



J. MICHAEL HARTENSTINE

Counsel

 941-329-6610

 Email

 vCard

MIKE IS BOARD CERTIFIED IN REAL ESTATE AND IN CONDOMINIUM AND PLANNED DEVELOPMENT LAW.

A graduate of Harvard College and Duke Law School, Mike concentrates his practice in commercial and residential real estate development and related transactions, including condominiums and planned developments. Mike has represented numerous real estate developers and investors since 1977 and has created governing documents for projects ranging from developments of regional impact to boutique condominiums. He offers counsel in the acquisition, financing, development, leasing, and sale of real estate investments and in joint venture structuring.

Mike joined the firm immediately after law school and became a partner in 1982.

MATTERS

- Structured, documented, and provided ongoing counsel for developments of regional impact with sales exceeding \$500 million
- Represented multiple European investors in the acquisition, development, and sale of large residential and commercial projects
- Negotiated, documented, and closed the purchase of a \$50 million land acquisition for development as a residential bayfront project
- Prepared documentation and provided ongoing counsel for the development of residential condominiums, commercial condominiums, land condominiums, mixed-use condominiums, and leasehold condominiums
- Created a mechanism and documentation to produce substantial ongoing revenue to developers through the long-term sale to associations of storm water for irrigation purposes
- Amended homeowner association documents to create mandatory country club membership requirements for future lot owners in multiple developments
- Devised a structure for a townhouse project functioning as a condominium without subjecting the project to the Florida condominium act
- Negotiated, documented, and closed the sale of a \$39 million citrus grove
- Restructured a multi-owner limited liability company to capitalize debt, eliminate noncontributing company members, and reorganize land holdings
- Negotiated, documented, and closed the sale and purchase of multiple self-storage facilities

ACCOLADES

- Martindale-Hubbell, AV Preeminent
- Best Lawyers in America
- Florida Super Lawyers
- Florida Trend, Legal Elite

COMMUNITY

- Florida Bar Association, Condominium and Planned Development Committee
- Judicial Nominating Commission, Florida Twelfth Judicial Circuit, Past Member
- The Florida Bar Grievance Committee 12A, Past Chairman
- Sarasota Realtor/Attorney Joint Committee, Past Chairman

FOCUS

- Real Estate

EDUCATION

- J.D., Duke University, With Distinction
- A.B., Harvard University, Magna Cum Laude

ADMISSIONS

Bar

- Florida, Board Certified in Real Estate by The Florida Bar

Courts

- Supreme Court of the United States

- Asolo Theater, Inc., Past President and Director
 - Gulf Coast Heritage Association, Past President and Director
 - Harvard Club of Sarasota, Past President and Director
 - Greater Sarasota Chamber of Commerce, Leadership Sarasota graduate
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