Mathew S. Poling

Shareholder

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Alternate Contact

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Overview

Mathew Poling concentrates his practice on real estate development. Matt has experience representing clients throughout the United States in the acquisition, disposition, leasing, financing, and use of all types of commercial real estate, including office, medical, retail, residential, agricultural, and vacant properties. A major part of this practice includes representing clients in zoning and land use entitlements, permitting, and licensing matters. Representative clients include real estate developers, REITs, institutional lenders, and a range of public and private companies.

Representative Matters

Land Use

- Site plan, community redevelopment agency, variance, and special exception approvals for many residential and mixed-use towers in Florida.
- Vacations of rights of way, easements and air rights in Florida.
- Comprehensive plan amendments and rezonings in Florida.
- Certificates of appropriateness for historic landmarks in Florida.
- Platting and vacating properties in Florida.
- Development approvals for various environmental matters (wetlands, floodplains, sovereignty submerged lands, protected species, etc.) in Florida.
- Local and state development approvals (land use and zoning changes, site plans, special use permits, etc.) for solar energy facilities in Florida

Real Estate and Lending

- Development due diligence and feasibility of properties in Florida.
- Sale of a $76 million multifamily property in Florida.
- Acquisition, financing, and leasing of a $75 million data center in Texas.
- Acquisition of a $12 million industrial building in Florida.
- Acquisition, financing, and leasing of a $71 million hospital portfolio in Texas and Louisiana.
- Acquisition and financing of an $85 million data center in Virginia.
- Acquisition and leasing of chain retail properties in Florida.
- Acquisition and financing of several $50 million hotels in Florida.

Honors and Distinctions

- *Tampa Magazine's Top Lawyers List*, 2023-2026
- *The Best Lawyers in America*
  - Real Estate Law, 2027
  - *Ones to Watch*, 2022-2026
- *Florida Super Lawyers*, *Rising Star*, Real Estate, 2019-2024, 2026
- AV Peer Review Rated by Martindale-Hubbell

Practice Areas

- Real Estate and Lending Transactions
- Solar Energy
- Land Use and Government

Education

- J.D., *cum laud*e, University of Florida Levin College of Law
  - Book Award in Advanced Takings Law
- B.S., *cum laude*, University of Florida

Admissions

- Florida
- United States Supreme Court

Professional Involvement

- The Florida Bar
  - Real Property, Probate, and Trust Law Section
- Pinellas County Land Development Code Stakeholder Group

Community Involvement

- Friends of Brooker Creek Preserve, Past Senior Executive and Board Member