



# Carlos A. Lievano, III

## Associate

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## Overview

Carlos Lievano represents real estate industry clients on a broad range of land use, zoning and related real estate matters. His practice focuses on representation of owners and developers throughout the development lifecycle, including municipal code enforcement matters, zoning due diligence in connection with real estate transactions, and coordinating applications for administrative and public hearing approvals in South Florida.

Carlos has experience representing lenders in transactions involving mixed-use developments, hospitality, multifamily, retail, and vacant land, as well as guiding developers through zoning, land use, industrial, commercial, and affordable housing projects.

Carlos is deeply committed to public service and has actively contributed to pro bono efforts throughout his career. He has represented foster parents in contested adoptions and regularly collaborates with local organizations to educate high school students on ethics and governance. Carlos has served on the Art in the Tropics Committee of the Cuban American Bar Association and previously sat on the board of the National Latina/o Law Student Association.

## Education and Credentials

### Education

University of Florida, Levin College of Law, J.D., 2019

Florida International University, B.A., 2012

### Admissions

State of Florida

### Languages

Spanish

## Practices & Industries

**Commercial Real Estate**

**Environmental Law**

**Land Use, Zoning & Redevelopment**

**Leasing**

# Insights

3D Zoning: Miami's TSND Legislation Expands Toolbox for Transit Oriented Development  
Day Pitney Alert, September 16, 2025

Florida Legislative Update: Senate Bills 1730 and 784 Aim to Boost Housing Production  
Day Pitney Alert, May 14, 2025