

# **STEPHEN A. BAILEY**

**RESEARCH ASSOCIATE IN LEGAL STUDIES AND REAL ESTATE**

**College of Business**

**Florida State University**

**Tallahassee, Florida 32306-1110**

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## **EDUCATION**

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FLORIDA STATE UNIVERSITY COLLEGE OF LAW, TALLAHASSEE, FL  
J.D., April, 2000

FLORIDA STATE UNIVERSITY, TALLAHASSEE, FL  
B.S., Real Estate Business, *Cum Laude*, 1997

## **MILITARY EDUCATION**

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SPECIAL FORCES ADVANCED URBAN COMBAT, FORT MCCLELLAN, AL  
Advanced Urban Combat School, 2002

SPECIAL WARFARE TRAINING GROUP, FT. BRAGG, NC  
Special Forces, Green Beret, Communications Course, 1993

SPECIAL WARFARE TRAINING GROUP, FT. BRAGG, NC  
Special Forces Assessment and Selection Course, 1991

## **TEACHING EXPERIENCE**

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FLORIDA STATE UNIVERSITY COLLEGE OF BUSINESS, TALLAHASSEE, FL  
Research Associate in Business Law & Real Estate, August, 2008-Present  
Associate in Business Law & Real Estate, August, 2006-August, 2008  
Assistant in Business Law & Real Estate, August, 2003-August, 2006  
Adjunct Lecturer, January, 2002-August, 2003

Courses:

Real Estate Principles

Appraisal

Real Estate Law

Business Law

UCC Business Law

MBA Business Law

FLORIDA STATE UNIVERSITY INTERNATIONAL PROGRAMS, LONDON, UK  
Professor, May 2005-July 2005, July 2009-August 2009

Courses:

Real Estate Principles  
Business Law

U.S. ARMY JAG, FT LUIS, WA

Summer, 1998

Developed and instructed "Ways to Save" course for U.S. Army Legal Assistance Program

A COMPANY 3<sup>RD</sup> BATTALION 20<sup>TH</sup> SPECIAL FORCES GROUP, FLORIDA  
NATIONAL GUARD, PASAJE, ECUADOR

Instructor, Summer, 1997

Jungle Communication Techniques

## **PROFESSIONAL EXPERIENCE**

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THE BAILEY LAW FIRM, PL

*Attorney/Managing Partner* – November, 2005 – 2008, 2010 - Present

Specialized in the areas of eminent domain, inverse condemnation, property valuation, business damages, condemnation, arbitration, and mediation. Florida Supreme Court Certified Circuit Court, County Court, Dependency, Family, and Foreclosure Mediator.

LEHRMAN & BAILEY, PL

*Attorney/Managing Partner* – 2008 – 2010

Litigate in the areas of eminent domain, inverse condemnation, property valuation, business damages, and condemnation.  
Arbitrate and mediate cases.

BROAD & CASSEL, P.A.

*Attorney* – October, 2002 – October, 2005

Practiced in the areas of eminent domain, inverse condemnation, landlord/tenant, property valuation, and business damages.  
Major clients included: Jiffy Lube International, Red Roof Inn, Holiday Inn, Hampton Inn, Darryl's Restaurants, Wachovia Bank, et al.

STATE OF FLORIDA OFFICE OF THE ATTORNEY GENERAL – EMINENT DOMAIN

*Attorney* – August, 2000 – September, 2002

Litigated property values and business damages.

Managed over 80 cases and was responsible for over 15 million dollars in trial exposure.

Major Clients included: Florida Department of Transportation, Department of Environmental Protection, Florida State University, Florida Agricultural and Mechanical University, South Florida Water Management District, et al.

UNITED STATES ARMY & FLORIDA NATIONAL GUARD  
*Special Forces Green Beret, Commo SSG* - August, 1989 – November, 2002  
Team Communication, Satellite & Variable Frequency Communications,  
Personnel Communication Training, Small Unit Tactics, Weapons, Medical,  
and Demolitions.

## **MEMBERSHIPS & CERTIFICATIONS**

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- Florida Bar
- Florida Bar Eminent Domain Committee
- American Legal Studies in Business – ADR & Ethics Section
- Former Editor-in-Chief of the *Florida Bar Eminent Domain Newsletter*
- Association of Eminent Domain Professionals
- Florida Certified Non-binding Arbitrator
- Florida Certified County Court Mediator
- Florida Certified Circuit Court Mediator
- Florida Certified Family Court Mediator
- Florida Certified Dependency Court Mediator
- Small Claims Volunteer Mediator
- Florida Academy of Professional Mediators
- Formerly a Florida Licensed General Appraisal Instructor
- Faculty Advisor for the Florida State University Real Estate Society
- Faculty Advisor for the Florida State University Wrestling Club
- Florida State University Pre-Law Advisor
- Florida State University Real Estate Department Undergraduate Program Coordinator
- Florida State University Real Estate Curriculum Committee
- Florida State University Real Estate Scholarship Committee Chair
- National Wrestling Coaches Association

## **AWARDS**

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- Twice nominated for Florida State University Teaching Award
- Community Service: Godby High School Volunteer Assistant Wrestling Coach - 1992 - 2002
- Godby High School Wrestling Coaching Awards: 1994, 1995, 2000
- Leon County School Volunteer Award, 1996, 2002
- Military Medals and Awards: U.S. Army and Florida National Guard Overseas Medals, Army Achievement Medal, Florida Meritorious Service Medal, Humanitarian Medal, Special Forces Tab, Airborne Wings, Expert Marksmanship Awards, Foreign Weapons Medal, et al.

## **RESEARCH INTERESTS**

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- Ethics and Constitutional Analysis of Professional Advertising
- Ethical and Professional Business Practices of Lawyers
- Ethics in Negotiating and Mediating
- Impacts of Confidentiality in Mediation
- Effectiveness of Non-binding Arbitration in Condemnation

## **PUBLICATIONS**

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Bailey, S. (2009). The New Frontier in Property Tax Challenges. *The Florida Bar Journal*. Vol. 83, No. 7, p. 30-38.

Bailey, S. (2009). Fooling Ourselves?: An Ethical and Constitutional Analysis of Lawyer-to-Lawyer Advertising. *Florida Coastal Law Review*. Vol. 10:385, 2009.

Bailey, S. & Murray, O. (2008). Ethics in Negotiation and Mediation for the Florida Attorney. *Florida Bar Journal*, Vol. 82, No. 5, p.10-15.

Bailey, S. (2008). Florida Case Law Review: Condemnation Blight in Florida. *Florida Eminent Domain Newsletter*, 40.

Bailey, S. (2008). Attorneys' Fees and Costs in Eminent Domain. *Florida Eminent Domain Newsletter*, 39.

Bailey, S. (2007). Florida Case Law Review: Expert Qualifications. *Florida Eminent Domain Newsletter*, 38.

## **PRESENTATIONS**

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Bailey, S. (2008, November). *Fooling Ourselves: An Ethical and Constitutional Analysis of Lawyer-to-Lawyer Advertising*. Presented at the 2008 annual meeting of the Southeastern Academy of Legal Studies in Business in Atlanta, Georgia.

Bailey, S. & Lehrman, P. (2008, September). *Ethical Direct-Mail Advertising for the Florida Attorney*. Presented at the Florida Bar Eminent Domain Committee Conference in Tampa, Florida.

Bailey, S. & Murray, O. (2007, September). *Florida Ethics in Negotiation and Mediation*. Paper presented at the Florida Bar Eminent Domain Committee Conference in Tampa, Florida.

Bailey, S. (2007, June). *Florida Eminent Domain Case Law on Access*. Presented at the Association of Eminent Domain Professionals Conference in Orlando, Florida.

**RESEARCH IN PROGRESS**

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Bailey, S. *A Lawyer's Constitutional Right to Evaluate the Professionalism of Courts and Judges*.