



# William P. Sklar

OF COUNSEL

WEST PALM BEACH

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CONNECT

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## Overview

William Sklar, a member of the Real Estate and Commercial Finance Practice, represents developers and lenders. He assists them with planning, drafting, and the development of residential, commercial, and complex mixed-use condominiums and planned developments. William also serves as regulatory counsel in compliance matters under numerous federal, state, and local statutes; regulations; and ordinances, including the Interstate Land Sales Full Disclosure Act (ILSA), the Fair Housing Act, and the Florida Condominium and Homeowners Association Acts. Additionally, he represents clients in real estate transactions and financing.

William is an adjunct professor of law at the University of Miami School of Law and a member of the faculty of the LL.M program in real property, teaching courses in condominium and planned development law and a related drafting and litigation workshop since 1980. He is the director of the University of Miami's Ralph E. Boyer Institute on Condominium and Cluster Development.

William is board certified by The Florida Bar in Real Estate Law and Condominium and Planned Development Law, and by the Florida Supreme Court as a Circuit and County Court Mediator.

## Experience

- Chief lobbyist for Florida's largest condominium developer, enacted significant amendments to Florida's Building Code to create enhanced fire safety in high-rise residential developments.
- Drafted governing documents as general counsel for a complex mixed-use development that included a 1.5 million-square-foot regional mall, approximately 1,000 residential condominium and rental units, a distribution facility, medical/clinical and skilled nursing facilities, and a regional entertainment center.
- Represented buyer in the acquisition of a 3,000-plus apartment unit and nine property portfolios located in four Florida counties with structured asset management and private equity participation interests.
- Lead due diligence counsel in the largest condominium unit portfolio for

conservator of failed financial institution containing more than 5,000 condominium units with an aggregate value of more than \$2.5 billion.

- Defended NYSE-listed *Fortune* 500 company at trial and on appeal in federal and state courts and before the Eleventh Circuit Court of Appeals regarding Interstate Land Sales Full Disclosure Act and related liability claims.
- Drafted governing documents as general counsel for a property owners association that administered master common areas, the maintenance of which was delegated from sub-associations, either commercial or residential, as well as drainage facilities, roadway medians, street lighting, and other significant communitywide facilities.
- Represented developer in a 400-plus unit redevelopment in West Palm Beach, Florida.
- Represented pharmaceutical company in the acquisition of its corporate headquarters and a research and development facility in Miami-Dade County, Florida.
- Represented, as bond purchaser counsel, a state pension fund, secured by recreational property leases on three projects in two Florida counties.
- Represented client in wetlands avoidance and off-site mitigation plan approval before the South Florida Water Management District and Army Corps of Engineers for a residential development in Palm Beach County, Florida.

## All Insights

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| 07.09.2018 | Super Lawyers Honors 81 Carlton Fields Attorneys on 2018 Florida "Super Lawyers" and "Rising Stars"             |
| 06.26.2018 | Three Carlton Fields Attorneys Board Certified in Condominium and Planned Development Law by The Florida Bar    |
| 06.23.2017 | Florida Super Lawyers Ranks 92 Carlton Fields Attorneys as 2017 "Super Lawyers" and "Rising Stars"              |
| 06.21.2017 | Carlton Fields Ranked Top Firm and Attorneys Named Legal Leaders in Florida Trend Magazine's 2017 "Legal Elite" |
| 06.07.2017 | Carlton Fields Attorneys Scott P. Pence and William P. Sklar Awarded Top Honors from The Florida Bar            |
| 01.02.2017 | Florida Community Association Versus AIRBNB and VRBO in Florida   |
| 11.24.2014 | New Condominium Exemption To The Interstate Land Sales Full Disclosure Act                                      |
| 09.19.2014 | Congress Exempts Condominiums from ILSA Registration  |
| 06.30.2014 | 2014 Legislative Changes Affecting Condominiums, Homeowners Associations, Cooperatives and Timeshares           |

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04.26.2013	Commercial Real Estate Finance - Lessons Learned and a Brave New World
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04.02.2013	Ethics and Professional Liability for the Real Estate Finance Practitioner - Attorney Malpractice Avoidance,"
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02.01.1999	The Interstate Land Sales Full Disclosure Act's Two-Year Completion Exemption
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01.01.1996	Concept of Condominium Ownership
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01.01.1993	Interstate Land Sales
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04.01.1989	1988 Survey of Florida Real Property Law
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10.01.1982	Commercial Condominiums: Planning and Drafting Considerations
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01.01.1980	Cases and Materials on Condominium and Cluster Housing
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01.01.1976	Florida Real Estate Transactions
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## Recognition

- Listed in *The Best Lawyers in America*, Real Estate Law (2014)
- Selected for inclusion in *Florida Super Lawyers*, Real Estate (2006-2013, 2015-2019)
- Selected for inclusion in *Florida Trend's* Florida Legal Elite (2017)
- University of Miami School of Law's Alumni Achievement Award (2012)
- Listed in *The Legal 500*, Real Estate (2011)
- Selected for inclusion in *Florida Trend's* Florida Legal Elite, Real Estate Transactions (2011, 2015)
- Lynford Lardner Community Service Award (2002)

## Professional & Community Involvement

- The Florida Bar
  - Executive Council Member, Real Property, Probate and Trust Law Section
- American Bar Association
  - Real Property, Trust and Estate Law Section
    - Committee on Condominium and Cooperative Housing
- American College of Real Estate Lawyers

- College of Community Association Lawyers
- Genetic Information to Stop Breast and Ovarian Cancer Inc.
  - President
- Richard David Kann Melanoma Foundation
  - Board of Directors

## Speaking Engagements

- Condominium and Planned Development Law Seminar, Legislative Update.
- Real Estate Certification Review Course, The Florida Bar Real Property, Probate and Trust Law Section.

## Credentials

### EDUCATION

- University of Miami School of Law (J.D., 1980)
- University of Miami (B.B.A., *magna cum laude*, 1976),

### COURT ADMISSIONS

- United States Supreme Court
- U.S. Court of Appeals, Eleventh Circuit

### BAR ADMISSIONS

- Florida
- New York

### BOARD CERTIFICATIONS

- Real Estate

## Areas of Focus

### PRACTICES

- Alternative Dispute Resolution Services
- Condominium, Residential, and Resort Development
- Development
- Government Law & Consulting
- Hotel and Resort Development
- Institutional Investment and Finance
- Land Development
- Vertical and Horizontal Mixed-Use Development

### INDUSTRIES

- Banking, Commercial, and Consumer Finance
- Real Estate

