



Courtney P. Gaver

Attorney

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Practice Areas:

- Government and Regulatory
- Land Use, Zoning and Concurrency
- Local Government Processes
- Real Estate
- Litigation
- Litigation and Dispute Resolution
- Banking and Financial Services
- Business Disputes
- Real Estate Litigation

Education:

Flagler College, B.A., 2009

Florida Coastal School of Law,
J.D., *summa cum laude*, 2015

Courtney is a key member of the Rogers Towers Government & Regulatory Department, specializing in all aspects of land-use law, from small-scale developments to comprehensive real estate transactions. She assists landowners with the acquisition, entitlement, development, and sale of commercial real estate projects, representing a diverse range of clients, including individual property owners, associations, landlords, tenants, business owners, and developers.

Courtney's expertise covers commercial, industrial, and residential real estate acquisition and development. She is skilled in securing approvals and amendments for developments, such as comprehensive plan amendments, planned unit developments, and rezonings. She also handles subdivision plats, annexation agreements, and vested rights issues. Her work includes negotiating impact fee agreements, school concurrency agreements, road construction and easement agreements, and providing assistance with title clearing, leasing, and financing.

In addition to transactional work, Courtney is experienced in litigating land use and real property issues, including administrative challenges and quiet title actions. She regularly appears before governmental agencies and boards to advocate for her clients.

Courtney collaborates closely with the Real Estate, Corporate, and Business Transactions Groups at Rogers Towers, assisting with leases, due diligence, and disclosures for mergers and acquisitions (M&A) involving real properties. She also partners with the Litigation Department on eminent domain, quiet title, and other real estate-related litigation, including challenges under the Bert Harris Act and land use and zoning disputes.

Growing up in a small town, Courtney enjoys working with clients in smaller municipalities, where she feels a strong connection. As North Florida expands, her personal affinity for these communities allows her to better understand and serve their unique needs, offering a personal touch and tailored strategies. When local municipalities require land use and real estate counsel, Courtney is a passionate, invested, and trustworthy member of their legal team.

Bar Association Memberships:

- The Florida Bar
- Jacksonville Bar Association
- St. Johns County Bar Association

Awards and Distinctions:

- *Best Lawyers®: Ones to Watch (Litigation – Real Estate)*, 2021-2026
- *Best Lawyers®: Ones to Watch (Land Use and Zoning Law)*, 2022, 2023-2026
- *Best Lawyers®: Ones to Watch (Real Estate Law)*, 2026
- *Florida Super Lawyers®, "Rising Star" (Business Litigation)*, 2025
- *Production Editor, Florida Coastal Law Review*
- *Florida Coastal Law School, Pro Bono Honors*
- *Book awards for the highest grade in eight classes including Torts, Property, Legal Writing and Constitutional Law*
- *Best Staff Article, Florida Coastal Law Review*
- *Best Editor, Florida Coastal Law Review*

Professional and Community Involvement:

- Membership Director, St. Johns Association for Women Lawyers Board of Directors, 2019-2020
- Jacksonville Bar Association Young Lawyers Section Board of Governors, 2017-2019
- Flagler College Athletics Saints Club Advisory Board Member, 2023 to Present
- Big Sister, Big Brothers Big Sisters of St. Johns County, 2019-2020
- Chair, YLS Afternoon at the Courthouse, 2017 & 2018
- Steering Committee, Emerging Leaders United Way of St. Johns County, 2016-2017
- Associate Member, Chester Bedell Inn of Court 2016-2017
- Member, St. Johns County Chamber of Commerce

Publications & Presentations

- Research Assistant, *The Impact of Marine Invasive Species on Endangered Species Protection Efforts in Changing Ocean Environment*, in CLIMATE CHANGE IMPACTS ON OCEAN AND COASTAL LAW, chapter 11 (Randall S. Abate ed. 2015).