

Michael D. Piccolo

SENIOR ASSOCIATE

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Michael Piccolo handles civil litigation matters for businesses and individuals, specializing in commercial litigation, real estate disputes, construction litigation, and probate and trust litigation across Florida and beyond. He represents clients in both state and federal courts and has experience litigating complex cases from pre-suit investigation through trial and appeal.

His commercial litigation practice includes contract disputes, business torts, class action defense, employment matters, and corporate governance issues. In the real estate arena, he represents clients in landlord-tenant disputes, title insurance defense, construction litigation, boundary disputes, quiet-title actions, and disputes arising from real estate contracts. He also has experience resolving contested probate and trust matters.

Known for his strategic and practical approach, Michael works closely with clients to develop efficient case strategies that align with their business goals. His attention to detail, strong advocacy skills, and ability to navigate complex legal issues have earned him recognition in *Best Lawyers in America: Ones to Watch in Commercial Litigation*, 2023-2025.

He also leverages his litigation experience to review and draft contracts for clients to minimize their potential liability and to maximize their bargaining position. His work includes drafting purchase-and-sale agreements, leases, and service agreements.

In addition to his legal practice, Michael is committed to community service. He serves on the board of Second Harvest Food Bank of Central Florida and is a graduate of Leadership Orlando, Class 104. In his spare time, he enjoys spending time with his wife and daughter, and golfing.

Practices & Industries

Business Litigation

Real Estate Litigation

Title Insurance

Class Action Defense

Construction Litigation

Probate & Estate Litigation

Labor & Employment Law

Commercial Leasing

Litigation

Admissions

Florida

U.S. District Court, Middle District of Florida

U.S. District Court, Southern District of Florida

Education

- Florida State University College of Law, J.D., *cum laude*, 2017
- Florida State University, B.S., *magna cum laude*, 2014

Experience

Representative Cases

- **Commercial Dispute**

Defended a business in a multi-year brokerage dispute concerning commercial real estate. Ultimately briefed, argued, and prevailed on a dispositive motion for summary judgment, securing an adjudication in favor of the client on all claims brought.

Payas Commercial Real Estate, Inc. v. Hostdime.com, Inc., et al., Case No. 2017-CA-004884-O (Fla. 9th Cir. Ct. Nov. 22, 2024).

- **Title Insurance Litigation**

Defended a title insurance company in a coverage dispute, ultimately briefing, arguing, and prevailing on a dispositive motion for summary judgment to secure an adjudication in favor of the client on all claims brought.

Davis v. Title Resources Guaranty Company, No. 2023-CA-012508-H (Fla. 13th Cir. Ct. May 23, 2024).

- **Real Estate Litigation**

Defended a hotel owner in a brokerage dispute concerning commercial real estate. Served as second chair in a jury trial that resulted in a complete defense verdict on all claims brought and secured entitlement to recover the client's attorneys' fees and costs.

Greene Canfield de George, LLC, et al. v. Sun Vista Hotel II, LLC, No. 2017-00779-CI (Fla. 6th Cir. Ct. Oct. 17, 2022).

- **Employment Litigation**

Briefed, argued, and prevailed on a motion for partial summary judgment on a former employee's private whistleblower claim against the client, securing entitlement to recover the client's attorneys' fees and costs.

Fouts v. Wendover Housing Partners, LLC, et al., No. 2020-CA-1559 (Fla. 2d Cir. Ct. Sept. 27, 2022).

- **Trade Secret Litigation**

Defended an employer and employees in a trade secret misappropriation action, ultimately briefing, arguing, and prevailing on dispositive motions for summary judgment to secure adjudications in favor of the clients on all claims brought.

Air Distributors, Inc. v. Royce Company, et al., No. 2021-CA-000069-A (Fla. 5th Cir. Ct. Dec. 6, 2022).

Landlord-Tenant Experience

- Represented a landlord client in over 20 simultaneous eviction matters at a single location. Secured repossession of all leased premises in question and recovered rental arrearage, future rent, late fees, interest, and attorneys' fees from various tenants and guarantors. *E.g., Seminole Mall Realty Holding, LLC v. Gueits*, No. 2024-CC-005419 (Fla. 18th Cir. Ct. Dec. 28, 2024).
- Represented a publicly traded REIT and national grocer in dozens of eviction actions across Florida, securing repossession of leased premises either prior to or following adjudication in the clients' favor.
- Represented numerous commercial landlords in dozens of disputes involving monetary and nonmonetary tenant defaults, obtaining successful resolutions through negotiation or litigation, including repossession of leased premises and recovery of rental arrearage, future rent, late fees, interest, and attorneys' fees from tenants or guarantors.

Recognitions

- *The Best Lawyers in America* guide, Ones to Watch, Commercial Litigation, 2023-2026

- Florida State University College of Law
 - Florida State University Law Review: Senior Member
 - Book Awards: Legal Writing & Research I; Criminal Law; and White Collar Crime
 - Dean's List 2014-2017
 - Florida State University Merit-Based Scholarship Award Recipient
 - William J. Bosso Sr. Memorial Scholarship Recipient
- Florida State University
 - Phi Kappa Phi Honor Society
 - Phi Eta Sigma Honor Society

Community Activities

- Leadership Orlando, Class 104
- Second Harvest Food Bank of Central Florida, Board of Directors

Professional Certifications & Memberships

- Orange County Bar Association
 - Business Law Committee, Chair, 2022-2023
 - Young Lawyers Section, Committee Chair, 2019-2024

News

Best Lawyers Recognizes 68 Lowndes Attorneys in 2026
08.21.2025 | AWARDS & RECOGNITION

Best Lawyers Recognizes 59 Lowndes Attorneys in 2025, One Named Lawyer of the Year
08.15.2024 | AWARDS & RECOGNITION

Michael Piccolo Appointed to Second Harvest Food Bank of Central Florida Board of Directors
07.29.2024 | PRESS RELEASE

Best Lawyers Recognizes 49 Lowndes Attorneys in 2024, Three Named Lawyer of the Year
08.17.2023 | AWARDS & RECOGNITION

Michael Piccolo Joins Leadership Orlando Class 104
04.03.2023 | PRESS RELEASE

Five Lowndes Attorneys Promoted to Senior Associate
03.07.2023 | FIRM NEWS

46 Lowndes Attorneys Recognized by *Best Lawyers* in 2023
08.18.2022 | AWARDS & RECOGNITION

Michael Piccolo Named Chair of Orange County Bar Association Business Law Committee
06.10.2022 | PRESS RELEASE

Lowndes Secures Defense Verdict for Client in Million Dollar Commission Dispute Case
04.13.2022 | PRESS RELEASE

Dorworth Lawyers Urge Judge in River Cross Suit to Strike Seminole Rural Area from Charter
12.30.2021 | MEDIA MENTION

Lowndes Advises Property Markets Group on \$200+M Tri-tower Project in Downtown Orlando
05.07.2020 | PRESS RELEASE

Tower Tiff: Appeal Over Proposed \$200M+ Downtown Project Reaches Conclusion
11.29.2018 | MEDIA MENTION

Speaking Engagements

The Hogg Case – Limitation Periods for Equitable Actions
04.05.2024 | PRESENTATION

Publications

Why Attorneys' Fees Belong in Indemnity Provisions in Commercial Real Estate Contracts
07.30.2025 | ARTICLE

Florida's Elective Share: Just What the Disinherited Spouse Needed
05.25.2021 | ARTICLE

Avoiding Ransomware Attacks is Not a Pipe Dream: Actionable Steps to Avoid Becoming the Next Victim
05.14.2021 | ARTICLE

Federal Judge Strikes Down CDC Eviction Moratorium
05.10.2021 | LOWNDES LEASING LAWYERS BLOG

CDC Moratorium on Residential Evictions Continues but Not Without Exception
03.31.2021 | ARTICLE

Business Interruption Insurance: Will Insurers Be on the Hook for Business Losses Stemming from COVID-19?
04.29.2020 | ARTICLE