

Jeremy Springhart

Partner

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Jeremy is a board certified construction attorney with more than 20 years of experience handling a wide range of construction, development, and design matters. Jeremy focuses on his clients' core business interests to better assist in resolving complex problems. He strives to help his clients avoid litigation when possible through critical analysis and creative thought. To the extent litigation is necessary, Jeremy is a highly seasoned trial attorney with over 20 jury trials and dozens of evidentiary hearings. His experience involves projects in most construction sectors, with project values ranging well into the hundreds of millions of dollars.

Experience

The following is a selected sampling of matters and is provided for informational purposes only. Past success does not indicate the likelihood of success in any future matter.

Experience

Construction and Design Defects

- Defended, in size and value, some of the largest construction defect claims in Florida, including several over \$25 million
- Represented a hospital against its contractor and architect in a lawsuit over design and construction errors related to the construction of a fire-rated wall
- Defended a civil engineer's site work and roadway design of an exclusive homeowner's community, resulting in a complete dismissal of the claim
- Prosecuted a school board's claims against its architect related to various design errors
- Prosecuted claims related to the design of a stormwater pump station infrastructure
- Routinely defends developers and contractors on large, multi-family construction defect claims, including a \$10 million construction defect and design claim arising out of the construction of a high-rise hotel and a \$30 million construction defect claim arising out of the construction of a multi-family

Education

Miami University (OH), BA, French and International Studies

The Catholic University of America
Columbus School of Law, JD (2001)

BA, French and International Studies
(1998)

Admissions

Florida

Massachusetts

U.S. District Court for the Middle District of Florida

U.S. District Court for the Southern District of Florida

U.S. District Court for the Northern District of Florida

U.S. District Court for the Western District of Michigan

Certifications

Board Certified, Construction Law, Florida Bar

Practice Areas

[Construction and Construction Transactions](#)

[Commercial Litigation & Business Torts](#)

housing development

- Defended national contractor from alleged \$30 million of defects relating to two residential condominium towers

Delay and Project Impact Claims

- Prosecuted construction delay claim against the Department of the Army in front of the ASBCA related to a hotel at Walt Disney World
- Prosecution of multiple project impact and disruption claims on behalf of site work and drilling contractors against local municipalities
- Represented the Greater Orlando Aviation Authority, successfully abating a federal court claim exceeding \$12 million brought against the agency.

Payment and Performance Bonds

- Regularly assists clients with preparing performance bond claims in conformance with bond and contract documents
- Defended contractor against surety from \$1 million performance bond claim extending over alleged defaults on multiple construction projects
- Defended multiple sureties against claims from various subcontractors on publicly funded projects

Construction Liens

- Regularly assists clients with preparing liens to comply with Florida Law
- Commercial and residential lien foreclosure actions, including successfully defending a private owner from numerous defective liens filed after construction of a \$7 million residence
- Prosecuted over \$20 million extremely complex lien on behalf of a general contractor over hotel project

Notable Appellate Cases

- *Lion Gables Realty Limited v. Randall Mechanical, Inc.*, 65 So. 3d 1098 (Fla. 5th DCA 2011)
- *Okaloosa New Opportunity, LLC v. LD Projects, LLC* 109 So. 3d 1209 (Fla. 5th DCA 2013)
- *Osceola Brownstones Condominium Assoc., Inc. v. Andrew Construction Services, LLC*, 255 So. 3d 343 (Fla. 5th DCA 2018)

Recognitions

The bar rules of some states require that the standards for an attorney's inclusion in certain public accolades or recognitions be provided. When such accolades or recognitions are listed, a hyperlink is provided that leads to a description of the respective selection methodology.

- [The Best Lawyers in America®](#), Commercial Litigation (2023–

[Class Action & Multi-Claim Litigation](#)

[International Arbitration](#)

Industries

[Construction and Construction Transactions](#)

2026), Construction Law (2017–2026), Litigation – Construction (2017–2026)

- [The Best Lawyers in America®](#), Lawyer of the Year, Orlando, FL, Litigation - Construction (2023)
- [Chambers USA: America's Leading Lawyers for Business](#), Construction – Florida (2021-2025)
- [Fellow, Construction Lawyers Society of America](#)(2021)
- [AV® Preeminent™ Peer Review Rated by Martindale-Hubbell](#)
- [Florida Super Lawyers](#)(2017–2019)
- [Florida Super Lawyers Rising Star](#)(2014–2016)
- [Best Lawyers](#)by Orlando Magazine (2017–2019)

Professional Activities

- Board member, Building & Fire Codes Board of Appeal for the City of Orlando
- Association of Building Contractors
- Member, The Massachusetts Bar
- Member, Orange County Bar
 - Past Board Member, Young Lawyers Section

Articles & Speeches

Insights

[Florida Federal Court Makes Pivotal Ruling on Direct vs. Consequential Damages in Design Disputes](#)- Author (July 18, 2025)

Events/Speaking Engagements

Practical Tips for Resolving Your Case , *Insurance Panel Counsel Series*- Speaker (November 2018)

You're going to make them an offer they can't refuse: Construction risk allocation through strategic contract negotiation , *Association of Corporate Counsel Central Florida Monthly CLE Seminar*- Speaker (June 20, 2018)

Partial Payment Releases: Don't Accidentally Give Up Your Claim , *Association of General Contractors*- Speaker (September, 2013)

Pitfalls of the Lien Law , *Lorman Seminar*- Speaker (August 2008)

Solving Water Intrusion and Mold Problems , *Lorman Seminar*- Speaker (August 2007)