



CHARLES D. BRECKER

PARTNER

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SERVICES

Corporate
Real Estate Services

INDUSTRIES

Financial Services
Real Estate

Charles D. (Chuck) Brecker principally represents residential and commercial real estate builders and developers, as well as investors and joint venturers, in acquiring, financing, developing, constructing, selling and leasing residential, commercial, and mixed-use projects, many of which consist of vast acreage and vertical mixed-use towers. In addition, Chuck has extensive experience in the creation of condominium and homeowners' communities, hotel and office condominiums, and has handled resort and club real estate transactions. Chuck also represents local and national institutional and private equity lenders concerning a variety of real estate loan transactions.

EXPERIENCE

SELECT REPRESENTATIONS INCLUDE:

- Representing developers in acquisition, development and construction of various planned real estate projects, such as a 580-acre residential property in Pembroke Pines containing nearly 1,800 houses; a 900-acre tract in Miramar containing more than 2,300 residential lots and units and various commercial and light industrial components of a mixed-use project; a 50-acre upscale residential enclave along the Intracoastal Waterway in Delray Beach; a 430-acre tract in Port St. Lucie, developed into a mixed-use project, and a 200-acre parcel in Wellington containing more than \$200 million of single-family and multi-family residential dwelling units.
- Representing developers of various high-rise luxury condominium projects in Fort Lauderdale, Palm Beach County, Miami and Miami Beach, and west coast locations from Naples to Tampa, Daytona Beach and Orlando, which contain more than 2,000 condo units, inclusive of ground-up construction and conversions of existing improvements.
- Representing developers and investors in development, financing, permitting and approvals; creating special assessment districts, community development districts, homeowners associations, condominium associations and other master planned communities.
- Advised investor-client as to bulk acquisition and ultimate termination of

condominium regime, pursuant to Florida law, consisting of nearly 300 units in Broward County, Florida.

- Negotiated and closed dozens of acquisition, development and construction loans for real estate projects throughout the Southeastern United States.
- Drafted numerous sets of condominium filing documents (prospectus), as well as lot contracts and disclosure documents; homeowners association documents; and complex governance documents for dozens of residential, commercial and mixed-use projects throughout the state.
- Representation of buyers and sellers of condominium and bulk sales transactions in Miami, Coral Gables, Miami Beach, Orlando and St. Petersburg, Florida.
- Handled and negotiated real estate ventures on behalf of builders and developers, as well as capital partners and institutional lenders.
- Representation of local and national banks, private equity firms and other lenders in financing the acquisition, development and construction of numerous real estate developments throughout South Florida containing residential, retail, office, warehouse and mixed-use developments.
- Counsel for various owners of residential condominium and cooperative communities in ?termination? of such structures, pursuant to Florida law.

HONORS

Rated AV by Martindale-Hubbell

Named to the Florida Super Lawyers list by Florida Super Lawyers, 2009- present

Named to Florida's Legal Elite list by Florida Trend, 2013-2018

Named to the Top Lawyers in South Florida - Real Estate list by the South Florida Legal Guide, 2008-2015

Named to the Legal 500 United States--Real Estate by legal500.com, 2008

Named to The Best Lawyers in America, 2018-2020

2018 Joseph G. Goldstein Legislative Leadership Award by Builders Association of South Florida

MEMBERSHIPS AND AFFILIATIONS

Florida Bar: Real Property, Probate and Trust Law Section

- Executive Council, 1993 to 2006
- Chairman, Real Estate Development Committee, 1993 to 2006
- Condominium and Planned Development Committee, 1986 to present
- Commercial Real Estate Committee, 2012 to present

Advisory Committee, University of Miami Institute on Condominium and Cluster Development, 2001 to present

Supervisor, Portofino Development District, Port St. Lucie, FL, 2002 to 2004

Board of Directors, Builders Association of South Florida, 2013 to present

Florida Home Builders Association

- Board of Directors, 2014 to present
- Chair, Multi-Family and Condo Council, 2019

Urban Land Institute (ULI)

- Southeast Florida and Caribbean Council Advisory Board, 2003 to 2017
- Urban Development Mixed Use: National Chair, 2013 to 2016
- Community and Housing Development: State of Florida Co-Chair, 2014 to present

EDUCATION

J.D., University of Florida Levin College of Law, 1982, *with honors*

B.A., Temple University, 1974

BAR ADMISSION

Florida

CERTIFICATIONS

Florida Board Certified in *Condominium & Planned Development Law* (2018)