



Aaron C. Dunlap

OF COUNSEL

WEST PALM BEACH

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Overview

Aaron Dunlap brings a multifaceted perspective to his work on behalf of land use clients, including private developers and governmental bodies. Prior to joining Carlton Fields, Aaron worked for a Florida municipality, the Florida state land planning agency, and in private practice focused on land use and zoning issues. His insider's understanding of each party's priorities helps him find common ground and collaborate to craft solutions that benefit his clients.

Aaron is experienced in representing clients on land use and zoning matters before elected officials and local governmental boards and commissions concerning real estate development matters, drafting zoning code and comprehensive plan amendments, and navigating the public hearing process in municipalities throughout Florida. Additionally, his local government experience also encompasses ordinance drafting, implementation of new legislation, Florida Sunshine Law and Public Records Act matters, as well as assisting clients with code enforcement compliance and other quasi-judicial matters.

His previous experience with the Florida Department of Economic Opportunity gives him special insight into large-scale state land planning and real estate development issues such as sector plans, developments of regional Impact (DRIs), the requirements and challenges to developing property in areas of critical state concern (ACSC), as well as handling the complexities of state and local agencies in obtaining real estate development entitlements and approvals.

Aaron began his legal career in private practice in Miami, handling land use and real estate litigation and appellate issues as varied as disputes between developers and municipalities, primary and mezzanine lender litigation, personal guarantee litigation, large-scale commercial foreclosure, large-scale land use and zoning litigation, and Public Records Act requests and related litigation.

Experience

- Represented state agency as lead counsel in administrative challenge to

development in an environmentally sensitive area of critical state concern.

- Represented clients in matters ranging from local government enforcement of reuse water agreements, property owner cross-access and parking agreement disputes, and property owner disputes with local governments over demarcations of environmentally sensitive areas.
- Represented local government in complete rewrite of local land development regulations as well as comprehensive plan amendments.

All Insights

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- 06.10.2019 Legislation Impacts Citizen Petitions for Florida Constitutional Amendments
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- 03.07.2019 Florida Governor Ron DeSantis Proposes Expansion of Schools of Hope Charter Schools into Opportunity Zones
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- 01.16.2019 Multiple Bills Filed in Florida Legislature to Limit or Repeal the Florida Constitution Revision Commission
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- 08.14.2018 Former Florida Supreme Court Justice Challenges 6 Proposed Florida Constitutional Amendments
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- 07.26.2018 Multiple Lawsuits Challenge Florida Constitutional Amendment Proposals Recommended by the Constitution Revision Commission
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- 05.07.2018 State of Florida May Change Submerged Land Lease Rules and Costs
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- 04.17.2018 Florida Constitution Revision Commission Meets for Final Time and Approves 8 Ballot Measures
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- 04.09.2018 New Legislation Gives Florida Local Governments Sole Authority to Review DRIs
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- 03.28.2018 Amending the Florida Constitution: New Ballot Language to be Crafted for 25 Proposals
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- 02.14.2018 As Filing Deadline Approaches, Florida Constitution Revision Commission Holds More Public Hearings but Has Yet to Vote on Proposals
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- 01.09.2018 Aaron C. Dunlap Joins Carlton Fields

Professional & Community Involvement

- The Florida Bar

- Palm Beach County Bar Association
- The State Bar of California
- California Lawyers Association

Speaking Engagements

- "Strategizing, Handling, and Defending Clients' Interests at Local Quasi-Judicial Proceedings," Florida Environmental Network's 32nd Annual Environmental Permitting Summer School, Marco Island, FL (July 20, 2018).
- "Planning for Sector Plans," The Florida Bar's City, County and Local Government Law Section's Land Use Seminar, Orlando, FL (May 5, 2016).

Credentials

EDUCATION

- University of Miami School of Law (J.D., *cum laude*, 2007)
- University of Miami (B.A., *cum laude*, 2004)

COURT ADMISSIONS

- U.S. District Court, Northern District of Florida
- U.S. District Court, Southern District of Florida

BAR ADMISSIONS

- California
- Florida

Background

- Assistant Village Attorney, Village of Wellington, Wellington, FL (2015-2017)
- Assistant General Counsel, Florida Department of Economic Opportunity (DEO), Tallahassee, FL (2014-2015)
- Litigation Associate, Shubin & Bass, P.A., Miami (2007-2011)

Areas of Focus

PRACTICES

- Administrative Litigation and Appeals
- Cannabis Law
- Condominium, Residential, and Resort Development
- Development
- Environmental, Land Use and Development Approvals and Litigation
- Government Affairs and Lobbying
- Government Law & Consulting

INDUSTRIES

- Banking, Commercial, and Consumer Finance
- Real Estate

- Hotel and Resort Development
- Land Development
- Office Development, Industrial Parks, Self-Storage Facilities, and Fulfillment Centers
- Qualified Opportunity Zone Task Force
- Senior Housing and Assisted Living Development
- Specialty Development Projects
- Vertical and Horizontal Mixed-Use Development