GRAYROBINSON



Carlos J. Reyes

Shareholder

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Focus

- Real Estate
- Litigation

Prudent litigator and polished negotiator protecting clients in challenging commercial real estate matters for over 35 years.

Carlos has been serving clients throughout central and south Florida for more than 35 years and is a certified circuit court mediator by the Supreme Court of Florida. He represents asset and loan portfolio managers, private lenders, and investors in connection with complex commercial foreclosure litigation. He has handled prosecuting and defending claims involving breach of contracts, commercial landlord-tenant disputes, and partition actions. His additional litigation experience includes trade secret violations and breach of non-compete agreements.

On the transactional side, Carlos represents buyers, sellers, investors, and development groups in connection with all aspects of purchasing, selling, or developing commercial real estate, including contract negotiations for sale and purchase agreements, construction loans, loan refinancing, due diligence, title review, and policy issuance. He has closed over $100 million in commercial closings. Additionally, Carlos handles commercial real estate lease drafting, review, negotiation, and execution for landlords and tenants.

Notable Work

- U.S. Bank Trust Company, et al. v. Walabe LLC, et al., Case No. CACE25-015430 (Broward County, Fort Lauderdale, FL 2026) – Obtained final judgment of foreclosure and order setting auction sale date in a commercial foreclosure action involving an investment property.
- U.S. Bank National Association, et al. v. A Shore Thing Daytona, LLC, et al., Case No. 2024 11070 CICI (Volusia County, Daytona Beach, FL 2026) – Obtained final summary judgment of foreclosure and order setting auction sale date in a commercial foreclosure action involving an investment property.
- U.S. Bank Trust Company, et al. v. A1 Investment Partners LLC, et al., Case No. 2025-CA-000253 (Flagler County, Palm Coast, FL 2025) – Obtained final judgment of foreclosure and

order setting auction sale date in a commercial foreclosure action involving an abandoned investment property.

- Velocity Commercial Capital, LLC v. Onnia Best Life Investment LLC, et al., Case No. CACE-24-008940 (Broward County, Fort Lauderdale, FL 2025) – Represented lender in a commercial foreclosure action involving an abandoned investment property. Obtained final summary judgment after default and scheduled auction sale.
- U.S. Bank Trust Company, et al. v. 19145 Fisher Island, LLC, et al., Case No. 2024-009494-CA-01 (Miami-Dade County, Miami, FL 2025) – Represented lender in a commercial foreclosure concerning a former Fisher Island penthouse once owned by Oprah Winfrey. Secured appointment of a receiver to manage the property, resulting in a profitable sale and full repayment of the loan.
- U.S. Bank Trust Company, et al. v. S&CD Home Care Fliping LLC, et al., Case No. 2023-CA-013433 (Palm Beach County, West Palm Beach, FL 2024) – Obtained final judgment after default and defeated multiple attempts by the borrower to delay auction through emergency motions and a bankruptcy filing. Secured transfer of title to lender following failure to proceed with bankruptcy.
- Smith v. Cypress Tree Condominium Association, Inc., Case No. CACE 23-017075 (Broward County, Fort Lauderdale, FL 2024) – Successfully represented homeowner in a bench trial challenging an HOA judgment. Court ruled in favor of plaintiff, confirming homestead protection and clearing title of encumbrance.
- TeeZee Investment Corp., et al. v. The Estate of Tiernan Quinn, Case No. 2022-CA-0010793-O (Orange County, Orlando, FL 2024) – Enforced a commercial lease option to purchase amid probate complications involving an estate in Ireland. Obtained final judgment after default and secured title for client.
- Velocity Commercial Capital, LLC v. Silly Parrot LLC, et al., Case No. 2023-CA-004755-MF (Osceola County, Kissimmee, FL 2024) – Handled commercial foreclosure on a luxury Reunion Resort property. Negotiated default resolution and obtained final judgment for $2.4 million; lender acquired property at auction.
- Kardys v. Florida Property Management Services LLC, et al., Case No. COSO 23-005328 (Broward County, Fort Lauderdale, FL 2024) – Defended landlord in bench trial brought by tenant. Secured final judgment for client, proving tenant-caused damages beyond normal wear and tear. Court awarded defendant landlord full recovery of fees and costs incurred in defending against claim.
- 720 SW 27 Ave LLC v. Deborah Porter, James Peters, et al., Case No. CACE 17-021330 (Broward County, Fort Lauderdale, FL 2023) – Represented mortgage lender and brought counterclaim for commercial foreclosure. Obtained summary judgment, proving higher payoff amount due to unpaid interest and fees. After defeating fraud claims, reached favorable settlement, distributing full registry funds to client.
- U.S. Bank National Association, et al. v. Sons of Liberty and Freedom of America LLC, et al., Case No. 2022 CA 03824 NC (Sarasota County, Sarasota, FL 2022) – Represented lender in foreclosure action involving borrower's delay tactics. Secured final judgment, defeated Defendant's bad-faith bankruptcy filing and dilatory tactics, and obtained title to property as REO.

- Garcia v. Blumenthal, Case No. CACE22003449 (Broward County, Fort Lauderdale, FL 2022) – Secured summary final judgment on malicious prosecution claim. Successfully defended appeal with colleague Kelly Garcia, resulting in per curiam affirmance. (Appellate Case No. 4D2023-0573, 4th DCA, 2023)
- Reyes FC Services Corp v. Saad Homes Inc., Case No. COSO21000406 (Broward County, Fort Lauderdale, FL 2022) – Obtained judgment for treble damages on worthless check claims. Successfully defended appeal with colleague Kristie Hatcher-Bolin, preserving full trial court victory. (Appellate Case No. 4D2023-1006, 4th DCA, 2023)
- Represented ASPIRA of Florida in its organizational wind-down, including sale of three commercial properties and resolution of complex bond, tax credit, and mortgage matters.
- Represented Lexi Commons LLC in a $6.7 million acquisition of retail space at the Shoppes at the Lexi. Handled bankruptcy court approval and defended against commercial association charges.
- Advised Sheridan Real Estate Group, LLC and its principals on a $14.23 million commercial refinance for a multi-building retail and self-storage complex in Pembroke Pines.
- Represented Cypress Creek Medical Pavilion, LLC and Axis HealthCare Partners, LLC in securing a $19.17 million construction loan for a new 79,812-square-foot medical office facility in Fort Lauderdale.
- Negotiated a $2.1 million construction loan renewal for Stone Creek Development of SW Ranches, LLC.
- Represented a development group in securing a $4.8 million loan for construction of a retail shopping center.
- Advised MAP Legacy in the $13.5 million purchase of The Signature Grand out of receivership, resolving transactional, regulatory, and title-related challenges.

Recognition

- *Best Lawyers in America*, Commercial Litigation, 2027
- *Martindale-Hubbell,* AV® Preeminent Rated

Insights

- "Real Estate Attorney Closes on his Largest Construction Loan Yet," *Daily Business Review,* August 15, 2017
- "Businesses and Florida's Trade Secret Act," *Daily Business Review,* May 4, 2017

Media

- "People on the Move," *Orlando Sentinel,* June 9, 2022
- "GrayRobinson Adds Real Estate Shareholder In Orlando," *Law360,* May 13, 2022

Affiliations

- Broward County Charter Commission, Commissioner, 2015-2018
- Broward County Hispanic Bar Association, 1989-present
- Leadership Florida, 2003-present
- Light of the World Clinic, 1995-present
- NSU Levan Ambassadors Board, 2017-present

Credentials

- J.D., Rutgers University School of Law, 1986
- B.S., University of Florida, 1981
- Florida Supreme Court Certified Circuit Civil Mediator

Admissions

- Florida
- U.S. District Court, Southern District of Florida

Languages

- Spanish