# Anne Q. Pollack

Shareholder

**St. Petersburg**
200 Central Avenue
Suite 1600
St. Petersburg FL 33701

Direct Line: (727) 820-3989

Fax: (727) 820-0835
Email: apollack@trenam.com



## Overview

Anne Pollack is a shareholder in the firm's Real Estate and Lending Practice Group. She is a trusted and accomplished Florida attorney who understands the nuances of Florida real estate and land use law and the complexities of the zoning and permitting processes throughout the state. Anne has lived in the Tampa Bay area since moving from San Francisco in 2003, where she earned her law degree and gained her initial experience in municipal law, representing local governments and public agencies as their public attorney. More than 25 years she has leveraged her knowledge to become an authority on acquiring development approvals and entitlements for real estate projects of all types and sizes across Florida, and in representing clients in connection with the sale, acquisition, and development of real estate.

Anne represents clients before public boards and agencies on various land development approvals, including rezonings, land use plan amendments, master planning, site plans, platting and permitting. She also advises clients on a variety of land use and real estate needs including affordable housing, including the Live Local Act, alcohol sales, code enforcement, and mineral rights, among others. Beyond her land use expertise, Anne is a title agent for multiple title companies and represents clients with the purchase, sale, and financing of commercial property.

Anne's sense of community and service has defined her throughout her career as much as her accomplishments in the legal world. She is a vital contributor to the Tampa Bay community and is a fixture in multiple industry, bar, and community-based organizations.

## Representative Matters

- Represent clients in conducting land use due diligence associated with acquisition of land for industrial, office, commercial and residential development.
- Represent clients before public boards and agencies on various land development approvals, including re-zonings, land use plan amendments, site plan approvals, special and conditional use approvals, variances, vacations, permitting, subdivisions, historic certificate of appropriateness approvals, alcohol sales approvals and other matters.
- Represent clients in the purchase and sale of real estate and with other major real property transactions and development projects.
- Advise clients on easements, subdivision, permitting, concurrency, and code enforcement matters, and other matters.

## Honors and Distinctions

- *Tampa Magazine's Top Lawyers List*, 2025-2026
- *The Best Lawyers in America*
  - Land Use and Zoning Law, Real Estate Law, 2018-2027
  - *Lawyer of the Year*, Land Use & Zoning Law, St. Petersburg, 2024-2025, 2027
- *Florida Super Lawyers*, Land Use/Zoning, 2019-2026

## Alternate Contact

Mariella Stevens
Legal Assistant
(727) 820-3969
MStevens@trenam.com

## Practice Areas

- Land Use and Government
- Real Estate and Lending Transactions

## Education

- J.D., University of California College of the Law, San Francisco (formerly Hastings College of the Law), 2000
- Certificate in Post-Crisis Leadership, University of South Florida, Muma College of Business, 2020
- B.A., *cum laude*, Colby College, 1996
  - Semester at American University (International Environment and Development Seminar and Kenya Field Practicum), Fall 1994

## Admissions

- Florida
- California

- *Rising Stars*, 2009-2014
- *Florida Trend's Legal Elite*
  - Real Estate, 2021-2023
  - Environmental and Land Use, 2013-2018
- CREW Tampa Bay
  - MVP Excellence Award, 2018
  - Member of the Year, 2016

## Professional Involvement

- Real Estate Investment Council (REIC) of Tampa Bay
  - President, 2025-2026
  - President Elect, 2024-2025
  - Treasurer, 2023-2024;
  - Secretary, 2022-2023
  - Board Member, 2019-Present
- Urban Land Institute (ULI) Tampa Bay District Council
  - Executive Board Member, 2021-present
  - Co-Chair, Women's Leadership Initiative 2023-2025
  - Technical Assistance Panel Expert City of Largo Golf Course TAP (March 2021);Dunedin-Coca Cola Property TAP (October 2021)
- The Florida Bar
  - Real Property, Probate and Trust Law Section
    - Insurance and Surety Committee
      - Chair, 2025-2026
      - Vice Chair, 2023-2025
    - Chair, Real Property Problems Study Committee, 2021-2023
    - Chair, Development and Green Building Committee, 2011-2014
    - Executive Council 2015-present)
  - Environmental and Land Use Law Section
  - Business Law Section
- St. Petersburg Chamber of Commerce
  - Board of Governors, 2020-2024
  - Sustainability Committee Chair, 2019-2020, 2022-2023
  - Public Policy Council Chair, 2020-2022
  - Executive Committee, 2020-2022
- Commercial Real Estate Women (CREW) Tampa Bay
  - President, 2017
  - Board Member, 2011-2020
  - Chair of Executive Council, 2019-2020
  - National Delegate, 2015
  - Secretary, 2011-2015
- Hillsborough County Bar Association
  - Environmental and Land Use Law Section (Co-Chair, 2012-2015)
- St. Petersburg Bar Association
- Tampa Chamber of Commerce

## Community Involvement

- Creative Clay
  - Board Member, 2018-present
- Feather Sound Community Services District
  - Board Member, 2017-2023
  - Secretary, 2020-2023
- USF Foundation-Women in Leadership and Philanthropy (2015-2021)
- John Hopkins All Children's Hospital, VIP Auction Committee (2016-2020)

## Thought Leadership

- "The Lay of the Land: Florida's 2026 Land Use, affordable Housing, Data Center and Permitting Reforms," Speaker, 46th Legislative Case Law Update Seminar, The Florida Bar Real Property, Probate and Trust Law Section, Real Property, Probate and Trust Law PAC & RPPTL - PAC, August 2026
- "From City Hall to the Dirt: How Land-Use Attorney Anne Pollack Champions Local Developers," Local Real Estate Developer Podcast, November 2025
- "Insurance Coverage Law Certification Proposal Pitched," The Florida Bar News, August 2024

- A Primer on the Live Local Act, Florida Bar Real Property, Probate and Trust Law Section Webinar, January 2024
- Building Success: Anne Pollack's Insights into Land Use Law and Development, *She's Wild,* Podcast, December 15, 2023
- From Contract to Hearing: Land Use Considerations in Commercial Real Property Transactions, Attorneys' Title Fund Services, Fund Assembly, June 2022
- The Impacts of Sea Level Rise on Local Government Planning Efforts and Real Estate Transactions, Florida Bar City, County and Local Government Section, Land Use Seminar 2022, May 2022
- Flood Insurance and Risk Rating 2.0, Florida Bar Real Property, Probate and Trust Law Section Webinar: Flooding and Real Estate, July 2021
- Real Estate Sales and Trends,Part 1,Part 2andPart 3, *St. Pete Catalyst*, February 2021
- Land Use Update, Contractors Closers and Connections breakfast, February 2021
- Development in the Coastal High Hazard Area comes back in spotlight, St. Pete Catalyst, June 2020
- Chamber ReportPodcast: St. Petersburg Chamber Coronavirus Impact Insights Development in the Coastal High Hazard Area, June 2020
- Developing Informal Strategies for Small Businesses, University of South Florida iCAR Phase V Conference: Reports from the Frontier III Pathways to Change: Policy and Action for Resilience, October 2019
- Land Use Due Diligence in Commercial Real Estate Transactions, Pinellas Chapter of the Paralegal Association of Florida, June 2019
- Quasi Judicial Processes and Flood Zone Regulation Update, Hillsborough County Bar Association Second Annual Environmental and Land Use Law Conference, May 2019
- Not for Their Eyes Only- Land Use Due Diligence, Paralegal Association of Florida, 2017 Spring Seminar, May 2017
- Restoration Hardware wants to pair shopping with a glass of vino, Tampa Tribune June 26, 2015
- Brownfields in Florida: A Valuable Tool for Solving Environmental Issues, ActionLine (A Publication of the Florida Bar Real Property, Probate & Trust Law Section), Vol. XXXIII, No.2 (Winter 2012)
- Brownfields Redevelopment: Powerful Incentives for Local governments and Real Estate Interests, Webinar Jointly Presented by the Florida Bar Real Property Probate and Trust Law Section and the City, County and Local Government Law Section, June 2012
- 2011 Legislative Update, Florida Redevelopment Association, Tampa Bay Regional Meeting, June 2011
- Amendment 4 Chaos, Job Loss and the Opposite of Thoughtful Planning, ActionLine (A Publication of the Florida Bar Real Property, Probate & Trust Law Section), Vol. XXXII, No.1 (Fall 2010)
- Amendment 4 and the Experiences of St. Pete Beach, Florida Bar Real Property, Probate and Trust Law Section Annual Conference, May 2010
- Get to Know Amendment 4, Commercial Real Estate Women (CREW) Tampa Bay, May 2010
- Senate Bill 360 (The Community Renewal Act): Creating Major Changes and Major Questions, ActionLine (A Publication of the Florida Bar Real Property, Probate & Trust Law Section), Vol. XXXI, No.2 (Winter 2009)
- Governmental Regulations and The Changing Real Estate Market, Florida Bar Real Property, Probate and Trust Law Section Annual Conference, May 2009
- A Practical Guide to Environmental and Land Use Due Diligence in Land Transactions, Florida Chamber of Commerce Permitting Short Course, February 2008
- Environmental and Land Use Due Diligence in Land Transactions, Florida Chamber of Commerce Environmental Permitting Summer School, July 2007, 2008
- Hidden Problems in Land Use Due Diligence, Hillsborough County Bar Association, Real Property Development Issues CLE, February 2007