

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 assisting clients with a variety of commercial real estate matters. In this capacity, Sam concentrates on title issues and complex real estate transactions, including acquisitions, dispositions, leasing, financing and land development.

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.

REPRESENTATIVE EXPERIENCE

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.

Counseled client in connection with joint development, leasing, and construction financing of industrial project in Hillsborough County, Florida.

Represented financial institution in connection with construction and permanent financing of long term care facility.

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.

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.

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

City of Tampa Variance Review Board, 2019-2024

Chair, 2023-2024

Florida Bar, Real Property Probate & Trust Law Section, Capital Markets Subcommittee Chair, 2024-Present

RECOGNITION

Best Lawyers: Ones to Watch, 2024-Present

Florida Super Lawyers, Rising Star, 2024-Present

PUBLICATIONS & PRESENTATIONS

Events: Platitudes: Platting with Attitude

The Fund Assembly | May 2024

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](#)

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