Lowndes

Real Estate Development

Throughout our history, the firm has concentrated a significant portion of its real estate practice on the representation of real estate developers in all aspects of their business. We have assisted clients with acquisitions and sales, financing, permitting, zoning and land use, leasing, management and tax planning.

On larger scale or multi-phase developments, we advise clients on subdivision of the project and planning for the future financing and sale of individual parcels, financing of infrastructure, allocation of development rights and entitlements among parcels, addressing issues as to maintenance of common areas and common facilities and implementation of methods to assure high quality standards are maintained throughout the development.

Real Estate Transactions

We represent clients of all types, including individuals, corporations, REITs, and other entities, in a wide variety of complex commercial real estate transactions across property sectors. Our multidisciplinary team provides comprehensive guidance on acquisitions, sales, and development of properties ranging from retail and office spaces to residential communities and resort developments both locally and nationwide.

Land Use and Zoning

Projects of all sizes, and in particular complex projects and redevelopments, require negotiation and documentation of the local approvals and development agreements. Our developer clients benefit from our experienced land use attorneys who have cultivated relationships with local governments, their elected officials and staff.

Financing

With years of experience in traditional real estate lending, the attorneys on our team are able to thoroughly address underwriting questions, draft loan commitments, prepare loan documentation, perform due diligence reviews and close loans for banks, thrifts, life insurance companies, other financial institutions and REITs.

We also handle real estate acquisition loans, commercial or residential lot development loans, shopping centers, office buildings, hotels, restaurants and other single-user retail loans, “synthetic lease” transactions, single

Key Contact

Daniel F. McIntosh

Related Professionals

Daniel F. McIntosh
William A. Beckett
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Shane A. Horton
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Nicole C. Leath
Adam R. Lewis
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Matthew McMurtrey
Timothy R. Miedona
Gerardo Ortega
Nicholas A. Pope
John D. Ruffier
Michael Ryan
Tara L. Tedrow
Scott C. Thompson
Laura M. Walda
James E. Walson
Herin Warner
Rebecca Wilson

Related Expertise

Land Use & Zoning
Real Estate
Real Estate Finance
Real Estate Litigation

Real Estate Transactions

family home construction loans, as well as permanent loan commitments and tri-party agreements. Our attorneys also have significant experience in connection with “conduit” loans and their specialized issues and requirements.

Our attorneys also advise owners and developers as well as investors (whether individuals, entities or institutions) in connection with structuring, documentation and implementation of equity participation in real estate projects. We routinely handle various forms of equity investment including partnerships and joint ventures, limited liability companies, and other less traditional methods such as sale/leasebacks.

International

Many of our international clients own, develop and manage commercial real estate in Central Florida. In addition to providing general real estate transaction-related services, we also advise them on their particular needs in international taxation, governmental reporting/disclosures and choice of entity.

Title Services

Lowndes is an authorized agent for all of the major national title insurance underwriters. We routinely act as issuing agent with respect to any title insurance policies required by our clients in their real estate transactions, whether in connection with a purchase or sale of property, or as may be required in connection with financing.

Experience has shown that our clients consistently benefit from the firm acting as issuing title agent on a transaction. Not only does the client receive quality and efficiency in the delivery of the necessary title insurance, but also the assurance that our firm will handle all details of the closing, including recording of documents and disbursement of funds.

News

Closing the Loop: How Completion of Orlando's Beltway Drives Real Estate
03.14.2024 | MEDIA MENTION

Lowndes Advises Kimaya on Award-Winning Build-to-Rent Community in ChampionsGate
07.19.2023 | PRESS RELEASE

Lowndes Advises Park Square Homes on Luxury Vacation Home Community in Orlando
05.30.2023 | PRESS RELEASE

2021: Another Banner Year for Real Estate
03.02.2022 | FIRM NEWS

Lowndes Advises RRB Partners on Acquisition of 10-Acre Mixed-Use Development Site in St. Cloud
07.26.2021 | PRESS RELEASE

Lowndes Advises Waterman Communities Inc. on $126-million Bond Financing for Retirement Community Expansion in Mount Dora, Fla.
10.28.2020 | PRESS RELEASE

Industry Outlook: What's Top of Mind for Attorneys
06.22.2018 | MEDIA MENTION

Events

Live Local Act Discussion
04.18.2023 | EVENTS

Publications

Navigating Legal Pathways to Establish Your Dream Pickleball Facility
08.31.2023 | ARTICLE

Florida Senate Bill No. 540 Brings Changes to Comprehensive Plan Challenges and Cost Recovery for Developers
05.31.2023 | ARTICLE

The Changing Rules of Real Estate: How SB264 Affects Foreign Purchasers and Owners of Real Estate in Florida
05.25.2023 | ARTICLE

Senate Bill 102, the Live Local Act, Codified in Chapter 2023-17
05.22.2023 | ARTICLE

Florida House Considers Proposal to Limit Lake County Development Densities
03.08.2023 | ARTICLE

Build-to-Rent Housing Attracting Both Developers and Renters
01.04.2023 | LOWNDES LEASING LAWYERS BLOG

Orange County Commissioners Vote to Appeal Temporary Injunction Enjoining Enforcement and Implementation of Rent Control Ordinance
11.17.2022 | ARTICLE

Local Regulations and the Subdivision of Property
04.20.2022 | ARTICLE

Local Government Financing of Energy Conservation & Efficiency Improvements to Property
12.14.2021 | ARTICLE

Governor DeSantis Signs Bill Increasing Acreage for "Small-Scale" Comprehensive Plan Amendments
07.06.2021 | ARTICLE

Governor DeSantis Signs Bill Reducing Burdens on Real Property Rights
07.01.2021 | ARTICLE

Biden Set to Extend Federal Moratorium on Evictions Through March 31
01.20.2021 | ARTICLE

Looking Ahead to the Biden Administration – What the Commercial Real Estate Community Needs to Know
01.20.2021 | ARTICLE

Orange County Updates School Impact Fee Rates
12.04.2020 | ARTICLE

Foreclosure Moratorium Update
12.03.2020 | ARTICLE

Florida Fair Housing Act Amendment Removes Requirement to Register and Renew "55 and Over" Communities
10.29.2020 | ARTICLE

How Fla. Homebuilders Can Protect Pre-Closing Deposits
10.23.2020 | ARTICLE

Orange County to Consider Adopting Temporary Economic Development Measures
07.02.2020 | ARTICLE

New Executive Orders Expand Quarantine Requirements for Visitors & Affect Vacation Rentals
04.14.2020 | ARTICLE

A Trademark Search for My Real Estate Development? Really?!?!
03.31.2020 | ARTICLE

$2 Trillion Stimulus Bill Good News for Commercial Real Estate, says NAIOP
03.25.2020 | ARTICLE

Age-Restricted Communities: How to Comply with Federal and State Law
03.09.2020 | ARTICLE

Coronavirus - Does Force Majeure Apply?
03.05.2020 | ARTICLE

Did You Give Up Buying Broken Condo Units for Lent? Maybe You Did and Don't Know It Yet...
03.11.2019 | ARTICLE

Minimizing Bear Incidents in Residential Subdivisions
10.16.2018 | ARTICLE

Update: Lake County Indefinitely Postpones 500% Increase to Transportation Impact Fees
06.06.2018 | ARTICLE

Can Your Email Exchange Become a Binding Contract?
08.09.2017 | ARTICLE

Give Me Shelter: The Ethics of Out-of-State Lawyering
04.01.2015 | ARTICLE

Declarant Rights: Are Developers Leaving Money on the Table?
03.30.2015 | ARTICLE

Seller Incentives Returning To Fla. Homebuilding Market
06.03.2014 | ARTICLE

Circumventing the Perils of Ownership: A Lender's Guide to the Receiver's Power of Sale in Florida
08.01.2010 | ARTICLE