

ABOUT US



BRENDA EZELL

Brenda Ezell is a board certified real

estate attorney with broad experience as counsel to purchasers and sellers, lenders, borrowers, developers, and federal, state and local government agencies in various types of commercial real estate transactions and regulatory matters, as well as significant experience in commercial leasing, land development, title insurance, easements and servitudes, covenants and restrictions, condo and homeowner's association law, governmental regulation of land development and business association law. Ms. Ezell also has significant experience in municipal finance transactions, low income housing finance transactions, economic and industrial development and community redevelopment programs.

CERTIFICATIONS

- Florida Bar Board Certification – Real Estate Law
- Small and Emerging Business (JSEB) and Minority Business Enterprise (MBE), City of Jacksonville
- Minority Business Enterprise, State of Florida Office of Supplier Diversity
- Disadvantaged Business Enterprise (DBE), Florida United Certification Program (FDOT)
- MBE, National Minority Supplier Development Council (NMSDC)

SIGNIFICANT REPRESENTATIONS

- Lead counsel to Blue Cross Blue Shield of Florida in real estate leasing matters.
- Lead counsel to community association in efforts to establish a dependent special taxing district.
- Co-bond and co-disclosure counsel for the City of Jacksonville on over \$1 billion in municipal bond issuances.
- Represented owner to facilitate \$15 million multi-family LIHTC financing for redevelopment.
- Lead counsel to FDIC in various commercial real estate matters.
- Represented lenders and borrowers in commercial loan transactions involving various types of collateral.
- Represented local transportation authority in implementation of federal transportation regulations.
- Represented national lender as co-counsel in credit enhancement transactions for construction of low-income housing tax credit, multi-family housing projects.
- Served as co-counsel to underwriters for U.S. HUD in restructuring loans for multifamily housing.
- Served as counsel to borrowers in state and local loan transactions for multi-family low-income housing.
- Represented a national REIT in the acquisition, disposition and development of retail shopping centers.
- Represented major big-box retailers in various land use matters throughout the state of Florida.
- Represented a national billboard advertising company in local regulatory matters.
- Served as counsel to the City of Jacksonville legislative and executive branches, the local planning agency and several regulatory boards and commissions advising on matters concerning real estate development and land use and zoning.

📞 904-432-3200

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PROFESSIONAL AND COMMUNITY INVOLVEMENT

- Executive Council, Florida Bar, Real Property, Probate and Trust Law Section (Chair, Real Property Leasing Committee, Co-Chair, Legislative Update Committee, Co-Chair, Membership and Inclusion Committee)
- Jacksonville Bar Association (Real Property Law Section Chair 2004-2006)
- American Bar Association, Real Property, Trust and Estate Law Section
- Director, Florida Area Real Estate Councils, Inc.
- Director (Past President), Jacksonville Area Real Estate Council
- Board of Directors, ElderSource, Inc.
- Board of Directors, Clearly Jacksonville
- Board of Directors, Waverly Academy, Inc.
- Board of Advisors, Jacksonville University Public Policy Institute (2011-2019)
- Board of Governors, Jacksonville Chamber of Commerce (2016)
- Board of Directors, Jacksonville Chamber of Commerce (2015)
- Leadership Jacksonville Class of 2012
- Board of Directors (Past President), Commercial Real Estate Women (CREW) Jacksonville (2009-2015)
- Board of Directors, Mandarin Museum and Historical Society (2009-2015)
- Florida Bar Realtor-Attorney Joint Committee (2011-2013)
- Board of Directors (Past Board Chair), OneJax (formerly known as NCCJ) (2004-2012)
- Board of Directors, Habitat for Humanity of Jacksonville, Inc. (2010-2012)
- Mobility Plan Task Force, City of Jacksonville (2010-2011)
- Board of Directors, Lutheran Social Services of Northeast Florida (2006-2010)
- JCCI 2010 Race Relations Report Card Review Committee
- Jacksonville Economic Development Commission (2008-2010)
- Historic Preservation Commission (2007-2008)
- Jacksonville City Council Blue Ribbon Commission on Abandoned Cemeteries (2006)
- Land Advisory Committee, Habitat for Humanity of Jacksonville, Inc. (2005-2008)
- Member, Mayor's Transition Team, Subcommittee for Fire and Rescue (2003)
- Life Member, University of Florida Alumni Association
- Chapter Recording Secretary, The Links, Incorporated - Bold City Chapter

AWARDS AND RECOGNITION

- Best Lawyers, 2020, 2021, 2022
- Super Lawyers, 2019, 2020, 2021
- 2019 Rising Star Award, Real Property, Probate & Trust Law Section, The Florida Bar, 2019
- Jacksonville University's 80 Dolphins to Know, 2018
- Selected to Class I, Wm. Reece Smith, Jr. Leadership Academy of The Florida Bar, 2014
- Named one of Northeast Florida's Top 25 Most Influential Women, Jacksonville Business Journal, 2011
- Selected to Inaugural Fellowship Class, Real Property, Probate & Trust Law Section
- Book Award, Real Property, 1998

EDUCATION

- J.D., with honors, University of Florida Levin College of Law, 2000
- B.S., summa cum laude, Business Administration, Jacksonville University, 1997

ARTICLES AND LECTURES

- What Were They Thinking? Implicit Bias in the Workplace, Fund Assembly Webinar, June 2020
- What Are My Rights Again? Rights of Refusal and Options in Leases and Contracts, Actionline, 2019
- Law for a Lawyer's Own Business: Risk Allocation in Commercial Leases, RPPTL Section Webinar, June 2016
- Florida Bar Continuing Legal Education, Use of Estoppel Letters in Real Estate Transactions, March 2015
- Nuts and Bolts of Commercial Real Estate Leasing, CREW Jacksonville, August 2010
- "5 Clauses to Consider when you Lease Commercial Property," Jacksonville Advantage Magazine, May 2010
- Instructor, Fundamentals of Commercial Real Estate Closings, Lorman Group, March 2008

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EDUCATION

University of Florida Levin College of Law, J.D. with honors
Jacksonville University, B.S. Business Administration, summa cum laude

EXPERIENCE

Ezell Law Firm, P.A., Owner

Handle closings and issue title insurance policies and title abstract reports. Represent buyers and sellers of commercial real estate. Represent landlords and tenants in commercial leasing transactions. Represent lenders and borrowers in commercial loan transactions involving various forms of collateral. Represent landowners and developers in city, county and local government matters, including land use and zoning. Represent government entities and underwriters in municipal finance transactions and other local and state regulatory matters. Represent owners of affordable housing facilities in various state and federal financial transactions, including EHCL and LIHTC financing transactions.

Lewis, Longman & Walker, Senior Counsel


Handle closings and issue title insurance policies. Represent buyers and sellers and developers of commercial real estate. Represent landlords and tenants in commercial leasing transactions.

Edwards Cohen, P.A., Associate

Served as co-counsel to various independent governmental authorities advising on state and local government matters. Drafted various rules for adoption by independent transit authority. Represented developers in obtaining land use, zoning and concurrency entitlements for development of land statewide, including a local utility agency in the development of a large-scale electric power generating facility, as well as developers of commercial big-box retail stores. Represented buyers and sellers of commercial real estate. Represented lenders in commercial loan transactions involving various types of collateral.

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City of Jacksonville, Office of General Counsel, Asst. General Counsel

Served as counsel to Mayor and City Council as well as to local land planning agency, other appointed boards and commissions, and various city departments advising on real estate, land use and zoning and municipal law. Drafted agency orders, leases, deeds, easements, proportionate share contracts, and various legislation for enactment. Reviewed and approved subdivision plats, drafted legal opinions and negotiated resolution of various development, land use and real estate matters.

Rogers Towers, P.A., Associate

Negotiated contracts and handled closings for the purchase and sale of real property, including commercial shopping centers for a national real estate investment trust. Represented lenders in commercial loan transactions involving various types of collateral, including but not limited to real property, securities, inventory, fixtures, equipment, accounts receivable, partnership assets and investment accounts. Served as co-counsel to lenders and underwriters for the Office of Housing and Urban Development in credit enhancement transactions for construction of low-income housing tax credit, multi-family projects. Represented developers in formation of condominium.

Internal Revenue Service, Revenue Officer

Investigated violations of and interpreted and enforced the Internal Revenue Code.

United States Army Reserve

United States Army, Legal Specialist