



ANDREW J. BAUMANN
shareholder

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Mr. Baumann's practice focuses on civil and administrative litigation concerning environmental, coastal, natural resources, land use, governmental, elections law and general commercial law.

AREAS OF PRACTICE

- More than 20 years of experience representing private and government clients in civil and administrative litigation before state and federal trial courts, courts of appeal and the Division of Administrative Hearings in matters concerning environmental permitting, mining, dock, marina and dredging approvals, riparian rights, environmental enforcement actions, coastal construction and beach armoring, zoning, comprehensive plan amendments, water use, contract, and real estate disputes, election law, eminent domain, Section 1983, private property rights and general commercial litigation.
- Represents private and government clients in obtaining permits before the Florida Department of Environmental Protection, the South Florida Water Management District, the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service, in matters concerning docks and marinas, wetlands permitting, mangrove protection, endangered species issues and coastal construction permitting.
- Defends private and government clients in enforcement actions brought by state, federal and local regulatory agencies relating to dredging, wetland impacts, docks and marinas, seagrass and mangrove impacts and FEMA flood zone regulations.
- Represents private and government clients before the Florida Department of Community Affairs, and numerous county, municipal governments and special districts and concerning comprehensive plan amendments, developments of regional impact, local zoning and variance applications, land development orders, eminent domain, real estate materials, employment matters and code enforcement.

PRACTICES

Environmental and Natural Resources Law

Land Use and Real Estate Law

Governmental Law

Administrative, Civil and Appellate Litigation

EDUCATION

J.D., cum laude, Tulane Law School, 1995

B.S., University of South Florida, 1992



- Serves as counsel for the Palm Beach County Supervisor of Elections and the Palm Beach County Canvassing Board regarding conduct of elections, public records issues, and election challenges in Circuit Court and the Courts of Appeal.

PUBLICATIONS AND PRESENTATIONS

- Frequent lecturer at the Florida Chamber's Annual Environmental Permitting Summer School, topics include "Special Permit Considerations for Sovereign Lands and Aquatic Preserves" 2017, "Coastal Construction Permitting" 2013-2016
- Takings Law: Before & After, Stop the Beach Renourishment, Inc. V. FDEP, October 2010
- "Florida's Submerged Lands Authorizations," CLE International Coastal Law Conference, 2009
- What Do you Do when the Government Shows Up?, October 2009
- "Florida's State Lands Authorizations," CLE International Coastal Law Conference, 2008
- Lecturer at the Florida Bar Environmental and Land Use Law Section Annual Update, topics include "General Overview of Riparian Rights in Florida" and "Antiquated Subdivisions in Florida"
- "Recent Developments in Regulatory Takings: The Law After Lingle," Palm Beach County Bar Association, Real Estate Section, 2006
- "Babbit v. Sweet Home Chapter of Communities for a Great Oregon: Preserving the 'Critical Link' Between Habitat Modification and the 'Taking' of an Endangered Species," 20 Nova L. Rev. 747, 1996

PROFESSIONAL, CIVIC, AND COMMUNITY INVOLVEMENT

- Florida Bar Certified in State and Federal Government and Administrative Practice since 2015
- The Palm Beach County Bar Association, Member
- The Florida Bar, Environmental and Land Use Law Section, Member
- United States Court of Appeals, 11th Circuit, Member
- United States District Court, Northern, Middle and Southern Districts of Florida, Member
- Palm Beach County Ethics Initiative and County Charter Amendment Steering Committee
- Leadership Palm Beach County, Class of 2009, Governing Board Member 2009-2011

PREVIOUS PROFESSIONAL EXPERIENCE

- Mr. Baumann previously served as Assistant County Attorney for Palm Beach County. His duties included civil, administrative and appellate practice on behalf of the Palm Beach County Board of County Commissioners and County departments in state and federal courts. He has extensive civil litigation experience in federal and state courts relating to eminent domain and inverse condemnation, zoning and land use, and real estate disputes. His duties also included litigation before the Division of Administrative Hearings, state and federal appellate practice and presentation of matters to the Board of County Commissioners.
- Mr. Baumann also served as Senior Assistant General Counsel to the Department of Environmental Protection and Board of Trustees of the Internal Improvement Trust Fund, where he handled matters concerning state and submerged lands, environmental and coastal construction permitting, and inverse condemnation. He participated in the negotiation and drafting of an interstate water compact between Alabama, Florida and Georgia.