

People



## Christopher P. Roper

Partner, Real Estate

Orlando

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Chris Roper is a land use lawyer focused on real estate development, entitlements, and concurrency. He has experience throughout central Florida representing clients in due diligence, re-zonings, comprehensive plan amendments, vested rights, Developments of Regional Impact (DRIs), binding letters, and special taxing districts, including community development districts (CDD). Chris also has experience in real estate tax appeals.

### Notable Work

**Entitlements:** Represented a national development company in securing entitlements for development of a “power center” in southeast Orlando, Florida.

**Due Diligence:** Represented a global asset manager in due diligence for acquisition of hotel and multi-family development sites in Orange County, Florida.

**Development:** Represented a national development company in developing a retail shopping center in the City of Clermont, Florida. Representation included working on entitlements in the city, a road impact fee credit agreement with Lake County, and a right-of-way acquisition agreement with the State of Florida Department of Transportation.

**Development of Regional Impact:** Represented a local developer of a Development of Regional Impact (DRI) located in Lake County regarding a substantial transportation proportionate share agreement with the State of Florida Department of Transportation.

**Entitlements:** Represented a development company to secure entitlements for a shopping center project in Orange County, Florida, and assisted in the later sale of the property. Representation also involved assistance with a road impact fee credit agreement with the County and a right-of-way purchase by the State of Florida Department of Transportation.

### Areas of Experience

Real Estate  
Florida Land Use and Entitlements  
Land Use and Development  
Healthcare Real Estate  
Real Property Tax Planning and Appeals  
Residential Land Acquisitions and Development  
Commercial Leasing and Development  
Lease Restructuring and Workouts  
Renewable Energy and Electric Power

### Education

J.D., University of Florida Levin College of Law, 2004, magna cum laude, *Journal of Law and Public Policy*, Senior Editor  
B.S.B.A., University of Florida, Finance, 2000, with honors

### Admissions

#### Bars

Florida

### Related Content

Akerman Sponsors Central Florida Real Estate Forum  
September 20, 2024

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August 22, 2023

71 Akerman Real Estate Lawyers Named to *The Best Lawyers in America* 2023 Guide  
September 26, 2022

**Entitlements:** Represented a national development company to secure entitlements for development of a Class A office and hotel center in Seminole County, Florida.

**Development of Regional Impact:** Assisted in representation of a corporation concerning a Binding Letter of Interpretation of Vested Rights relating to the non-application of Development of Regional Impact (DRI) laws for property located in the City of Daytona Beach, Florida. Representation included negotiations with Florida Department of Community Affairs in Tallahassee, Florida.

**Special Taxing District:** Assisted in representation of national development company concerning the creation of a special taxing district for a mixed-use Development of Regional Impact (DRI) located in Charlotte County, Florida. Drafted a special act approved by the Governor and Legislature for creation of the district, including powers to levy taxes and special assessments for the provision of infrastructure.

**Special Taxing District:** Assisted in representation of national development company concerning the creation of a special taxing district for a mixed-use Development of Regional Impact (DRI) located in Charlotte County, Florida. Drafted a special act approved by the Governor and Legislature for creation of the district, including powers to levy taxes and special assessments for the provision of infrastructure.

**Utility Agreements:** Represented local development companies in negotiating utility agreements for office, retail, and self-storage uses in the cities of Lady Lake and Fruitland Park, Florida.

## Published Work and Lectures

- AEDP 2017 Spring Educational Seminar, Presenter, “Overview of Transferable Development Rights,” March 10, 2017
- *Guide to Doing Business in Florida*, Co-Author, “Real Estate Regulation,” August 2011

## Affiliations

- The Florida Bar, Environmental and Land Use Law Section, Member
- The Florida Bar, Real Property, Probate, and Trust Law Section, Member
- Greater Orlando Builders Association, Legal Chair of Developers Council
- Urban Land Institute (ULI), Young Leaders, Member
- Citrus Athletic Club, Member

## Honors and Distinctions

- *Best Lawyers*, 2020-2025, Listed in Florida for Land Use and Zoning Law
- U.S. Green Building Council LEED® Accredited Professional (LEED AP)
- Crealdé School of Art, Recognized for Pro Bono Work
- *Super Lawyers* Magazine, 2011-2016, Listed in Florida as a “Rising Star” for Land Use/Zoning