

People



Cecilia Torres-Toledo

Associate, Real Estate

Miami

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vCard

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Cecilia Torres-Toledo practices in the area of land use and development and is a member of our Alcohol Beverage Sector Team. She represents real estate developers, landowners, institutional clients, lenders and other property owners in all aspects of local and state real estate permitting and licensing, including zoning approvals, amendments of local government comprehensive plans and zoning regulations, due diligence reviews, code compliance, concurrency, and post-approval work. Cecilia has substantial experience processing and obtaining land use entitlements in the City of Miami, City of Miami Beach and Miami-Dade County and has worked other jurisdictions including Aventura, North Miami Beach, Unincorporated Sarasota County and Pinecrest.

As a member of our Alcohol Beverage Sector Team, Cecilia also understands liquor licensing laws and routinely works with hospitality clients both in Florida and out of state to obtain and maintain liquor licenses and associated entitlements. That work has translated into representation of cannabis sector clients helping secure the special land use entitlements that are often necessary for their operations.

Notable Work

Land Use

City of Miami:

- *Special Area Plans:* Assisted Miami Design District Associates in amendments to the Design District Retail Street Special Area Plan, including updates to the Regulating Plan and Concept Book.
- *Development Agreements:* Assisted with negotiating amended Development Agreement(s) in connection with the Miami Design District Retail Street Special Area Plan for Miami Design District Associates and Lionheart Capital.
- *Historic and Environmental Preservation Board (HEPB):* Represented client before the HEPB and obtained unanimous

Areas of Experience

Real Estate
Land Use and Development
Florida Land Use and Entitlements
Alcohol Beverage
Cannabis

Education

J.D., Florida International University College of Law, 2020, *FIU Law Review*, Executive Comments Editor, summa cum laude
B.A., Manhattanville College, 2017, summa cum laude

Admissions

Bars

Florida

Languages

Spanish

approval of a Special Certificate of Appropriateness for improvements to contributing historic building.

- *Transit Oriented Development*: Assisted clients in updating city maps to include their property within a Transit Oriented Development area in order to obtain parking reductions and other development benefits.
- *Outdoor Dining Warrants*: Processed multiple outdoor dining warrants for hospitality clients in connection with both new construction and adaptive reuse projects.
- *Waivers, Warrants, Exceptions, and other Entitlements and City Processes*: Obtained Waivers, Warrants, Exceptions, Unity of Title, Covenant in Lieu of Unity of Title, Affordable Housing Certification, Special Certificate of Appropriateness, Special Appearances, and completed Base Building Line Dedications for clients in connection with their development projects.

City of Miami Beach:

- *Planning Board*: Assisted restaurant clients in the Lincoln Road and Sunset Harbour areas to obtain Conditional Use Permits for new restaurant operations.
- *Historic Preservation Board*: Represented historic hotel property in connection with a Certificate of Appropriateness for improvements to the hotel's rear yard.
- *Design Review Board*: Represented restaurant client in connection with the approval of landscaping improvements for a new restaurant operation.
- *Concessions Agreement (f/k/a Sidewalk Café Permits)*: Assisted multiple restaurant clients to obtain and maintain a Concessions Agreement to permit outdoor dining in the right-of-way.

Alcohol Beverage

City of Miami:

- *Exceptions*: Assisted the Arlo Hotel before the Miami City Commission to obtain an Exception to permit an Alcohol Service Establishment in the hotel..
- *Alcohol Reservation Letters*: Routinely obtain and extend Alcohol Reservation Letters for future placement of alcohol licenses in various locations.

National:

- Assist marina operator and recreational vehicle park operator in obtaining and maintaining alcoholic beverage licenses at numerous locations throughout the United States.

Cannabis

Florida:

- *Special Exception*: Assisted client in obtaining a special exception before the Sarasota County Commission for the operation of a medical marijuana dispensary in Sarasota, Florida.
- *Zoning Due Diligence*: Routinely conduct zoning due diligence reviews of properties throughout the state of Florida for the ability to operate medical marijuana dispensaries and cultivation and processing facilities.

Related Professional Experience

- Judicial Intern for the Honorable Adalberto Jordan, U.S. Court of Appeals, Eleventh Circuit, Miami, Florida, January-April 2019
- Judicial Intern for the Honorable Jose E. Martinez, U.S. District Court, Southern District of Florida, Miami, Florida, June-August 2018

Affiliations

- The Florida Bar, City, County & Local Government Law Section, Member; Environmental and Land Use Law Section, Member

Honors and Distinctions

Best Lawyers, 2025, Listed in Florida for Land Use and Zoning Law as “One to Watch”