



**Karen M. Nissen, Esq.**  
*Department Managing  
Attorney*

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## AREAS OF PRACTICE

Appellate Practice  
Business and Real Estate Law  
Civil Litigation  
Community Based Care  
Condominium and Homeowners' Association Litigation  
Director & Officer Liability (D&O)  
Employment Law/Employment Litigation  
Errors & Omissions Liability (E&O)  
First and Third Party Property and Casualty Claims  
General Liability Defense Litigation  
Government Law  
Liability Defense  
Mediation and Alternative Dispute Resolution  
Professional Liability/E & O

## BAR & COURT ADMISSION

Florida, 1991  
U.S. District Court, Southern District of Florida  
U.S. District Court, Middle District of Florida  
U.S. District Court, Northern District of Florida  
U.S. Court of Appeals, 11th Circuit

## EDUCATION

*Graduate:*  
University of Florida College of Law, Gainesville, FL, 1990  
J.D., Doctor of Jurisprudence

"Karen is a wonderful problem solver. We just concluded a case that never would have settled if not for her patience and ability to work well with others."

Karen M. Nissen was born in 1956 in Newton, Massachusetts. She graduated from Rollins College in Winter Park, Florida with a degree in Behavioral Science in 1978 and received a Masters Degree in Student Personnel in Higher Education from the University of Georgia in 1981. After graduating from the University of Georgia, Karen worked at the University of Florida as the Assistant Director of Housing for Staff and Student Development. Karen received her *Juris Doctorate* degree from the University of Florida in 1990. She served as President of the Federal Bar Association, Palm Beach County Chapter from 2002-2003 and previously served the group as vice president, secretary and treasurer. Karen is a member of the Palm Beach County Bar Association, the Florida Bar, and the American Bar Association.

Karen's areas of practice include: community based care including, but not limited to, representation of the Florida Department of Children & Families, director and officer liability, employment law, condominium and homeowner association disputes, liability defense, and appeals. Specifically, she has experience in handling cases from defending clients involved in Federal and State Agency charges of discrimination, handling pre-suit demands, responding to preparing and arguing motions, preparing and responding to discovery, conducting hearings, depositions, settlement negotiations, mediations, trials and appeals. Karen has appellate experience on both the state and federal level and was responsible for all aspects of the appeals including writing briefs, reply briefs and preparing for oral argument.

Karen's approach to litigation is based on her background in education and counseling which often leads to early and unique resolutions to her cases. Her ability to connect to both clients and the opposing party assist her in obtaining resolution of cases that are complex and personal to all people involved. She has been called the "condo whisperer" by some clients and has been selected to represent clients in emotionally charged employment and child welfare cases due in part to her approach to litigation which is not found in many firms.

University of Georgia, Athens, GA, 1981  
M.Ed., Student Personnel in Higher Education

*Undergraduate:*

Rollins College, Winter Park, FL, 1978  
B.A. Behavioral Science

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MEMBERSHIPS

Florida Bar  
Palm Beach County Bar Association  
American Bar Association

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REPORTED DECISIONS

Harris v. Monds, 696 So.2d 446 (Fla. 4th DCA 1997)  
Nationwide v. Farley, 197 F.3d 1322 (11th Cir. 1999)  
Rosenfeld v. Seltzer, 993 So.2d 557 (Fla. 4th DCA 2008)  
Petit-Dos v. School Board of Broward County, 2 So.3d 1022 (Fla. 4th DCA 2009)  
Cardany v. Lowes Home Centers, Inc. 7 So.3d 1114 (Fla. 4th DCA 2009).

Karen enjoys spending time in the Bahamas as well as the mountains of North Carolina.