorem tax and elections litigation and product liability defense. Over the span of his career, John has handled appeals in all of Florida's appellate courts, the Third, Sixth and Eleventh Circuit Courts of Appeal and the United States Supreme Court.

A resident of Palm Beach County for the last 30 years, John is an active member of the community. He served for three years as the president of the Palm Beach County American Cancer Society and is a graduate of Leadership Florida. He currently serves on board of trustees of Palm Beach Atlantic University.

## Honors

- *The Best Lawyers in America*®, Litigation – Land Use and Zoning “Lawyer of the Year” in West Palm Beach, 2020, Land Use & Zoning Law “Lawyer of the Year” in West Palm Beach, 2016 & 2018
- *The Best Lawyers in America*®, Commercial Litigation, Eminent Domain & Condemnation, Land Use & Zoning Law, Land Use & Zoning Litigation, Real Estate Litigation, 2003-22
- *The Best Lawyers in America*® Business Edition: The Litigation Issue, 2021
- *Florida Trend*, “Legal Elite,” 2004-22 – Hall of Fame since 2009
- *South Florida Legal Guide*, “Top Lawyer,” 2005-present
- *Florida Super Lawyers*, 2007-22
- AV Rated as independently determined by Martindale-Hubbell
- *Palm Beach Illustrated*, “Top Lawyers,” Eminent Domain and Condemnation, Land Use and Zoning, 2018-21
- *Jupiter Magazine*, “Top Lawyers,” Commercial Litigation, Eminent Domain and Condemnation, 2021
- Florida Bar, Real Property Probate and Trust Law Section, annual service award, 2008, 2016
- American Cancer Society, Palm Beach County “Volunteer of the Year,” 1996

## Publications & Presentations

- “Evidentiary Issues in Real Estate Litigation” RPPTL Section, Florida Bar, speaker, 2015.
- “Reasonable Probability: What’s Fair Game in an Eminent Domain Case,” CLE International Seminar: Eminent Domain, speaker, 2014
- “The Usual Suspects: Typical Witnesses and Common Issues in a Condemnation Case,” ALI-CLE Seminar, speaker, 2014
- “Issues of Title, Project Plans or Other Matters that Can Come Back to Haunt You at Trial,” ALI-CLE Seminar: Eminent Domain and Land Valuation Litigation, speaker, 2014
- “How to Resolve Different Cases, Clearing Economic or Political Hurdles,” CLE International Seminar: Eminent Domain, speaker, 2013
- “Rules Regarding Severance Damages in Partial Taking Cases,” ALI-CLE Seminar, speaker, 2013
- “The Beginning of a Beautiful Relationship? Clients and Conflict of Interest,” Florida Bar Master Seminar on Ethics, panelist, 2011
- “Conflicts of Interest,” Palm Beach County Bar Association Bench/Bar Conference, panelist, 2011
- “Making It or Breaking It, Mediation in Eminent Domain,” ABA-ALI Seminar, speaker, 2011
- “The Effects of Right-of-Way Reservations, Zoned Rights-of-Ways and Future Dedication Requirements on Just Compensation,” ABA-ALI Seminar: Eminent Domain and Land Valuation Litigation, speaker, 2011
- “Selecting Eminent Domain Experts,” ABA-ALI Condemnation 101 Seminar, speaker, 2010
- “Setting the Tone: Initial Steps in Eminent Domain Representation,” ABA-ALI Seminar: How to Prepare and Present an Eminent Domain Case, speaker, 2009
- “Legal Prerequisites to Condemn and Defenses of an Owner,” ABA-ALI Condemnation 101 Seminar, speaker, 2008
- “Privilege vs. Production — An Overview of Discovery Issues Confronting the Eminent Domain Lawyer in the Electronic Era,” ABA-ALI Eminent Domain and Land Valuation Litigation Seminar, speaker, 2008
- “The Changing Face of Eminent Domain in Florida,” Florida Bar, Florida Real Estate Law Seminar, speaker, 2007
- “Demonstrative Evidence: Exhibits that Work in Valuation Trial,” ABA-ALI, Fundamentals of Condemnation Law and Land Valuation Seminar, speaker, 2007
- “Ethical Considerations in Eminent Domain Practice,” ABA-ALI, Fundamentals of Condemnation Law and Land Valuation Seminar, panelist, 2007
- “Winning Goals and Techniques for the Cross-Examination of Experts,” ABA Section of Litigation, panel moderator, 2003
- “Expert Witnesses: Selecting, Retaining, Deposing and Examining Them,” ABA Section of Litigation; ABA Video Series, panelist, 1999
- “School Concurrency,” The Broward Experience 21st Annual Local Government Law in Florida Seminar, panelist, 1998

- *Fifty State Survey, The Law of Eminent Domain*, American Bar Association, 1st edition, author of Florida chapter
- “Post-Trial Procedure,” Chapter 12, Florida Bar *Florida Eminent Domain Practice and Procedure*, 9th edition, co-author
- “Selecting Eminent Domain Experts,” *The Practical Litigator*, co-author, September, 2010
- “Florida Eminent Domain: Knowing and Protecting Your Property Rights,” *South Florida Legal Guide*, co-author, 2008
- “How Owners Can Protect Themselves After Kelo,” *South Florida Legal Guide*, co-author, 2006
- “Fending off the HCFA,” *Best Review*, co-author, December 1993

## Professional Associations & Memberships

- Florida Bar Real Property, Probate and Trust Law Section, Executive Council, 1997-present
- Florida Bar Real Property, Probate and Trust Law Section, co-chair of *Amicus* Committee, 1998-present
- Florida Bar Appellate Court Rules Committee, 2011-present
- Florida Bar Eminent Domain Committee, 1988-89, 2001-02, 2005-present
- Owners Counsel of America, Florida representative, 2005-11
- American Bar Association, 1984-present
  - Condemnation, Zoning and Land Use Litigation Committee, co-chair, 2002-05
  - Editor of *Lis Pendens*, Newsletter of the Condemnation, Zoning and Land Use Litigation Committee, 2000-02, 2005-08
  - Commercial and Business Litigation Committee
- Palm Beach County Bar Association
- Environmental, Land Use and Eminent Domain CLE Committee, chair, 2004-05

## Civic & Community Service

- Palm Beach Atlantic University
  - Board secretary, 2013-present
  - Board of trustees, 2004-present
- American Cancer Society, Palm Beach County
  - President, 1999-02
  - Board of directors, 1990-09
- Economic Council of Palm Beach County, 1997-07
- Florida Chamber of Commerce, board of governors, 2001-04
- Leadership Florida
  - Graduate, 1996
  - Board of regents, 1998-99

- FSU College of Law Alumni Association, board of directors, 1986-96
- Memorial Presbyterian Church, elder, 1996-02, 2003-09, 2013-present