

## **MIRANDA FITZGERALD**

Shareholder Emeritus

407-418-6340

[miranda.fitzgerald@lowndes-law.com](mailto:miranda.fitzgerald@lowndes-law.com)



Randi Fitzgerald focuses her practice on land use, zoning, environmental matters and real estate development, including comprehensive planning, Developments of Regional Impact (DRI's), DRI rescission, annexation, concurrency, vested rights and property rights issues.

---

Randi has served as lead counsel for more than 35 DRI's and has represented both property owners and local governments. She represents clients in all phases of development for commercial, residential and mixed-use projects, including site selection, due diligence, and procurement of land use approvals and entitlements.

Randi's depth of experience crosses multiple jurisdictions throughout Central Florida. She has worked with clients to establish, develop and manage large scale mixed-use developments in Orange, Seminole, Osceola, Brevard and Lake Counties. She has often served in a strategic management role with consultant teams on large and complex projects, and has negotiated development agreements, road network agreements, development orders, utility agreements, school capacity enhancement agreements and mitigation agreements.

In addition, Randi is a Florida Supreme Court Certified Circuit Court and Appellate Mediator, concentrating in intergovernmental disputes and private and public disputes affecting real property. She also serves as a Special Magistrate in cases brought under §70.51 F.S., the Florida Land Use and Environmental Dispute Resolution Act.

Chambers USA (2019)\* reports that Randi enjoys a strong market reputation with market sources, who describe her as "highly regarded." She draws on a wide range of experience in the planning and approval of projects, with strength in handling mixed-use developments.

\*We make no guarantees or promises that the reader will realize the same or similar

results

## ADMISSIONS

- The Florida Bar, 1979

## EDUCATION

- Florida State University College of Law (with high honors, 1978)
- Florida State University (American Studies, with honors, 1972)

## COMMUNITY ACTIVITIES

- Coalition for the Homeless of Central Florida, Board of Directors, 2014-2019
- Orange County Regulatory Streamlining Task Force, 2011-2013 Chair
- Orange County School Impact Fee Advisory Group, 2005, 2007, 2011, Chair, 2015-2016
- Association of Florida Community Developers 2010-2019
- Orange County School Concurrency Stakeholder Committee and Legal Committee, 2008
- Health Care Center for the Homeless, Inc. 2002-2012, Secretary, Board of Directors 2008-2012

## RECOGNITION

- Martindale-Hubbell Rating: AV
- Listed in Chambers USA: America's Leading Business Lawyers 2004-2019
- Selected for Best Lawyers in America 1995-2022
- Orlando's Land Use & Zoning Lawyer of the Year for 2013, 2018 by Best Lawyers in America
- Orlando's Environmental Lawyer of the Year for 2010, 2016 by Best Lawyers in America
- Orlando's Administrative/Regulatory Lawyer of the Year for 2012, 2014
- Orlando's Government Relations Lawyer of the Year for 2012, 2015 by Best Lawyers in America
- Orlando's Real Estate Lawyer of the Year for 2009 by Best Lawyers in America
- Selected for inclusion in Florida Super Lawyers 2006-2020
- "Florida's Legal Elite Hall of Fame" 2019 Florida Trend Magazine
- "Florida's Legal Elite" 2004-2019 Florida Trend Magazine
- Selected for inclusion in World's Leading Women in Business Law 2013-2014
- Featured in article, "Orlando's Leading Women - Redefining Power" Orlando Magazine
- Featured in article, "Attorneys You Can Trust - Six Legal Legends" Orlando Magazine
- Listed in Legal 500 US as Leading Attorney in Real Estate and Construction: Land Use/Zoning
- Listed in 2016 Legal 500 US as Recommended Attorney in Real Estate and Construction: Land Use/Zoning

## PROFESSIONAL CERTIFICATIONS & MEMBERSHIPS

- Florida Supreme Court Certified Circuit Civil and Appellate Mediator, concentrating in Intergovernmental Disputes and Private and Public Disputes Affecting Real Property Entitlements
- The Florida Bar
- Urban Land Institute Orlando
- Florida Academy of Professional Mediators
- Orange County Bar Association