

Daniel F. McIntosh

SHAREHOLDER

Chair, Real Estate Department

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With a focus on business trends, Dan has guided some of the most recognizable Central Florida companies through multi-site, multi-jurisdictional real estate acquisitions, financings, and dispositions.

Dan McIntosh advises clients on acquisition, leasing and financing of real estate, title review and survey analysis, environmental issues and zoning, with attention to every detail of these transactions – from document preparation, review of title commitments, endorsements and coverages, surveys, closing statements, the closing process, and all the negotiating and documentation in between.

Clients include owners of shopping centers, retail stores, restaurants, gasoline and convenience stores, golf courses, ski resorts, hotels, and condominium properties. In addition, Dan has negotiated and closed hundreds of high end residential transactions on sites throughout the southeast.

As a real estate leader in the firm, Dan's mission has included building teams and mentoring team members all while committed to the clients' business success. This team-building approach is echoed in his commitment to his community. A resident of Winter Park for many years, Dan has served in leadership roles on many civic, church, and charitable boards.

Dan is a graduate and longtime participant in the Winter Park Chamber of Commerce Leadership Program. He served as its alumni association president, contributed to drafting its initial by-laws, and received the Winter Park Chamber of Commerce Community Leader Award. His role on the Winter Park Library Board was instrumental in realizing the City's vision of a new library and events center in Martin Luther King Park, leading to him being awarded the Evaline Lamson Meritorious Service Award. Dan also has a history of service as the past president of the Orlando Shakespeare Theater and continues to serve on its board for over 20 years. Recently, he

Practices & Industries

Real Estate

Real Estate Transactions

Commercial Leasing

Real Estate Finance

Real Estate Development

Banking & Finance

Admissions

Florida

U.S. District Court, Middle District of Florida

Education

- University of Florida Levin College of Law, J.D., 1985
- Duke University, B.A., *cum laude*, 1981

negotiated a long-term lease between the theater and the City of Orlando, demonstrating his ongoing commitment to enhancing the cultural scene in the region.

Destined to become a lawyer, Dan is a Central Florida native surrounded by more than a handful of lawyers among his relatives – including his dad who was the City Attorney for a number of Central Florida cities and public entities, siblings, cousins, in-laws, and even children. While in college, Dan worked as a rodman on a survey crew. With this surveying experience behind him, Dan naturally gravitated to a practice in real estate law.

Experience

- Represented the purchaser in the acquisition of an \$82 million multi-tenant shopping center in St. Johns County, Florida.
- Represented the purchaser in the acquisition of a \$36 million multi-tenant shopping center in Miami-Dade County, Florida.
- Represented the purchaser in the acquisition of a \$21 million multi-tenant shopping center Manatee County, Florida.
- Represented the non-profit owner in its sale of twin 15-story low income senior housing towers for \$57 million.
- Served as counsel to the borrower in Lake County's issuance of \$126.3 million of Retirement Facility Revenue bonds (Lakeside at Waterman Village Project), with bond proceeds used to finance the cost of refinancing existing debt and constructing an expansion at the existing retirement community in Mt. Dora, Fla.
- Built a \$2.5-billion-dollar portfolio for a real estate investment trust to invest in senior housing and medical office buildings.
- Built a number of multi-million dollar restaurant loan and sale/leaseback portfolios which were included in mortgage-backed securities programs.
- Represented the purchaser of a \$130 million multi-site shopping center acquisition.
- Represented the sellers and purchasers of multi-million dollar residences throughout the Southeast, including the purchaser of an \$11 million residence in Palm Beach County.
- Represented the seller of over 400 franchise restaurant locations throughout the U.S.

Recognitions

- Evaline Lamson Meritorious Service Award, Winter Park Library, 2024
- Martindale-Hubbell Rating: AV
- *The Best Lawyers in America guide*, Real Estate Law, 2010–2024
- Lawyers in Real Estate Award, *Connect Commercial Real Estate (CRE)*, 2022
- Florida *Super Lawyers*, 2012–2019
- Florida Legal Elite, *Florida Trend*, 2011–2012, 2014–2017

Community Activities

- Winter Park Library Board of Trustees (2014 – 2022), Past President, Past VP, Executive Committee, Governance Committee Chairperson, Development Committee Chairperson, Executive Director Search Committee Chairperson

- Orlando Shakespeare Theater, Board of Directors, Past President, Secretary, Executive Committee, Finance Committee, Nominating Committee Chairperson
- Duke University Central Florida Alumni Admissions Advisory Committee, Chairperson
- Duke University Alumni Association of Central Florida
- Winter Park Chamber of Commerce
 - Leadership Alumni Association, Board of Directors
 - Community Leader Award, 2011
 - Board of Directors, Past Member
- City of Winter Park
 - Code Enforcement Board, past Chairperson, 2013 - 2019
 - Board of Adjustment, past Chairperson, 1989 - 2006
- Leadership Winter Park, Class III
- Trinity Preparatory School, Key Council
- All Saints Episcopal Church, Chalice Minister, Teacher, Outreach Commission, Human Resources Committee, Senior Warden, Treasurer, Finance Committee, and Rector Search Committee
- United Arts Central Florida, Board of Directors, 2009 - 2011

Professional Certifications & Memberships

- American Bar Association
- The Florida Bar
- Orange County Bar Association
- Seminole County Bar Association
- Florida Land Title Association
- Meritas Law Firms Worldwide
 - Finance Committee Member, Leadership Institute
 - Leadership Institute, 2006-2007

News

Global Investment Firm Plans High-Density Mixed-Use Project at Office Park Site Near Epic Universe
08.23.2023 | MEDIA MENTION

Best Lawyers Recognizes 49 Lowndes Attorneys in 2024, Three Named Lawyer of the Year
08.17.2023 | AWARDS & RECOGNITION

46 Lowndes Attorneys Recognized by *Best Lawyers* in 2023
08.18.2022 | AWARDS & RECOGNITION

These Unforeseen Pitfalls Plague Clients of Central Florida's Top Real Estate and Construction Law Firms
03.14.2022 | MEDIA MENTION

Dan McIntosh Honored by Connect CRE's 2021 Lawyers in Real Estate Awards

12.14.2021 | AWARDS & RECOGNITION

Best Lawyers Recognizes 44 Lowndes Attorneys in 2022, Five Named Lawyer of the Year

08.19.2021 | AWARDS & RECOGNITION

Community Connections: Dan McIntosh Shares How the Winter Park Public Library Educates and Elevates the Community

02.08.2021 | MEDIA MENTION

How Well is Your Firm Adapting to Changes Caused by COVID-19?

01.21.2021 | MEDIA MENTION

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

10.28.2020 | PRESS RELEASE

Law Firm Leaders Spotlight

10.09.2020 | MEDIA MENTION

Best Lawyers Recognizes 44 Lowndes Attorneys in 2021, Two Named Lawyer of the Year

08.20.2020 | AWARDS & RECOGNITION

Forty-Three Lowndes Lawyers Earn Recognition in Best Lawyers in America 2020

08.15.2019 | AWARDS & RECOGNITION

29 Lowndes Attorneys Named 2019 Florida Super Lawyers and Rising Stars

05.29.2019 | AWARDS & RECOGNITION

Forty-Four Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2019 Best Lawyers in America

08.15.2018 | AWARDS & RECOGNITION

Industry Outlook: What's Top of Mind for Attorneys

06.22.2018 | MEDIA MENTION

Lowndes, Drosdick, Doster, Kantor & Reed Attorneys Rated 2018 Super Lawyers and Rising Stars

06.18.2018 | AWARDS & RECOGNITION

Forty-Nine Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2018 Best Lawyers in America

08.15.2017 | AWARDS & RECOGNITION

Lowndes, Drosdick, Doster, Kantor & Reed Attorneys Rated 2017 Super Lawyers and Rising Stars

06.01.2017 | AWARDS & RECOGNITION

Publications

National Association of Realtors to Eliminate 6% Sales Commissions

03.15.2024 | ARTICLE

Lee County Pilots New Property Fraud Prevention Program

11.06.2023 | ARTICLE

Navigating Legal Pathways to Establish Your Dream Pickleball Facility

08.31.2023 | ARTICLE

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

05.25.2023 | ARTICLE

COVID-19-Related Lease Modifications Raise New Issues of Liability for Unpaid Rent

03.18.2021 | LOWNDES LEASING LAWYERS BLOG

Florida Fair Housing Act Amendment Removes Requirement to Register and Renew “55 and Over” Communities

10.29.2020 | ARTICLE

SBA Reopens EIDL Loan and Grant Applications for Disaster Relief

06.19.2020 | ARTICLE

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

04.14.2020 | ARTICLE

\$2 Trillion Stimulus Bill Good News for Commercial Real Estate, says NAIOP

03.25.2020 | ARTICLE

Doctrine of Impossibility: Coronavirus As a Defense for Non-Performance

03.24.2020 | ARTICLE

Governor DeSantis Activates the Florida Small Business Emergency Bridge Loan Program

03.17.2020 | 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

Winter Park Distilling Company Brews One-Of-A-Kind Facility in Winter Park

11.05.2019 | PODCASTS

Reinventing Retirement Living; Lakeside at Waterman Village

06.13.2019 | PODCASTS