

People



Jason S. Lichtstein

Office Managing Partner
Environment and Natural Resources

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” Jason is awesome. He is always on top of the details of the case.

- *Chambers USA*

Jason S. Lichtstein serves as managing partner of Akerman’s Atlanta office. Jason focuses his practice on the cleanup and redevelopment of brownfields and other contaminated sites in the Southeast U.S. His practice includes a broad range of environmental transactional, environmental regulatory compliance, and state incentives matters and in emerging, cutting-edge environmental law and policy developments relating to climate change and sustainability issues.

Jason has significant experience in the cleanup, redevelopment, reuse, and repurposing of brownfields and a wide variety of contaminated properties. He has also been involved in the drafting, lobbying, and passage of brownfields legislation, expanding incentives for site cleanup and redevelopment. A Georgia and Florida bar member, Jason is a past member of the Steering Committee of the National Brownfields Coalition.

Jason has been ranked as a leading environmental lawyer by various industry publications, including *Chambers USA* and *Best Lawyers in America*.

Notable Work

The District (Healthy Town), Jacksonville: Represent buyer/master developer in mixed-use redevelopment of former JEA Southside Generating Station site (Brownfield site) near downtown Jacksonville on St. Johns River.

Areas of Experience

Brownfields Redevelopment
Environment and Natural Resources
Environment and Natural Resources Policy and Regulation
Real Estate
Real Estate Acquisitions and Sales
Distressed Property
Economic Development and Incentives
Environmental Litigation
State Legislative and Executive Lobbying
Energy and Infrastructure
Renewable Energy and Electric Power
Electric Vehicle Infrastructure
PFAS Litigation and Regulatory Counseling

Education

J.D., Emory University School of Law, 1999
B.A., University of Michigan, 1995, with distinction

Admissions

Bars

Florida
Georgia

Related Content

Jason Lichtstein to Present at the 2025 National Brownfields Conference in Chicago
August 5-8, 2025

Akerman Sponsors Georgia YLD’s Supreme Cork 2025 Event
June 27, 2025

Akerman Sponsors the 11th Annual GAPABA Gala
May 21, 2025

Nationwide Self-Storage Facility Acquisitions: Advised on a range of environmental transactional and due diligence issues relating to the acquisition of self-storage facilities throughout the United States.

Dania Live, Broward County: Represent master developer/property owner of Dania Live, a more than 100-acre major mixed-use development project and Brownfield site in Broward County, Florida.

Lot J Site, Jacksonville: Represent redevelopment partner in planned environmental cleanup and redevelopment of the Lot J site, which is located adjacent to TIAA Bank Field stadium (home of the Jacksonville Jaguars) in Jacksonville, in connection with the proposed \$450 million mixed-use development along with a Live! District entertainment venue. The site has a Brownfield Site Rehabilitation Agreement with FDEP.

Broadstone River House, Jacksonville: Represent developer/property owner in development of the Broadstone River House multi-family apartments in Jacksonville, participating in Florida's Brownfield program, which obtained environmental regulatory closure from the Florida Department of Environmental Protection (FDEP) in 2019.

Miami Herald Site, Miami: Represented buyer/property owner on environmental transactional, due diligence, and redevelopment planning issues in \$236 million purchase of Miami Herald site in downtown Miami.

Babcock Ranch, Southwest Florida: Represented as lead environmental counsel purchaser and developer of approximately 90,000-acre Babcock Ranch property in Charlotte and Lee County, Florida, and in sale of approximately 74,000 acres to the State of Florida, one of the largest purchases of conservation lands in Florida's history.

Faena District, Miami Beach: Represented Faena Group in environmental matters relating to acquisition and development in connection with approximately \$1 billion, three-block mixed-use oceanfront development in the City of Miami Beach.

Florida Voluntary Cleanup Tax Credits: Represented multiple clients in obtaining Florida Voluntary Cleanup Tax Credit (VCTC) awards on Brownfield and other eligible sites throughout Florida.

Multifamily Residential Developer Redevelopment Sites: Represented national multifamily residential housing developer in acquisition, cleanup, and redevelopment of sites in Florida, including former golf course sites.

Fortune 100 Telecommunications Company Environmental Assessment: Represented Fortune 100 telecommunications company on Florida environmental assessment and cleanup projects.

Fortune 10 Company Environmental Cleanup Issues: Represented Fortune 10 company on broad range of state environmental transactional, compliance, and cleanup issues in development of numerous retail sites in Florida.

Shopping Center Drycleaning Contamination: Represented shopping center owner in addressing drycleaning contamination from former drycleaner and advising on its redevelopment as new grocery store and plaza in Miami-Dade County.

Florida Cleanup Issues: Represent clients in review and application of range of Florida environmental notification, assessment, and cleanup laws and requirements.

Renewable Energy Initiatives: Represented international client in evaluation of Florida localities for renewable energy initiative in Florida.

Related Professional Experience

- Staff Attorney, U.S. Court of Appeals, Eleventh Circuit, 1999-2000; U.S. Circuit Judge Rosemary Barkett, Miami, Florida, 2000
- Legal Intern, U.S. Environmental Protection Agency, Region IV, Atlanta, Georgia, 1998-1999

Published Work and Lectures

- Frequent speaker on Brownfields cleanup and redevelopment issues at state and national conferences
- Environmental Law Section of the State Bar of Georgia CLE Program, Speaker, “Trump 2.0,” April 29, 2025
- 2025 Georgia Brownfields Conference, Speaker, “How Not to Lose: Tools for Managing Environmental Risk/Liabilities in Transactions for the Win,” April 16, 2025
- 2024 Alabama Brownfields Conference, Speaker, “The Latest in Environmental Justice – Where EJ is Going Next,” September 19, 2024
- 38th Annual Environmental Permitting Summer School, Speaker, “Hot Topics/Emerging Issues in Waste Management,” July 19, 2024
- 2024 Annual Florida Brownfields Conference, Speaker, “2024 Status & Update on Electric Vehicles & Their Impact on Gas Stations & Brownfields,” June 26, 2024
- Tennessee Environmental Network Show of the South, Speaker, “Brownfield Tax Incentive Opportunities and Tennessee Brownfield Association Formation,” May 15, 2024
- Akerman Webinar, Speaker, “Practical Implications of EPA’s PFAS Strategic Road Map and the Road Ahead for Conducting Business and Business Transactions for the Remainder of 2023,” September 27, 2023
- United Consulting, Speaker, “Webinar: What the Coming Wave of Electric Vehicles Means for Georgia,” September 12, 2023
- 2023 National Brownfields Training Conference, Speaker, “How the Inflation Reduction Act’s Tax Credits Can Transform Brownfields into Clean Energy Projects,” and “Detroit Edition: 2023 Update on Future & Impact of Electric Vehicles on Gas Stations & Brownfields,” August 9, 2023
- 37th Annual Environmental Permitting Summer School, Speaker, “Hot Topics/Emerging Issues in Waste Management,” July 20, 2023
- 2023 Florida Brownfields Conference, Moderator, “VCTC 201,” June 19, 2023
- 2023 Georgia Brownfields Association’s Brownfield Seminar, Speaker, “What the Coming Surge of Electric Vehicles Means for the Future of Gas Stations in Georgia and Brownfield Implications,” April 4, 2023
- 5th Annual Georgia Environmental Conference (GEC), Speaker, “Across the Southeast-Key Incentives in State Brownfield & Voluntary Cleanup,” August 25, 2022

- 2022 National Brownfields Training Conference, Speaker, “What the Coming Wave of Electric Vehicles Means for the Future of Gas Stations,” and “State Brownfield Associations & Collaborative Partnerships: Connecting People to Programs,” August 2022
- 36th Annual Environmental Permitting Summer School, Speaker, “Hot Topics/Emerging Issues in Waste Management,” July 19, 2021
- 2022 Georgia Brownfield Association Seminar, Panelist, “Phase I ESA New ASTM Standard for All Appropriate Inquiries,” June 28, 2022
- 2022 Tennessee Environmental Network Show of the South, Panelist, “TN Brownfield Association (We Can Do It!)” May 12, 2022
- Marquette University Commercial Banking Program, Speaker, “Climate Change: What are the risks, realities, and challenges? What you must know to prepare for this eventuality,” April 28, 2022
- 2022 Florida & Alabama Annual Brownfields Conference, Speaker, “Across the Southeast-Key Incentives in State Brownfield & Voluntary Cleanup Programs,” April 24, 2022
- Florida Bankers Association, Presenter, Climate Risk Reporting Workshop, October 2021
- 35th Annual Environmental Permitting Summer School, Speaker, “Hot Topics Emerging Issues in Waste Management,” July 20, 2021
- Bloomberg Law, Co-Author, “Biden Environmental Moves May Clash With Supreme Court on Deference,” November 27, 2020
- 2019 Alabama Brownfields Conference, Panelist, “Turning Brownfields into Greenbacks: An Overview of State Financial Incentives,” September 26, 2019
- Florida State University College of Law, Adjunct Instructor, Practicing Environmental Law in Florida course, Fall 2018
- Florida State University College of Law, Guest Lecturer, Environmental law topics
- 2018 Annual Florida Brownfields Association Conference, Speaker, “The VCTC Speedway - The Lifecycle of the Florida Voluntary Cleanup Tax Credit,” and “FBA Legislative & Technical Committees Roundtable,” October 2, 2018
- Southeast Brownfield Workshop, Moderator for State Brownfields Association Roundtable, November 2017
- 5th Annual Northwest Florida Brownfields Redevelopment Forum, Speaker on Florida Brownfield legislation in 2017 session, June 6, 2017
- ULI North Florida Chapter Luncheon, Evolution is Everything: How Brownfield Incentive Programs Spark Renewal & Redevelopment in Tallahassee and North Florida, Speaker, “Overview of Key Brownfield Incentives Programs,” May 9, 2017
- *Politico Pro*, Quoted, “Business groups file legal challenge to pollution notification rule requested by Scott,” November 23, 2016
- 2nd Southeast Brownfields Conference, Presenter on Florida environmental contamination reporting and state Brownfield legislative issues, October 2016
- ULI North Florida Chapter Luncheon, Speaker, “Show Me the Money: How the Florida Brownfields Program Can Create a Win-Win for Your Next Project,” November 5, 2015
- 1st Annual Southeast Brownfields Conference, Presenter on state Brownfield programs, features, and incentives, October 2014

Affiliations

- Alabama Brownfields Association, Member, Present
- Decatur Business Association, Member, Present
- Florida Brownfields Association, Member, Present
- Georgia Brownfields Association, Member, Present
- Metropolitan Youth Symphony Orchestras of Atlanta (MYSO), Board Member, 2022-Present
- Florida Brownfields Association, Legislative and Policy Committee, Past Co-Chair
- National Brownfields Coalition, Steering Committee member, 2020-2023
- Superfund Working Group, National Environmental Justice Advisory Council, Member, 2019-2021
- Florida Brownfields Association, President, 2009-2010, 2019-2020
- Florida Brownfields Association, Board of Directors, 2007-2012, 2015-2020
- Urban Land Institute (ULI), North Florida Chapter, ULI Capital Region Leadership Council, 2017-2020
- Urban Land Institute (ULI), North Florida Chapter, Urban Plan, Past Co-Chair, Volunteer, 2017-2020
- Florida Brownfields Association, President-Elect, 2008-2009, 2018-2019
- Florida Brownfields Association, Treasurer, 2015-2017
- Temple Israel (Tallahassee), Trustee, 2011-2014
- Florida Department of Transportation, 2060 Florida Transportation Plan, Community Livability, Environmental Stewardship, and Mobility Advisory Group, 2010
- Florida Biofuels Association, Advisory Committee, Former Board Member; Legislative Committee, Co-Chair, 2009-2010
- University of Michigan Alumni Association, Tallahassee Alumni Group, Co-Founder, 2008
- Florida Governor's Office of Tourism, Trade, and Economic Development, OTTED Think Tank on Growth Management/Housing, Past Member, 2008

Honors and Distinctions

- *Best Lawyers*, 2024-2025, Listed in Georgia for Environmental Law; 2019-2023, Listed in Florida for Environmental Law
- *Chambers USA*, 2009-2024, Ranked in Florida for Environmental Law
- *The Legal 500*, 2020, Recommended for Environmental
- *Super Lawyers* Magazine, 2009, 2013-2014 Listed in Florida as a "Rising Star" for Environmental, 2020-2021 Listed in Florida for Environmental
- *Real Estate Florida*, 2009, Recognized as one of the "Top 40 under 40"
- *Florida Trend's* Legal Elite, 2007, Listed as an "Up and Comer"