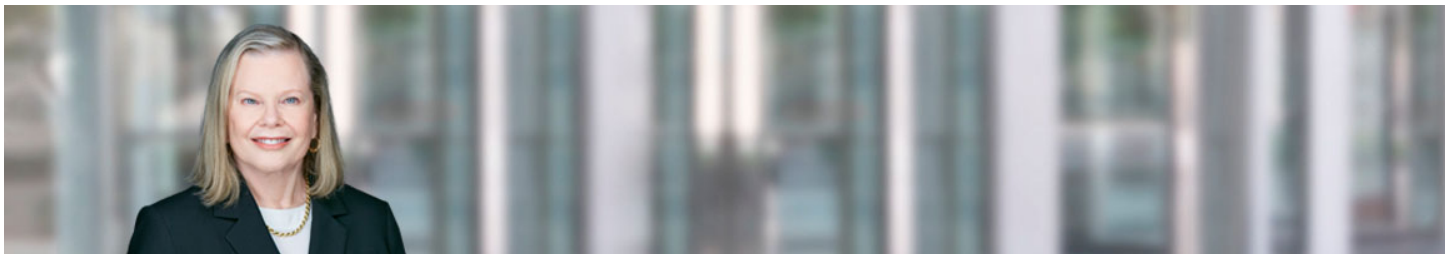


## Susan Fleming Bennett



Shareholder

Tampa Office

sbennett@stearnsweaver.com

Phone: 813-222-5072

### PRACTICE AREAS

Construction

Commercial Real Estate Lending  
Real Estate

Banking & Financial Institutions

Hospitality & Leisure

### OVERVIEW

*"Susan is one of the most responsive, well organized and experienced attorneys I have worked with."*

*-Chambers USA 2024*

Susan Bennett is a Shareholder in the Real Estate Department and member of the Firm's Board of Directors. Susan has extensive experience in title insurance issues and in advising financial institutions and developers in complex real estate and syndicated real estate loan transactions.

## REPRESENTATIVE EXPERIENCE

Represented lead financial institution in the syndicated construction financing of a mixed-use project in Atlanta, Georgia containing a regional shopping center, restaurants, movie theater and high-rise residential units.

Represented financial institution in the sale of a portfolio of more than fifty properties including branches, buildings and operations centers.

Represented lead financial institution in the syndicated construction loan of an apartment project with ground floor retail in downtown Tampa, located in a Planned Development District within a Qualified Opportunity Zone.

Represented a national banking association in the refinance of an \$83,200,000 syndicated loan for a regional shopping center in Ft. Myers, Florida. This transaction involved the assignment and amendment and restatement of the prior loan documents to avoid transactional taxes to the extent allowed in Florida.

Represented a national banking association in the closing of a \$110,000,000 syndicated construction loan for a hotel/timeshare project located on Clearwater Beach, Florida. This transaction involved the review of timeshare

documentation, hotel management and franchise agreements, condominium documentation and ancillary agreements.

Represented a regional bank in the closing of the refinance of a \$50,000,000 loan secured by a high-rise, premier office building located in downtown St. Petersburg. In addition to customary due diligence, this transaction involved the review and negotiation of SNDA's with major tenants, as well as the negotiation of a participation agreement with a participating lender.

Represented several regional and national banks in the closing of many loans for the construction of Publix anchored shopping centers and multi-family apartment projects throughout the Southeastern United States. Our coordination with local counsel in each state facilitated a smooth closing process for the Borrowers and Lenders on these transactions.

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## PROFESSIONAL & COMMUNITY INVOLVEMENT

Society of Real Estate Professionals (SOREP)

Commercial Real Estate Women (CREW), Tampa Bay

Greater Tampa Bay Chamber of Commerce

Hillsborough Association of Women Lawyers (HAWL)

Leadership Tampa Bay 1985

Leadership St. Petersburg 1982

Real Estate Investment Council (REIC)

Meritas, Firm Representative

National Association of Industrial and Office Properties (NAIOP), Tampa Bay Chapter

Florida Bankers Association

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## RECOGNITION

*Chambers USA*, Banking & Finance: Transactional (Florida), 2024-Present

*Florida Super Lawyers*, 2007, 2011

*Florida Real Estate Journal*, Top Women in Florida Commercial Real Estate, 2006

CREW (Tampa Bay) Networking Award, 2004

CREW (Tampa Bay) Deal of the Year Award, 2003

AV Rated by Martindale-Hubbell

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## PUBLICATIONS & PRESENTATIONS

**Events: [The Lifecycle of a Real Estate Deal](#)**

CREW Miami Breakfast and CLE || March 2015

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## NEWSROOM

**Firm Announcements: [35 Stearns Weaver Miller Lawyers and 11 Practice Areas Ranked In Chambers USA 2024](#)**

| June 2024

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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 Florida Levin College of Law, 1979

*Law Review*

B.A., with honors, Purdue University, 1974

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## ADMISSIONS

Florida