

People



Carolyn R. Haslam

Partner, Real Estate
Florida Land Use and Entitlements

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Carolyn Haslam represents owners and developers in all facets of real estate developments, including entitlements and concurrency. Her primary focus is in land use, including office, retail, mixed-use, and residential, as well as large planned community projects. This includes counseling clients on all aspects of the land planning, zoning, and development process, from performing a due diligence analysis prior to purchase, to obtaining necessary zoning and permitting approval from public bodies and agencies.

Notable Work

Land Use Due Diligence for Multifamily Commercial Property Acquisition: Represented client by performing land use due diligence for over 50 acres of multifamily commercial property from SMR Northwest Land, LLC in the Lakewood Ranch Stewardship District in Manatee County, Florida.

Land Use Due Diligence for Multifamily Commercial Property Acquisition: Represented client by performing land use due diligence for over nineteen acres of multifamily commercial property from SMR Northwest Land, LLC in the Lakewood Ranch Stewardship District in Manatee County, Florida.

Land Use Due Diligence for Multifamily Commercial Property Acquisition: Represented client by performing land use due diligence and drafting entitlement-related closing documents for over 9 acres of multifamily commercial property from Dr. Phillips, Inc. in the Packing District of Orlando, Florida (Orange County).

Land Use Entitlements for Development: Represented client in land use and transaction counsel to Withers, LLC, and its affiliated companies, in obtaining land use entitlements for the development of over 1,400 new homes on land totaling approximately 500 acres in the Horizon West community of Orange County, Florida, and the sale of those properties to various homebuilders over the past 12 months. The land sales totaled approximately \$64 million.

Areas of Experience

Florida Land Use and Entitlements
Land Use and Development
Real Estate
Residential Land Acquisitions and Development
Water Task Force
Senior Living and Care

Education

LL.M., University of Florida Levin College of Law, Land Use & Environmental Law, 2010, magna cum laude
M.S., Florida State University, Planning, 2009
J.D., Florida State University College of Law, 2009, Certificate of Land Use & Environmental Law
B.A., Florida State University, Social Science, 2001

Admissions

Bars

Florida

Courts

U.S. District Court, Middle District of Florida

Related Content

Akerman Represents GT USA in \$165 Million Florida Land Deal
September 27, 2024

Akerman Advises GT USA on \$90 Million Central Florida Land Deal with Pulte
July 16, 2024

Akerman Sponsors Annual CREW Orlando Celebration of Champions
November 10, 2023

Commercial Property Sale: Represented client in a sale of a 136 acre commercial property behind Disney for over \$14 million to a land banker acting on behalf of Toll Bros., Inc – which included years of entitlements work and drafting entitlement-related closing documents.

Commercial Property Sale: Represented client in a sale of over 130 acres of commercial property behind Disney for over \$18 million to Taylor Morrison of Florida, Inc. – which involved years of entitlement work and drafting entitlement-related closing documents.

Homebuilders Acquisition and Development: Represented numerous national homebuilders in all phases of acquisition and development of residential projects, including due diligence and obtaining land use approvals.

Published Work and Lectures

- 2nd Southeast Brownfields Conference, Panelist, “The Recent Public Notification of Pollution Rule from EDEP,” October 18, 2016
- National Association of Environmental Professionals, *Environmental Reporter*, Volume 11, Number 3 “Urban Redevelopment and Contaminated Land in Florida: An Evaluation of Florida’s Brownfield Redevelopment Program”

Affiliations

- Legal Aid Society of the Orange County Bar Association, Guardian ad Litem, 2010-Present
- Junior League of Greater Orlando, President-Elect, 2021-2022
- Junior League of Greater Orlando, Executive Vice President, 2018-2019
- Ninth Judicial Circuit Court of Florida, Teen Court, Former Advisory Board Member, Volunteer, 2011-2014
- Teen Alternatives, Inc., Former Board Member, 2013-2018

Honors and Distinctions

- *Best Lawyers*, 2025, Listed in Florida for Real Estate Law; 2021-2024, Listed in Florida for Land Use and Zoning Law, Real Estate Law as “One to Watch”
- Orange County Bar Association, Elizabeth Susan Khoury Guardian ad Litem Award of Excellence, 2016
- Orange County Bar Association Young Lawyers Section, “Young Lawyer Pro Bono Award of Excellence,” Winter 2014