

Mathew S. Poling Shareholder

Tampa

101 E. Kennedy Boulevard
Suite 2700
Tampa FL 33602

St. Petersburg

200 Central Avenue
Suite 1600
St. Petersburg FL 33701

Direct Line: (813) 227-7439
Fax: (813) 227-0406
Email: MPoling@trenam.com

Overview

Mathew Poling concentrates his practice on real estate. He 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 REITs, real estate developers, institutional lenders, and a range of public and private companies.

Matt is an approved attorney agent for the major national title insurance underwriters.

Representative Matters

Real Estate and Lending

- 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.

Land Use and Government; Solar Energy

- Site plan, variance, and special exception approvals for numerous large multifamily projects in Florida.
- Rezoning for a large mixed-use development in Florida.
- Local and state development approvals (land use and zoning changes, site plans, special use permits, etc.) for solar energy facilities in Florida.
- Appeals of comprehensive plan amendments and rezonings in Florida.
- Certificates of appropriateness for historic landmarks in Florida.
- Platting and vacating properties in Florida.
- Alcoholic beverage licensing and associated local approvals in Florida.
- Resolving code enforcement actions in Florida.



Alternate Contact

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

Practice Areas

[Real Estate and Lending Transactions](#)
[Solar Energy](#)
[Land Use and Government](#)

Education

J.D., *cum laude*, University of Florida Levin College of Law

Book Award in Advanced Takings Law

B.S., *cum laude*, University of Florida

Admissions

Florida

- Development approvals for various environmental matters (wetlands, floodplains, sovereignty submerged lands, protected species, etc.) in Florida.
- Regulatory takings and Bert Harris Act claims in Florida.

Honors and Distinctions

- *The Best Lawyers in America* "One to Watch", Land Use & Zoning Law; Real Estate Law, 2022
- *Florida Super Lawyers*, Rising Star, Real Estate Law, 2019-2021
- AV® Peer Review Rated by Martindale-Hubbell

Professional Involvement

- The Florida Bar
 - Environmental and Land Use Law Section
 - Real Property, Probate, and Trust Law Section
 - Young Lawyers Division
- Hillsborough County Bar Association
- Pinellas County Land Development Code Stakeholder Group

Community Involvement

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