

Land Use & Zoning

At Roetzel, our Land Use and Zoning attorneys actively guide clients through the complexities of rezoning, planned unit developments, developments of regional impact, and other growth management permits. Our team supports local governments, trusts, partnerships, property owners, and developers, including national and regional developers of residential, commercial, industrial, mining and mixed-use community projects.



What We Do

- Handle administrative appeals
- Obtain building permits
- Secure conditional use permits
- Determine comprehensive plan
- Prepare contracts
- Approve site plans
- Obtain zoning permits, approvals, and variances
- Amend land development codes
- Amend comprehensive plans
- Address growth management permits and development order issues

Our Experience

- Acted as special zoning and development counsel for a prominent national improvement store chain in connection with a new retail location
- Acted as counsel for a national automobile manufacturer regarding subdivision and zoning issues on a 22-acre parcel for the development of multiple dealerships
- Represented a developer in the development, purchase, financing, lease, and zoning of a lifestyle center
- Acted as counsel in the acquisition, development, leasing, construction, zoning, and permanent loan work for several grocery-anchored retailer shopping centers
- Obtained approval from the Division of Florida Land Sales for numerous hotel condominium and multi-family projects throughout the state
- Represented a resort owner in rezoning property for commercial use construction and redevelopment of existing resort units on Fort Myers Beach, Florida
- Represented a marina owner in a permit application to redevelop the marina with a new boat barn, which required a variance from the height limitations next to residential condominiums
- Represented an owner in obtaining a variance for a residential unit, which was seaward of the original coastal construction control line
- Represented a developer in rezoning property for the development of shopping center sites
- Represented the owner of a commercial subdivision to obtain additional access onto an arterial road designated "controlled access," requiring approval of the county commission at a public hearing
- Represented an owner in a Florida Land Use Environmental Dispute Resolution (FLUEDRA) process where the city council accepted the results of the process and approved a rezoning to permit multiple-family-use on a former motel site

- Defended a local school district against a zoning challenge to the use of modular classrooms
- Provide counsel for telecommunications franchise agreements and tower zoning work
- Represented telecommunications companies in various land use and zoning matters and response to law enforcement subpoenas
- Coordinated the sale and land use and title insurance work for two 20-screen multiplex theater sites in Florida
- Represented national hotel chains in zoning and land use needs, and ground lease negotiations
- Successfully defended municipality's grant of a conditional use permit and building height exception for new hospital building