

Rebecca Wilson

SHAREHOLDER

Co-Chair, Land Use, Zoning & Environmental Group; Chair, Affordable Housing

407.418.6250

rebecca.wilson@lowndes-law.com



Becky Wilson represents property owners, developers, lenders and other development participants with issues related to zoning, comprehensive plans, concurrency, administrative law, Developments of Regional Impact (DRIs), procurement issues, due diligence and property rights. A tireless advocate for her clients, *Chambers USA* states she "can be tough when she needs to be."

Becky's work focuses on advising clients in the development of high-rise, hotels, planned communities, large "power-centers," mixed-use projects, office buildings and big box commercial projects, projects within historic districts, multi-family developments, student housing, senior living, and affordable housing. She works closely with the local government entities to address the needs of her clients related to zoning, comprehensive plans, concurrency, administrative law, Developments of Regional Impact (DRIs), procurement issues, due diligence, and property rights.

After clerking for a federal judge in Washington, D.C., Becky landed in Orlando, quickly building a reputation at Lowndes for being thorough, outspoken, and a tireless advocate for clients. She ultimately found her niche in land use, collaborating with architects, transportation engineers and local governments to move her clients' projects – and Central Florida – forward. She co-chairs the Land Use, Zoning and Environmental Group.

Undoubtedly, Becky's diligence and activism were responsible in part for her appointment as chair of the Urban Land Institute (ULI) of Central Florida District Council, a global multidisciplinary real estate organization with more than 40,000 members dedicated to the responsible use of land, and creating and sustaining thriving communities.

Practices & Industries

Administrative & Regulatory

Affordable Housing

Developments of Regional Impact (DRIs)

Distressed Real Estate

Environmental Law

Golf Course Redevelopment

Government Relations

Hospitality & Leisure

Land Use & Zoning

Multifamily Housing

Real Estate

Real Estate Development

Real Estate Finance

Admissions

Alabama

Florida

U.S. Court of Appeals, Federal Circuit

U.S. Court of Federal Claims

U.S. District Court, Middle District of Florida

Education

- The University of Alabama School of Law, J.D., *cum laude*, 2001
- The University of Alabama, B.A., *cum laude*, 1997

Experience

Mixed-Use Developments

- **Chau Medical Center:** 66,000-square-foot mixed-use development in Winter Springs, Fla.
- **420 Church:** 9-story mixed-use building with 299 units and 10,000 square feet of retail space.
- **Mariposa Groves:** 13-story mixed-use tower with affordable housing in downtown Orlando developed by Banyan Development Group.
- **Minnesota Row:** Mixed-use development with creative offices, retail, restaurants, and public green space by Asana Partners.
- **Narcoossee Corridor:** 30-acre mixed-use project in St. Cloud, Fla., developed by Green Slate Land & Development.
- **The Yard at Ivanhoe:** 9-story mixed-use building with 591 residential units and commercial space, along with re-aligned Alden Road.
- **389 North:** 39-story mixed-use tower in downtown Orlando developed by The Weintraub Companies.

Multifamily, Student, & Affordable Housing

- **Collegiate Village:** 540-plus student housing unit development by Greystar Real Estate Partners.
- **11600 Mackay Blvd.:** 2,400-bed student housing development by Alpine Residential.
- **11810 High Tech Ave.:** 475-student housing bed conversion project by Trammell Webb Partners.
- **Epoch Aloma:** 55-plus active adult community near Winter Park developed by Epoch Residential.
- **Modera Creative Village:** 8-story apartment complex in downtown Orlando developed by Mill Creek Residential.
- **Modera:** High-rise residential building with the redevelopment of The University Club.
- **Parkwood Plaza:** 300-unit affordable housing community developed by Lincoln Avenue Communities.
- **PENLER:** 288-unit luxury apartment community in Clermont.
- **Society Orlando:** Two-tower multifamily complex in downtown Orlando developed by Property Markets Group.
- **3133 N Alafaya Trl.:** 200-unit, 626-bed student housing project by Subtext Living.
- **3501 Quadrangle Blvd.:** 638-bed, 169-unit student housing project by Castle Lanterra.
- **3775 Quadrangle Blvd.:** 275-unit multi-family development by Gilbane Development Company.
- **3833 Quadrangle Blvd.:** 226-unit, 896-bed student housing development by The Dinerstein Companies.
- **Wadley Park:** 81-unit permanent supportive housing community for the homeless developed by Wendover Housing Partners.
- **Winter Park Commons:** 53-unit multifamily community with 15 single-family homes and 38 townhome units near Winter Park Village.

Hotel & Hospitality

- **Alfond Inn:** 112-room hotel with a spa, restaurant, and meeting space developed by Rollins College.
- **Villatell Orlando Resort:** 77-acre resort developed in partnership with Baseline Property Group that will include 256 apartment-style suites and 270 single-family homes.

Medical & Wellness Facilities

- **Center for Health and Well Being:** 80,000-square-foot facility for wellness, fitness, and medical uses, along with a reconfigured road network, developed by Winter Park Health Foundation.
- **Orlando Health:** 5-story patient tower with 110 acute care beds.

Office & Commercial

- **Heritage Park:** Land swap with the City of Winter Park and development of a 3-story office building.
- **Hill Center at Winter Park:** 25,000-square-foot shopping center redevelopment project by Hill Gray Seven.

Recognitions

- Notable Women Leaders in Law, *Florida Trend's* Legal Elite, 2023
- *The Best Lawyers in America* guide, Land Use and Zoning Law, 2013-2025
- *The Best Lawyers in America* guide, Land Use and Zoning Law Lawyer of the Year, 2024
- *Chambers USA – America's Leading Business Lawyers* guide, Real Estate: Zoning/Land Use, 2022
- *Florida Super Lawyers*, 2022-2023
- Lawyers in Real Estate Award, *Connect Commercial Real Estate (CRE)*, 2022
- Awesome Attorneys, *Orlando Family Magazine*, Land Use Law, 2023
- Community Leader Award, Winter Park Chamber of Commerce, 2021
- Rising Star, *Florida Super Lawyers*, 2009-2016
- *The Legal 500 US*, Recommended Attorney in Real Estate and Construction – Land Use/Zoning, 2015-2016
- Women Who Mean Business: Women to Watch, *Orlando Business Journal*, 2015
- Most Influential People in Winter Park, *Winter Park Magazine*, 2015
- Legal Elite Up & Comer, *Florida Trend*, 2005-2007, 2011-2015
- Women Who Mean Business: Up-and-Comer Finalist, *Orlando Business Journal*, 2011
- Forty Under Forty, *Florida Real Estate Magazine*, 2009
- 40 Under 40, *Orlando Business Journal*, 2007, 2009

Community Activities

- Urban Land Institute of Central Florida, Governance Chair, past District Council Chair
- Orange County Mayor Jerry L. Demings' "Housing for All" Task Force, past Member
- Rollins College Hamilton Holt School Board of Advisors, past Chair
- City of Winter Park, Visioning Steering Committee
- One Hundred of Orange County, Inc., Board Member
- Leadership Winter Park, Class XVI
- Winter Park Chamber of Commerce, Past Chair

Professional Certifications & Memberships

- The Florida Bar
- Orange County Bar Association

News

Developer Closes on UCF-adjacent Land with Student Housing Approvals
10.18.2024 | MEDIA MENTION | STUDENT HOUSING

OneEleven Residential Plans Apartment Complex Next to Oviedo Mall
09.11.2024 | MEDIA MENTION | AFFORDABLE HOUSING

Winter Park Approves Controversial Rollins College Faculty Housing
08.30.2024 | MEDIA MENTION | RESIDENTIAL

Revamped Winter Park Office Park Set to Include Restaurants and Retail Space
08.29.2024 | MEDIA MENTION | MIXED-USE

Trammell Webb Pursuing More Student Housing Near UCF
08.21.2024 | MEDIA MENTION

Best Lawyers Recognizes 59 Lowndes Attorneys in 2025, One Named Lawyer of the Year
08.15.2024 | AWARDS & RECOGNITION

Embrey Looking to Expand Into Osceola County
08.07.2024 | MEDIA MENTION | AFFORDABLE HOUSING

Winter Park Board Recommends Approval for Controversial Rollins College Faculty Housing
08.07.2024 | MEDIA MENTION

New Student Housing Communities Approved Near UCF
07.12.2024 | MEDIA MENTION

Developer Unveils Latest Renderings for All-Affordable Downtown Orlando Tower
06.24.2024 | MEDIA MENTION | AFFORDABLE HOUSING

Florida Lawmakers Pass Legislation to Change Live Local Act, Affordable Housing Law
03.05.2024 | MEDIA MENTION | AFFORDABLE HOUSING

Creative Village Site Eyed for New Live Local Housing
02.28.2024 | MEDIA MENTION | AFFORDABLE HOUSING

New Villatell Orlando Resort on I-Drive Reinvents the Vacation Home Business
02.08.2024 | MEDIA MENTION | RESIDENTIAL

Financing Secured for Workforce Housing at Parkwood Plaza
12.20.2023 | MEDIA MENTION | AFFORDABLE HOUSING

After More Tweaks, Winter Park BTR Project Finally Wins Approval
12.18.2023 | MEDIA MENTION | RESIDENTIAL

Seminole County Approves Rezoning for Large Mixed-Use Project Near Mall
12.14.2023 | MEDIA MENTION | MIXED-USE

Three Lowndes Attorneys Recognized Among *Florida Trend's* Legal Elite Notable Women Leaders in Law
12.02.2023 | AWARDS & RECOGNITION

Epoch Residential Preps for Construction on Storey Park Apartments
11.22.2023 | MEDIA MENTION | MULTIFAMILY

Winter Park Commission Once Again Asks for More Single-Family Homes Within Multifamily Project
11.10.2023 | MEDIA MENTION

Large Mixed-Use Project Proposed Near Seminole Towne Center Mall
10.25.2023 | MEDIA MENTION

Osceola County Gets First Live Local Act Application, and It's Not a Hotel Conversion
09.08.2023 | MEDIA MENTION

Land Near Oviedo Mall Eyed for 557-unit Apartment Community
08.23.2023 | MEDIA MENTION

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

Developers Refining Design for Ivanhoe Apartment Towers
08.21.2023 | MEDIA MENTION

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

Hedrick Brothers Construction Takes Over Apartment Project Near Baldwin Park
07.31.2023 | MEDIA MENTION

Aventon Wins Rezoning Approval for Mixed-Use Project Near Four Corners
07.28.2023 | MEDIA MENTION

Orlando Eliminated Parking Requirements for Some Apartment Projects. Should Orange County Follow Suit?
07.17.2023 | MEDIA MENTION

13 Lowndes Attorneys Named 2023 Florida Super Lawyers and Rising Stars
06.26.2023 | AWARDS & RECOGNITION

Inverlad Adds New Brownstone Product to Virginia Drive Corridor
05.24.2023 | MEDIA MENTION

After Judge Rules in Favor of Affordable Housing, Apopka Mayor Attempts to Strip Project's State Funding
05.18.2023 | MEDIA MENTION

14 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2023"
02.21.2023 | AWARDS & RECOGNITION

Orange County Eyes Two New Projects for Affordable-Housing Funds
02.10.2023 | MEDIA MENTION

Tiforp Development Eyes Apartments on Western Shore of Lake Bryan

01.30.2023 | MEDIA MENTION

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

01.18.2023 | PRESS RELEASE

Two Developers Score Construction Loans for New Apartment Communities

12.12.2022 | MEDIA MENTION

More Apartments Headed to I-Drive Corridor

12.01.2022 | MEDIA MENTION

California Investor Assembles 12 Acres in Front of NeoCity

11.28.2022 | MEDIA MENTION

Gables Residential Prepping for Construction on New Baldwin Park Apartments

11.23.2022 | MEDIA MENTION

Intram Investments Under Contract to Buy More Land Along I-Drive

11.23.2022 | MEDIA MENTION

Planning Board Signs Off on East Orlando Apartments Despite Avalanche of Opposition

11.15.2022 | MEDIA MENTION

Developers Continue to Swap Out Hotel Entitlements in Favor of Apartments in Orlando's Tourism District

11.11.2022 | MEDIA MENTION

46 Lowndes Attorneys Recognized by *Best Lawyers* in 2023

08.18.2022 | AWARDS & RECOGNITION

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

Lowndes Advises Tishman on \$46 Million Acquisition of Grand Orlando Resort at Celebration

04.26.2022 | PRESS RELEASE

14 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2022"

02.15.2022 | AWARDS & RECOGNITION

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

08.19.2021 | AWARDS & RECOGNITION

Rebecca Wilson Honored with Winter Park Chamber of Commerce Community Leader Award

05.06.2021 | AWARDS & RECOGNITION

Lowndes Advises The Bainbridge Companies on Disney-area Apartment Complex

04.29.2021 | PRESS RELEASE

Lowndes Advises PENLER on Luxury Apartment Complex in Clermont, Fla.

04.15.2021 | PRESS RELEASE

Lowndes Advises RealOp Investments on Build-for-Rent Subdivision in Lady Lake
04.08.2021 | PRESS RELEASE

Lowndes Advises BluRock Commercial Real Estate on Mixed-use Development in Downtown Orlando's SoDo District
02.04.2021 | PRESS RELEASE

Lowndes Advises Greystar Real Estate Partners on Student Housing Development near University of Central Florida
09.16.2020 | PRESS RELEASE

Best Lawyers Recognizes 44 Lowndes Attorneys in 2021, Two Named Lawyer of the Year
08.20.2020 | AWARDS & RECOGNITION

Lowndes Advises Atlanta-based Seefried Industrial Properties in a Deal With Amazon
08.18.2020 | PRESS RELEASE

Lowndes Advises Wendover Housing Partners on Permanent Supportive Housing Community
07.14.2020 | PRESS RELEASE

Lowndes Advises Westside Capital Group on \$1 Billion Urban Redevelopment Project in Orlando
06.24.2020 | PRESS RELEASE

Lowndes Advises Property Markets Group on \$200+M Tri-tower Project in Downtown Orlando
05.07.2020 | PRESS RELEASE

Lowndes Advises Banyan Development Group on Rezoning for Mixed-use Tower in Downtown Orlando
05.04.2020 | PRESS RELEASE

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

Tower Tiff: Appeal Over Proposed \$200M+ Downtown Project Reaches Conclusion
11.29.2018 | MEDIA MENTION

Forty-Four Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2019 Best Lawyers in America
08.15.2018 | AWARDS & RECOGNITION

Forty-Nine Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2018 Best Lawyers in America
08.15.2017 | AWARDS & RECOGNITION

Speaking Engagements

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

Live Local Act Discussion
04.18.2023 | EVENTS

Publications

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

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

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

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

Live Local Act: Insights & Resources
ARTICLE

New Florida Law Extends Emergency Order Extensions
07.12.2023 | ARTICLE

United States Supreme Court Issues Major Election Law Decision Limiting State Power Over Federal Elections
06.29.2023 | ARTICLE

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

HUD Announces 2023 AMI Income and Rent Limits: Orange County's AMI Rises to \$84,700
05.25.2023 | ARTICLE

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

Live Local Act Discussion Panel
04.18.2023

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

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

Cleaning Up After the Storms
10.05.2022 | ARTICLE

Orange County's Rent Stabilization Ordinance and the Luxury Apartment Building Exemption
08.29.2022 | ARTICLE

Orange County Commissioners Approve Rent Stabilization Measure for November Ballot
08.10.2022 | ARTICLE

Orange County Commissioners Pass Rental Notices Ordinance, Still Working on Rent Stabilization
07.27.2022 | ARTICLE

Governor DeSantis' Executive Order Expires: COVID Permit Extensions End
07.15.2021 | ARTICLE

Orange County Moves Up Transportation and School Impact Fee Rate Increases to June 2021, Adopts Higher Transportation Rates
03.24.2021 | ARTICLE

Orange County Updates School Impact Fee Rates
12.04.2020 | ARTICLE

Governor DeSantis Extends Order Allowing Local Governments to Meet Remotely During October
10.02.2020 | ARTICLE

Orange County Amends Code to Abate School Capacity For Certain Projects
09.02.2020 | ARTICLE

Orange County Adopts Two Development Incentive Efforts
07.07.2020 | ARTICLE

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

Orange County School Board Declares It Will No Longer Enter into CEAs; Developers Must Rely on Joint Approval Process
06.30.2020 | ARTICLE

Governor DeSantis Extends Order Allowing Local Governments to Meet Remotely
06.30.2020 | ARTICLE

Seminole County Considering Higher Mobility Fees Based on New Study
06.18.2020 | ARTICLE

State of Florida Accepts Orange County's Plan to Reopen Vacation Rentals
05.27.2020 | ARTICLE

Permit Extensions in Response to COVID-19
04.07.2020 | ARTICLE

Governor Ron DeSantis Issues Statewide Stay-at-Home Order
04.01.2020 | ARTICLE

Orange County Shelter-In-Place Order Amended on March 26
03.27.2020 | ARTICLE

City of Orlando Announces Next City Council Meeting to be Conducted Virtually
03.27.2020 | ARTICLE

Osceola County Shelter-In-Place Order Issued on March 25
03.26.2020 | ARTICLE

Orange County Shelter-In-Place Order Issued on March 24
03.25.2020 | ARTICLE

Modified Protocol Keeps Orange County Inspections Open for Business
03.25.2020 | ARTICLE

LAST CALL: January 24, 2020 is the Deadline to Extend your Building and Development Permits
01.23.2020 | ARTICLE

Updates to the City of Apopka Land Development Code
11.15.2018 | ARTICLE

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

Osceola County Passes Increased School Impact Fees for Most Residential Construction
03.12.2018 | ARTICLE

Update: Seminole County Approves Resolution on Vested Rights Applications for School Impact Fees
01.23.2018 | ARTICLE

Seminole County to Consider Resolution on Vested Rights Applications for School Impact Fees
01.23.2018 | ARTICLE

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

01.19.2018 | ARTICLE

Osceola County Proposes Development Moratorium Of Three To Six Months To Implement Changes To Land Use Standards

10.19.2017 | ARTICLE