

An aerial photograph of a large-scale development project. The image shows a mix of cleared land, some existing buildings, parking lots, and green spaces. A road curves through the site. The text "Land Use & Zoning" is overlaid in white on the left side of the image.

Land Use & Zoning

State and local government development regulations and land use laws in Florida are complex and comprehensive. To successfully navigate such laws and regulations, a client needs an attorney that has more than just a familiarity with the rules. Our attorneys have had years of experience in drafting, interpreting, and applying land use regulations throughout Florida and particularly in Central Florida.

Projects of all sizes, and in particular complex projects and redevelopments, require negotiation and documentation of the local approvals and development agreements. Clients benefit from our years of experience working with local governments, their elected officials and staff. Our knowledge of the history of Florida's development and growth, local politics and governmental priorities allows our attorneys to assist clients in developing strategies for project approval.

Our approach to development and land use approvals is collaborative. We often work with other development consultants such as planners, engineers, environmental consultants, transportation consultants, architects and economic consultants. Our representation often commences with a concept proposed for vacant land and continues through the issuance of building permits and certificates of occupancy.

The attorneys who practice in this area are familiar with all aspects of approvals and permitting of a project, including environmental permitting (local, state and federal), governmental lobbying, historic preservation requirements, tax and other incentive programs, administrative proceedings and land use litigation.

We handle projects of all types and sizes, including mixed-use developments, high-rise developments, wetland permitting, marina permitting, golf course conversions, utility plants, landfills, resource recovery facilities and biomedical waste facilities.

In addition to our services that relate to the permitting of projects, we have experience in administrative and civil litigation in state and federal tribunals, at both the trial and appellate levels, on behalf of clients related to environmental and zoning issues.

Our real estate development attorneys are experienced in the following areas:

- Developments of Regional Impact (DRI)

Key Contacts

Rebecca Wilson

Jonathan P. Huels

Related Professionals

Rebecca Wilson

Jonathan P. Huels

William A. Beckett

Alexander Dobrev

Aaron J. Gorovitz

Allison H. Gray

Hal H. Kantor

James G. Kattelmann

Sean Klein

Joseph A. Kovacs, Jr.

McGregor T. Love

Logan J. Opsahl

Nicholas A. Pope

Rebecca E. Rhoden

Tara L. Tedrow

Scott C. Thompson

James E. Walson

Related Expertise

Developments of Regional Impact (DRI's)

Environmental Law

Golf Course Redevelopment

Real Estate

Real Estate Development

- Comprehensive plan amendments
- Public facilities concurrency management
- Annexation
- Development agreements
- Impact fees, impact fee credits, and alternative impact fees
- Vested rights
- Tax Increment Financing (TIF), Community Development Districts (CDD) and other public financing
- Platting and subdivisions
- Zoning matters (Rezoning, Variances, Special Exceptions, Conditional Uses, Planned Developments)
- Golf course conversions, rezoning and redevelopment

We have experience in representing clients before governmental boards such as:

- City Councils and City Commissions
- Boards of County Commissions
- Planning and Zoning Commission
- Boards of Zoning Adjustment
- Code Enforcement Boards
- Historic Preservation Boards
- Construction Boards of Adjustments
- Development Review Committees
- Technical Review Committees

News

17 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2025"

02.13.2025 | AWARDS & RECOGNITION

Three Lowndes Attorneys Honored as *Florida Trend's* 2024 Legal Elite Notable Women Leaders in Law

12.11.2024 | AWARDS & RECOGNITION

Lowndes Named to 2025 "Best Law Firms" by *Best Lawyers*

11.07.2024 | AWARDS & RECOGNITION

New Student Housing Communities Approved Near UCF

07.12.2024 | MEDIA MENTION

Closing the Loop: How Completion of Orlando's Beltway Drives Real Estate

03.14.2024 | MEDIA MENTION

Florida Lawmakers Pass Legislation to Change Live Local Act, Affordable Housing Law

03.05.2024 | MEDIA MENTION | AFFORDABLE HOUSING

Lowndes Attorneys Launch Practice-Focused Florida Land Use Course at University of Florida Levin College of Law

01.31.2024 | PRESS RELEASE

Lowndes Advises Hillpointe and Skorman Development on Live Local Act Apartment Project in Lake County

01.09.2024 | PRESS RELEASE

Three Lowndes Attorneys Recognized Among *Florida Trend's* Legal Elite Notable Women Leaders in Law

12.02.2023 | AWARDS & RECOGNITION

Lowndes Named to 2024 "Best Law Firms" by *Best Lawyers*

11.10.2023 | AWARDS & RECOGNITION

Best Lawyers Recognizes 49 Lowndes Attorneys in 2024, Three Named Lawyer of the Year

08.17.2023 | AWARDS & RECOGNITION

13 Lowndes Attorneys Named 2023 Florida Super Lawyers and Rising Stars

06.26.2023 | AWARDS & RECOGNITION

14 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2023"

02.21.2023 | AWARDS & RECOGNITION

Lowndes Advises Skorman Development on Clermont Hills Apartment Community

01.23.2023 | PRESS RELEASE

Lowndes Advises GCB Associates LLC on \$96 Million Sale of 460-plus Acres Near Disney

01.18.2023 | PRESS RELEASE

Lowndes Advises Encore Capital Management on Mixed-use Community in Leesburg

08.23.2022 | PRESS RELEASE

19 Lowndes Attorneys Named 2022 Florida Super Lawyers and Rising Stars

07.05.2022 | AWARDS & RECOGNITION

Lowndes Land Use Group and Four Attorneys Recognized by Chambers and Partners in its 2022 USA Guide
06.13.2022 | AWARDS & RECOGNITION

Jonathan Huels Discusses the Implications of Florida Assuming Section 404 Permitting
12.28.2020 | PRESS RELEASE

22 Lowndes Attorneys Named 2020 Florida Super Lawyers and Rising Stars
06.04.2020 | AWARDS & RECOGNITION

Forty-Three Lowndes Lawyers Earn Recognition in Best Lawyers in America 2020
08.15.2019 | AWARDS & RECOGNITION

2018 *Chambers USA* Recognizes Lowndes Attorneys and Practices
05.15.2018 | AWARDS & RECOGNITION

Taurus Plans Phase 2 of Beltway Commerce Center with Two New Warehouse Bldgs
11.27.2017 | MEDIA MENTION

Lowndes Named To The 2018 *U.S. News-Best Lawyers* "Best Law Firms" List By *U.S. News & World Report* & *The Best Lawyers*
11.06.2017 | PRESS RELEASE

Events

Land Use Boot Camp for Real Estate Pros
08.23.2024 | EVENTS

ULI Central Florida: Candid Conversation – Legislative Update 2024
02.09.2024 | EVENTS

Live Local Act Discussion
04.18.2023 | EVENTS

Publications

City of Leesburg Denies Proposed Residential Development Moratorium
04.15.2025 | ARTICLE

City of Leesburg to Consider Residential Development Moratorium
04.01.2025 | ARTICLE

Volusia County Rejects Moratorium on Development
01.15.2025 | ARTICLE

Recent Court Decisions Highlight Zoning Enforcement Challenges
01.13.2025 | ARTICLE

Volusia County to Hold Special Meeting on Potential Development Moratorium
01.13.2025 | ARTICLE

Oviedo Implements Major Overhaul of Land Development Code
11.19.2024 | ARTICLE

Charter Amendments Pass in Orange County and Seminole County

11.07.2024 | ARTICLE

Update on Orange County's Proposed Ordinance to Halt Certain Development Projects

10.30.2024 | ARTICLE

City of St. Cloud Approves Dramatic Increase to Mobility Impact Fees

09.26.2024 | ARTICLE

Osceola County Approves Increase to Impact Fees

09.11.2024 | ARTICLE

Office of the Attorney General Releases Informal Opinion Shedding Light on the Meaning of "Mixed Use" Zoning Districts Under Live Local Act

08.27.2024 | ARTICLE

Orange County Clarifies Proposed Charter Amendment to Apply to All Voluntary Annexations and Approves New Rural Boundary

08.08.2024 | ARTICLE

Orange County Continues to Push Charter Amendments Pertaining to the Rural Boundary and Voluntary Annexations

07.29.2024 | ARTICLE

Osceola County Considers 90-Day Moratorium on Residential Development Rezoning Applications

07.08.2024 | ARTICLE

Update to Proposed Impact Fees in Osceola County, St. Cloud, and Mt. Dora

07.03.2024 | ARTICLE

New Law HB 799: Easements Affecting Real Property Owned by the Same Owner

06.27.2024 | PUBLICATION

Osceola County, St. Cloud, and Mt. Dora Propose Massive Increases to Impact Fees

06.11.2024 | ARTICLE

Orange County Proposes to Implement Vision 2050 and Orange Code in September 2024

05.09.2024 | ARTICLE

Orange County Proposes Ordinance to Halt Certain Development Projects

05.02.2024 | ARTICLE

U.S. Army Corps of Engineers to Process Section 404 Permits While Florida's Appeal is Pending

04.25.2024 | ARTICLE

Orange County's AMI Jumps to \$90,400 in 2024: What It Means for Affordable Housing

04.09.2024 | ARTICLE

Florida Legislature Passes Bill to Limit Orange County's Proposed Rural Development Rules

03.14.2024 | ARTICLE

Florida Applicants in "Regulatory Limbo" after D.C. Court Invalidates Florida's Section 404 Permitting Authority

02.29.2024 | ARTICLE

Proposed Charter Changes Threaten Orange County's Economic Future
02.23.2024 | [ARTICLE](#)

Live Local Act: Proposed New Language Protects Early Applicants
02.22.2024 | [ARTICLE](#)

Florida Legislature Proposes Changes to Live Local Act
01.18.2024 | [ARTICLE](#)

Revised Statute Clarifies Notice Requirements for Public Hearings
09.25.2023 | [ARTICLE](#)

Navigating Legal Pathways to Establish Your Dream Pickleball Facility
08.31.2023 | [ARTICLE](#)

Live Local Act: Insights & Resources
[ARTICLE](#)

New Florida Law Extends Emergency Order Extensions
07.12.2023 | [ARTICLE](#)

The United States Supreme Court's Decision in *Sackett v. EPA* Narrows the Jurisdictional Scope of Wetlands Protected Under the Clean Water Act
06.05.2023 | [ARTICLE](#)

Florida Supreme Court Declines to Hear Orange County Rent Control Fight
04.18.2023 | [ARTICLE](#)

Live Local Act Provides Affordable Housing Incentives, Bans Rent Control
04.06.2023 | [ARTICLE](#)

Florida House Considers Proposal to Limit Lake County Development Densities
03.08.2023 | [ARTICLE](#)

Despite Court Ruling, Orange County Voters Approve Rent Control
11.09.2022 | [ARTICLE](#)

Appeals Court Rules Against Orange County's Proposed Rent Control Ordinance
10.28.2022 | [ARTICLE](#)

Orange County Rent Stabilization Measure | October Update
10.20.2022 | [ARTICLE](#)

Cleaning Up After the Storms
10.05.2022 | [ARTICLE](#)

Orange County Amends Code to Abate School Capacity For Certain Projects
09.02.2020 | [ARTICLE](#)

Orange County Shelter-In-Place Order Issued on March 24
03.25.2020 | [ARTICLE](#)

Updates to the City of Apopka Land Development Code
11.15.2018 | [ARTICLE](#)

Osceola County Proposes Increased School Impact Fees and Outlines Application Timeline for Avoiding New

Mobility Fees
01.19.2018 | ARTICLE