JONES
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Mark H. Dahlmeier

Shareholder

Florida Bar Board Certified
Real Estate Attorney

Contact

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Location

505 South Flagler Drive
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West Palm Beach
Florida 33401

Education

J.D., University of Florida

B.S., University of Florida

Admissions

The Florida Bar
U.S. Supreme Court



Mark Dahlmeier is a Florida Bar Board Certified specialist in Real Estate and focuses his practice in the area of complex commercial and residential real estate transactions. He has extensive experience representing sophisticated clients in the acquisition, disposition, development, re-development and financing of retail shopping centers, office buildings, and other commercial properties and serves as a trusted advisor to buyers and sellers of high-end residential properties. Mark also handles transactional work arising out of bankruptcy proceedings as well as commercial loan workouts, loan restructurings, and forbearance agreements.

Mark has been selected for inclusion in several peer-review publications including *Best Lawyers in America* and the *South Florida Legal Guide* and holds an AV Preeminent® Rating from Martindale-Hubbell, the highest peer rating based upon legal ability and ethical standards.

Experience Highlights

Representative Matters

Mark advises developers, investors, and property owners in complex commercial and residential real estate transactions, with extensive experience in shopping center, retail, office, industrial, and mixed-use development projects across Florida. He guides clients through the full asset lifecycle, from site acquisition and assemblage through entitlement, development, leasing, financing, and disposition, bringing a disciplined, execution-driven approach to structuring and negotiating transactions. Mark regularly counsels clients on debt and capital structures, including construction and mortgage financings and re-financings, in coordination with corporate and tax professionals to support investment strategies. A partial list of matters includes:

$59 Million Sale of Iconic Shopping Center

Led the $59 million disposition of a historic 460,000 sq ft open-air shopping center in South Tampa situated on 30 acres, including the negotiation and execution of the sale to a national real estate investment trust (REIT). Structured and closed the

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transaction while resolving several title matters, including curing a defect in the chain of title.

$36 Million Sale of Warehouse Distribution Site

Handled the subdivision, sale and purchase money financing of a modern warehouse distribution site within a 202-acre mixed-use planned development located in central Palm Beach County.

$21.8 Million Sale of Former Industrial Site for Workforce Housing Development

Counseled the property owner in connection with the $21.8 million sale and purchase money mortgage financing of a 12.3-acre former industrial site in southern Palm Beach County acquired by a national multifamily developer for conversion to a workforce housing development.

High-End Residential Transactions

Regularly advises buyers and sellers of premier oceanfront and waterfront estates and gated/country club community homes throughout Palm Beach County and South Florida, with transactions often exceeding $20 million, including the successful closing of the $155 million sale of an oceanfront estate in the Town of Palm Beach, which at the time of closing was one of the most significant residential transactions recorded in the history of the State of Florida.

Construction and Mortgage Financing and Refinancing

Regularly guides commercial and residential borrowers in connection with mortgage financings, re-financings, and construction loans. Structures and negotiates term sheets and loan documentation to evidence and secure loans, aligning capital structures with project objectives and lender requirements.

Regional Developer Shopping Center Expansion

Served as counsel to a regional developer in the acquisition, financing, and redevelopment of a Publix-anchored shopping center located in suburban Palm Beach County, together with the separate acquisition of an adjacent vacant parcel onto which the shopping center was ultimately expanded.

Acquisition and Financing of Miami Beach Waterfront Retail Shopping Center

Represented a regional developer in the acquisition and financing of a waterfront retail shopping center comprising approximately 234,000 square feet of leasable area in North Miami Beach.

Simultaneous Sale of Two Separate Publix-Anchored Shopping Centers

Counseled a local investor in the simultaneous sale of two separate Publix-anchored shopping centers totaling approximately 200,000 square feet of leasable retail space.

Acquisition of Premiere Retail Shopping Center in Orlando

Guided a developer in the purchase of a 300,000+ square foot premier retail shopping center and outparcels in Orlando, including the assumption of the existing securitized mortgage loan.

Honors & Distinctions

The Best Lawyers in America
Real Estate Law, 2022-Present

South Florida Legal Guide
Top Lawyers, Real Estate, 2015-2022
Top Up and Comer, 2013

Palm Beach Illustrated
Top Lawyers, Real Estate Law, 2019, 2022-Present

Florida Super Lawyers
Rising Star, 2009, 2010, 2013, 2014

Martindale-Hubbell AV® Rated

Affiliations

The Florida Bar
Real Property, Probate and Trust Law (RPPTL) Section

Fidelity National Title Insurance Company Commercial Real Estate
Council Member

Chamber of Commerce of the Palm Beaches
Trustee, 2022-Present