



V. Nicholas Dancaescu

Orlando Deputy Managing Shareholder

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407.244.5634

Focus

- Eminent Domain and Condemnation Law
- Environmental and Sustainability Law
- Land Use Law
- Litigation

Experienced eminent domain lawyer helping clients navigate complex land use challenges and disputes throughout Florida. Known for deep real estate sector insights on "both sides of the fence."

Nick Dancaescu advises private and public sector clients throughout Florida in complex eminent domain and condemnation matters, property litigation, land use litigation, and commercial real estate disputes. His eminent domain practice addresses the unique constitutional issues and compensatory concerns involved in these oftentimes complex and high-stakes cases.

Nick's experience also includes Bert Harris Act claims for inordinate burdening of property owners' rights, administrative law hearings, inverse condemnation actions, regulatory takings actions, trespass, nuisance, flooding claims, and most other disputes or litigation involving property rights or landowners' and developers' interactions with government and utilities. A thoughtful and thorough practitioner, Nick understands the gravity of such issues and is dedicated to helping clients minimize risk and maximize recovery, while mitigating the overall impact of the governmental demands. He works closely with clients, land planners, engineers, appraisers, and other experts throughout the state to assemble customized and experienced teams to meet client needs.

Prior to joining the GrayRobinson team, Nick worked as a licensed realtor and in the land acquisition department of one of the nation's largest homebuilders. His commercial litigation practice is informed by this multidimensional background and includes commercial foreclosures, title insurance litigation, and real estate-related litigation. He frequently teams with colleagues in the government affairs and lobbying, land use, real estate, taxation, and environmental and sustainability practice areas to provide sophisticated advisory services for clients.

Notable Work

- Key team member representing the property owner in the highest valued eminent domain case in the history of the State of Florida, *FDOT v. U.S. Cities*, valued at more than \$198 million.

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- Defended property owner client against NIMBY group's collateral attack on development rights via multi-year appeals to Circuit and Appellate Court. *Preserve Flagler Beach v. Palm Coast Intracoastal, LLC* 5D21-2548.
- Defended, litigated, and negotiated full compensation for over 100 property owners across more than 400 miles from North Florida to Lake Okeechobee in federal court condemnation actions brought by a for-profit natural gas pipeline conglomerate.
- Defended, litigated, and negotiated full compensation for over 30 property owners across more than 175 miles of North Florida and the Panhandle in condemnation actions brought as part of Gulf Power's acquisition by NextEra Energy and their merger with Florida Power & Light.

Recognition

- *Best Lawyers in America*, Eminent Domain and Condemnation Law, 2022-2027
 - Lawyer of the Year, 2025
- *Florida Super Lawyers*, Rising Star, 2009, 2017-2019

Insights

- Presenter, "Getting Past "No" With Local Governments," Florida Eminent Domain Conference, October 24, 2022
- Panelist, "Preparing for the September 18 Value Adjustment Boards Deadline," Webinar, August 20, 2020
- Presenter, "Sustainability and the Extractive Industry," World Affairs Council of Central Florida International Visitor Leadership Program (IVLP), September 2019

Media

- "Crossroads Center Near Disney Reaches Historic \$198 Million Eminent Domain Settlement With State," *Orlando Sentinel*, January 21, 2021
- "9 Investigates: Feds force Lake County property owners to sell land for Sabal Trail pipeline," *WFTV.com*, August 3, 2017

Credentials

- J.D., University of Florida College of Law, 2004, *cum laude*
- MSRE, University of Florida College of Business, 2004
- B.A., University of Florida, 2000, *magna cum laude*

Admissions

- Florida
- U.S. Court of Appeals for the 11th Circuit
- U.S. District Court for the Southern, Middle, and Northern Districts of Florida