



## Courtney P. Gaver

### Attorney

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### Practice Areas:

- Government and Regulatory
- Land Use, Zoning and Concurrency
- Local Government Processes
- Real Estate
- Banking and Financial Services
- 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 and a self-described "dirt lawyer" specializing in all aspects of land use law and real estate transactional work, from small-scale developments to complex commercial deals. She assists landowners with the acquisition, entitlement, development, and sale of commercial real estate projects, representing a diverse range of clients, including developers, individual property owners, homeowners' associations, landlords, tenants, and business owners.

Courtney's transactional practice is at the core of her work. She handles commercial, industrial, and residential real estate acquisitions and dispositions, and is also skilled in securing approvals and entitlements such as development agreements, comprehensive plan amendments, planned unit developments, and rezonings. She also manages subdivision plats, annexation agreements, and vested rights issues, and regularly negotiates impact fee agreements, school concurrency agreements, and road construction and easement agreements. Her deal work extends to title clearing, leasing, and financing, making her a trusted resource at every stage of a real estate transaction. She collaborates closely with the Real Estate, Corporate, and Business Transactions Groups at Rogers Towers, assisting with real property due diligence, leases, and disclosures for mergers and acquisitions involving the sale of small business to 9-figure deals.

Born and raised in Mayo, Florida, Courtney is about as rooted in rural North Florida as it gets, and that connection shapes how she serves clients in those communities. 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. Outside the office, Courtney calls St. Augustine home, where she enjoys spending time with her husband, young children, and their weimaraner.

### 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:

- Flagler College Athletics Saints Club Advisory Board Member, 2023 to Present
- Membership Director, St. Johns Association for Women Lawyers Board of Directors, 2019-2020
- Jacksonville Bar Association Young Lawyers Section Board of Governors, 2017-2019
- 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).