

Kyle B. Teal

Partner

kteal@foxrothschild.com



Miami, FL

Tel: 786.501.7366

Fax: 305.442.6541

Kyle represents property owners across Florida in eminent domain, inverse condemnation and other property rights disputes, from valuation and negotiation through trial. His clients include family farms, commercial landowners and national developers facing condemnation by state agencies, counties, municipalities and utilities, and he has secured substantial awards on their behalf.

Kyle also guides developers and property owners through land use and zoning approvals, regulatory takings claims and Bert J. Harris Act litigation. On the public side, he serves as Town Attorney for the Town of Jupiter Island, has defended local governments in land use and civil rights disputes and advises them on legislative and environmental matters.

Beyond property law, Kyle brings broad commercial litigation experience in Florida state and federal courts, including trade secret, media, public records, First Amendment, healthcare and bid protest disputes.

Kyle is a former wrestler and enjoys playing chess. Both hobbies have shaped his litigation style.

Services

- Litigation
- Real Estate Litigation
- Zoning & Land Use
- Eminent Domain, Condemnation & Real Estate Valuation

Before Fox Rothschild

Kyle was most recently a shareholder at a national law firm in Miami. Before that, he was an associate at a Florida-based law firm and at a Miami litigation firm.

During law school, he served as editor-in-chief of the *St. Thomas Law Review*, was a finalist in several moot court competitions and gained trial and appellate experience as a certified legal intern with the Miami-Dade Public Defender's Office. He also clerked at a prominent property rights firm.

Before his legal career, Kyle worked as a newspaper, magazine and television reporter in Key West, Orlando and Miami.

Beyond Fox Rothschild

Kyle volunteers for Americans for Immigrant Justice, which named him a "Pro Bono Hero."

Representative Matters

- Obtained a defense judgment after trying the case through a non-jury trial on behalf of a municipality facing property rights claims.
- Secured an injunction against governmental agencies for blocking access to thousands of acres of private property.
- Recovered a settlement for a commercial property owner for an increase of 600% over the condemning authority's initial offer.
- Prevailed in an inverse condemnation suit against a municipality that physically took a client's private property without compensation.
- Persuaded a state transportation agency to revise its road and median plans to add a left turn lane and a new access point for a large automobile dealership.
- Secured dismissal with prejudice of a bid protestor's lawsuit asserting leasehold rights over a client's commercial property.
- Won a special magistrate's dismissal of code enforcement citations a large municipality issued against a commercial property owner.
- Defended a municipality against a land use challenge to growth-related ordinance amendments, resulting in dismissal of the suit.
- Reached a favorable settlement for a medical clinic owner accused of fraud by a biopharmaceutical company.
- Reached a favorable settlement for a commercial property owner regarding the breach of a purchase and sale agreement for \$28M.
- Won reversal from Florida's Third District Court of Appeal of a ruling that excluded prior bad acts evidence offered to show a defendant's state of mind.

Bar Admissions

- Florida

Court Admissions

- U.S. Court of Appeals, Eleventh Circuit
- U.S. District Court, Middle District of Florida
- U.S. District Court, Southern District of Florida

Education

- St. Thomas University School of Law (J.D., *cum laude*, 2012)
- Florida State University (B.S., 2006)

Memberships

- Peter T. Fay American Inn of Court
- Dade County Bar Association
- The Florida Bar, Eminent Domain Committee
- Eminent Domain Steering Committee

Board of Directors

- Lawyers for Children America

Honors & Awards

- Selected to the "*Best Lawyers in America*" list for Land Use and Zoning Law (2024–present), Eminent Domain and Condemnation Law (2025–present), and Litigation – Land Use and Zoning (2026–present)
- Selected to "Super Lawyers" in Florida, 2025

- Selected to "Super Lawyers - Rising Stars" in Florida (2021–2024)
- Selected to the *Daily Business Review's* list of lawyers "On the Rise," 2020
- Named to the list of "40 Under 40 Outstanding Lawyers of South Florida," by the Cystic Fibrosis Foundation, 2019
- Excellence in Writing Award, *The Florida Bar Journal*, 2016
- ALI-ABA Scholarship and Leadership Award, 2012.