

# Luis Prats

SHAREHOLDER

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## Overview

Luis Prats is a board certified construction lawyer with 40 years of experience representing public and private owners, developers, contractors, and design professionals on all types of construction matters. He has tried dozens of cases in state and federal courts, and arbitrated or mediated hundreds of construction disputes. He regularly counsels owners and contractors during all phases of construction. Luis lectures regularly on the subject of construction law and has published or presented countless papers on the subject. He is co-editor and co-author of the *Construction Trial Deskbook* and a contributing author on three other books on construction law. He is a fellow of the American College of Construction Lawyers and the Litigation Counsel of America, has been repeatedly recognized by *Super Lawyers Magazine* as one of Florida's Top 100 Lawyers, and is listed in *The Best Lawyers in America*, *Florida Trend's* Florida Legal Elite, and *Chambers USA*, among other professional rating publications.

## Experience

Luis has been lead trial counsel for dozens of construction clients on claims for breach of contract, business torts, fraud, statutory violations, and other claims in state and federal courts. Among others, Luis represented:

- The general contractor for multiple high-rise condominium and resort projects in north Florida on claims alleging, among other things, structural deficiencies.
- The general contractor for a \$200 million+ high-rise condominium/hotel project in South Florida.

- Multiple clients, including owners and contractors, on claims involving foundation, geotechnical, and subsurface deficiencies on high-, mid-, and low-rise projects in North and Central Florida.
- Public owner on the collapse of a parking garage in Central Florida.
- Public owner on the partial/imminent collapse of a taxiway bridge.
- Private owner of a museum on a partial collapse in South Florida.
- Public owner of a large convention center on a \$100 million+ delay and inefficiencies claim.
- Lead designer of a space shuttle launching facility in Cape Canaveral, Florida.
- Program manager of a taxiway expansion project at major international airport in South Florida.
- Lead designer of a wastewater treatment plant in South Florida.
- Contractor for a power plant in Guatemala City.
- Lead designer of a \$70 million highway expansion project in Central Florida.
- Public owner's construction counsel for \$3 billion capital improvement and expansion project at major international airport.
- Public owner's construction counsel for \$600 million convention center project.
- Counseled national homebuilder on investigation by state attorney general's office regarding alleged statewide violations of building codes and trade practices.
- Represented multiple owners on claims for defective construction, yielding judgments, awards, or settlements in the hundreds of millions.

## Areas of Focus

### Practices

- [Construction](#)
- [Construction Litigation](#)
- [International](#)
- [Litigation and Trials](#)

### Industries

- [Construction](#)

## Insights

01.01.2021

Rights and Liabilities of General Contractors

*The Florida Bar*

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01.01.2021

Rights and Liabilities of Architects and Engineers

*The Florida Bar*

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01.01.2021

Rights and Liabilities of the Owner

*The Florida Bar*

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01.01.2021

Opening Statements

*American Bar Association*

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08.30.2019

The Hurricane is Coming in Five Days - Are We Ready for This?

*American Bar Association Forum on Construction Law*

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11.13.2018

Supreme Court of Florida Upholds the Frye Standard

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12.04.2012

In Construction Disputes, Tell the Story

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08.09.2012

Using Technology to Resolve Construction Disputes

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09.16.2011

International Construction Law: Mediation and Conciliation

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01.01.2009

Construction Dispute Resolution

*American Bar Association*

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01.01.2008

Inside the Minds: Negotiating Construction Law Disputes

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01.01.2008

Resolving Conflicts in Construction Law Disputes

*Aspatore*

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01.01.2006

Rights and Liabilities of the Owner, Architect and General Contractor

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04.01.1994

Post Embargo Cuba: Seizing the Opportunity for Tampa Bay

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01.01.1993

Design Professional Liability

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## News

04.04.2024

Luis Prats Receives Lifetime Achievement Award From Florida Bar's Real Property, Probate, and Trust Law Section

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08.18.2022

Nine Carlton Fields Attorneys Named 2023 "Lawyers of the Year"

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07.01.2022

Carlton Fields Named Top Firm and Attorneys Named Legal Leaders in Florida Trend's 2022 "Legal Elite"

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08.19.2021

Eight Carlton Fields Attorneys Named 2022 "Lawyers of the Year"

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08.12.2021

Carlton Fields' Luis Prats Serves as Co-Editor and Chapter Author for ABA Construction Trial Deskbook

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05.21.2021

Carlton Fields Ranks Among Best in Chambers USA 2021 Guide

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04.23.2020

Carlton Fields Ranks Among Best in Chambers USA 2020 Guide

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04.06.2020

Carlton Fields Construction Attorneys Featured in the Tampa Bay Business Journal on Coronavirus in the Construction Industry

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01.10.2020

Carlton Fields Names Lori Baggett as Tampa Office Managing Shareholder

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05.03.2019

Carlton Fields Ranks Among Best in Chambers USA 2019 Guide

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04.02.2019

Robin H. Leavengood Joins Carlton Fields' Nationally Ranked Construction Practice

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03.25.2019

Carlton Fields' Luis Prats Named Top Lawyer for Construction Litigation

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08.15.2018

Tampa General Hospital's SVP, Compliance, Legal, and Risk Management Jonathan "Tre" Dixon III Joins Carlton Fields

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07.09.2018

Super Lawyers Honors 81 Carlton Fields Attorneys on 2018 Florida "Super Lawyers" and "Rising Stars"

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06.29.2018

Carlton Fields Ranked Top Firm and Attorneys Named Legal Leaders in Florida Trend Magazine's 2018 "Legal Elite"

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05.04.2018

Carlton Fields Ranks Among Best in 2018 Chambers USA Guide

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02.07.2018

Carlton Fields Adds Property & Casualty Insurance Attorney Gregory A. Gidus in Tampa

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01.22.2018

Carlton Fields Names a New Office Managing Shareholder to Lead Its Tampa Office

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08.15.2017

78 Carlton Fields Attorneys Named “Best Lawyers in America”

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06.23.2017

Florida Super Lawyers Ranks 92 Carlton Fields Attorneys as 2017 “Super Lawyers” and “Rising Stars”

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04.03.2017

Carlton Fields’ Luis Prats Inducted as Fellow of the American College of Construction Lawyers

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## Recognition

- Board Certified in Construction Law by the Florida Bar
- AV Rated by Martindale-Hubbell
- Lifetime Achievement Award, Florida Bar Construction Law Committee (2024)
- *The Best Lawyers in America*
  - Tampa "Lawyer of the Year," Litigation – Construction (2022), Construction Law (2015, 2023)
  - Construction Law, Construction Litigation (2006–2024)
- *Chambers USA* (2006–2023)
- Florida Super Lawyers, *Super Lawyers Magazine* (2006–2023)
- Top 100 Florida Super Lawyers, *Super Lawyers Magazine* (2007–2014, 2019–2023)
- Top 50 Tampa Bay Super Lawyers, *Super Lawyers Magazine* (2013–2017, 2019–2023)
- Florida Legal Elite, *Florida Trend Magazine* (2006–2008, 2012–2013, 2015, 2018–2020, 2022)
- Top Lawyers in Construction Litigation, *Tampa Magazine* (2019)
- Tampa Construction Lawyer of the Year (2015, 2022, 2023)

- Stetson University College of Law Hall of Fame (Inducted 2017)
- *The Legal 500*, Real Estate and Construction (2014)
- Paul M. May Meritorious Service Award, Stetson Lawyers Association (2006)
- Finalist, Minority Businessperson of the Year, *Tampa Bay Business Journal* (2005, 2006)
- *United Who's Who Registry of Executives & Professionals*
- Who's Who in Tampa Bay Business, *Tampa Bay Business Journal*
- *Who's Who in America*
- Sixth Circuit Award for Meritorious Public Service
- Recognized by the Florida Supreme Court and the Eleventh Circuit Court of Appeals for representation of a death row inmate
- Florida Bar Certificate of Appreciation for Contribution to the Legal Profession as a Legal Education Author (1999–2000, 2002–2003)
- Hillsborough Attorney's Award of Merit in Recognition of Pro Bono Efforts (1993–1999)

## Professional & Community Involvement

- American Bar Association
  - Litigation Section
  - Forum on Construction Law
    - Division 1 Steering Committee (2007–2014)
    - Division 1 Chair (2012–2014)
    - Division 8 Steering Committee (1995–1996, 1999–2000)
- American College of Construction Lawyers
  - Fellow
- Litigation Counsel of America
  - Fellow
- The Florida Bar
  - Construction Law Certification Committee (2011–2014)
  - Executive Council, Trial Lawyers Section (2008–2009)
  - Chair, Judicial Relations Committee (2009)
  - Unauthorized Practice of Law Committee, Sixth Judicial Circuit (1990–1991)
- Hillsborough Bar Association
  - Construction Law Committee
  - Diversity Committee (2012–present)

- Greater Tampa Chamber of Commerce
  - General Counsel (2004)
  - Board of Directors (2004–2019)
- Tampa Habitat For Humanity
  - Board of Directors, Executive Committee, and Legal Committee (1990–1992)
- Stetson University
  - Chair, Board of Trustees (2014–2017)
  - Board of Trustees (2004–present)
- Stetson University Alumni Association
  - President (2004–2008)
  - Board of Directors (1993–1997, 2001–2006)
- NALP Foundation for Research and Education
  - Board of Trustees (1999–2000)

## Speaking Engagements

- "Navigating Through Key Aspects of a Construction Trial or Arbitration," ABA Forum on Construction Law (January 19, 2022)
- "Strategies Affecting Design Professionals and Construction Claims/Litigation: Defenses and Settlement Strategies," Sixth Annual East Region Construction Defect and Insurance Coverage Conference, MC Consultants Inc., Boca Raton, FL (June 6-8–2012)
- "Use of Technology in Resolving Construction Disputes," Fifth Annual Construction Law Institute, The Florida Bar, Reunion, FL (March 22–24, 2012)
- "Takin' Care of Business," ABA Forum on the Construction Industry Midwinter Meeting, New York, NY (January 20, 2011)
- "Dealing with the Property Damage and Potential Health Effects," Chinese Drywall Litigation Conference, Orlando, FL (June 4–5, 2009)
- "Understanding the Anatomy of the Standard CGL Policy and Terms of the Builder's Risk, Professional Liability and OCIP Policies," Insurance in the Construction Industry, Atlanta, GA (May 7–8, 2009)
- "Ten Key Decisions to a Successful Construction Project," ABA Forum on the Construction Industry Fall Meeting, Toronto (September 2005)
- "Florida Construction Law: What Do You Do When ...," National Business Institute (1990–2001)
- "Florida Law for Design Professionals" Lorman Education Services (2000–2001)
- "Liens, Bonds and Getting Paid," Associated Builders and Contractors Annual Convention (1990–1996)



- “Key Construction Contract Clauses,” Florida Associated General Contractors (1994–1998)
- “Construction Contracts, Claims and Disputes: When Things Go Wrong” (1997)
- “Contracts and Claims,” Associated Builders and Contractors (1994-1996)
- “Growing Global: A Practical Guide,” ABA Forum on the Construction Industry (1995)
- “HAPHCC Florida Construction Law,” HAPHCC Inc. (1994)

## Credentials

### Education

- Stetson University College of Law (J.D., 1981)
  - Dana Scholar
  - *Stetson Law Review*
- Stetson University (B.A., 1978)

### Court Admissions

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

### Bar Admissions

- Florida

### Industry Specialization

### Certifications

- Construction Law

### Languages

- Spanish