

Nicole Neugebauer MacInnes



Associate

Tampa Office

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PRACTICE AREAS

Land Development, Zoning &
Environmental

Environmental & Natural
Resources

Litigation - Land Use,
Environmental & Property Rights
Government & Administrative

OVERVIEW

"Nicole is a fantastic associate to watch. She is very bright and has a great career ahead of her as a top land use attorney."

- *Chambers USA 2023*

Nicole counsels clients on a wide-range of complex land use, permitting and entitlement issues. She has considerable experience representing developers and property owners before local, regional, and state agencies, courts and elected bodies on a wide range of complex land use permitting and entitlement issues, including comprehensive plans and amendments, rezonings, variances, development agreements, Development of Regional Impact (DRI) review and rescission, and other related aspects of securing development authorizations. Nicole also represents clients in circuit court and appellate litigation on a variety of land development matters related to obtaining, challenging, and defending development approvals.

Nicole has particular knowledge regarding all aspects of Florida's Senate Bill 102: "Live Local Act," which provides developers with land use and tax incentives to construct affordable and workforce housing throughout the State of Florida.

Nicole is recognized as the only "Associate to Watch" in Real Estate: Zoning/Land Use (North & Central Florida) by *Chambers USA*, the most prestigious independent legal ranking.

Areas of Concentration:

Land Development

Florida's Senate Bill 102 - Live Local Act

Local government permitting – comprehensive plan amendments, rezonings, variances, special exceptions, code enforcement, permitting, development order applications and presentations

Development incentives – Missing Middle ad valorem tax abatement, statutory and local density bonuses, graywater density bonuses

Growth management, land use and zoning law – permitting, compliance, enforcement and litigation

Concurrency for schools, transportation, and infrastructure

Development agreements – between private parties and with public, government entities

Developments of Regional Impact (DRI)

Land development, short and long-term strategic planning and asset positioning

Extension of local and state development approvals due to natural emergencies

Land Use & Property Rights Litigation

Challenges to development order denials

Third party appeals of development order approvals

Code enforcement

Property rights and civil rights challenges to local government actions

Florida Land Use and Environmental Dispute Resolution actions

Challenges of agricultural tax classification (greenbelting) denials

During law school, Nicole served as a law clerk in the Firm's Tampa office. Prior to law school, she worked for a Fortune 500 company in the Real Estate Asset Management department, where she reviewed and summarized title, declarations of covenants, conditions, and restrictions, and easements for company-owned shopping centers. Nicole also worked for the same company in its retail operations throughout high school and college.

REPRESENTATIVE EXPERIENCE

Land use and environmental counsel for The Related Urban, Related Group's affordable housing arm and one of the largest affordable housing developers, for two of the largest redevelopment projects in Tampa today, West River and Rome Yard. Working with the City on comprehensive plan amendments, rezonings, platting, permitting, development agreements, and maintenance agreement issues.

Assists client with disputes with local government, state agencies, and several citizens regarding one of the largest projects in Northern Pasco County land use and environmental permitting approvals.

Assists client with due diligence review of land use entitlements and analysis of real estate implications for warehouse

and distribution facility sites across Florida.

Successfully defended third party challenge to a variance approval in the City of St. Petersburg.

Successfully overturned a local government decision denying the grandfathering of an intensive commercial use, paving the way to achieve a favorable rezoning of the property.

Negotiated hold harmless and development agreements for complicated mixed use project in the City of St. Petersburg.

PROFESSIONAL & COMMUNITY INVOLVEMENT

Urban Land Institute (ULI), Associate Member, 2024-Present

Commercial Real Estate Women (CREW) Tampa Bay, 2021-Present

Economic Summit Committee, 2023-Present

Chair, 2024-Present

Membership Committee, 2021-2023

Junior League of Tampa, 2020-Present

Gasparilla Committee, 2023-Present

Public Affairs Committee, 2023-Present

RECOGNITION

Chambers USA, Real Estate: Zoning/Land Use (North & Central Florida), Associate to Watch, 2023-Present

Florida Super Lawyers, Rising Star, 2024-Present

PUBLICATIONS & PRESENTATIONS

Events: Planning in the Courts

APA Florida Chapter | February 2025

Publications: [Florida House Bills 923 and 943: Comprehensive Housing Reform and Live Local Act Enhancements](#)

Stearns Weaver Miller News Update | February 2025

Affordable Housing News Update, Land Development News Update, Publications: [Live Local Act “Missing Middle” Ad Valorem Tax Applications Due December 19, 2024](#)

Stearns Weaver Miller News Update | December 2024

Events: [The Live Local Act: The Legislature's Attempt to Kick-Start Large Scale Affordable Housing Projects](#)

Florida Bar, City, County and Local Government Law Section | November 2024

Events: [Building Solutions: Navigating the Future of Affordable Housing in Florida](#)

Land Development News Update, Publications: Hurricanes, Flash Floods, and Tornadoes – Development Permit Extension Opportunities Are Now Available

Stearns Weaver Miller News Update | September 2024

Events: Importance of Industrial & Implications of The Live Local Act

Florida Planning Conference, APA Florida | | September 2024

Events: Public Policy Forum: Unraveling National Trends in State and Local Policy

Florida's Statewide Affordable Housing Conference, Florida Housing Coalition | | August 2024

Events: The Live Local Act

Florida Land Use Law Conference, CLE International | | August 2024

Events: Addressing the Affordable Housing Crisis

Florida Land Use Law Conference, CLE International | | August 2024

Publications: Florida Attorney General's Office Issues Informal Opinion Clarifying Zoning Districts that Qualify for Development under the Live Local Act

Stearns Weaver Miller News Update | August 2024

Events: Land and Golf Course Redevelopment: Opportunities and Challenges

38th Annual Environmental Permitting Summer School | | July 2024

Land Development News Update, Publications: What's Developing | Spring 2024

Stearns Weaver Miller News Update | May 2024

Publications: Legislative Tax Package includes Live Local Property Tax Exemption Opt-out Provisions for Taxing Authorities

Stearns Weaver Miller News Update | April 2024

Events: A Live Local Act Panel Discussion

CREW Tampa Bay | | April 2024

Events: WEBINAR: SB 328 - The 2024 Live Local Act

Stearns Weaver Miller Webinar | | March 2024

Publications: Florida Senate and House of Representatives Pass Senate Bill 328 Amending the 2023 Live Local Act

Stearns Weaver Miller News Update | March 2024

Affordable Housing News Update, Government Affairs News Update, Land Development News Update, Publications: Rotunda Report Week 6 | February 12-16, 2024

Stearns Weaver Miller News Update | February 2024

Events: Navigating Affordable Housing Law

Publications: [Live Local Act Bill Proposes Significant Changes to Florida's Landmark 2023 Affordable and Workforce Housing Legislation](#)

Stearns Weaver Miller News Update | January 2024

Affordable Housing News Update, Land Development News Update, Publications: [Florida Housing Finance Corporation Releases New Frequently Asked Questions for the Missing Middle Ad Valorem Tax Certification Program](#)

Stearns Weaver Miller News Update | December 2023

Events: [Navigating The Country's Boldest Housing Supply Legislation: Florida's Live Local Act](#)

Cafe Con Tampa | | November 2023

Events: [We Have Adopted a Comprehensive Plan, Now What? Implementing your Comprehensive Plan Through Adversity & Conflict while Managing Legal Implications of Tough Policy Decisions](#)

2023 Florida Planning Conference | | September 2023

Events: [Land and Golf Course Redevelopment: Opportunities and Challenges](#)

37th Annual Environmental Permitting Summer School | | July 2023

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Summer 2023](#)

Stearns Weaver Miller News Update | July 2023

Events: [WEBINAR: SB102 "The Live Local Act"](#)

Stearns Weaver Miller Webinar | | May 2023

Publications: [Senate Bill 102: How the "Live Local Act" Incentivizes Affordable and Workforce Housing in the State of Florida](#)

Stearns Weaver Miller News Update | April 2023

Land Development News Update, Publications: [What's Developing | Winter 2023](#)

Stearns Weaver Miller News Update | March 2023

Land Development News Update, Publications: [Hillsborough County Proposes Significant Updates to Comprehensive Plan](#)

Stearns Weaver Miller News Update | October 2022

Land Development News Update, Publications: [What's Developing | Summer 2022](#)

Stearns Weaver Miller News Update | September 2022

Government Affairs News Update, Land Development News Update, Publications: [Hillsborough County Proposes Significant Updates to Comprehensive Plan](#)

Stearns Weaver Miller News Update | July 2022

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Spring 2022](#)

Stearns Weaver Miller News Update | May 2022

Land Development News Update, Publications: [Spring Brings an End to Freezing Temperatures— and an Opportunity to Extend Your Development Permits](#)

Stearns Weaver Miller News Update | April 2022

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Winter 2022](#)

Stearns Weaver Miller News Update | February 2022

Land Development News Update, Publications: [Pasco County Expands Multi-Family Moratorium while Hillsborough County Plans to Extend Another Moratorium](#)

Stearns Weaver Miller News Update | February 2022

Publications: [Federal Court Puts 'Navigable Waters Protection Rule' In Murky Waters for Florida](#)

Stearns Weaver Miller News Update | October 2021

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Fall 2021](#)

Stearns Weaver Miller News Update | September 2021

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Spring 2021](#)

Stearns Weaver Miller News Update | May 2021

Land Development News Update, Publications: [Update: Tampa Bay Local Governments Continue to Enact Burdensome Moratoria](#)

Stearns Weaver Miller News Update | April 2021

Land Development News Update, Publications: [Hillsborough County Moving Quickly in Proposal to Take Away Density from Rural and Agricultural Landowners](#)

Stearns Weaver Miller News Update | March 2021

Land Development News Update, Publications: [What's Developing | Winter 2020-2021](#)

Stearns Weaver Miller News Update | January 2021

Land Development News Update, Publications: [City of Tampa Holds Important Workshop on Changes in Land Use and Development Policies](#)

Stearns Weaver Miller News Update | November 2020

Land Development News Update, Publications: [What's Developing | Fall 2020](#)

Stearns Weaver Miller News Update | October 2020

Land Development News Update, Publications: [Hillsborough County Continues Discussion on Changes in Land Use and Development Policies to Prepare for Smart and Sustainable Growth](#)

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: [Florida Supreme Court Reverses Course to Allow Personal Injury Damages for Some Environmental Claims](#)

Stearns Weaver Miller News Update | January 2020

Land Development News Update, Publications: [Major Land Use and Development Policies Discussions Continue in Hillsborough County](#)

Land Development News Update, Publications: Governor DeSantis Terminates Emergency Declaration for 43 Counties Starting 90-Day Clock for Important Notice Letters

Stearns Weaver Miller News Update | October 2019

Government & Administrative News Update, Land Development News Update, Publications: 2015 Waters of the United States Rule Repealed, with a New Rule Expected this Winter

Stearns Weaver Miller News Update | September 2019

Land Development News Update, Publications: Important Land Development and Environmental Issues Following Florida's 2019 Legislative Session

Stearns Weaver Miller News Update | July 2019

Land Development News Update, Publications: What's Developing | Summer 2019

Stearns Weaver Miller News Update | July 2019

Land Development News Update, Publications: Unanimous Property Owner Win as U.S. Supreme Court Limits the Reach of the Endangered Species Act

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: Calmer Waters Ahead? Environmental Protection Agency Proposes New

Stearns Weaver Miller News Update | January 2019

Land Development News Update, Publications: Qualified Opportunity Zones

Stearns Weaver Miller News Update | August 2018

Ad Valorem Tax News Update, Government & Administrative News Update, Land Development News Update, Publications: Upcoming Vote on Amendment Two Has Significant Tax Implications for Non-Homestead Property Owners

Stearns Weaver Miller News Update | August 2018

Government & Administrative News Update, Publications: Recent Supreme Court Decision Overrules

Stearns Weaver Miller News Update | July 2018

NEWSROOM

In the Media: Tampa temple says selling off property for condos is crucial for survival

| January 2025

In the Media: Inside the \$700 million-plus reimaging of Robles Park Village in Tampa

Tampa Bay Business Journal | | August 2024

In the Media: Report: Revision to 'Live Local Act' reduces stock of affordable/workforce housing in FL

Florida Phoenix | | June 2024

Firm Announcements: 35 Stearns Weaver Miller Lawyers and 11 Practice Areas Ranked In Chambers USA 2024

| June 2024

In the Media: 600 apartments in suburban Tampa become first Hillsborough project to move forward under Live Local Act

Tampa Bay Business Journal || October 2023

Firm Announcements: 29 Stearns Weaver Miller Lawyers in 11 Practice Areas Ranked In Chambers USA 2023

| June 2023

In the Media: CREW Tampa Bay Spotlight - Stearns Weaver Miller

CREW Tampa Bay || January 2023

EDUCATION

J.D., *magna cum laude*, Stetson University College of Law, 2020

Dean Richard Dillon Excellence in Real Property Graduation Award

Stetson Law Review, Managing Editor

Moot Court Board

Highest Grade Designation: Research and Writing I, Federal Taxation I, Employment Discrimination, and Criminal Law

Dean's List

B.A., Business Administration, *cum laude*, University of Florida, 2017

B.S., Psychology, *cum laude*, University of Florida, 2017

ADMISSIONS

Florida

United States District Court for the Middle District of Florida