ROGERS | TOWERS

Scott J. Kennelly

Shareholder

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Practice Areas:

- Litigation
- Arbitration
- Eminent Domain & Condemnation
- Banking and Financial Services
- Bankruptcy, Insolvency, Creditors' Rights
- Business Disputes
- Commercial Litigation
- Litigation and Dispute Resolution
- Real Estate Litigation
- Securities
- Title Insurance
- Government and Regulatory
- Administrative Law and Professional Licensing
- Corporate and Business Transactions
- Venture Capital and Private Equity
- Personal Services
- Estate and Guardianship Litigation

Education:

University of Florida, B.S. in Public Relations, *summa cum laude*, 2004

University of Florida, B.A. in Political Science, *cum laude*, 2004

University of Florida Levin College of Law, J.D., *magna cum laude*, 2008

Scott is an AV-Rated, Florida Bar Board-Certified Business Litigator specializing in representing business entities and individuals in complex litigation matters and other disputes in the areas of real property, creditor's rights litigation, commercial litigation, business torts, and civil trial practice. To earn such certification, Scott met stringent experience requirements and passed a specialized test administered by the Florida Bar. Additionally, this certification requires that he completes continuing legal education classes in the field of specialization beyond that which is required to maintain standard Bar licensure. Each year since 2018, he has been recognized by The Best Lawyers in America® in the areas of Commercial Litigation and Banking and Finance Litigation. Additionally, he earned the distinction of being named Best Lawyers® "Lawyer of the Year" in Jacksonville in Banking and Finance Litigation. Prior to joining Rogers Towers, Scott served as a law clerk to U.S. Circuit Judge Susan H. Black of the U.S. Court of Appeals for the Eleventh Circuit.S cott is a Rogers Towers Shareholder and a member of the Firm's Litigation Department and practice groups for Eminent Domain & Condemnation, Banking and Financial Services, Real Estate Litigation, and Fiduciary Litigation. As part of the Eminent Domain & Condemnation Practice Group, Scott represents landowners defending their properties against condemning authorities, including the Florida Department of Transportation, municipalities, and utilities. Eminent domain is a specialized practice area in which few attorneys practice. Further, as a business founder and owner, Scott understands the difficult decisions that clients face and the circumstances that might lead to litigation. He has obtained large damage awards and worked with condemning authorities to alter eminent domain takings, minimizing impact on his clients' properties. As part of the Banking and Financial Services Practice Group, Scott focuses on enforcement of creditor's rights and defending lender liability actions, as well as representing individual investors in federal and state securities cases. He also handles real estate litigation—including breaches of purchase and sale agreements, boundary disputes, and title issues—and fiduciary litigation—including will contests and trust administration disputes.

Previous Professional Experience:

Prior to joining Rogers Towers, Mr. Kennelly served as a law clerk to United States Circuit Judge Susan H. Black of the United States Eleventh Court of Appeals.

Court Admissions:

- U.S. Court of Appeals, 11th Circuit
- U.S. District Court, Middle District of Florida

Bar Association and Memberships:

- The Florida Bar
- Jacksonville Bar Association
- Federal Bar Association, Jacksonville Chapter

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Legal Certifications:

- Board Certified in Business Litigation, The Florida Bar
- Certified Arbitrator, American Arbitration Association

Awards & Distinctions:

- The Best Lawyers in America® (Commercial Litigation), 2018-2027
- The Best Lawyers in America® (Litigation – Banking and Finance), 2022-2027
- The Best Lawyers in America® (Eminent Domain and Condemnation Law), 2023-2027
- Florida Super Lawyers®, (Business Litigation) 2026
- Florida Super Lawyers®, "Rising Star" (Business Litigation), 2012-2022, 2025
- Florida Trend Magazine, "Legal Elite Up & Comer", 2012-2016, 2021
- Florida Trend Magazine, "Legal Elite" (Commercial Litigation), 2017, 2020
- Executive Notes & Comments Editor, Florida Law Review
- Recipient, Book Awards in Business Organizations and Constitutional Law
- Pro Bono Certificate, University of Florida College of Law
- Florida Blue Key
- Tau Epsilon Phi fraternity

Professional & Community Involvement:

- Co-Founder, Manifest Distilling
- Leadership Jacksonville, Class of 2025
- Trustee, JAX Chamber, 2024-Present
- Member, JAXUSA Advisory Council, 2014-Present
- Member, JAXUSA Business Development Committee, 2014-Present
- Cub Scout Den Leader, 2017-2020
- Barrister, Chester Bedell Inn of Court, 2015-2017
- Committee Member, Local Rules Drafting Committee, Association of Certified E-Discovery Specialists, 2014-2017
- Panelist/Speaker, Practicing with Professionalism (Florida Bar CLE Seminar), 2013-2015
- Board Member, The Risk Management Association (financial services industry group), 2014-2015
- Legal Mentor, KYN (startup accelerator program), 2013-2014
- Legal Mentor, Jacksonville Regional Chamber of Commerce Get Smart! Program, 2012
- Jacksonville Regional Chamber of Commerce Get Smart! Program, 2012