

People



Nicholas J. Barshel

Partner, Real Estate
Florida Land Use and Entitlements

Miami
T: +1 305 982 5538

nicholas.barshel@akerman.com
vCard

Nicholas Barshel practices in the area of land use and development, representing clients in all aspects of the development approval process, including due diligence review, planning and zoning applications, submerged lands issues, dock and marina permits, historic preservation, code compliance, and other aspects of complex land use and zoning matters with federal, state, and local agencies. He has assisted clients in development of major projects across South Florida and beyond, including the jurisdictions of Miami, Miami Beach, Miami-Dade County, Bay Harbor Islands, Coral Gables, Hallandale Beach, and St. Pete Beach. Nick also has experience with litigation of land use and zoning matters.

Notable Work

Brickell City Centre Project: Represented client in regards to the mixed-use, transit-oriented project in downtown Miami, the first “Special Area Plan” under the Miami 21 zoning code. The project includes seven total blocks, of which the first three have been completed. Most recently, represented client in obtaining entitlements for One Brickell City Centre “signature office” project, a 1,000 foot tower which will have the largest office floorplates in Miami.

Miami Design District Project: Assisted in representation of Miami Design District Associates on development of a one million square foot retail district in the City of Miami and related land use and other governmental approvals.

City of Miami Beach Zoning Approvals: Represented several homeowners on successful approvals of project designs before the Design Review Board and Board of Adjustment, including necessary variance approvals.

City of Miami Zoning Approvals: Represented several developers on successful approvals of projects before the Urban Development Review Board and the Wynwood Design Review Committee.

Areas of Experience

Florida Land Use and Entitlements
Real Estate
Environment and Natural Resources
Environment and Natural Resources Policy and Regulation
Land Use and Development
Local Government Advocacy
Water Task Force

Education

J.D., University of Florida Levin College of Law, 2014, Phi Delta Phi Honor Society, cum laude, General Editor of the Florida Journal of International Law: Book Award, Conservation Clinic; Certificate in Environmental and Land Use Law: Conservation Law J.D. Summer Fellowship
B.A., University of Florida, History, 2011, cum laude, Phi Beta Kappa Society

Admissions

Bars

Florida

Related Content

Akerman Sponsors Trustee Luncheon Featuring Alvah H. Chapman Jr. Award of Excellence
November 13, 2024

Akerman Sponsors Bakehouse Annual Fundraiser
November 08, 2024

Akerman Sponsors Annual Urban Land Institute Vision Awards
November 28, 2023

DERM Environmental Approvals: Represented multiple clients in connection with approval of Class I Permits from Miami-Dade County DERM for docks, seawalls, and other coastal construction. Provided related assistance in obtaining environmental permits from federal and state agencies (such as U.S. Army Corps of Engineers and FDEP).

Dock Variances: Represented several owners on successful approvals of applications for dock variances in Miami and Miami Beach.

TDR Transactions: Represented developers in the purchase and sale of transferrable development rights (TDRs), and approval of TDRs for use on projects in the City of Miami and Bay Harbor Islands.

Lender Representation: Represented lenders in finance of mixed-use development projects, including a rental apartment building at 243 NE 3rd Street in Miami.

Land Use Litigation: Represented several developers in litigation filed against approved projects in appellate courts.

Published Work and Lectures

- *The Miami Herald*, Co-Author, “Opinion: Once-Neglected Public Spaces in Miami-Dade are Blooming,” November 11, 2019

Related Professional Experience

- City of Miami Beach, Florida, Attorney’s Office, Law Clerk, 2013

Affiliations

- The Florida Bar, Environmental and Land Use Law Section, Member
- Urban Land Institute, Member
 - Urban Land Institute of Southeast Florida / Caribbean, Leadership Institute, Graduate, 2020

Honors and Distinctions

- *Best Lawyers*, 2022-2025, Listed in Florida for Land Use and Zoning and Real Estate Law as “One to Watch”