

People



Leslie Miller Tomczak

Office Managing Partner

Fort Lauderdale
T: +1 954 759 8926

leslie.tomczak@akerman.com
vCard

[Connect With Me](#)

” Leslie has deep industry knowledge.

- *Chambers USA*

Leslie Tomczak serves as managing partner of Akerman’s Fort Lauderdale office. She is a construction attorney, Board Certified by The Florida Bar in Construction Law, whose practice focuses primarily on the representation of lenders, developers, owners, landlords, contractors, subcontractors, architects and other design professionals, in a wide range of complex construction contract, project administration, lien, and construction litigation matters. Leslie is also a LEED® Accredited Professional who represents clients with respect to sustainable (e.g. “green”) building issues.

Leslie’s notable projects include the representation of various clients involved in the development, leasing, design, and construction of shopping centers, mixed use high-rise buildings, hotels, resorts, apartment complexes, condominium buildings, stadiums, arenas, office buildings, houses of worship, cultural arts centers and facilities, airport projects, schools, hospitals, senior living facilities, medical offices and campuses. Leslie has extensive experience in drafting and negotiating development agreements, construction contracts, design (engineering, architect, etc.) agreements, consulting agreements, design-build agreements, integrated project development agreements, requests for proposals, invitations to bid, and all of the various ancillary contract administration and project management agreements such as change orders, waivers and releases of lien, payment applications and affidavits, claims of lien and payment and performance bonds. Due to Leslie’s prior experience as a commercial leasing lawyer and member of Akerman’s Retail Leasing and Development practice group, she also has specific experience with respect to the unique issues surrounding construction within leased/tenant occupied premises

Areas of Experience

Construction
Construction Litigation and Dispute Resolution
Real Estate
Real Estate Acquisitions and Sales
Real Estate Litigation
Commercial Leasing and Development
Senior Living and Care
Hospitality
Hospitality Acquisition and Development
Hospitality Dispute Resolution
Distressed Property
Lease Restructuring and Workouts
Sports and Entertainment Law

Education

J.D., University of Florida Levin College of Law, 1997, with honors
B.A., Florida Atlantic University, 1994, summa cum laude,

Admissions

Bars

Florida

Courts

U.S. Court of Appeals, Eleventh Circuit
U.S. District Court, Northern District of Florida
U.S. District Court, Southern District of Florida
U.S. District Court, Middle District of Florida

Related Content

Akerman Sponsors 2025 UF Bergstrom Trends & Strategies Conference
March 06, 2025

Leslie Miller Tomczak Joins Advisory Board of the University of Florida Bergstrom Real Estate Center

and the interplay between the key terms of the lease and those of the design, construction and loan documents.

Additionally, Leslie has extensive litigation and alternative dispute resolution experience, is an active member of the Construction Law Committee (CLC) of the Florida Bar, and writes frequently on matters relating to construction contracting in Florida.

February 04, 2025

Four Akerman Office Managing Partners Named to
Power Leaders List
February 03, 2025

Notable Work

Development/Contract Negotiations: Represents multiple developers of high-end luxury condominium and hotel properties throughout the Tri-County Area (Palm Beach, Broward and Miami-Dade), in the bidding, drafting and negotiation of complex design and construction agreements. For instance, Leslie represented an international developer in the development of a mixed use project located on Collins Avenue in Miami Beach which is expected to set the new luxury standard in South Florida for architecture, design, culture and hospitality. Representation included a complicated multi-million dollar construction loan closing which involved three properties, on-going construction that needed to be shut down and then recommenced, five separate general contractors, and over 70 subcontractors. The project, at final completion, will include the construction and redevelopment of multiple hotels, a condominium tower, an arts center, a ballroom/assembly-type space, parking garages and retail areas. Representation also included the drafting and negotiation of all design and construction contracts for the various segments of the project.

Florida's Construction Lien Law (Chapter 713, Florida Statutes): Represents clients on issues pertaining to compliance with Florida's Construction Lien Law, including but not limited to: proper payment laws, notices of commencement (and the proper completion of same), notices of termination of notices of commencement, notices to owner, lien releases, payment affidavits, etc. Also represent clients with respect to the recording of, and avoidance of, claims of lien and other claims of non-payment involving construction projects.

Construction Defect Claims and Other Dispute Resolution Matters: Represents clients on matters relating to design and construction defects, including but not limited to inspections pursuant to Chapter 558, Florida Statutes, insurance issues, payment and performance bond claims, construction contract claims, warranty claims, negligence actions, construction lien foreclosure actions, commercial landlord-tenant litigation, and other related dispute resolution procedures. Notable work includes the representation of a group of builders and developers in state and federal (multi-district) class action litigation related to claims of allegedly defective Chinese drywall.

Construction Loans and Chapter 713 "Start/Stop" Procedure: Represents clients with respect to the procedures required to close out active Notices of Commencement during the course of construction in order for the owner to obtain construction financing and to enable the lender to record a mortgage with top priority. Also reviews and revises construction loan documents, construction and design contracts for purposes of construction loan closings to ensure consistency among the documents and the parties' various responsibilities and compliance with laws.

Related Professional Experience

- Fourth Judicial Circuit, Assistant State Attorney, Duval County, Florida

Published Work and Lectures

- *ULI Southeast Florida/Caribbean*, Panelist, “Women’s Leadership Initiative Webinar: Industry Insights,” October 7, 2021
- *Law360*, Co-author, “Make Sure To Own The Architectural Plans That You Paid For,” May 8, 2018
- *Law360*, Co-author, “Protecting Hotel Brand Standards With Architect Agreements,” March 8, 2017
- *REBusiness Online*, Co-Author, “Steps Every Landlord Should Take to Prevent Liens by its Tenant’s Contractors,” September 27, 2016

Affiliations

- Bergstrom Center for Real Estate Studies, University of Florida, Real Estate Advisory Board, Member
- Urban Land Institute (ULI) Southeast Florida/Caribbean Advisory Board, Member
- The Florida Bar, Construction Law Committee, and Real Property, Probate and Trust Law Section, Member
- Broward County Bar Association, Member

Honors and Distinctions

- Board Certified in Construction Law, The Florida Bar Board of Legal Specialization and Education
- U.S. Green Building Council LEED® Accredited Professional (LEED AP)
- *Chambers USA*, 2019-2024, Ranked in Florida for Construction
- *The Legal 500*, 2019-2023, Recommended for Real Estate and Construction – Construction
- *Super Lawyers Magazine*, 2019-2024, Listed in Florida for Real Estate and Construction – Construction
- *South Florida Business Journal*, 2024, Listed as a “Power Leader” in South Florida
- *GlobeSt. Real Estate Forum*, 2023 “Women of Influence” Honoree
- *Florida Trend’s Legal Elite*, 2023, Listed as a “Notable Managing Partner”
- *City & State Florida*, 2023, The Florida Construction Power 100
- *South Florida Business Journal*, 2023, Listed as “Power Leader” in Education and Professional Services
- *City & State Florida*, 2022, The Florida Women Power 100
- *Connect Media*, 2022, Women in Real Estate Award Winner for the Florida & Gulf Coast Region
- *South Florida Business Journal* 2021, Listed as a “Power Leader” in South Florida
- *Bisnow*, 2019 South Florida Power Women for Commercial Real Estate, Honoree
- *South Florida Legal Guide* Top Lawyers 2015-2019, Listed for Construction
- *South Florida Legal Guide* Top Lawyers 2012-2013, Recognized as an “Up and Comer”
- *Florida Trend’s Legal Elite* 2012, Listed as an “Up & Comer”
- *Florida Trend’s Legal Elite* 2017, Listed for Construction