Lowndes

Brian Stephens

SHAREHOLDER

Melbourne
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Brian Stephens concentrates his practice on real estate acquisition, land use, leasing, finance, and zoning matters throughout Florida's Space Coast and surrounding regions. He advises developers, landowners, lenders, brokers, and associations on a wide range of transactional issues.

His work includes structuring land acquisition and disposition plans, guiding clients thru title review and due diligence, securing financing, entitling for development, establishing cooperative use declarations and reciprocal easement agreements, and negotiating asset management agreements, contracts for sale, and commercial leases. He regularly assists clients in securing approvals for residential, commercial, and mixed-use developments, negotiating conservation easements, and converting agricultural land for alternative commercial uses.

Brian has significant experience with projects involving multiple parcels, phased development, and public-private partnerships. He is often engaged early in the development process to identify legal risks, address regulatory challenges, and maintain project momentum.

Prior to practicing law, Brian was a licensed real estate agent. This background provides him with a practical understanding of the real estate industry and informs his approach to resolving issues efficiently and effectively.

He also advises lenders on development risk and secured financing, counsels brokers on licensing and commission matters, and represents associations and homeowners in governance, enforcement, and compliance matters.

Brian is committed to providing clear, strategic legal guidance that supports clients through every stage of the development process.

Experience

- Secured entitlements and closed 175+ unit mixed-use development in public-private partnership with Downtown Melbourne Community

Practices & Industries

Commercial Leasing

Developments of Regional Impact (DRI's)

Distressed Real Estate

Homebuilder & Residential Development

Land Use & Zoning

Mixed-Use, Condominium, and Multifamily Development

Real Estate

Real Estate Development

Real Estate Finance

Real Estate Litigation

Real Estate Transactions

Admissions

Florida

Education

- University of Tennessee Winston College of Law, J.D., *cum laude*, 2013
- Flagler College, Political Science, B.A., 2009

Redevelopment Agency

- Negotiated approvals and financing for midrise hotel in Melbourne's downtown redevelopment district
- Coordinated multi-parcel acquisition, re-platting, and simultaneous sale of subdivisions totaling 400+ residential units
- Structured solar farm conversions and conservation easement agreements

Recognitions

- *The Best Lawyers in America* guide, Ones to Watch, Real Estate Law, 2024-2025

News

Lowndes Expands Melbourne Office with Real Estate and Land Use Attorney Brian Stephens
07.01.2025 | PRESS RELEASE

Speaking Engagements

Navigating Legal Landmines: Contracts, Commissions, and Broker Risk
09.29.2026 | PRESENTATION

Florida Land Use & Development: 2026 Legislative Update
08.27.2026 | PRESENTATION

Publications

Hidden Home Damage After a Storm: Understanding *Johnson v. Davis* Claims in Florida
11.04.2026 | ARTICLE

Florida Residential As-Is Contract Series | Part 4: Offer Expiration and Closing Timeline
09.03.2026 | ARTICLE

Brevard County Impact Fees Could Rise Over 45% Across All Development
07.27.2026 | ARTICLE

Florida Residential As-Is Contract Series | Part 3: Paying for the Property
07.08.2026

Duties of a Real Estate Broker Under Florida Law
06.18.2026 | ARTICLE

Florida Residential As-Is Contract Series | Part 2: Identifying the Property
04.01.2026 | ARTICLE

Florida Residential As-Is Contract Series | Part 1: Identifying the Parties
03.13.2026 | ARTICLE

Proposed Tax Changes Could Benefit Space Florida Projects Under SB 1512
02.19.2026 | ARTICLE