

Services & Industries

Zoning

Attorneys in the Zoning practice are continuously handling matters involving permitting for a diverse number of projects and activities, such as developments in wetlands, utility plants, landfills, resource recovery facilities and biomedical waste facilities, and the enforcement of environmental regulations by local, state and federal governmental agencies. In addition, we have a litigation team with extensive experience in administrative and civil litigation in state and federal tribunals, at both the trial and the appellate levels, on behalf of clients facing potential liability for environmental and zoning issues.

Projects of all sizes, and in particular complex projects and redevelopments, require negotiation and documentation of the local approvals and development agreements. Clients benefit from our years of experience working with local governments, their elected officials and staff. Our knowledge of the history of Florida's development and growth, local politics and governmental priorities allows our attorneys to assist clients in developing strategies for project approval.

We are experienced in the following areas:

- Developments of Regional Impact (DRI)
- Comprehensive Plan Amendments
- Public Facilities Concurrency Management
- Annexation
- Development Agreements
- Impact Fees, Impact Fee Credits, and Alternative Impact Fees
- Vested rights
- Tax Increment Financing (TIF), Community Development Districts (CDD) and other public financing
- Platting and subdivisions
- Zoning matters (Rezoning, Variances, Special Exceptions, Conditional Uses, Planned Developments)

We have experience in representing clients before governmental boards such as:

- City Councils and City Commissions
- Boards of County Commissions
- Planning and Zoning Commission
- Boards of Zoning Adjustment
- Code Enforcement Boards
- Historic Preservation Boards
- Construction Boards of Adjustments
- Development Review Committees
- Technical Review Committees



Our approach to development, land use and zoning approvals is collaborative. We often work with other development consultants such as planners, engineers, environmental consultants, transportation consultants, architects and economic consultants. Our representation often commences with a concept proposed for vacant land and continues through the issuance of building permits and certificates of occupancy. The attorneys who practice in this area are familiar with all aspects of approvals and permitting of a project, including environmental permitting (local, state and federal), governmental lobbying, historic preservation requirements, tax and other incentive programs, administrative proceedings and land use litigation.