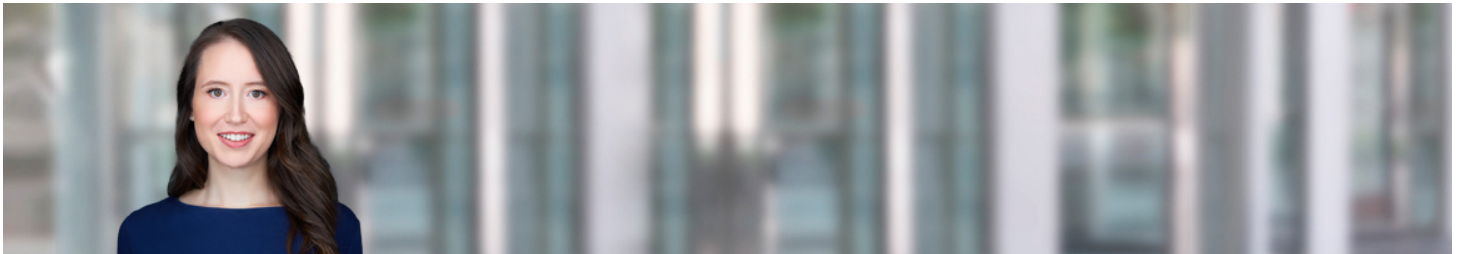


## Samantha R. Decker



Shareholder

[Tampa Office](#)

[sdecker@stearnsweaver.com](mailto: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 a wide range of commercial real estate transactions, including acquisitions, dispositions, leases and development projects.

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. In that role, she gained experience with title industry practices, including an understanding of complex title defects, title underwriting and title curative actions.

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## REPRESENTATIVE EXPERIENCE

Represented developer in connection with joint development of industrial park in Hillsborough County, Florida and subsequent leasing of buildings, including negotiation of a 27,000 square foot build to suit industrial lease.

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.

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.

Represented a large fast food chain before the City of Tampa Variance Review Board and successfully argued for a sign variance.

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.

Determined coverage under terms of the title insurance contract and evaluated loss under the title policy while resolving over 500 title claims in 20 different jurisdictions.

Negotiated multi-party settlements with title insurance policy holders and large institutional lenders.

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## PROFESSIONAL & COMMUNITY INVOLVEMENT

Society of Real Estate Professionals (SOREP), 2022-Present

Commercial Real Estate Women (CREW) Tampa Bay  
Economic Summit Committee, 2021-Present  
Membership Committee

Greater Tampa Chamber of Commerce  
Women of Influence Committee, 2021-Present  
Emerging Leaders Tampa Bay, 2018-Present

City of Tampa Variance Review Board, 2019-Present  
Chair, 2023-Present

Florida Bar, Leadership Academy Committee, 2019-Present

Real Estate Investment Council (REIC), 2018-2019

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## RECOGNITION

*Best Lawyers: Ones to Watch*, 2024-Present

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## PUBLICATIONS & PRESENTATIONS

**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

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**Government Affairs News Update, Publications:** [Rotunda Report Week 8 | February 26-March 1, 2024](#)  
Stearns Weaver Miller News Update | March 2024

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**Publications:** [Impact Fees — The Substantial Burden of Substantial Reliance](#)  
| August 2020

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**Publications:**

## **A Brief Review of Reinsurance Trends in 2019**

| March 2020

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## **Publications: Expecting the Unexpected: Responding to Force Majeure and COVID-19**

| March 2020

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## **Events: Corporate Record Keeping**

Association of Corporate Counsel Annual South Florida Conference | | September 2019

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## **Publications: A Brief Review of Reinsurance Trends in 2018**

| March 2019

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## **NEWSROOM**

### **Firm Announcements: Stearns Weaver Miller Names Two New Shareholders**

| September 2023

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### **In the Media: CREW Tampa Bay Spotlight - Stearns Weaver Miller**

CREW Tampa Bay | | January 2023

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## **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

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## **ADMISSIONS**

Florida