

People



Neisen O. Kasdin

Co-Office Managing Partner

Miami

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vCard

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” Neisen is very highly regarded by his peers and by the municipalities and local governments.

- *Chambers USA*

Neisen Kasdin serves as co-office managing partner of Akerman’s Miami office. A former mayor of Miami Beach and leader in the revitalization of South Beach, he brings extensive civic experience to his work on urban revitalization and the development of complex, large-scale, multi-use projects.

Respected as a leader in urban development, he served as vice chair of the board of directors for the Miami Downtown Development Authority and was responsible for leading the creation of Miami’s Downtown Master Plan. Many of his clients’ projects – from Brickell City Centre to Miami’s Design District and the Faena District – have been groundbreaking, transforming Miami’s urban spaces with a blend of retail, office, and residential properties. In addition to large-scale projects, Neisen has represented clients in developments in emerging Miami neighborhoods such as Little Haiti and Wynwood.

Neisen is recognized by *Chambers USA* and *The Legal 500* as a leading land use and zoning lawyer in Florida. Clients value his attention to detail and thorough knowledge of building codes and government agencies, as well as his deep understanding of what a neighborhood needs, what is achievable, and what challenges may arise in the future.

Notable Work

Areas of Experience

Real Estate
 Economic Development and Incentives
 Florida Land Use and Entitlements
 Land Use and Development
 Local Government Advocacy
 Public-Private Partnerships
 Transportation Regulation and Policy
 Hospitality Regulatory Compliance
 Hospitality
 Hospitality Acquisition and Development
 Qualified Opportunity Zones

Education

J.D., University of Florida Levin College of Law, 1979
 B.A., Northwestern University, 1976

Admissions

Bars

Florida

Courts

U.S. District Court, Southern District of Florida

Related Content

Akerman Sponsors The Miami Beach Ball Annual Dinner Gala
 May 17, 2025

Akerman Secures Unanimous Approval for Casa Cipriani Project in Miami Beach
 May 07, 2025

Akerman Sponsors Annual University of Miami Real Estate Impact Conference
 February 07, 2025

Brickell City Centre: Represented Swire Properties in development of the Brickell City Centre project in downtown Miami, a \$1.5 billion, 5.5 million square foot mixed-use development in the city's financial district. The project includes office space, retail, residential units, hotel, and underground parking. A model of large-scale mixed-use projects, it is the first Special Area Plan built under the Miami 21 Zoning Code.

Miami Design District: Represented Miami Design District Associates in the development of an unprecedented one million square foot retail, residential, and arts district. Handled all aspects of development approvals, including vacating rights of way, re-plating and zoning, and site plan approvals as a Special Area Plan built under the Miami 21 Zoning Code.

Faena District: Represented Faena Group in the acquisition, approval process, and environmental work for an approximately \$1 billion, three-block, mixed-use oceanfront development, including hotels, condominium apartments, retail, restaurants, arts and cultural center, and underground parking.

Published Work and Lectures

- *Citizens Independent Transportation Trust (CITT)*, Speaker, "Mobility Matters Podcast - The Intersection of Development and Transportation," November 30, 2023
- *Miami Today*, Quoted, "Miami and Miami Beach thriving together, Kasdin observes," May 26, 2022
- *Commercial Observer*, Quoted, "Q&A With Akerman's Neisen Kasdin on Miami's Rising Star," March 31, 2021
- *RE Miami Beach*, Quoted, "The Future of Commercial Real Estate in Miami Beach," March 13, 2021
- *RE Miami Beach*, Quoted, "Aman Residential Tower Approved for Miami Beach," February 13, 2021
- *GlobeSt*, Quoted, "Neisen Kasdin on Miami 21's Special Area Plans," January 4, 2021
- *Law360*, Quoted, "New Census Data May Trigger Rethink Of Opportunity Zones," October 30, 2020
- *South Florida Business Journal*, Quoted, "South Florida's Distressed Real Estate Market Attracts Vulture Investors," October 9, 2020
- Neisen Kasdin has spoken and written extensively on urban revitalization, public-private projects, land use, and historic preservation for the Urban Land Institute (ULI) and other organizations.
- [2019 Akerman U.S. Real Estate Sector Report](#), Contributor
- [2018 Akerman U.S. Real Estate Sector Report](#), Contributor
- [2017 Akerman U.S. Real Estate Sector Report](#), Contributor
- Daily Business Review's 2nd Annual South Florida Real Estate Conference, Panelist, "Opportunities in South Florida Commercial Real Estate," October 22, 2015
- *Guide to Doing Business in Florida*, Co-Author, "Land Use: Easements and Zoning," September 2013
- Urban Land Institute Charles F. Shaw Forum, Faculty Co-Chair, "Innovative Public-Private Partnerships," 2012
- *Guide to Doing Business in Florida*, Co-Author, "Real Estate Regulation," August 2011
- Growth Management and Environmental Permitting Short Course, Speaker, "Traditional Neighborhood Development: from

Downtown to Greenfields,” Daytona Beach, Florida, February 2007

- Bring Back New Orleans Committee, Urban Land Institute, Speaker, New Orleans, Louisiana, November 2005
- Asociacion de Constructores de Hogares de Puerto Rico, Annual Conference, Speaker, “Creating Value: The Miami Beach Story,” Dorado Beach, Puerto Rico, October 2005
- International Council of Shopping Centers (ICSC), Florida Conference, Speaker, “Public-Private Partnerships,” Orlando, Florida, August 2005
- Japan Development Bank, Mayor’s Forum, Speaker, “Creating Value: The Miami Beach Story,” Tokyo, Japan, July 2005
- Florida Chamber of Commerce, Growth Management and Environmental Short Course, Speaker, “Successful New Urbanism Projects,” Orlando, Florida, February 2004 and March 2005
- Barcelona Meeting Point, Speaker, “Principals of Urban Revitalization,” Barcelona, Spain, September 2004
- The Urban Land Institute Latin American Conference, Speaker, “Urban Revitalization,” Sao Paolo, Brasil, July 2003
- Americas Meeting Point, Speaker, “The South Beach Story: Key Elements in the Revitalization of South Beach,” Buenos Aires, Argentina, May 2000

Affiliations

- City National Bank of Florida, Board Member
- Miami Downtown Development Authority, Past Vice Chairman of the Board of Directors
- Urban Land Institute (ULI), Governor, Trustee and Southeast Florida/Caribbean District Council, Past Chair
- New World Symphony, Member and Past Chairman of the Board of Trustees
- Beacon Council, Past Chair
- University of Miami School of Architecture, Masters in Real Estate and Urbanism Advisory Board Member and Past Chair
- Faena Art Center, Board Member and Secretary
- Miami-Dade County Bar Association, Member
- The Florida Bar, Member
- South Florida Regional Transportation Authority, Past Board Member
- Miami-Dade County Metropolitan Planning Organization, Past Board Member
- Greater Miami Chamber of Commerce, Transportation Committee, Past Chair; New World Center Committee, Past Chair

Honors and Distinctions

- *Chambers USA*, 2009-2024, Ranked in Florida (South Florida) for Real Estate: Zoning/Land Use
- *Best Lawyers*, 2015-2025, Listed in Florida for Land Use and Zoning Law
- *South Florida Business Journal*, 2021, 2024, Listed as a “Power Leader” in South Florida
- *Florida Trend*, 2020-2021, 2023-2024, Listed in Florida Amongst the 500 Most Influential Executives
- *South Florida Business Journal*, 2023, Listed as “Power Leader” in Education and Professional Services

- *City & State Florida*, 2023, Listed on “South Florida Power 100” in Politics and Government
- Miami-Dade Bar Association, Circle of Excellence Award, 2023
- *Florida Trend’s* Legal Elite, 2023, Listed as a “Notable Managing Partner”
- *Daily Business Review*, Professional Excellence Awards, “Distinguished Leader,” 2021
- *South Florida Business Journal*, Ultimate CEO, 2020
- Urban Land Institute, Lifetime Achievement Award, 2019
- *South Florida Business Journal*, 2017, 2014, Listed as a Power Leader in South Florida Commercial Real Estate
- *Daily Business Review*, 2015, Lifetime Achievement Award for Professional Excellence
- *South Florida Legal Guide* Top Lawyers, 2012, 2014-2019, Listed for Real Estate
- *The Legal 500*, 2019-2024, Recommended in Florida for Land Use/Zoning
- *The Legal 500*, 2008-2009, 2019, 2020, Recommended in Florida for Real Estate and Construction - Land Use and Zoning
- *The Legal 500*, 2013, 2015-2017, Recommended for Real Estate and Construction - Real Estate
- *Super Lawyers* Magazine, 2014, 2016-2023, Listed in Florida for Land Use/Zoning
- *Business Leader* Magazine, 2009 and 2012, Recognized as a “Power Player” in South Florida
- *South Florida Business Journal*, 2011, Listed as Heavy Hitter in South Florida Commercial Real Estate
- Shining Star Award, Arts & Business Council of Miami, 2011
- *Florida Trend’s* Legal Elite 2007-2008, Listed for Environmental and Land Use
- Dade Cultural Alliance, Elected Official of the Year
- Miami Design Preservation League, Chairman’s Award
- Florida Redevelopment Association, Florida Redevelopment Official of the Year
- Dade Human Rights Foundation, Special Citation
- Miami Beach Chamber of Commerce, Distinguished Service Award
- American Institute of Architects, Miami Chapter, Government Official of the Year
- Bring Back New Orleans Committee, Urban Land Institute, New Orleans, Louisiana, November 2005
- Greater Miami Chamber of Commerce, Bill Colson Award
- Martindale-Hubbell, AV Rated