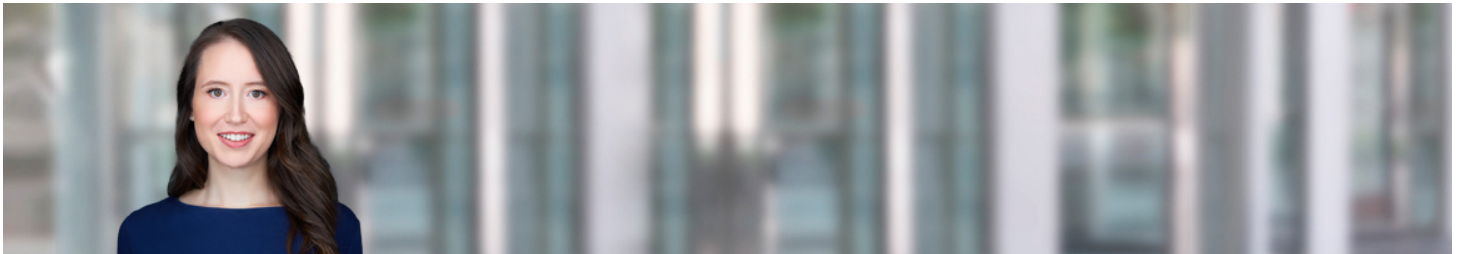


Samantha R. Decker



Shareholder

[Tampa Office](#)

sdecker@stearnsweaver.com

Phone: 813-222-5049

PRACTICE AREAS

[Real Estate](#)

[Commercial Lending & Asset
Based Financing](#)

[Land Development, Zoning &](#)

[Environmental](#)

[Cannabis Law](#)

OVERVIEW

Samantha “Sam” Decker focuses on a wide range of commercial real estate transactions, including acquisitions, dispositions, leases and development projects.

Prior to joining the firm, Sam worked for a large international law firm in Tampa, Florida, where she represented inbound and outbound developers and institutional investors. She also served as in-house counsel for a Fortune 500 title insurance underwriter. In that role, she gained experience with title industry practices, including an understanding of complex title defects, title underwriting and title curative actions.

REPRESENTATIVE EXPERIENCE

Represented developer in connection with joint development of industrial park in Hillsborough County, Florida and subsequent leasing of buildings, including negotiation of a 27,000 square foot build to suit industrial lease.

Advised regional bank on the acquisition of assets of a failed banking institution placed into FDIC receivership.

Negotiated cross border facility agreement amongst domestic and foreign borrowers and lenders.

Represented convenience store operator acquiring more than 50 properties, including negotiating deal terms, performing due diligence and drafting and reviewing closing documents.

Counseled commercial developer in acquisition, development, leasing and disposition of multi-tenant shopping center.

Represented a large fast food chain before the City of Tampa Variance Review Board and successfully argued for a sign variance.

Directed local counsel on legal strategy through the course of title litigation and appeared as a company representative in court proceedings, mediations and settlement conferences.

Determined coverage under terms of the title insurance contract and evaluated loss under the title policy while resolving over 500 title claims in 20 different jurisdictions.

Negotiated multi-party settlements with title insurance policy holders and large institutional lenders.

PROFESSIONAL & COMMUNITY INVOLVEMENT

Society of Real Estate Professionals (SOREP), 2022-Present

Commercial Real Estate Women (CREW) Tampa Bay

Economic Summit Committee, 2021-Present

Membership Committee

Greater Tampa Chamber of Commerce

Women of Influence Committee, 2021-Present

Emerging Leaders Tampa Bay, 2018-Present

City of Tampa Variance Review Board, 2019-Present

Chair, 2023-Present

Florida Bar, Leadership Academy Committee, 2019-Present

Real Estate Investment Council (REIC), 2018-2019

RECOGNITION

Best Lawyers: Ones to Watch, 2024-Present

PUBLICATIONS & PRESENTATIONS

Government Affairs News Update, Land Development News Update, Publications: [FDACS Promulgates New Rules Addressing Agricultural Land Owned by a Foreign Principal](#)

Stearns Weaver Miller News Update | March 2024

Government Affairs News Update, Publications: [Rotunda Report Week 8 | February 26-March 1, 2024](#)

Stearns Weaver Miller News Update | March 2024

Publications: [Impact Fees — The Substantial Burden of Substantial Reliance](#)

| August 2020

Publications:

A Brief Review of Reinsurance Trends in 2019

| March 2020

Publications: Expecting the Unexpected: Responding to Force Majeure and COVID-19

| March 2020

Events: Corporate Record Keeping

Association of Corporate Counsel Annual South Florida Conference | | September 2019

Publications: A Brief Review of Reinsurance Trends in 2018

| March 2019

NEWSROOM

Firm Announcements: Stearns Weaver Miller Names Two New Shareholders

| September 2023

In the Media: CREW Tampa Bay Spotlight - Stearns Weaver Miller

CREW Tampa Bay | | January 2023

EDUCATION

J.D., University of North Carolina School of Law, 2016

Journal of International Law, Publications Editor and Staff member

Holderness Moot Court, Intellectual Property

B.A., University of Florida, 2011

ADMISSIONS

Florida