ANTHONY L. RECIO

PARTNER

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Tony Recio's practice focuses primarily on the representation of private developers in land use and zoning matters. He represents owners, developers, investors and private lenders in land use and zoning matters throughout various South Florida jurisdictions at the municipal, county and state levels. His clients include numerous market-rate and affordable housing residential developers and other parties seeking to facilitate office, retail and industrial development, such as lenders and investors. Tony's land use practice includes obtaining approvals, negotiating agreements and advising owners and operators of large convention, entertainment and sporting facilities such as the American Airlines Arena, Homestead Motor Speedway, and the Institute of Contemporary Art. He also has ample experience with specialized uses, such as outdoor advertising, wireless communications towers and sites, educational and religious facilities, and alcoholic beverage establishments.

Whether approached by a potential buyer seeking to evaluate a property's development potential or to draft legislation to accommodate a particular client's need, Tony's ingenuity, knowledge of the law and politics and his ability to navigate the often-cumbersome governmental processes lead to proven, cost-effective results. Tony also advises companies in their relationships with

PRACTICE AREAS

- Governmental Affairs and Procurement
- Municipal Counsel
- Public Sector Land Use and Zoning
- Public Sector Land Conveyances
- Special Counsel to Local Government
- Special Governmental Districts
- Affordable Housing
- Alcoholic Beverage Licensing
- Environmental
- Hospitality

government, including procurement, audits of professional services and franchisee agreements, coordinating outreach and negotiation of complex settlements or code amendments to improve clients' competitive ability or profitability. He is well-versed in administrative law matters involving critical public services provided by private contractors.

Tony also has substantial public-side experience. He currently serves as City Attorney for South Miami and as Deputy Village Attorney in North Bay Village, after previously holding the same post with the Town of Surfside. Additionally, he serves as Special Counsel on specific projects for other municipalities. Tony has drafted and implemented legislation and development agreements in connection with code rewrites, special districts, transit-oriented districts, special uses such as affordable housing and signage and multi-acre, high-profile urban mixed-use projects. He has also advised many municipalities over the years on other aspects of administrative law, public services and contracts. Leveraging this experience, Tony is well-versed in joint public-private partnerships working hand-in-hand with private parties and governmental agencies to reach mutually beneficial goals. In this regard, Tony's creativity, philosophy, and personality allow for win-win outcomes in negotiations and ongoing relationships.

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Member, Miami Sports and Exhibition Authority, 2009-2016

AWARDS & RECOGNITION

- Florida Trend, Notable Real Estate/Land Use Attorneys, 2025
- Best Lawyers in America, 2023-present
- South Florida Legal Guide, Top Lawyer, 2016, 2020 - present
- South Florida Legal Guide, Top Up and Comer, 2013-2015
- Florida Super Lawyers, Rising Star, 2009-2016
- Real Estate Florida Magazine, Top Real Estate Lawyer, 2008
- Florida Trend, Florida Legal Elite, 2008

- Press Mentions
- Representative Experience
- Reported Cases

Press Mentions

- *The City of Florida Refuses to Use Its Local Police to Collaborate With ICE*, CiberCuba, March 29, 2025
- *Legal Services Of Greater Miami's Cocktails Under The Stars Raises Over $50,000*, The Florida Bar, October 31, 2024
- *Aimco, Beitel could redevelop full block in Miami,* South Florida Business Journal, November 11, 2022.

- Private Sector Land Use and Zoning
- Right of Way Creation and Expansion
- Public/Private Partnership (P3) Transactions
- Wireless and Telecommunications

ADMISSIONS

Florida, 2001

EDUCATION

University of Miami School of Law, JD, *magna cum laude*, 2001

- Honors: Order of the Coif, Harvey T. Reid Scholarship recipient

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University of Miami, B.S., *cum laude*, Microbiology 1998

- *Miami Lakes church could sell land to developer*, South Florida Business Journal, November 12, 2021
- "Traffic's mobility challenge alters commercial property use," Miami Today, 1/20/16
- "Downtown Convention Site on Track," Miami Today, 9/18/14
- "Plans Submitted for Miami World Center's First Phase" Miami Herald 7/1/14 "2014 Top Lawyers," South Florida Legal Guide, 1/1/14
- "Florida's Legal Elite 2010: Miami/Coral Gables," Florida Trend, 7/1/10
- "On the Move," The Florida Bar News, 2/15/10
- "Twelve Weiss Serota Helfman Cole Bierman & Popok, P.L. Lawyers Named to Prestigious Super Lawyers Guide," dBusinessNews, 7/2/09

Representative Experience

- Drafted and led effort for adoption of several code amendments at City of Miami and Miami-Dade County in connection with Outdoor Advertising, Regional Activity Complexes, and Affordable Housing.
- Negotiated complex multi-party agreements and implementation for major developer in Miami in connection with major historical findings; in each case, the agreements allowed the developer to move forward with development while artfully accommodating the public interest.
- Lead land use attorney for entitlement of over 3,500 units of affordable housing in Miami-Dade County.
- Led roll-out of critical wireless communications infrastructure throughout Miami-Dade County and the City of Miami Beach in particular.

Reported Cases

- *Champlain Towers South Collapse*, 2021-015089-CA-01 (Fla. 11th Cir. Ct. May 18, 2022)