



Matthew H. Scott

Partner

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Matthew H. Scott is a partner in the Land Use & Zoning practice group at Greenspoon Marder LLP. Mr. Scott has developed a diverse practice that includes real estate development and government relations work, municipal and zoning law matters, and commercial real estate transactions. He advises and counsels developers and landowners during the various stages of the entitlement process. With extensive experience and contacts in Broward and Palm Beach Counties, Mr. Scott has in-depth knowledge of South Florida development and guides clients through the frequently complex government permitting process.

Typically, clients engage with Mr. Scott to coordinate application submittals with multiple design professionals, to create strategies for obtaining government approval, to work with elected officials, city staff, and neighbors to build consensus, and to present the project effectively at public hearings to obtain final approval. He also regularly assists clients with code variances, conditional use applications, code enforcement matters, procurement issues, and commercial real estate transactions.

Bar Admissions

- Florida

Education

- J.D., University of Florida, 2008
- B.S.F.S., Georgetown University, International Relations and Chinese, 2005

Practice Areas

- Land Use & Zoning

Representative Experience:

- Conditional use permit for a 266-bed behavioral hospital in Oakland Park.
- Site plan approval for a hotel in Fort Lauderdale.
- Multiple mixed-use developments in Pompano Beach.
- Site, landscape, and architectural elevation plan approval for new car dealership in Delray Beach.
- Large-scale mixed-use development in Downtown Coral Springs.
- Special exception and site plan approval for convenience store and gas station in Margate.
- Sign variance and lease negotiation for parking facility operator in Dania Beach.

- Easement abandonment in Palm Beach County.
- Special exception approval for laboratory in the Village of Palm Springs.
- Site plan approval for a car dealership in the Town of Davie.
- Planned Development for a mixed-use project in Hollywood.

Speaking Engagement

- Featured Speaker, University of Florida - Warrington College of Business, February 26, 2024

In the News

- Quoted, "More homes on the greens: 132 townhomes planned for this Broward golf course," *Sun Sentinel*, April 26, 2024

News

- Greenspoon Marder Expands Land Use and Zoning Practice Group with Addition of Partner Matthew Scott