

Erin J. Tilton



Shareholder

Tallahassee Office

etilton@stearnsweaver.com

Phone: 850-354-7618

PRACTICE AREAS

Litigation- Land Use,
Environmental & Property Rights
Land Development/Land
Use/Zoning
Environmental & Natural
Resources
Administrative & Regulatory

OVERVIEW

"Erin is extremely knowledgeable of litigation and is a pleasure to work with. Her writing skills are superb."

- Chambers USA 2024

Erin Tilton represents private and public sector clients before local, regional, and state agencies, courts, and elected bodies on environmental, real estate development, and land use matters. She has experience advising clients on a wide-range of complex land use permitting and entitlement issues, including comprehensive plans and amendments, rezonings, variances, concurrency and development agreements, Development of Regional Impact (DRI) review and rescission, and other related aspects of securing development authorization. She is skilled in developing and implementing litigation strategy as it relates to obtaining, challenging, and defending development approvals.

In addition to her land development practice, Erin also maintains a broad litigation practice where she represents clients in administrative, circuit court, and appellate litigation on a variety of matters, including complex business, real estate, contract, and private property rights disputes. She also has extensive experience litigating issues under Florida's Public Records Act on behalf of both private and public sector clients.

REPRESENTATIVE EXPERIENCE

Represented large landowner seeking to recover \$298 million under the Bert J. Harris, Jr. Private Property Rights Protection Act in a case involving multiple issues of first impression.

Assisted electric utility in amending local comprehensive plan and land development code provisions to allow for the establishment of solar generation facilities in agricultural areas.

Served as counsel to mortgage holder in \$150 million multi-family residential foreclosure action in federal court involving several construction liens and hundreds of unit purchasers.

Obtained judgment for community development district allowing issuance of \$19 million in municipal bonds after contested validation hearing

Negotiated complex settlement agreement on behalf of state agency resolving \$60 million in potential liability over failed public-private partnership.

Obtained judgment after evidentiary hearing against local government for public record violations, recovering \$75K in attorney's fees and costs.

Served as in-house counsel to a large investor-owned electric utility on matters before the Florida Public Service Commission.

PROFESSIONAL & COMMUNITY INVOLVEMENT

Greater Tallahassee Chamber of Commerce
Executive Committee, Governance Chair, 2025-Present
Board of Directors, 2024-Present

Florida Manufactured Housing Association (FMHA), 2021

Urban Land Institute (ULI)
Capital Region Leadership Council, 2022-Present

Stetson Lawyers Alumni Association Advisory Council, 2020-Present

Tallahassee Bar Association, 2013-Present
President, 2023-2024
President-Elect, 2022-2023
Treasurer, 2021-2022
Board of Directors, 2018-Present
Diversity and Inclusion Committee, Chair, 2019-Present
Marketing Committee, Chair, 2021-Present
Tallahassee Bar Bulletin, Co-Editor, 2021-Present
Young Lawyer Section Board of Directors, 2014-2019; President, 2017-2018

The Florida Bar, Real Property, Probate & Trust Law Section (RPPTL), Development and Land Use Planning Committee, 2014-Present

Leon County Teen Court, Volunteer Judge, 2013-Present

American Bar Association, Managing Editor, Administrative & Regulatory Law News, 2018-2021

RECOGNITION

Chambers USA, Real Estate: Zoning/Land Use (North & Central Florida), Up and Coming, 2024-Present

The Florida Bar Young Lawyers Division, 36 Under Thirty-Six Professionalism Award, 2024

National Association of Women Lawyers, Rising List, 2023

Best Lawyers: Ones to Watch, 2021-Present

Florida Super Lawyers, Rising Star, 2017-2023

Florida Trend's Florida Legal Elite, Up & Comer, 2021-2022

Tallahassee Bar Association, Thomas M. Ervin, Jr. Distinguished Young Lawyer Award, 2018

Tallahassee Woman Magazine, Women to Watch, 2018

The Florida Bar, Environmental and Land Use Law Section, Dean Frank E. Maloney Memorial Writing Contest winner, 2013

Stetson University College of Law, Hearne Environmental Law Award, 2013

PUBLICATIONS & PRESENTATIONS

Events: Shining a Light on Sunshine and Public Records Laws

APA Florida | | December 2024

Events: Shining Light on Sunshine Laws and Other Public Records Requests

APA Florida | | December 2024

Land Development News Update, Publications: [What's Developing | Fall 2024](#)

Stearns Weaver Miller News Update | November 2024

Events: [Shining a Light on Sunshine and Public Records Laws](#)

APA Florida - Capital Region Section, Fall Social | | October 2024

Land Development News Update, Publications: [Hurricanes, Flash Floods, and Tornadoes – Development Permit Extension Opportunities Are Now Available](#)

Stearns Weaver Miller News Update | September 2024

Events: [Obtaining and Defending Land Use Approvals](#)

Florida Planning Conference, APA Florida | | September 2024

Land Development News Update, Publications: [What's Developing | Summer 2024](#)

Stearns Weaver Miller News Update | August 2024

Publications: [President's Message](#)

Events: [Best Practices for Obtaining & Defending Land Use Approvals](#)

2023 Florida Planning Conference | | September 2023

Publications: [President's Message](#)

Tallahassee Bar Association Bulletin | August 2023

Events: [The Interplay of Administrative and Civil Law – Land Use Planning, Development, and Comprehensive Plan Amendments](#)

Florida Bar Administrative Law Section's Pat Dore Conference | | May 2023

Publications: [President's Message](#)

Tallahassee Bar Association Bulletin | April 2023

Publications: [President's Message](#)

Tallahassee Bar Association Bulletin | January 2023

Events: [Ethics Training Part III: Public Records Act - Overview of Act, Recent Changes, Hot Topics & Cases](#)

FACO Virtual Summer Conference | | July 2022

Events: [Best Practices in Planned Communities Design, Implementation & Financing](#)

Stearns Weaver Miller/Kutak Rock Webinar | | June 2022

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Spring 2022](#)

Stearns Weaver Miller News Update | May 2022

Events: [Best Practices and Update on Land Use Litigation](#)

2022 Land Use Seminar | | May 2022

Events: [From Paper to Silver: Case Law Update](#)

Administrative Law Section of the Florida Bar's Pat Dore Conference | | October 2021

Government & Administrative News Update, Land Development News Update, Publications: [City of Tallahassee Proposes "Glitch" Revisions to Land Development Code](#)

Stearns Weaver Miller News Update | September 2021

Government Affairs News Update, Land Development News Update, Publications: [What's Developing | Fall 2021](#)

Stearns Weaver Miller News Update | September 2021

Events: [Litigation in a Post-COVID World](#)

American Planning Association Florida Chapter Annual Conference | | September 2021

Events: [The Legal Basis of Planning](#)

Florida State University, Department of Urban and Regional Planning | | August 2021

Events: [Strategies for Winning \(and Defending\) Land Use Approvals](#)

The Florida Bar, Real Property, Probate & Trust Law Section | | August 2021

Publications: [Florida Administrative Practice, Chapter 8: Environmental Agencies](#)

The Florida Bar, 2014-Present | May 2021

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

American Planning Association Florida Chapter Annual Conference | | November 2020

Events: [Litigation Skills: What Your Lawyer Wants You to Know](#)

American Planning Association Florida Chapter Annual Conference | | September 2019

Events: [Planning for the Future: How Emerging Technologies Could Impact Development](#)

Tallahassee Bar Association Legal Community Conference | | March 2018

Publications: [Community Development Districts as Creditors: The Role of Separation of Powers in Protecting the District's Fiscal Sovereignty](#)

Stetson Law Review | October 2016

Publications: [Protecting Our Environment in a Virtual Age: How Wildlife Webcams Could Strengthen Enforcement of the Endangered Species Act](#)

Environmental Law Reporter News & Analysis | November 2013

NEWSROOM

Firm Announcements: [35 Stearns Weaver Miller Lawyers and 11 Practice Areas Ranked In Chambers USA 2024](#)

| June 2024

In the Media: [YLD Recognizes 36 Young Lawyers For Professionalism Excellence](#)

Florida Bar News | | March 2024

Firm Announcements: [Erin Tilton Earns 36 Under Thirty-Six Professionalism Award by The Florida Bar Young Lawyers Division](#)

| February 2024

Firm Announcements: [Erin Tilton Recognized on 2023 NAWL Rising List](#)

| January 2023

In the Media: [Stearns Weaver Names 11 New Shareholders Across Fla.](#)

| October 2022

Firm Announcements: [Stearns Weaver Miller Names 11 New Shareholders](#)

| October 2022

In the Media:

Tallahassee Bar Association Bulletin

| August 2022

Firm Announcements: [Erin Tilton Elected to ULI North Florida's Capital Region Council](#)

| July 2022

Firm Announcements: [Stearns Weaver Miller Expands Tallahassee Office Space and Offered Services](#)

| February 2022

In the Media: [Fall 2021 TBA Member News](#)

Fall Edition of the Tallahassee Bar Association's Bar Bulletin || October 2021

Firm Announcements: [Carl Eldred Joins Stearns Weaver Miller's Statewide Land Development, Zoning & Environmental Practice](#)

| September 2021

Firm Announcements: [Stearns Weaver Miller Expands Statewide Land Development, Zoning & Environmental Practice with Five New Additions](#)

| September 2021

EDUCATION

J.D., *summa cum laude*, Stetson University College of Law, 2013

Presidential Scholar

Honors Program

Environmental Law Certificate

Stetson Law Review, Notes and Comments Editor

Journal of International Wildlife Law & Policy, Editor

B.A., Boston College, 2010

ADMISSIONS

Florida

United States District Courts for the Northern, Middle and Southern Districts of Florida

United States Court of Appeals for the Eleventh Circuit