

Real Estate Development

Roetzel's Real Estate Development team supports clients through every stage of the property development lifecycle. We work with developers, builders, investors, and lenders—ranging from entrepreneurial individuals to institutional investors—providing expert guidance on acquisition, title insurance, financing, zoning, construction, leasing, and sales. Our attorneys partner with clients to navigate the complexities of property development, helping them achieve their goals whether they're expanding, renovating, or disposing of real estate holdings.

We bring deep experience in creating condominium and homeowner communities, developing commercial and mixed-use projects, and ensuring compliance with relevant laws and regulations. Our team is well-versed in the Ohio Condominium Law (Ohio Revised Code, Title 53, Chapter 5311 Condominium Property), the Florida Condominium Act, and the Florida Homeowners Association Act, as well as federal statutes and administrative regulations related to residential and commercial property development. From land acquisition to ongoing government relations, we are dedicated to driving the success of your real estate ventures.



What We Do

- Negotiate brokerage agreements
- Advise condominium and homeowners' associations
- Draft and review easements and rights of way
- Guide entity selection for limited liability companies, limited partnerships and real estate trusts
- Structure joint venture relationships
- Manage real estate investment trusts (REITs)
- Navigate governmental Relations
- Draft and amend governing documents
- Represent clients in litigation
- Facilitate real estate transactions
- Review and approve subdivision plats
- Provide title-related services
- Oversee the turnover of Control
- Address zoning and land use issues
- Advise on land banking strategies

Our Experience

- Acted as special zoning and development counsel for a prominent national improvement store chain in connection with a new retail location
- Counseled a major hospital in the joint venture and self-development of a health and wellness center
- Acted as counsel for the purchaser in the acquisition of a railroad line with major environmental issues and negotiated property and joint facility operation agreements
- Acted as counsel for a developer in connection with zoning for a shopping center involving 312,000 square feet of retail, plus five out-parcels for future development
- Acted as developer's counsel for multistate development of retail out-parcel sites for use by a national office products retailer

- Counseled major hospitals in multiple medical office building developments and / or dispositions
- Represented a developer in the development, purchase, financing, lease, and zoning of a lifestyle center
- Acted as the zoning and land use counsel for a developer of a multimillion-dollar Planned Unit Development
- Acted as counsel for a developer in obtaining approvals for the largest new development in the Naples, Florida area - a 2,500 plus acre mixed use Development of Regional Impact with 3,450 homes, golf courses, and 200,000 square feet of commercial use
- Acted as purchaser's counsel in the real estate syndication, acquisition, and financing of a \$65 million, 485,000 square foot, 27-story office building
- Acted as counsel in the acquisition, development, leasing, construction, zoning, and permanent loan work of several grocery-anchored retailer shopping centers, each ranging from \$5 to \$10 million
- Represented a national auto parts store in its expansion from 70 to 260 stores across the country
- Obtained approval from the Division of Florida Land Sales for numerous hotel condominium and multi-family projects throughout the state
- Represented numerous country clubs in all facets of turnover from developer to member control
- Represented a developer in the development and lease of a national retail bookstore
- Represented a lender in financing of a series of nursing home acquisitions and renovations by affiliated borrowers
- Represented a public school system in connection with real estate matters for the development of its new high school and athletic fields
- Represented a two-year state community college on its move from one location to another; this included all aspects of property acquisition, approvals, design, and construction
- Represented a major Northeast Ohio airport in the creation of a 60-acre industrial park and ground lease to lead developer
- Represented a major Northeast Ohio airport in connection with the sale of lands and property restrictions for third-party development of a hotel project
- Coordinated the sale and land use and title insurance work for two 20-screen multiplex theater sites in Florida
- Represented the purchaser in the bulk purchase of 15 motel properties from a lender, and the subsequent sale of those properties to individual third-party purchasers
- Represented the purchaser of casino hotels in Reno and Las Vegas, Nevada, with the acquisition financed through publicly issued debt
- Acted as counsel in the remediation for re-use and development of a contaminated auto manufacturing facility in Michigan on behalf of a major national manufacturing and polymer research firm