STEARNS WEAVER MILLER

Peter D. Lopez



Shareholder
Coral Gables Office
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Phone: 305-789-3378

PRACTICE AREAS

- Real Estate
- Construction
- Hospitality & Leisure
- Commercial Lending & Asset-Based Financing

LANGUAGES

- Spanish

OVERVIEW

"He's extremely detail-oriented and a great communicator. His biggest strength is that he is able to talk at the level of his audience, depending on their sophistication. He gets the deals done, tirelessly works for his clients and appreciates the relationship."

- Chambers USA 2021

Peter Lopez is a Shareholder in the Real Estate Department. Peter also serves on the Firm's Executive Committee, Board of Directors and Hiring Committee. He has experience in the representation of developers and operators in connection with the acquisition, sale, development, construction and leasing of commercial real estate. Peter also has experience in all aspects of commercial real estate lending including acquisition, development, construction, and permanent financing.

REPRESENTATIVE EXPERIENCE

Acquisition, Disposition and Project Finance

Represented developer, as borrower, in connection with a $52.2 million loan in connection with a project located in Miami, Florida.

Represented an affiliate of 13th Floor Investments in connection with the $27.6 million sale of 195 single-family homesites to Lennar Homes, LLC.

Represented an affiliate of Key International, as borrower, in connection with a $60 million construction loan with respect to property located in Panama City Beach, Florida.

Represented developer in connection with a $76 million construction loan for 1010 Brickell, a 387-unit condominium project in Brickell, Miami.

Represented developers in connection with the development and construction of the Metropolitan Miami project.

Represented a joint venture between 13th Floor Investments and Key International in connection with the $30.5 million acquisition of the Harbour condominium project, a five-acre waterfront site in North Miami Beach.

Represented developer in connection with the $23.1 Million sale of a portion of the project commonly known as Met 3, including the sale of the airspace above the 9th floor of the retail/parking structure. This representation included the negotiation of the purchase agreement which contemplated the design, financing and construction of the retail/parking structure upon which the buyer would develop and construct several hundred residential units.

Represented the owner in connection with an $80 million loan from Starwood Property Mortgage, L.L.C., in connection with the JW Marriott Marquis Miami.

Represented developer in connection with a $45 million construction loan for a mixed use commercial and retail project in downtown Miami, Florida, commonly known as “Met 3.”

Represented developer in connection with a $250 million construction loan for a mixed use office, hotel and retail project in downtown Miami, Florida, commonly known as “Met 2.”

Represented the City of Doral in connection with the negotiation of a $21.5 million integrated “design-build” purchase agreement and the subsequent acquisition of the new City of Doral City Hall.

Represented developer in connection with the $35 million acquisition of a parcel of land located in Key West, Florida commonly known as “Peary Court.”

Represented a joint venture between 13th Floor Investments and Key International in connection with the $11.5 million acquisition of a parcel of land located at 1010 Brickell Avenue, Miami, Florida.

Represented 13th Floor Investments in connection with the sale of a portfolio of residential lots located in Collier County, Florida to a D.R. Horton.

Represented developer in connection with the acquisition of a parcel of land located in Sunny Isles, Florida with a purchase price in excess of $14 million.

Represented developer in connection with the purchase of a foreclosure judgment with respect to several hundred residential units in Collier County, Florida.

Represented hotel and resort owners in the development, financing, purchase and sale of numerous hotel properties.

Represented developers and operators in connection with the negotiation and preparation of joint venture agreements with equity partners.

Represented commercial real estate developers and operators in connection with all aspects of their businesses, including the acquisition, development, sale, management and financing of commercial real estate.

Represented various financial institutions in connection with branch acquisitions and leases as well as the leasing and disposition of OREO properties.

Commercial Lending Transactions

Represented various financial institutions, ranging from community banks to some of the largest national banks, and

mezzanine lenders in connection with numerous commercial real estate loans for the acquisition, development and construction of (i) single and multifamily home developments, (ii) hotels, (ii) condominiums and retail, (ii) apartment and (iv) office projects.

Represented various financial institutions in connection with working capital loans secured by accounts receivable, inventory, and other non-real property collateral.

Represented various financial institutions in connection with multiple loan workouts, restructurings, loan sales and deed-in-lieu transactions throughout the State of Florida.
Representation of various financial institutions, ranging from community banks to some of the largest national banks, and mezzanine lenders in connection with numerous commercial real estate loans for the acquisition, development and construction of (i) single and multifamily home developments, (ii) hotels, (ii) condominiums and retail, (ii) apartment and (iv) office projects.

Leasing

Represented a financial institution, as tenant, in connection with the lease (including signage rights) of its headquarters space in the Miami Tower. This transaction was a finalist for the "Office Lease Transaction of the Year" in the NAIOP Awards of Excellence 2014.

Represented the landlord in the negotiation of (i) a 150,000 square foot lease with an international law firm, (ii) a 60,000 square foot lease with an international accounting firm, (iii) a 25,000 square foot lease with an international law firm, and (iv) a multi-floor lease (which included building naming rights) with a major national bank in a new, downtown Miami, Florida mixed use project commonly known as "Met 2."

Represented various financial institutions in connection with branch facility leases and ATM leases.

Represented a local community bank in connection with the lease for its corporate headquarters and branch in Coral Gables, Florida.

PROFESSIONAL & COMMUNITY INVOLVEMENT

Nicklaus Children's Hospital Foundation, Board of Directors, 2016-Present

Chair, 2022-Present

Vice Chair, 2019-2022

American Bar Association

Cuban American Bar Association (CABA)

Dade-County Bar Association

The Florida Bar

Coral Gables Chamber of Commerce

RECOGNITION

Chambers USA, Real Estate (South Florida), 2017-Present

The Best Lawyers in America®, 2013-Present

Top 10 Influential Real Estate Lawyers Shaping South Florida in 2023, Business Today

Florida Super Lawyers, Rising Star, 2009, 2011-2016

Up-and-Coming Legal Elite in Florida Trend's Legal Elite, 2006-2007

AV Rated by Martindale-Hubbell

NEWSROOM

In the Media: **Top 10 Influential Real Estate Lawyers Shaping South Florida in 2023**
Business Today | | July 2023

Firm Announcements: **29 Stearns Weaver Miller Lawyers in 11 Practice Areas Ranked In Chambers USA 2023**
| June 2023

Firm Announcements: **28 Stearns Weaver Miller Lawyers in 12 Practice Areas Ranked In Chambers USA 2022**
| June 2022

In the Media: **Nicklaus Children's Health System Appoints New Chairs To Three Organizational Boards**
South Florida Hospital News | | March 2022

Firm Announcements: **29 Stearns Weaver Miller Lawyers in 12 Practice Areas Ranked In Chambers USA 2021**
| May 2021

Firm Announcements: **24 Stearns Weaver Miller Lawyers in 12 Practice Areas Ranked In Chambers USA 2020**
| April 2020

Firm Announcements: **21 Stearns Weaver Miller Attorneys, 10 Practice Areas Ranked in Chambers USA 2019**
| May 2019

Firm Announcements: **23 Stearns Weaver Miller Lawyers in 10 Practice Areas Ranked In Chambers USA 2018**
| May 2018

Firm Announcements: **19 Stearns Weaver Miller Lawyers, 8 Practice Areas Ranked In Chambers USA 2017**
| May 2017

Firm Announcements: **Stearns Weaver Miller Lawyers Recognized in Florida Super Lawyers 2016**
| June 2016

In the Media: **Stearns Weaver Duo Represents Two Longtime Clients in Condo Project**
Daily Business Review | | May 2016

Firm Announcements: **Peter D. Lopez Appointed to Miami Children's Health Foundation Board of Directors**
| February 2016

In the Media: **This Miami Attorney Secures Loan Through Three Banks**
Daily Business Review | | December 2014

Firm Announcements: **Stearns Weaver Miller Lawyers Recognized in Florida Super Lawyers 2014**
| June 2014

In the Media: **Firm Helps Secure 250M Construction Loan**
Daily Business Review | | October 2008

EDUCATION

J.D., *magna cum laude*, University of Miami School of Law, 2001
University of Miami Law Review
Moot Court Board
Order of the Coif

A.B., *cum laude*, Duke University, 1998

ADMISSIONS

Florida