

People

Sarah Campbell Smith

Partner, Real Estate
Environment and Natural Resources

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Sarah Campbell Smith focuses on a variety of environmental and energy law matters, with emphasis on the environmental aspects of corporate and real estate transactions. She represents real estate developers, corporations, private equity funds, and financial institutions in environmental site assessment, due diligence, estimation and disclosure of environmental liability, pollution legal liability insurance, environmental indemnification, cleanup requirements, and cost recovery issues.

In addition, corporations rely on Sarah's sound advice on potential environmental liabilities, risk management, and the redevelopment of brownfield sites. She has counseled clients on environmental regulatory compliance, and has successfully resolved regulatory enforcement actions and litigation.

Notable Work

Carrolls Restaurant Group: Representation of Carrolls Restaurant Group on environmental matters in connection with its acquisition of 278 Burger King locations, making it the largest Burger King franchise globally.

Republic Services: Represented the client in the \$12.9 billion merger of Republic Services, Inc. with Allied Waste Industries.

B/E Aerospace: Represented the client on environmental aspects of its acquisitions of LT Energy Services and Wildcat Wireline for an aggregate purchase price of \$265 million and its \$145 million acquisition of Houston-based Vision Oil Tools, LLC.

Resolute Forest Products: Represented the client on environmental matters related to its \$156 million acquisition of Atlas Paper Holdings, Inc., a leading manufacturer of at-home and away-from-home tissue products.

Areas of Experience

Environment and Natural Resources
Real Estate
Automotive Retail
Brownfields Redevelopment
Energy and Infrastructure
Environmental Litigation
Hospitality
Investment Management
Public-Private Partnerships
Water Task Force
Renewable Energy and Electric Power
PFAS Litigation and Regulatory Counseling
Transactional Risk

Education

J.D., Stetson University College of Law, 1999, with honors
B.S., Florida State University, 1994

Admissions

Bars

District of Columbia
Florida

Related Content

Akerman Represents TZP Group in Results Roofing Investment
May 01, 2025

Akerman Represents Trivest Partners, L.P. in Its Sale of HighGround Restoration
March 19, 2025

Akerman Represents Hidden Harbor Capital Partners in Strategic Investment in Quaker Valley Foods
January 24, 2025

Ted's Café Escondido: Representation of Ted's Café Escondido restaurants on environmental matters relating to restaurants in Oklahoma, Kansas and Missouri.

Genting Malaysia Berhad: Representation of an affiliate of Genting Malaysia Berhad, a publicly traded Malaysian company, on environmental matters associated with the acquisition of the 14 acre Miami Herald Property in Miami, FL for a proposed mixed-use project including a major hotel, conference facilities, retail, and other resort amenities with an estimated project development cost at \$3.7 billion.

AVE: Represented the client and its subsidiaries in connection with environmental aspects of the acquisition, development, leasing and financing of its office, aviation, warehouse, and retail leasing project.

Ideal Image Development: Represented the client, an H.I.G. Capital portfolio company and the nation's largest dedicated laser hair removal provider, on environmental matters in its sale to a strategic buyer in excess of \$170 million.

Maplewood Partners: Represented the client in connection with environmental matters for the acquisition of the Uncle Julio's and Tia's Restaurant chains and subsequent disposition of Uncle Julio's restaurant chain.

Corporate Clients: Represented the client in connection with stock, equity, merger, and asset transactions on environmental matters.

Colonial Life Insurance Company (Trinidad): Represented the client on environmental matters associated with the restructuring of a \$245 million loan secured by the W Hotel and Residences, Fort Lauderdale, Florida, and the ultimate sale of the 346 hotel unit/171 condominium hotel unit project.

Maplewood Partners: Represented the client on environmental matters in the sale of the Uncle Julio's restaurant chain to another private equity fund for a sales price in excess of \$100 million.

H.I.G. Capital: Represented the client on environmental matters in its platform acquisition of Cardell Cabinetry.

Related Professional Experience

- United States Department of Justice, Civil Division, Constitutional & Specialized Torts Section, Washington, D.C.
- Law Clerk to the Honorable James Dauksch, Jr., Florida Fifth District Court of Appeals, Daytona Beach, Florida
- Federal Judicial Intern to the Honorable Chief Judge Elizabeth Kovachevich, U.S. District Court, Middle District of Florida, Tampa, Florida
- Intern, United States Department of Justice, Environment & Natural Resources Division, Washington, D.C.

Published Work and Lectures

- ABA Environment, Energy, and Resources Law 22nd Fall Conference, Panelist, "Considering Brownfields Redevelopment? Potential Impacts and Updates to Your Client's Bona Fide Prospective Purchaser Defense and Liability Protections," October 9, 2014
- Florida Chamber's 26th Annual Growth Management and Environmental Permitting Short Course, Speaker, "Brownfields at

15: An Essential Discussion On Legal, Technical, Design, and Programmatic Challenges and Opportunities,” July 2012

- Florida Brownfields Association Conference, Speaker, “Redeveloping Brownfields with Renewable Energy - Wind, Solar, and Other Possibilities,” November 2009
- Akerman Practice Update, Co-Author, “Greenhouse Gas Emission Reduction Moves to the Forefront of Transportation Policy,” June 2009

Affiliations

- The Florida Bar, Environmental and Land Use Law Section, Member
- The District of Columbia Bar, Environment, Energy, and Natural Resources Section, Member
- Greater Miami Chamber of Commerce, Natural Resources and Management Committee, Member
- Florida Brownfields Association, Member
- Stetson University College of Law, International Environmental Moot Court Competition, Judge
- Perez Art Museum Miami, Contemporaries, Founding Member
- Dance Now! Miami, Board of Trustees
- Friends of the New World Symphony, National Council
- Institute of Contemporary Art, Next Member
- Junior League, Sustaining Member
- American Bar Association, Section of Environment, Energy and Resources “SEER,” Member
- American Society for Testing and Materials (ASTM) Task Groups 2137 and 2173 (Estimation and Disclosure of Environmental Liability), Past Member
- Women’s Council on Energy and the Environment, Washington, D.C., Past Member

Honors and Distinctions

- U.S. Green Building Council LEED® Accredited Professional (LEED AP)
- Outstanding Lawyers of Miami-Dade County 2012, Recognized as a “40 Under 40,” Award Winner