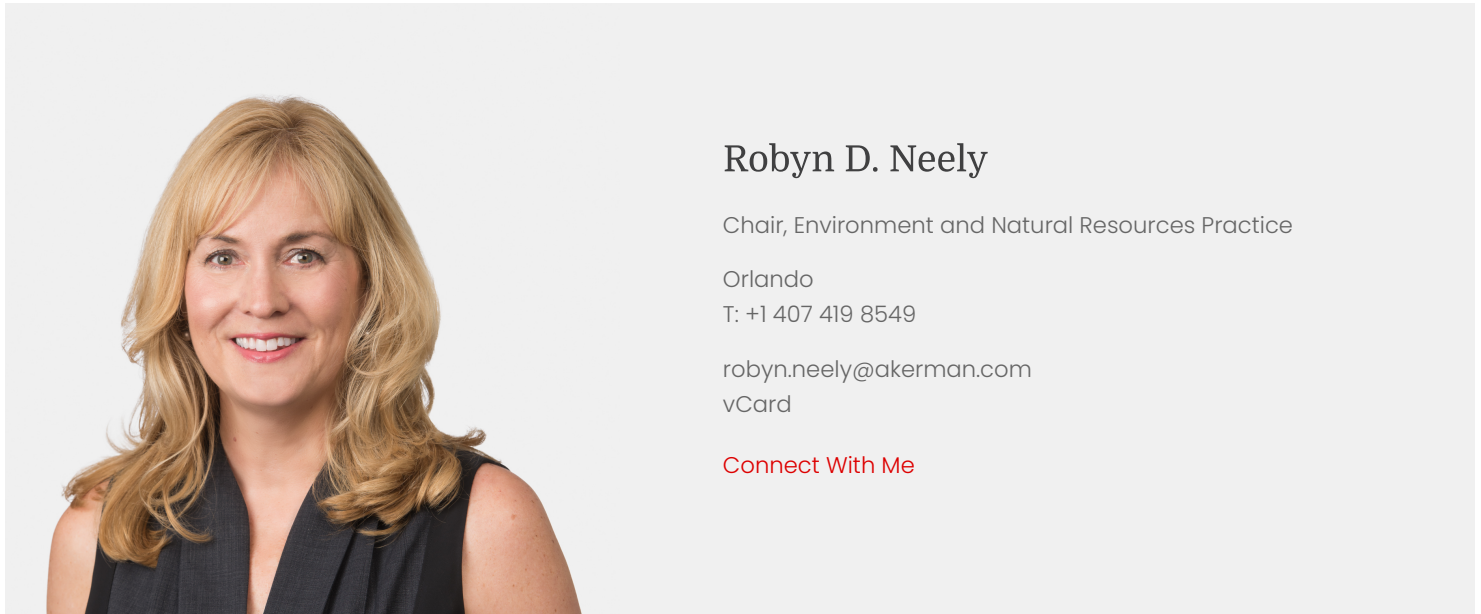


People



## Robyn D. Neely

Chair, Environment and Natural Resources Practice

Orlando

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vCard

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“ Our company first engaged Akerman, specifically Robyn Neely, about 14 years ago. The level of service provided by Mrs. Neely has been exceptional.

- *Best Lawyers*

Robyn Neely focuses her practice on environmental site contamination issues related to real estate and corporate sales and acquisitions, and leases, including pre-acquisition, pre-leasing and pre-foreclosure due diligence analysis. Her practice also includes managing the investigation and remediation of contaminated properties and brownfield redevelopment including innovative solutions to risk management with risk based corrective actions. Her clients include private equity firms, homebuilders, residential apartment developers, hotels and resorts, lenders, international manufacturers, cell tower developers and service providers, municipal governments, and REITs throughout the United States.

Robyn’s comprehensive environmental experience includes the assessment and remediation of sites impacted by arsenic, petroleum, chlorinated solvents, chlorinated pesticides, PCBs, asbestos, and radon, and involves risk-based closures and other alternative strategies for site closure, as well as environmental compliance matters including defense of enforcement actions under CERCLA, RCRA and state environmental laws. Her experience also has included industrial wastewater, air quality, landfills and hazardous waste. In consultation with engineers, geologists, and other technical experts, she assists with environmental due

### Areas of Experience

Brownfields Redevelopment  
Environment and Natural Resources  
Real Estate  
Distressed Property  
Energy and Infrastructure  
Environmental Litigation  
Healthcare Real Estate  
Residential Land Acquisitions and Development  
Commercial Leasing and Development  
Water Task Force  
Hospitality  
Lease Restructuring and Workouts  
Data Centers and Digital Infrastructure  
Renewable Energy and Electric Power  
PFAS Litigation and Regulatory Counseling

### Education

J.D., Florida State University College of Law, 1987,  
*Journal of Land Use and Environmental Law*,  
Managing Editor  
B.A., Florida State University, Business Administration,  
1984

### Admissions

#### Bars

Florida

#### Courts

U.S. Court of Appeals, Eleventh Circuit  
U.S. District Court, Middle District of Florida

### Related Content

Akerman Sponsors the 39th Annual Environmental Permitting Summer School  
July 15 – July 18, 2025

diligence, compliance and risk assessments and develops practical and cost-effective strategies to address existing contamination, or environmental violations.

Robyn is consistently recognized by legal publications, including *Chambers USA* and *Best Lawyers of America*, which named her a Lawyer of the Year for Environmental Law.

Akerman Earns Top Rankings in 2025 *Chambers USA Guide*  
June 09, 2025

Robyn Neely to Speak at the PFAS Forum V  
April 09, 2025

### Notable Work

**FedEx Ground:** Represented a global logistics company in evaluating environmental issues associated with the proposed lease, development, and construction of a 150-acre site for a regional distribution center. Facilitated the evaluation of soil and groundwater conditions and ongoing environmental monitoring requirements, and addressed issues related to building design and construction.

**Kitson & Partners:** Represented a real estate developer in the assessment and remediation of a former agricultural site. Subsequently obtained final approval for the development of a high end residential condominiums.

**Resort Operator:** Represented the company in navigating the environmental impact of diesel fuel contamination resulting from defective piping. Coordinated with environmental consultants and county agencies associated with assessments, source removal activities, and remedial actions.

**Industrial Manufacturer:** Represented and continues to represent a pool aggregate manufacturer in association with a significant legacy environmental contamination issue from an unrelated former pesticide formulation facility operation in connection with assessment and remediation of the property and surrounding properties under the Florida Brownfield Program. The representation includes contamination issues associated with VOCs/SVOCs, chlorinated pesticides, and arsenic and involves negotiating risk based closures and restrictive covenant agreements with multiple neighboring properties and the state environmental regulatory agency.

**Brownfield Remediation:** Represented a company that acquired real property in 1974 formerly owned and operated as a pesticide formulating facility with brownfield cleanup activities involving chlorinated pesticides, ROCS, SVOCs, and arsenic soil and groundwater contamination impacting multiple surrounding properties.

**Agricultural Sites:** Represented citrus grove owner with environmental due diligence and environmental compliance issues associated with buying, selling and operating citrus grove properties.

**National REIT:** Represented a national REIT in connection with the sale of 80 convenience stores and gas station sites, including sites in California, Texas, Illinois, Missouri, Hawaii, and Florida.

**National REIT:** Represented a national REIT in connection with ongoing tenant compliance and environmental issues with regard to convenience stores and gas station sites.

**Residential Development:** Represented developers in connection with sale, purchase, and redevelopment of former golf course

properties with arsenic soil and groundwater impacts for future development as residential properties.

**Golf Courses:** Represented a national company in connection with golf course acquisitions, development, and redesign for continued golf course usage, including assessment and remediation of arsenic impacts to soil and groundwater.

**National Hotel Chain:** Represented a national hotel chain in connection with acquisition and development of new hotel sites throughout the United States.

**National Restaurant Chain:** Represented a national restaurant chain in connection with divestiture of assets throughout the United States.

**Power Generation Components Manufacturer:** Represented an international manufacturer of power generation components in connection with chlorinated solvent assessment and response to a state environmental regulatory agency.

**Groundwater Contamination:** Represented a municipal client in connection with arsenic soil and groundwater investigation and remedial evaluation in a recreational park.

**Dry Cleaning Contamination:** Represented a large luxury resort in connection with dry cleaning solvent assessment and remediation.

**Groundwater Contamination:** Represented a large residential apartment developer in connection with investigation and response to chlorinated solvent soil and groundwater impacts related to adjacent former dry cleaning plant.

**Truck Manufacturer Facilities:** Represented an international truck manufacturing company with regard to environmental issues related to sales and service facilities.

**Cell Tower Sites:** Represented a national cell phone tower company in connection to environmental due diligence with regard to lease and development of cell tower sites throughout the United States.

**Wastewater:** Represented several large industrial manufacturing facilities in connection with industrial wastewater issues.

**RCRA Enforcement Action:** Represented a large pharmaceutical distributor in connection with resolution of \$3.5 billion state RCRA enforcement action.

**Mold Issues:** Represented developers, building owners and operators, and lenders in connection with mold-related issues, including overseeing mold investigation and remediation.

**Federal Asbestos Enforcement Action:** Represented a large religious institution in connection with federal asbestos enforcement action.

**Religious Institutions:** Represented a large religious institution in connection with evaluation and remediation of arsenic soil impacts associated with CCA lumber playground equipment.

**Financial Institutions:** Represented several large national lending institutions in connection with assessment of environmental risk related to proposed loans, foreclosure actions, and acquisition and development of branch locations.

## Related Professional Experience

- City of Jacksonville, Environmental Law Division, Florida

## Published Work and Lectures

- Frequent speaker on environmental law topics at regional and national conferences for attorneys, corporations, developers, lending institutions, consultants, and environmental professionals.
- PFAS Forum V, Speaker, “PFAS in Biosolids and Beneficial Reuse of Agricultural Sites in Florida: Exploring Possible Directions in Regulatory Policy and Asking Hard Questions about Brownfields Due Diligence,” April 9, 2025
- Environmental and Land Use Law Section of the Florida Bar, Speaker, “Florida Site Contamination: The Legal Fundamentals,” November 14, 2024
- 38th Annual Environmental Permitting Summer School, Speaker, “Land and Golf Course Redevelopment: Opportunities and Challenges,” and “Florida Brownfields: A Comprehensive Technical, Regulatory, and Legal Update,” July 17, 2024
- PFAS Forum IV, Speaker, “Regulatory and Legal Panel,” May 30, 2024
- Florida Association of Environmental Professionals (FAEP) Annual Conference, Speaker, “Closing the Deal: Best Practices in Environmental Due Diligence,” April 25, 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
- 37th Annual Environmental Permitting Summer School, Speaker, “Land and Golf Course Redevelopment: Opportunities and Challenges,” and “Florida Brownfields: A Comprehensive Technical, Regulatory, and Legal Update,” July 19, 2023
- Per- and Polyfluoroalkyl Substances (PFAS) Forum III, Speaker, “PFAS Regulatory and Legal Issues,” May 17, 2023
- 36th Annual Environmental Permitting Summer School, Speaker, “Florida Brownfields: A Comprehensive Technical, Regulatory, and Legal Update,” July 19, 2022
- Per- and Polyfluoroalkyl Substances (PFAS) Forum, Speaker, “PFAS Regulatory and Legal Issues” May 3, 2022
- 35th Annual Environmental Permitting Summer School, Speaker, “Florida Brownfields: A Comprehensive Technical, Regulatory, and Legal Update,” July 20, 2021
- CREW Monthly Program, Panelist, “From Brown to Green: How Redeveloping Brownfields can Increase Profits,” August 17, 2016
- Akerman’s Guide to Doing Business in Florida: A Legal Guide for Out-of-State and Foreign Businesses, Author, “Federal and Florida State Environmental Compliance,” 2013 and 2016
- *Guide to Doing Business in Florida*, Co-Author, “Real Estate Transactions,” September 2013
- *Guide to Doing Business in Florida*, Co-Author, “Environmental Law,” August 2011

## Affiliations

- The Florida Bar, Environmental and Land Use Law Section, Member
- ABA, SEER, Member

## Honors and Distinctions

- *Best Lawyers*, 2015, 2017, 2021, 2023, 2025, Named as “Lawyer of the Year” for Environmental Law in Orlando
- *Best Lawyers*, 2013-2025, Listed in Florida for Environmental Law
- *Chambers USA*, 2012-2025, Ranked in Florida for Environment
- *Benchmark Litigation*, 2022-2025, Listed in Florida as a “Local Litigation Star” for Environmental
- *GlobeSt Real Estate Forum*, 2022 “Women of Influence” Honoree
- *Lawdragon*, 2021, 2023-2024, Listed in the “Lawdragon 500 Leading U.S. Environmental & Energy Lawyer Guide” for Environmental & Natural Resources Law
- *The Legal 500*, 2018, Recommended for Real Estate – Land Use/Zoning