

MELISSA P. ANDERSON, Law Offices PLLC

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Professional Experience

Town Attorney, Town of Pembroke Park

September 2020 to Present

- As Town Attorney for the Town of Pembroke Park in Broward County, Ms. Anderson represents the Town in all legal matters.

Owner, Melissa P. Anderson, Law Offices PLLC

March 2020 to Present

- Ms. Anderson has been a board-certified City, County and Local Government attorney since 1998 and has over 25 years of experience handling a broad variety of local government issues, including land use and real estate, utilities, and telecommunications matters.
- Ms. Anderson represented the City of Hialeah in telecommunication matters. She was also Special Magistrate for several divisions of Broward County government, including Environmental and Consumer Protection, Building Code Services, and Zoning and Code Enforcement.

Senior Associate, Torcivia, Donlon, Goddeau & Ansay, P.A.

July 2018 – March 2020

- Ms. Anderson primarily represented the city of Lake Worth Beach in all telecommunications matters.
- Ms. Anderson represented several cities in Palm Beach County in general local government matters and served as special magistrate for the Town of Palm Beach Shores.

Owner, Law Offices of Melissa P. Anderson, PLLC

June 2016 to July 2018

- Firm provided legal services in all areas of transactional law and local government law, including telecommunications law, real estate, land use, and contract drafting and negotiation.
- Representative clients included Broward County, the City of West Palm Beach, Airbnb, Hugh Anderson Realty, Equity International and The Palisades Group, *inter alia*.

Corporate Counsel, SBA Communications, Inc.

Nov. 2015 to June 2016

- One of the largest providers of wireless telecommunications infrastructure across North, Central and South America.
- Served as general counsel for the company's newly created Distributed Antenna Systems ("DAS") & Small Cells division, which was founded in mid-2015. As general counsel for the DAS and Small Cells division, duties were wide ranging and included: the drafting and negotiation of complex commercial contracts; advice to the client on all issues involving telecommunications matters which impacted DAS and small cell technologies; staying abreast of all federal, state and local matters as they affected the client; and taking part in the strategy and planning of future business activities.

Government Relations Counsel, Crown Castle, Inc.

July 2012 to Aug. 2015

- Crown Castle is the largest provider of wireless telecommunications infrastructure in the United States and a pioneer in wireless microcellular infrastructure.
- As the Government Relations Counsel for the corporation in the Southeastern United States (Florida, Georgia, Alabama, Arkansas, North Carolina, South Carolina, Tennessee, Mississippi and Puerto Rico), primary duties included advising the client in relation to all regulatory requirements, contract drafting and negotiations, and the handling of all real estate, land use, and environmental matters as they affected the corporation's small cell networks business.

Assistant City Attorney, City of Lake Worth, Florida

November 2011 to July 2012

- Advised the client in relation to all aspects of local government law, with an emphasis on land use, real estate law, labor and employment law, environmental law, utilities, contract drafting and negotiation, administrative litigation, and procurement.

Assistant County Attorney, Indian River County, Florida

June 2010 to June 2011

- Advised the client in relation to all aspects of local government law, with an emphasis on land use, labor and employment law, real estate law, litigation, code enforcement, utilities, procurement, labor, contracts, bankruptcy and emergency services.

Deputy City Attorney, City of Hallandale Beach, Florida

March 2008 to September 2009

- Primary areas of practice included land use, environmental, code enforcement, real estate, utilities, contracts, procurement, labor, police matters, forfeiture, litigation, and appeals.
- Successfully argued *DeFalco v. City of Hallandale Beach* (2009) at trial court level and authored winning brief on appeal at the Fourth District Court of Appeal.

Of Counsel, Weiss Serota, et al, Fort Lauderdale, FL
February 2006 to January 2008

- Attorney in the Municipal Land Use Group where responsibilities included advising various governmental entities, including Aventura, Bal Harbour, Dania Beach, Sunrise, Royal Palm Beach, Homestead, the Delray Beach Housing Authority and Miami Lakes in land use, real estate, environmental, and general local government law.
- As outside counsel for the Village of Royal Palm Beach, led a coalition of attorneys representing Palm Beach Gardens and West Palm Beach in defeating a large scale mixed-use residential and commercial Development of Regional Impact in rural western Palm Beach County.

Assistant County Attorney, Broward County, Florida
May 1990 to February 2006

- Represented the Broward County Department of Port Everglades and the Broward County Department of Planning and Environmental Protection.
- Sat with and advised the Broward County Water Advisory Board.
- Advised clients in relation to all aspects of local government law, including “298 Special Drainage” water management districts, real estate, utilities, construction law, procurement matters, maritime law and seaport security, land use, and environmental protection.

Licenses and Certifications

- Member, Florida Bar, in good standing since 1990
- Board Certified Specialist by Florida Bar in City, County and Local Government Law since 1997
- Florida Licensed Real Estate Agent (SL3359351)

Education

- Juris Doctor (JD), University of Florida College of Law, Gainesville, FL
- Bachelor of Arts (BA) in English, University of Florida, Gainesville, FL

Professional Associations and Awards

- Member, Florida Bar’s Environmental and Land Use Law Section, as well as the City, County and Local Government Law Section
- Former Board Member, Florida Bar’s Environmental and Land Use Law Section’s Executive Council
- Former Editor, Florida Bar’s Environmental and Land Use Law Section’s articles in the Florida Bar Journal
- Recipient of the Florida Bar’s Environmental and Land Use Law Section’s Judy Florence Memorial Outstanding Service Award