



Luis Prats

SHAREHOLDER

TAMPA

P : 813.229.4102

F : 813.229.4133

CONNECT

lprats@carltonfields.com

[LinkedIn](#)

Overview

Luis Prats is a board certified construction lawyer with more than 35 years of experience representing public and private owners, developers, contractors, and design professionals on all types of construction matters. He has tried, arbitrated, or mediated hundreds of construction disputes, and 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 also a contributing author of three books on construction law. He is a fellow of the American College of Construction Lawyers, has been recognized by *Florida Super Lawyers* 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 Guide to America's Leading Business Lawyers*, among other professional rating publications.

Luis is the Tampa office managing shareholder and Construction Practice co-leader.

Experience

- 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 excess of \$200 million.
- Defended 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 defended:
 - Lead designer of a space shuttle launching facility in Cape Canaveral, Florida.

- Program manager of a taxiway expansion project at major international airport in Florida.
- Lead designer of a wastewater treatment plan in South Florida.
- Contractor for a power plant in Guatemala City.
- Manufacturer of equipment for a utility project in Nicaragua.
- General contractor of a \$200 million-plus resort in Dade County, Florida.
- General contractor of several large condominium and resort facilities in north Florida.
- Lead designer of a \$70 million highway expansion project in central Florida.

Representative Cases

- *Church of the Palms-Presbyterian (U.S.A.), Inc. v. Cincinnati Ins. Co.*, 404 F. Supp. 2d 1339 (M.D. Fla. 2005).
- *Jim Walter Homes v. Walker*, 729 So. 2d 432 (Fla. 5th DCA 1999).
- *Johnson v. City of Tarpon Springs*, 758 F. Supp. 1473 (M.D. Fla. 1991).
- *Howlett v. Rose*, 571 So. 2d 29 (Fla. 2d DCA 1990).
- *Alvis v. Inv. I, Inc.*, 504 So. 2d 508 (Fla. 2d DCA 1987).
- *Canal Ins. Co. v. Cont'l Cas. Co.*, 489 So. 2d 136 (Fla. 2d DCA 1986).
- *Mason v. State*, 489 So. 2d 734 (Fla. 1986).
- *Sharp v. Macry*, 488 So. 2d 133 (Fla. 2d DCA 1983).
- *Moles v. Gotti*, 433 So. 2d 1380 (Fla. 2d DCA 1983).

All Insights

05.03.2019	Carlton Fields Ranks Among Best in Chambers USA 2019 Guide
04.02.2019	Robin H. Leavengood Joins Carlton Fields' Nationally Ranked Construction Practice
03.25.2019	Carlton Fields' Luis Prats Named Top Lawyer for Construction Litigation
11.13.2018	Supreme Court of Florida Upholds the <i>Frye</i> Standard
08.15.2018	Tampa General Hospital's SVP, Compliance, Legal, and Risk Management Jonathan "Tre" Dixon III Joins Carlton Fields
07.09.2018	Super Lawyers Honors 81 Carlton Fields Attorneys on 2018 Florida "Super Lawyers" and "Rising Stars"
06.29.2018	Carlton Fields Ranked Top Firm and Attorneys Named Legal Leaders in Florida Trend Magazine's 2018 "Legal Elite"

05.04.2018	Carlton Fields Ranks Among Best in 2018 Chambers USA Guide
02.07.2018	Carlton Fields Adds Property & Casualty Insurance Attorney Gregory A. Gidus in Tampa
01.22.2018	Carlton Fields Names a New Office Managing Shareholder to Lead Its Tampa Office
08.15.2017	78 Carlton Fields Attorneys Named “Best Lawyers in America”
06.23.2017	Florida Super Lawyers Ranks 92 Carlton Fields Attorneys as 2017 “Super Lawyers” and “Rising Stars”
04.03.2017	Carlton Fields’ Luis Prats Inducted as Fellow of the American College of Construction Lawyers
12.04.2012	In Construction Disputes, Tell the Story
08.09.2012	Using Technology to Resolve Construction Disputes
09.16.2011	International Construction Law: Mediation and Conciliation
01.01.2008	Inside the Minds: Negotiating Construction Law Disputes
01.01.2006	Rights and Liabilities of the Owner, Architect and General Contractor
04.01.1994	Post Embargo Cuba: Seizing the Opportunity for Tampa Bay
01.01.1993	Design Professional Liability

Recognition

- AV Rated by Martindale-Hubbell
- Board Certified by The Florida Bar in Construction Law
- Fellow, American College of Construction Lawyers
- Listed in *Tampa Magazine*, Top Lawyers in Construction Litigation (2019)
- Stetson University College of Law Hall of Fame (Inducted 2017)
- Recipient, Paul M. May Meritorious Service Award by the Stetson Lawyers Association (2006)
- Listed in *The Best Lawyers in America*, Construction Law (2006-2019)
- Tampa Construction Lawyer of the Year (2015)
- Listed in *Chambers USA Guide to America's Leading Business Lawyers* (2006-2018)

- Selected for inclusion in *Florida Super Lawyers*, Construction (2006-2019)
- Selected for inclusion in *Florida Super Lawyers' Top 100* (2007-2014)
- Listed in *Florida Trend's Florida Legal Elite*, Construction (2006-2008, 2012-2013, 2015, 2018)
- Listed in *United Who's Who Registry of Executives & Professionals*
- 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)
- Listed by the *Tampa Bay Business Journal* as Who's Who in Tampa Bay Business
- Finalist, *Tampa Bay Business Journal* 2005 Minority Businessperson of the Year
- Listed in *The Legal 500*, Real Estate and Construction (2014)

Professional & Community Involvement

- The Florida Bar
 - Construction Law Certification Committee (2011-2014)
 - Executive Council, Trial Lawyers Section (2008-2009)
 - Chair, Judicial Relations Committee (2009)
- Hillsborough Bar Association
 - Construction Law Committee
- American Bar Association
 - Litigation Section
 - The Forum on the Construction Industry
 - Division 1 Steering Committee (2007-2014)
 - Division 1 Chair (2012-2014)
 - Division 8 Steering Committee (1995-1996, 1999-2000)
- Diversity Committee (2012-present)
- Sixth Judicial Circuit Unauthorized Practice of Law Committee (1990-1991)
- Tampa Habitat For Humanity
 - Board of Directors, Executive Committee, and Legal Committee (1990-1992)
- Stetson University Alumni Association
 - President (2004-2008)
 - Board of Directors (1993-1997, 2001-2006)
- Stetson University
 - Chair, Board of Trustees (2014-2017)

- Board of Trustees (2004-present)
- Greater Tampa Chamber of Commerce
 - General Counsel (2004)
 - Board of Directors (2004-present)
- NALP Foundation for Research and Education
 - Board of Trustees (1999-2000)

Speaking Engagements

- “Strategies Affecting Design Professionals and Construction Claims/Litigation: Defenses and Settlement Strategies,” MC Consultants Inc., Sixth Annual East Region Construction Defect and Insurance Coverage Conference, Boca Raton, FL (June 6-8, 2012).
- “Use of Technology in Resolving Construction Disputes,” The Florida Bar, Fifth Annual Construction Law Institute, Reunion, FL (March 22-24, 2012).
- “Takin' Care of Business,” ABA Forum on the Construction Industry, Mid-Winter Joint Meeting, New York (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 (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)

COURT ADMISSIONS

- U.S. Court of Appeals, Eleventh Circuit

- Dana Scholar
- Member, *Stetson Law Review*
- Teaching Fellow, Research and Writing
- Stetson University (B.A., 1978)
- U.S. District Court, Middle District of Florida
- U.S. District Court, Southern District of Florida
- Florida State Courts

BAR ADMISSIONS

- Florida

BOARD CERTIFICATIONS

- Construction

LANGUAGES

- Spanish

Areas of Focus

PRACTICES

- Aviation
- Construction Litigation
- International
- Life, Annuity, and Retirement Litigation
- Litigation and Trials

INDUSTRIES

- Construction