



Scott A. Beatty

Stockholder

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Scott concentrates his practice in the areas of civil, business and commercial litigation, including real estate litigation, boundary and border disputes, business torts, construction and lien law litigation, contract disputes, collections, foreclosures, and title insurance claims.

In addition, he represents insurance carriers, third-party administrators, and employers in the defense of workers' compensation claims. Scott also handles appellate cases throughout the State of Florida. He is admitted to practice in the United States District Court for the Southern and Middle Districts of Florida, as well as the Eleventh Circuit Court of Appeals.

Scott also speaks and writes on construction-related topics. His most recent articles include:

- How to Pay Twice for Your Construction Project
- Florida's Construction Lien Law: It's Neither Horseshoes Nor Hand Grenades
- What Options Do Owners Have to Take Possession of Real Property in Florida?
- Residential Real Estate Contracts: the Hidden Surprise of Specific Performance

Scott was selected as one of *Gulfshore Business Magazine's* and Business Observer's (f/k/a *Gulf Coast Business Review's*) top "40 Under 40", which recognizes bright, young business leaders, executives and professionals under the age of 40 who live and work in Pinellas, Hillsborough, Manatee, Sarasota, Charlotte, Lee and Collier counties. Naples Illustrated magazine also named Scott to their "Top Lawyers" list in 2018 and 2020 for his work in Appellate and Business Litigation law.

A native of Florida, Scott resides in Naples with his wife and children and enjoys fishing and kayaking. He is also a founding member of Square One Improv, a comedy improv group performing throughout Southwest Florida.

Professional and Civic Affiliations

Scott is a fellow of the Construction Lawyers Society of America ("CLSA"). He also devotes time to the Boys Scouts of America. Scott also is active in various Florida Bar law-related education activities, including the Collier County Mock Trial program, where he coached and mentored students at Gulf Coast High School. Scott also gives presentations at local schools regarding the legal profession and the legal system in the United States.

Published Opinions

- *Lazy Flamingo USA v. Greenfield*, 834 So.2d 413 (Fla. 2d DCA 2003)
- *Loidl v. I & E Group*, 927 So.2d 1016 (Fla. 2d DCA 2006)
- *Lanza v. Damian Carpentry*, 6 So.3d 674 (Fla. 1st DCA 2009)
- *In re Gallo*, 573 F.3d 433 (7th Cir. 2009)
- *Ellering v. Sellstate Realty Systems Network, Inc.*, 801 F. Supp. 2d 834 (D. Minn. 2011)

Education

- Wake Forest University, B.A., *cum laude*
- University of Miami, J.D., *cum laude*
- Admitted to The Florida Bar

Practice Areas

- Appellate
- Banking & Finance
- Business Litigation
- Condominium and Homeowners' Associations
- Construction
- Real Estate Litigation
- Workers' Compensation