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PROPERTY SELLS



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# dbbr DAILY BUSINESS REVIEW

## Medical Office Complex Coming to Cypress Creek

by Carla Vianna

A new medical office building is coming to Fort Lauderdale.

The two-story, Class A Cypress Creek Medical Pavilion will offer 82,000 square feet of space at 2122 W. Cypress Creek Road between Interstate 95 and Florida's Turnpike, developers announced Monday.

The development team consists of Cypress Creek Medical Pavilion LLC and partner ANF Group Inc. of Davie. ANF is a construction management company that focuses on health care construction. Brenner Real Estate Group, a commercial real estate company based in Fort Lauderdale, has been tapped to lease the property.

"Cypress Creek Medical Pavilion will be developed in line with the strategic plan envisioned by the city of Fort Lauderdale and the Fort Lauderdale Executive Airport for a thriving medical services hub in Cypress Creek," said developer Nelson Fernandez with ANF Group. "Our concept is to create one location that offers patients a strategic mix of physicians in an efficient outpatient setting to accommodate the need for preventive health and wellness care as well as complex medical procedures."

## Carlton Fields Faces Lawsuit Over Failed Lauderdale Real Estate Deal

by Samantha Joseph



James W. Beasley Jr. of Beasley Kramer & Galardi in West Palm Beach represents real estate investor 276 Port L.P.

A former client is suing Carlton Fields Jordan Burt and Miami shareholders Merrick L. Gross and Jay A. Steinman for legal malpractice over a derailed \$25 million land deal.

Real estate investor 276 Port L.P.'s three-count complaint alleges negligence and breach of fiduciary duty against all defendants and negligent misrepresentation against Carlton Fields and Gross. The company hired the corporate law firm to handle aspects of the acquisition, including devising a litigation strategy for removing long-term leases encumbering the property. Port claims Carlton Fields incorrectly advised it could terminate the leases — advice that ultimately

led the would-be buyer to lose a \$250,000 deposit when the deal couldn't close.

The Tampa-based law firm charged \$595 per hour with a \$10,000 retainer for the analysis and other acquisition services, according to court documents. It denies any wrongdoing and promised to "staunchly defend" itself against the plaintiff's attempt "to blame Carlton Fields for its own business decisions."

The dispute stems from the investor's plan to acquire an 8.5-acre parcel on the 17th Street Causeway opposite Port Everglades in Fort Lauderdale and minutes from Fort Lauderdale International Airport.

Port sought to purchase fee simple title in 2016 despite five

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## Legislative Attorney Fee Cap in Claims Bill Struck Down

by Celia Ampel

## 11th Circuit Grants Immunity in Excessive Force Flashbang Suit

by Katheryn Hayes Tucker

