# Tina M. Fischer

Senior Counsel

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## Overview

Tina Fischer is Senior Counsel in the firm's Real Estate and Lending Practice Group. She has been practicing commercial real estate, land use, environmental law, and business law throughout Florida since 2005. She acts as outside corporate and commercial real estate counsel to developers, builders, and business owners. Tina represents clients throughout the entire process of purchase and development of commercial real estate from due diligence, financing, land acquisition, title services, and closings to permitting and land use approvals, development, lease negotiations. Tina's commercial real estate clients include multi-family and marina developers, RV and resort developers, office, retail and industrial developers, real estate investment trusts and property management companies. She has also utilized her extensive commercial real estate experience to facilitate the development of community infrastructure working with developers, lenders and government agencies to structure public/private partnerships and obtain financing, entitlements, and environmental permits. Projects include affordable and senior housing developments, redevelopment of contaminated land, blighted neighborhoods, distressed properties and acquisition and development of RV resorts throughout Florida and the US.

Tina's practice also includes providing assistance to corporate clients with all aspects of the formation of Florida business entities,with a focus on burgeoning and expanding entrepreneurial companies. She assists clients with selection and establishment of the appropriate form of entity, preparation of all forms of operational agreements, confidentiality, non-compete and non-disclosure agreements, and continues to support business clients in negotiation of contracts related to vendors, service providers, and agreements for purchase and sale of businesses. Tina's experience and expertise also extends to negotiation and resolution of issues involving local and state governmental agencies related to all facets of business operations.

Tina served in the United States Air Force during the Gulf War as a C-141 Instructor Aircrew Member, on both active and reserve duty. During her time in service, she provided military support to the Intermediate-Range Nuclear Forces Treaty, Operation Desert Storm and Desert Shield, as well as providing airlift support for Presidential, State Department, aero medical missions and tactical missions.

## Representative Matters

- Represent clients in connection with the acquisition, development, financing, management and sale of commercial real estate.
- Represent clients in negotiations and hearings before local governments and state and federal agencies related to environmental and land use permitting and development approvals.
- Establish Owners Associations and prepare documents necessary for governance of Commercial, Homeowners and Condominium Associations.
- Represent corporate clients as outside counsel related to formation, purchase and sale of businesses, negotiate and prepare leases and operational agreements, and assist with all general corporate matters.

## Alternate Contact

Tina M. Fischer
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## Practice Areas

- Land Use and Government
- Real Estate and Lending Transactions

## Education

- J.D., *cum laude*, Stetson University College of Law, 2005
- B.A., *magna cum laude*, Saint Leo University, 2002

## Military Service

- United States Air Force/United States Air Force Reserve, 1987-2004

## Admissions

- Florida
- U.S. District Court, Middle District of Florida

- Represent clients in connection with due diligence, acquisition and sale of multi-family residential, mixed-use developments, marinas, commercial and industrial properties.
- Represent clients in negotiation of commercial, industrial and retail lease transactions.

## Honors and Distinctions

- *The Best Lawyers in America*, Real Estate Law, 2025-2027
- Managing Editor, Law Review, Stetson University College of Law
- Deans Fellow, Stetson University College of Law
- Victor O. Wehle Award for Trial Advocacy, Stetson University College of Law
- Intern to the Honorable Mary Scriven, U.S. District Court for the Middle District of Florida

## Professional Involvement

- Florida Bar Association
  - Military Affairs Committee, Vice Chair, 2016, Chair, 2017 2018
- Petersburg Chamber of Commerce
  - Co-chair, Thinking Outside the Burg, 2019
- CREW Tampa Bay (Commercial Real Estate Women)
  - Board Member and Committee Chair (2016-2018);
- Florida Bar, Real Property, Probate and Trust Law Section
- Florida Bar, Business Law Section
- St Petersburg Bar Association
- Bay Area Legal Services, Pro Bono Liaison, Volunteer Lawyers Program, Major General Ernest A. and Marilyn Bedke Veterans Law Center
- Accredited Volunteer Attorney, ABA Veterans' Claims Assistance Network (ABA VCAN)

## Community Involvement

- St. Pete Greenhouse
  - Business Navigation Committee, 2022 2023
- BLI, Inc. (Bees Learning, Inc.)
  - Board Member, 2020 Present
- Mission United Tampa Bay
  - Advisory Council Member, 2019 Present
- Tampa Bay Defense Alliance
  - Board Member, 2016-2018
- Friends of the Museum (Tampa Museum of Art)
  - Board Member, 2010-2015

## Thought Leadership

- Speaker, *Pivoting into Recovery,* Fletcher Fischer Pollack P.L. COVID Webinar Series, April and May 2020
- Speaker, *Resources for the Restaurant and Hospitality Industry,* Fletcher Fischer Pollack P.L. COVID Webinar Series, April and May 2020
- Sharing Physical Space in a Digital World, Webinar Jointly Presented by the Florida Bar Real Property Probate and Trust Law Section and the Real Estate Leasing Committee, November 2019
- Panelist, Attorneys Title Fund Assembly *Managing Commercial Real Estate Transactions workflows, tips and efficiencies* May, 2019
- Vetpreneurs In the Action Zone, Tampa Bay Startup Week, February 2019
- Speaker, Tampa Distressed Real Estate Summit,*Legal Strategies & Considerations for Distressed and Foreclosed Projects*February, 2010
- Environmental Issues, Chapter 11-B Florida Real Property Litigation, (Florida Bar, 2005), Contributing Author