

Thomas M. Little

Partner

tlittle@foley.com

Tampa

813.225.4187



Thomas (Tommy) M. Little brings a business-minded, solutions-oriented approach to his real estate practice. Tommy represents developers, lenders, and tenants in a range of real estate financing, development, and leasing matters across a variety of industries and sectors. Tommy's practice is focused on the areas of real estate development and finance, golf and recreational amenities, resort development, and commercial lending.

Tommy is dedicated to helping his clients navigate complex transactions while ensuring that all parties move toward mutually beneficial outcomes. He takes a unique and collaborative approach to his practice, focusing on the cornerstone that successful transactions are driven by alignment of interests. Whether advising developers on high-end projects or lenders on large-scale financing, Tommy's focus is always on identifying key objectives and crafting practical solutions that drive deals to the finish line. His approach is centered on creating frameworks that support collaboration, reduce uncertainty, and ensures that his clients' interests are protected throughout the process.

Tommy has extensive experience representing developers of high-end, single-family, and multifamily real estate projects, including several of the most recognized waterfront condominium developments in Florida, having aggregate sales of more than US \$500 million.

His practice also includes both dispositions and acquisitions of commercial developments, office buildings, mixed-use projects, and multifamily projects. Tommy represents both landlords and tenants in connection with commercial leases. Over the past 25 years, he has represented institutional lenders in connection with acquisition and development loans, construction loans, including syndicated loans, and term loans, as well as represented several lenders in financing more than 100 private golf clubs, public golf facilities, marinas, and destination resorts that have hospitality, golf, and/or yachting as a primary recreational amenity.

Furthermore, Tommy has represented numerous developers of mixed-use projects, providing development solutions for the projects, including devising the structure, planning, and documentation for the governance and operational structure of the respective project and the necessary declarations, reciprocal easement agreements, and development agreements.

As a trusted advisor, Tommy's goal is to provide counsel that is not only sound from a legal perspective but also actionable from a business standpoint. He partners with his clients to understand their goals, offering innovative strategies that facilitate successful outcomes for all parties involved. His focus on clear communication, identifying key issues, and minimizing risk ensures that transactions are completed efficiently and with long-term success in mind.

Awards and Recognition

- Peer review rated as AV Preeminent®, the highest performance rating in the Martindale-Hubbell® Peer Review Ratings™ system
- Recognized, *Chambers USA: America's Leading Lawyers for Business* in the practice area of Real Estate (2021-2025)
- Selected by his peers for inclusion in *The Best Lawyers in America*® in the fields of:
 - Real Estate Law (2006-2024)
 - Leisure and Hospitality Law (2013-2024)
- Selected for inclusion to the Florida Super Lawyers lists in the field of Real Estate: Business (since 2008)
- Recognized as one of Florida's Legal Elite™ by *Florida Trend* magazine (2005, 2006, 2012 and 2017)
- Recognized by *The Legal 500* in the field of Real Estate (2010 and 2016)

Community Involvement

In 2013, Tommy contributed more than 100 pro bono hours to the Bay Area Legal Services Volunteer Lawyers Program and was recognized by the Thirteenth Judicial Circuit Pro Bono Committee with a Gold Award. Tommy is also very active in the community and was previously with Big Brothers/Big Sisters.

Sectors

- [Hospitality & Leisure](#)

Practice Areas

- [Corporate](#)
- [Financial Institutions](#)
- [Real Estate](#)

Education

- University of Florida (J.D., high honors, 1991)
 - Order of the Coif

- Furman University (B.A., magna cum laude)
 - Accounting

Admissions

- Florida
- Hillsborough County Bar Association