Land Use Law

GrayRobinson’s land use attorneys have extensive experience in all aspects of land use law, including related areas of state and local government law, real estate and real property law, commercial transaction law, public finance law, construction law and litigation.

GrayRobinson’s Land Use Law Practice Encompasses:

- Large Scale Development
- Financing and Special Districts
- Comprehensive Planning and Zoning
- Administrative and Judicial Litigation
- Environmental Permitting
- Governmental Lobbying
- Utilities and Transportation
- Code Enforcement
- Development Agreements

The firm developed these skills through representation of both local governments and private sector clients. While being aware of political sensitivities, the focus is on the business realities of the project. Our land use attorneys have represented businesses, individuals and governments in thousands of federal, state and local land use permit proceedings and transactions. From the point a development is conceived, through financing concerns and due diligence and continuing throughout the project siting, agency permitting process, environmental permitting, subdivision permitting process, infrastructure financing, special district matters (if any), public utilities concerns and construction, GrayRobinson offers a team of accomplished and experienced attorneys that understands their clients desire to steer clear of delays and denials and chart a course towards making the project happen.

Litigation

The firm actively litigates real estate matters, including mortgage and mechanic’s lien foreclosures, boundary disputes, property rights, real estate commissions and condominium problems. Our land use attorneys have a long history of representing water, wastewater, solid waste, telecommunications, gas and electric utilities throughout the State of Florida, including representing operational utilities in rate cases before the Florida Public Service Commission.

Our land use attorneys also handle matters involving disputes about the use, planning, zoning, and permitting of real property, whether those disputes occur between the landowner and the government, or between neighboring (or otherwise affected) landowners. Our land use attorneys handle and have experience with petitions for writs of certiorari and Chapter 163 Comprehensive Plan challenges.
Growth Management and Zoning

Since 1975, Florida has been on the cutting edge of state growth management, comprehensive planning and zoning laws. Our land use attorneys have handled virtually every type of planning and zoning proceeding, including planned unit developments, annexations, rezoning, sector plans, plan amendments, special exceptions, variances, subdivisions, concurrency, transportation agreements, development agreements, land development code drafting, vested rights, equitable estoppel, consistency proceedings, property rights/Bert Harris Act litigation, eminent domain, code enforcement compliance, alcoholic beverage and liquor licensing, communications permitting, and other related matters.

The firm has experience representing numerous types of clients, including large corporations, small business owners, individuals, citizen groups, non-profit organizations, local governments and agencies and public and private educational institutions. While each type of client has a particular set of needs, desires, and goals regarding a specific project, the breadth and depth of our collective team has the experience, talent and knowledge to work towards realization of those goals.

Environmental Permitting

For almost half a century, Florida has led the nation in the regulation of natural resources. Our land use attorneys have been involved in obtaining or affecting the issuance or denial of virtually every type of environment permit in Florida at federal, state and local levels including multiple large-scale environmental and conservation acquisitions and conservation easement transactions.

Public Services and Improvements

The firm is experienced in a wide variety of proceedings involving the planning, financing, permitting, construction, expansion, and maintenance of public services and infrastructure improvements, including roads, interchanges, utilities, communications, drainage, schools, convention/civic centers, and other systems and facilities. Our land use attorneys have been involved in numerous transactions and proceedings to provide siting, construction and operation of these systems and facilities.