GRAYROBINSON



Michael J. Tomkiewicz

Shareholder

mike.tomkiewicz@gray-robinson.com
850.577.5492

Focus

- Eminent Domain and Condemnation Law
- Litigation
- Appellate

Collaborative negotiator protecting property owners in complex eminent domain takings with a focus on maximizing value. Known for deep public sector relationships across Florida.

Mike Tomkiewicz guides clients through the often stressful and protracted process of eminent domain takings. A natural collaborator and relationship builder, he has handled hundreds of takings cases, working closely with clients and taking authorities alike to secure equitable solutions through artful negotiation and creative settlements. Mike represents a wide array of business owners and property types across Florida, from undeveloped land to brick-and-mortar interests in the urban core. His practice has evolved along with client demand in the face of Florida's dynamic growth and expanding infrastructure needs.

Mike defends private property owners, tenants, and business owners across the state in various eminent domain matters, including condemnation, inverse condemnation, regulatory takings, Bert J. Harris claims, and land use and zoning disputes. He also advises clients on the protection of real property, business damage claims, and federal relocation benefits. Mike represents commercial real estate developers, retail and restaurant owners, physician groups, religious organizations, and private and residential property owners and has developed particular expertise in takings involving public utilities and other transmission operators.

Mike adjusts his approach to match the contours of each case, helping clients reach more favorable outcomes by maximizing compensation, reducing the scope of the taking, facilitating design modifications, or eliminating the condemnation altogether through litigation. He has represented property owners in many difficult and novel cases at both the trial and appellate levels. Mike regularly collaborates with GrayRobinson colleagues in the environmental, land use, litigation, and real estate practice areas to provide a blended services approach for clients facing complicated takings matters.

Notable Work

- Represented a Pinellas County property owner in a condemnation matter, receiving full compensation of over $3 million - a substantial increase over the first written offer of $1.6 million.
- Defeated the government's taking of a 50,000 sq. foot warehouse from a Broward County property owner, determining that only part of the warehouse was necessary for a road project.
- Negotiated a $300,000 settlement for a Leon County property owner - over 150 times the condemning authority's first written offer of $2,000.
- *Berlin v. State Dept. of Transp.*, Case No. 4D18-3057, --- So. 3d ---, 2020 WL 88799 (Jan. 8, 2020)

Insights

- "Valuation of Leasehold Interests in Apportionment: Examining Anchor Tenant Methodology that Replaces Market Data with Size and Scale," 29th Annual Florida Eminent Domain Conference, November 13-14, 2025
- "Litigating Inverse & Direct Condemnation from Inception to Settlement: A Discussion of Key Considerations & Best Practices," The Florida Bar Winter Meeting, January 24, 2025
- "Attorneys' Fees in Apportionment Matters," Presenter, Florida Eminent Domain Conference, November 14, 2024

Affiliations

- The Florida Bar
  - Eminent Domain Committee
- Tallahassee Bar Association

Credentials

- J.D., Florida State University College of Law, 2009
- M.S., Florida State University, applied american politics and policy, 2006
- B.S., Florida State University, international affairs, 2004

Admissions

- Florida
- U.S. District Court for the Middle and Northern Districts of Florida