

## Practices

# Florida Land Use and Entitlements

Florida has one of the most complex growth management frameworks in the United States. With added market constraints such as shortage of entitled land, limited access to capital, and volatility in local government relationships, projects can be especially difficult to move forward. Effectively navigating regulatory processes at the state, regional, and local level requires legal counsel with the right knowledge—and access—to take a project from conception to completion.

Akerman represents developers and landowners seeking land use entitlements for all types of development before the State of Florida and local governments. Recognized by *Chambers USA* as a leading law firm for Florida Land Use Law, our lawyers and planners are noted for being “very knowledgeable and easy to work with.” From mixed-use developments to planned developments to adaptive re-use planned developments, we help clients meet their business objectives with innovative strategies tailored precisely to the project and jurisdiction in which it will be developed.

Our multidisciplinary team provides comprehensive counseling and support throughout all phases of the most complex and challenging projects—efficiently addressing issues such as land acquisition, financing, environmental law, construction, and dispute resolution. In addition to providing clients with legal, expert witness, and lobbying services, we also assist with project management—assembling and coordinating a team of consultants to address the technical aspects of a project.

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## Connect With Us

[Our Team](#)

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## Related Work

Land Use and Development  
California Land Use and Entitlements  
Illinois Land Use and Entitlements  
New York Land Use and Zoning  
Economic Development and Incentives  
Environment and Natural Resources  
Real Estate

With team members who have held high-level positions with state and local government agencies, we are known and respected by the development and regulatory community—allowing us to work effectively with participants on all sides of the development process.

## What We Do

- Land use entitlements, including comprehensive plan amendments, rezonings, Developments of Regional Impact (DRIs), subdivisions, site plans, and conditional use permits
- Land development issues, including environmental, archeological, historic preservation, transportation, water, concurrency, building codes, and Brownfields
- Financing mechanisms, including community development districts (CDDs), tax increment financing districts (TIFs), and special assessment districts (SADs)
- Due diligence reviews
- Development project repositioning
- Federal, state, and county incentive programs
- Evaluation, appraisal reports, and EAR-related plan amendments
- Comprehensive plans and revisions
- Land development regulations and revisions
- Impacts fees, proportionate share mitigation, and creation of community redevelopment areas
- Land use litigation