

S. BRENDAN LYNCH

Shareholder

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A Virginia native originally with aspirations to become a journalist, Brendan Lynch fell in love with Florida and has made it his home since 2005. He represents both commercial and residential property land owners, as well as tenant business owners, in issues of property tax valuation and eminent domain/condemnation.

Brendan assists property owners throughout Florida with their property tax appeals, including assessment reviews, direct negotiations with county property appraisers, appeals to the Value Adjustment Board, and trial and appellate court proceedings. His clients include apartment projects, big box stores, condominiums, commercial strip centers, hotels, residences, student housing, vacant land, and other retail buildings.

With broad experience handling many different types of exemption applications, Brendan often assists clients from the application stage through challenges, to denial of any exemption, through trial and appellate court proceedings. These exemption applications include agricultural, conservation easements, healthcare, homestead, military housing, non-profit, religious, and senior living.

Typically, the eminent domain cases involve a governmental entity (Florida Department of Transportation, county, city, expressway authority, or other state agency) or private utility with condemnation powers seeking to take land from the property owners. Interestingly, Brendan has also represented condemning authorities on special projects – bringing a perspective from both sides of the table.

Brendan's love for his adopted hometown of Orlando is reflected in his commitment to the community and its cultural diversity. A long-time advocate for the arts and current Chair of the United Arts of Central Florida's Board of Directors, Brendan recently helped steer the largest Collaborative Campaign in the organization's history (over \$3M). He has also served in leadership roles for the Adult Literacy League, the Orange County Teen Court,

and the Heart of Florida United Way.

ICONIC CASES

- Achieved property tax assessment reduction for internationally-known hotel from \$421 million to \$259 million, resulting in millions of dollars of savings.
- Represented a national building contractor in its application for military housing exemptions, resulting in a change in Florida law and a savings of \$17 million dollars for the client.

RECENT NEWS & INSIGHTS

- United Arts Names New CEO
- 12 Lowndes Attorneys Named to Orlando Family Magazine’s “Awesome Attorneys 2021”
- Brendan Lynch Talks to WFTV about \$198-million Eminent Domain Settlement for Crossroads Shopping Center
- Property-Tax Exemptions for Senior-Living Facilities: Application Deadline is March 1, 2021 [Gray Area of The Law]
- Brendan Lynch Discusses Tax Savings and Real Estate Investments in Mansion Global

ADMISSIONS

- The Florida Bar, 2007
- U.S. District Court, Middle District of Florida, 2009
- Virginia State Bar, 2005

EDUCATION

- George Mason University School of Law (J.D., 2005)
- University of Virginia (B.A. in Echols Interdisciplinary Studies, 1998)

COMMUNITY ACTIVITIES

- United Arts of Central Florida, Immediate Past Chair, Board of Directors
- Orange County Teen Court Advisory Board, Past President
- Heart of Florida United Way, Education Cabinet
- Adult Literacy League, Past President of Board of Directors
- Legal Aid Society, Guardian ad Litem
- Central Florida Partnership, Young Professionals Advisory Council, 2009-2011
- Leadership Orlando Class 96

RECOGNITION

- Judicial Law Clerk for the Honorable G. Kendall Sharp, U.S. District Judge, Middle District of Florida, 2005-2007
- Editor-in-Chief, Federal Circuit Bar Journal, 2004-2005

- 2008-2009 "Honors Edition" of Who's Who Among Executive and Professionals
- Recognized as "Florida Legal Elite", 2017 and 2020 by Florida Trend Magazine
- Recognized as a "Legal Elite Up & Comer" for 2009, 2014 and 2016 by Florida Trend Magazine
- Recognized as a "Florida Rising Stars" 2012-2017 by Florida Super Lawyers
- Recognized as a "Florida Super Lawyers" 2019-2020 by Florida Super Lawyers
- Ninth Judicial Circuit Pro Bono Merit Award

PROFESSIONAL CERTIFICATIONS & MEMBERSHIPS

- The Florida Bar, Eminent Domain Committee
- The Virginia Bar
- Association of Eminent Domain Professionals (AEDP)
- International Association of Assessing Officers (IAAO)
- National Association of Property Tax Attorneys (NAPTA)
- Institute for Professionals in Taxation (IPT)

PRESENTATIONS

- How Recent Court Decisions & COVID-19 Impact Your Commercial Property Taxes; Lowndes, August 5, 2020
- How Recent Court Decisions & COVID-19 Impact Your Property Taxes; Central Florida Hotel & Lodging Association, July 21, 2020

ARTICLES

1. [Be on the Lookout for Your 2022 TRIM Notices](#)