

**PATRICK W. KRECHOWSKI**

Partner | Jacksonville

- Real Estate
- Land Use & Zoning
- Public Policy & Government Relations

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**Education**

- Florida State University, B.S., 1995
- Nova Southeastern University, Shepard Broad Law Center, J.D., 1998

**Bar Admissions**

- Florida, 1998

**Patrick W. Krechowski** has over 25 years of experience in real estate, land use, environmental, governmental, administrative litigation, appeals and title insurance law. Patrick is Board Certified by The Florida Bar in City, County and Local Government Law. His practice focuses on all aspects of zoning and land use law, real estate due diligence, environmental permitting (including sovereign submerged lands and riparian rights), environmental remediation, water use permitting and planning, beach nourishment projects, coastal construction and due diligence before local governments and federal/state agencies, including associated administrative and civil litigation.

Patrick has represented various state agency boards and local governments, including serving as the City Attorney for Neptune Beach, Florida and as Port Attorney for the Ocean Highway & Port Authority, Nassau County, Florida. This experience not only allows him to assist local governments with virtually any aspect of their operations, it also gives Patrick a unique insight into how best to navigate challenges that his private clients often encounter in seeking local and state approvals for their real estate projects.

Patrick has extensive public speaking and teaching experience and is a published contributing author to a book focused on international climate change.

## Q&A

- **What types of clients do you represent?**

I represent clients ranging from coastal and waterfront homeowners to large real estate investment trusts to local governments. Any matter involving real estate must be efficiently navigated through the maze of government agency approvals. This can include basic zoning or complex matters involving environmental remediation or citizen opposition. I often find that clients not only need zealous legal advice, but also political alliances that can benefit their projects and their desired outcomes.

- **What type of matters do you work on most often?**

With the current trends in the real estate market, my practice over the past few years has begun to focus more on urban development and repurposing of vacant commercial spaces. We are seeing a change in the brick and mortar market and many clients are looking for innovative ways to bring new development to life. Sometimes that requires a great deal of creativity and flexibility in obtaining the required approvals and permits. I find myself not only helping private clients, but also helping government agencies understand the changing landscape and how their codes can be used to facilitate such growth.

- **How are you involved in your community?**

Currently, I serve as Chair of the City of Jacksonville's Downtown Investment Authority (DIA) which serves as both the Community Redevelopment Agency and the Economic Development Agency for the City. I also serve on the Advisory Board of the Urban Land Institute (ULI), North Florida District Council and on ULI's Americas Executive Committee. ULI is a global real estate education organization and the North Florida District has over 500 members in Jacksonville, Gainesville and Tallahassee.

- **What do you see on the horizon in your area of practice?**

I am very excited about my practice and the changing landscape of real estate. So many new and innovative approaches to land use and real estate development are being explored. Being part of adaptive, smart-growth, and community impact projects is not only professionally rewarding, but also makes for a fun workday. I also am curious as to how small local governments are going to begin to account for the inevitable changes that climate change will bring. None of us has a simple solution to this daunting concept, but the next few years are critical ones for us all.

## SELECT MATTERS

### Land Use & Zoning

- Served as court-appointed Receiver for failing 250+ unit condominium association. Matter involved city code compliance resolutions, collections, lien foreclosures, unit and building sales, construction permitting, property management disputes, various litigation against the defunct

association, and creating viable association board for court-approved completion of receivership.

- Representation of international e-commerce company seeking land use changes and exceptions throughout Florida for development and operation of extensive “last-mile” distribution facility network. Service offerings included site due diligence, land development code interpretations and proposed changes, Planned Unit Development and related use variances, coordination and consensus with local government staff and elected officials, economic development and targeting of site locations and available real estate matching client needs.
- Represented an out-of-state developer looking to acquire multiple parcels along Florida’s major interstate interchanges for development of large retail operations with a focus on high visibility and trip generation. Consultation services included identifying available and viable parcels, willingness of local governments to work with developer, due diligence, purchase and sale contract negotiation and review, lender contract generation and review, construction contract generation and review and seeking local government approvals. Services also included introducing client concepts and product to state agencies and the Governor’s office.
- Obtained federal court ruling that City of Jacksonville’s ban on placement and operation of charitable donation bins is unconstitutional. Federal litigation involved emergency injunctive relief prohibiting enforcement of City’s legislative prohibition and bolstered client’s argument that its charitable operations are protected by the First Amendment of the U.S. Constitution.
- Obtained state coastal armoring permit for St. Johns County condominium association that included 8 mid-rise buildings and private beach club. Two plus year work included having the coastal property included in Florida Governor’s post Hurricane Matthew Emergency Order and authorization for installation of a 2,000+ feet rigid coastal armoring structure (seawall).
- Obtained appellate ruling that local government’s determination that a non-conforming use was abandoned by private property owner. Two plus year litigation spanned quasi-judicial hearings, circuit court appeal, and argument before the First District Court of Appeal.
- Obtained appellate ruling that a local government planning board’s quasi-judicial decision to deny a special exception was proper. Three plus year litigation involved claims of lack of competent substantial evidence, third-party standing, taking of property rights, Bert Harris Act claims (ancillary to main case), and failure to provide due process. Ultimately, the First District Court of Appeal upheld the planning board’s quasi-judicial decision and determined that citizen-based testimony does constitute competent substantial evidence.

## Public Policy & Government Relations

- Represented multi-media company in creation of public-private partnerships for messaging on traffic signal infrastructure with local governments throughout Northeast Florida.
- Represented one of Florida’s largest concrete recycling companies in obtaining a Certificate of

Necessity for a new recycling operation in Jacksonville, Florida.

- Providing legal consulting and guidance to the City of West Palm Beach in a long-standing dispute over riparian rights and public access at one of the City's largest public marinas. At issue were complicated sovereign submerged land, condemnation, lease, covenants & restrictions, and political factors that resulted in the City facing a multi-million dollar demand and potential liability.

## Environmental

- Assisting a national building materials manufacturer with multiple agency permit issues to ensure ongoing compliance and uninterrupted operation of the subject plant. The matter also involved the avoidance of any significant compliance and/or penalty issues with the regulating agencies.
- Ensured a purchaser of property with known contamination was adequately protected in a complicated Purchase & Sale Agreement to include appropriate due diligence allowances and guidance on the likely limitations and conditions that would be associated with formal agency "closure" of the remediation areas.
- Regularly assisting in due diligence review of commercial properties as part of a multi-billion dollar credit union's underwriting consideration and evaluation of commercial real estate loans. Work includes review of property records and history, review of environmental site assessment reports, advice on impacts to loan underwriting and steps needed to ensure lender liability and bona fide purchaser liability protections.
- Obtained brownfields designation and economic incentives for redevelopment of contaminated property pursuant to the Florida Department of Environmental Protection's Brownfields Redevelopment Act. Incentives included sales tax rebates, job creation tax credits and remediation cost incentives totaling approximately \$500,000.
- Defended private property owner before state and local agencies over allegations of unpermitted impacts to protected species and habitat. Matter involved installation of a permitted dune walkover structure on private property. Settlement involved acknowledgement that property owner had acted appropriately and as authorized and that allegations of impacts to protected species and habitat were unsupported.
- On behalf of private coastal land-owners, worked with a county government, state and federal agencies to develop and implement a county-wide Habitat Conservation Plan for marine turtles and their habitat that took into account the presence of and need for protection from frequent coastal storm events and historic impacts from major hurricane landfalls.

## PUBLICATIONS

AUGUST 2021

[Ensuring an Informed Public](#)

Part II Open Meetings; Chapter 13 Open Meeting Exemptions: The What, When, Why, and How of Conducting Government Business in the Shade

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MARCH 20, 2020

[Eviction During the COVID-19 Crisis](#)

Real Estate Update

As the economy continues to slow and business for many comes to a halt due to the spread and uncertainty of the coronavirus (COVID-19), tenants and landlords alike are faced with the inevitable question: what happens when the rent cannot be paid?

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MARCH 19, 2020

[How the Response to COVID-19 May Impact Florida Building or Development Permits](#)

Real Estate Update

In Florida, we are all too familiar with the halting of administrative procedures due to storm events.

## NEWS

August 21, 2025

[Best Lawyers in America Recognizes 133 Balch & Bingham Attorneys in 2026 Guide](#)

*The Best Lawyers in America*® is regarded as one of the oldest and most respected ranking publications in the legal industry.

July 8, 2025

[Patrick Krechowski and Lauren Weisman Stein Honored by Florida Super Lawyers](#)

These distinctions rank them among the top attorneys in Florida.

August 15, 2024

[Best Lawyers in America Recognizes 138 Balch & Bingham Attorneys in 2025 Guide](#)

*The Best Lawyers in America*® is regarded as one of the oldest and most respected ranking publications in the legal industry.

July 2, 2024

[Patrick Krechowski and Zach Brown Honored by Florida Super Lawyers](#)

Super Lawyers recognizes leading attorneys nationwide annually, utilizing a multiphase selection process which relies on both peer nominations and evaluations combined with independent research.

May 22, 2024

[Patrick Krechowski Voted Chair of Jacksonville Downtown Investment Authority](#)

He will lead the organization in its mission to drive growth in business and investment, create a dynamic urban living environment and enhance the quality of life in downtown Jacksonville.

August 17, 2023

[Best Lawyers in America Recognizes 141 Balch & Bingham Attorneys in 2024 Guide](#)

*The Best Lawyers in America*<sup>®</sup> is regarded as one of the oldest and most respected ranking publications in the legal industry.

May 22, 2023

[Urban Land Institute Selects Patrick Krechowski For Its Inaugural Class of Network Counselors](#)

The ULI is a non-profit education and research institute supported by its members.

January 26, 2023

[Partner Patrick Krechowski Discusses Real Estate Trends in Interview Broadcasted on Jacksonville's WJCT News](#)

Patrick discussed the growth of the north Florida market and a new report outlining emerging trends in real estate, published by the Urban Land Institute (ULI).

August 18, 2022

[Best Lawyers in America Includes 133 Balch & Bingham Attorneys in 2023 Guide](#)

Nine Balch attorneys recognized as "Lawyers of the Year"

July 26, 2022

[Patrick Krechowski Named to Florida's Judicial Nominating Commission](#)

The Commission reviews applications and conducts interviews before making its recommendations to Governor DeSantis, who ultimately makes the judicial appointments.

May 9, 2022

[Patrick Krechowski Appointed to Smart North Florida Board of Directors](#)

Originally an outgrowth of the North Florida Transportation Planning Organization (TPO), Smart North Florida (SNF) is dedicated to bettering the north Florida region through collaboration, data coordination and smart technologies.

April 11, 2022

[Patrick Krechowski Re-Appointed to Visit Jacksonville's Board of Directors](#)

Board members work collaboratively to provide oversight to the organization's efforts as it promotes Jacksonville as a top destination for leisure and business travel.

September 7, 2021

[Patrick Krechowski Authors Chapter in American Bar Association Publication](#)

*Ensuring an Informed Public*

August 19, 2021

[Best Lawyers in America<sup>®</sup> includes 104 Balch & Bingham Attorneys in 2022 Guide](#)

Nine Balch attorneys recognized as "Lawyer of the Year"

July 30, 2021

[Patrick Krechowski Shared Practical Tips with Businesses on Managing Public Hearings During](#)

Florida Chamber of Commerce 35th Annual Environmental Permitting Summer School  
Avoiding Public Hearing Pitfalls

July 13, 2021

Balch's Patrick Krechowski Takes Position as Chair of Urban Land Institute's North Florida District Council

The ULI is a nonprofit education and research institute supported by its members.

June 14, 2021

Balch's Patrick Krechowski Helps Compost Jax Secure Land Use and Zoning Approvals for First Organic Composting Facility in Jacksonville, Florida

The proposed facility, owned by Compost Jax, will process source-separated, pre-consumer food waste to create organic compost and biochar.

November 23, 2020

Floods, Fires and Hurricanes: Balch & Bingham's Patrick Krechowski Shares Steps Every Community Can Take to Become More Resilient with Bloomberg Law

Based in Jacksonville, Patrick has over 20 years of experience in real estate, land use, environmental, governmental, administrative litigation, appeals and title insurance law.

August 20, 2020

Over 100 Balch & Bingham Attorneys Named 2021 Best Lawyers in America®

Balch & Bingham LLP is pleased to announce that 105 of the firm's attorneys were selected by their peers for inclusion in the 2021 edition of *The Best Lawyers in America*®.

July 28, 2020

Patrick Krechowski Named District Council Chair of Urban Land Institute North Florida

Patrick will serve a two year term effective July 1, 2021.

March 10, 2020

Balch & Bingham Grows Jacksonville Office with Addition of Real Estate Partner Patrick W. Krechowski

## EVENTS & SPEAKING ENGAGEMENTS

JULY 25-27, 2024

Florida Municipal Attorneys Association's 42nd Annual Seminar  
Keeping Shade Meetings Compliant & Confidential

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AUGUST 23-25, 2023

16th Annual Georgia Environmental Conference

Balch attorneys are looking forward to sharing their insights with attendees.

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JULY 18-21, 2023

Florida Chamber of Commerce 37th Annual Florida Environmental Permitting Summer School

Speakers include, Balch partner Patrick Krechowski

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MAY 4, 2023

[Patrick Krechowski Presented at 46th Annual Local Government Law in Florida Conference](#)

The discussion focused on the recent oral arguments presented to the Florida Supreme Court in the City of *Gulf Breeze v. Brown* case.

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AUGUST 25, 2022

[Balch Partners Present At 15th Annual Georgia Environmental Conference](#)

The 15th Annual Georgia Environmental Conference is the largest, most comprehensive and diverse environmental education opportunity in Georgia.

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OCTOBER 26, 2021

[To Plan, You Must First Understand – Changes and Accelerations in Real Estate Sectors](#)

Florida State University's 27th Annual Real Estate TRENDS Conference

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OCTOBER 13, 2020

[2020 Virtual American Shore & Beach Preservation Association \(ASBPA\) National Conference](#)

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MAY 14, 2020

[Webinar: Leases, Contracts and More - Key Issues for Businesses as Reopening Begins](#)

*Presented by The JAX Chamber*

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MAY 6, 2020

[Webinar: Virtual Hearings - Statewide Best Practices for Local Government Land Use Hearings](#)

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## CREDENTIALS

### Professional Affiliations

- The Florida Bar
  - Environmental and Land Use Law Section Executive Council Secretary, 2017-2018
  - Treasurer, 2016-2017, Continuing Legal Education Committee, Chair 2016-2017
  - Administrative Law Section
  
- Florida's Fourth Judicial Circuit Judicial Nominating Commission (JNC)
- The Florida Bar City, County and Local Government Section Board Certified, 2018

- Urban Land Institute, Technical Advisory Panel Committee Co-Chair
- Urban Land Institute North Florida District Council, Chair
- Northeast Florida Builders Association, Government Affairs Committee
- Jacksonville Chamber of Commerce, Trustee
- Florida Brownfields Association, Former Board Member Legislative Committee Membership Committee
- JAX Alliance, Industry Affairs Committee
- Georgia Environmental Conference, Steering Committee, 2019-2020
- Jacksonville Urban Core Economic Development Forum, Member
- Rail Yard District Business Council

#### Awards & Accolades

- *The Best Lawyers in America*®, Administrative / Regulatory Law, Environmental Law, Land Use and Zoning, Real Estate Law
- Florida Super Lawyers, 2023-present

#### Community Involvement

- Visit Jacksonville, Treasurer/Board of Directors
- Duval County Food Desert Public Policy Coalition, Member
- Leadership Jacksonville, Class of 2017 Economic Growth & Preservation, Program Day Committee, 2018 – 2020