



**JIM HELINGER JR., ESQUIRE
D. TOBYN DEYOUNG, ESQUIRE**
**Illustrative Examples of Eminent
Domain and Inverse Condemnation
Cases**

| <u>County</u> | <u>Client and/or Style of Case</u> | <u>Project</u> | <u>Offer</u> | <u>Award</u> |
|---------------|--|--|--------------|--|
| Hillsborough | HCI Insurance/Typ Tap Insurance (Corporate Headquarters) | I-275/S.R. 60/Westshore | \$28,000,000 | \$47,000,000 |
| Hillsborough | Carlton Smith | TB Regional Reservoir | \$ 8,500,000 | \$15,800,000 |
| Pinellas | FDOT v. Calvary Catholic Cemetery | U.S. Hwy. 19/118th Ave. Connector | \$ 7,112,000 | \$14,347,470 (Total Recovery) |
| Hillsborough | FDOT v. Agia | Suncoast Parkway-Lutz Lake Fern Road | \$ 4,500,000 | \$ 8,950,000 (Additional non-monetary benefits -return of 55 acres of land) |
| Hillsborough | FDOT v. Kendo Development | Project No. 255844 State Road 60-Hillsborough County | \$ 2,300,000 | \$ 8,000,000 |
| Hillsborough | FDOT v. Tampa Presbyterian Village | I-275/I-4 Project Seg. No. 258643-1-Hillsborough County, Parcel No. 201 | \$ 6,700,000 | \$ 8,000,000 |
| Bay | FLA I Trust (CVS Drugstore – Lynn Haven) | C.R. 390 | \$ 4,489,600 | \$ 6,507,000 |
| Hernando | FDOT v. West Central and Gulf Ridge Council, Boy Scouts of America | S.R. 50 from U.S. Hwy. 19 to Mariner Blvd., Parcel No. 101 A | \$ 800,100 | \$ 5,500,000 |
| Pinellas | Shoot Straight | U.S. Hwy. 19/118 th Ave. Connector | \$ 2,000,000 | \$ 5,400,000 |
| Pasco | Angeline Corp. (Bexley Family) | S.R. 589 | \$ 1,714,150 | \$ 4,100,000 |



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|---------------|---|---|---|--------------|
| Pinellas | FDOT v. Frank C. Kunnen | S.R. 55/U.S. Hwy. 19, Parcel No. 129 | \$ -0- | \$ 4,000,000 |
| Orange | City of Orlando v. 228 S. Hughey Holdings, Inc. | 228 S. Hughey Avenue and Church Street, Orlando | \$ 1,725,000 | \$ 3,950,000 |
| Hillsborough | American & Import Auto Parts | S.R. 574/MLK Blvd. | \$ 1,575,000 | \$ 3,800,000 |
| Pinellas | FDOT v. Clearwater Toyota | U.S. Hwy. 19 and Drew Street Overpass Project | \$ 1,250,000 | \$ 3,800,000 |
| Hillsborough | Praxir, Inc. v. FDOT | Crosstown I-4 Connector | \$ 2,644,900 | \$ 3,800,000 |
| Miami-Dade | FDOT v. Jetszan, LLC, Et al. (CVS Drugstore – Miami Gardens) | NW 183rd Street S.R. 847 and S.R. 860 Miami-Dade | \$ 970,200 | \$ 3,500,000 |
| Collier | Collier County v. RTG, LLC (CVS Drugstore – Naples) | U.S. 41/Collier Blvd. | \$ 833,600 (\$519,000 Trial Testimony) | \$ 3,483,000 |
| Pinellas | Pinellas County v. Pathways Community Church | Park Street/Starkey Road Project. | \$ 1,100,000 | \$ 3,291,000 |
| Pinellas | Kane's Furniture | S.R.55/U.S. Hwy. 19 | \$ 482,100 | \$ 3,275,000 |
| Pasco | FDOT v. H. V. Smith | S.R. 52 and Shady Hills Road, Land O' Lakes | \$ 1,260,400 | \$ 3,100,000 |
| Hillsborough | Lifestyle Carpets, Inc. | S.R. 618A | \$ 1,475,000 | \$ 2,700,000 |
| Hillsborough | Hillsborough County v. 13949 W. Hillsborough Avenue, LLC | Racetrack Road, from Hillsborough Avenue to South Mobley Road Project 2002-99-R, Parcel No. 100 | \$ 631,000 | \$ 2,662,500 |
| Hillsborough | FDOT v. Greg W. Nielsen, et Al. | Rope Warehouse & Industrial Supply and First Choice Marine Supply WPI: 2584151- SR: 618 A, Parcel No. 135 | \$ 1,355,000 | \$ 2,650,000 |

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| Hillsborough | Adam Smith Enterprises/ Trinity Development | S.R. 54 and Trinity Blvd., Pasco County | \$ 633,200 | \$ 2,500,000 |
| Hillsborough | FDOT v. Islamic Education Center of Tampa, Inc. | FDOT/Turnpike Authority S.R. 589 Veteran's Expressway | \$ 1,695,000 | \$ 2,459,324 |
| Hillsborough | Hillsborough County v. Agemy Family Corp. | Race Track Road from Hillsborough Avenue to Douglas Road, Parcel No. 103 | \$ 239,100 | \$ 2,431,580 |
| Palm Beach | Archer/Wright | Palm Beach County Cypress Creek Preserve | \$ 1,330,000 | \$ 2,350,000 |
| Pinellas | The Mossy Family (auto dealership) | S.R. 55/U.S. Hwy. 19 | \$ -0- | \$ 2,301,537 |
| Pinellas | FDOT v. Wal-Mart Stores | | \$ 1,220,100 | \$ 2,300,000 |
| Polk | Williamson (Driscoll Strawberries) | S.R. 39 | \$ 715,900 | \$ 2,300,000 |
| Hillsborough | Spartan Oil v. FDOT | Crosstown I-4 Connector | \$ 1,600,000 | \$ 2,140,328 |
| Pinellas | RBF Properties (FedEx/Kinkos) | S.R. 55/U.S. Hwy. 19 | \$ -0- | \$ 2,125,000 |
| Pinellas | United Artists (movie theater) | S.R. 55/U.S. Hwy. 19 | \$ -0- | \$ 1,919,448 |
| Pinellas | The Ross Family | S.R. 55/U.S. Hwy. 19 | \$ 1,481,000 | \$ 1,900,000 |
| Pasco | Truman and Peggy Campbell | S.R. 52/U.S. Hwy. 41 | \$ 1,338,300 | \$ 1,900,000 |
| Pasco | Harlan Farmer, Virginia Farmer, and Otto F. Weiner, Jr., and Mary Weiner v. Pasco County | Pasco County (Flooding) | \$ -0- | \$ 1,900,000 |
| Pasco | FDOT v. Tibbetts Land, LLC | S.R. 52/U.S. Hwy. 41 | \$ 580,600 | \$ 1,800,000 |
| Hillsborough | Hillsborough County v. James E. Dalton Jr. | U. S. 301 from SR 674 to Gibsonton Drive | \$ 729,600 | \$ 1,800,000 |
| Pinellas | FDOT v. S & B Custom Trailers | U.S. Hwy. 19/118 th Ave. | \$ 871,600 | \$ 1,750,000 |

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|---------------|---|---|--------------|--------------|
| Hernando | Pfannschmidt | S.R. 589 | \$ 1,167,075 | \$ 1,660,000 |
| Pinellas | The Sembler Co./Clearwater Coll. (shopping center) | S.R. 55/U.S. Hwy. 19 | \$ 256,700 | \$ 1,650,000 |
| Pinellas | ABS Properties | S.R. 55/U.S. Hwy. 19 | \$ 576,700 | \$ 1,650,000 |
| Hillsborough | The Car Store | S.R. 574/MLK Blvd. | \$ 679,000 | \$ 1,600,000 |
| St. Lucie | Lake Charles Ass'n. (City of Port St. Lucie) | I-95/Crosstown Parkway | \$ 215,000 | \$ 1,495,000 |
| Hernando | FDOT v. Lappas/Vrettos | County Line Road | \$ 691,300 | \$ 1,450,000 |
| Polk | FDOT v. John & Ann Adams – P 121 | S.R. 542 from Buckeye Loop Road to U.S. Hwy. 27 | \$ 40,600 | \$ 1,450,000 |
| Pasco | Progress Energy v. Bexley Brothers, Inc. (Bexley Ranch) | County Road 470 West 230 | \$ 790,000 | \$ 1,445,000 |
| Escambia | Escambia County v. Trans PC | S.R. 542 | \$ 265,000 | \$ 1,400,000 |
| Hernando | Cortez Hernando | Highway 301 and S.R. 50 | \$ 127,000 | \$ 1,350,000 |
| Pinellas | FDOT v. Layman's Used Merchandise | 118 th Ave. | \$ 918,300 | \$ 1,334,588 |
| Palm Beach | Tools-N-More, Inc. | S.R. 80/Southern Blvd. (West Palm Beach) | \$ -0- | \$ 1,340,000 |
| Hillsborough | Sparky's Oil Co. (gas station) | S.R. 400/(I-4) | \$ -0- | \$ 1,300,000 |
| Pasco | The Mitchell Family | S.R. 589 | \$ 965,800 | \$ 1,289,636 |
| Pinellas | Fitzgerald Motors, Inc. (auto dealership) | S.R. 55/U.S. Hwy. 19 | \$ -0- | \$ 1,267,138 |
| Hillsborough | Lock N Key Storage (mini warehouse) | S.R. 600 | \$ 591,000 | \$ 1,255,000 |
| Pasco | Mitchell (Trinity Community) | S.R. 54 | \$ 469,000 | \$ 1,254,000 |
| Hernando | Investco | County Line Road | \$ 577,400 | \$ 1,250,000 |

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|---------------|---|--|--------------|-------------------------------------|
| Brevard | SCP 2003-10, LLC (CVS Drugstore - Melbourne) | Babcock St. 350 (City of Melbourne) | \$ 209,550 | \$ 1,200,000 (\$2,400,000 Total) |
| Okeechobee | FDOT v. Timesaver Food Stores Co. (BP Gas Station) | S.R. 70/NE 128 th Ave. | \$ 477,200 | \$ 1,200,000 |
| Hillsborough | Southeast Partners (North Grove Plaza shopping center) | Martin Luther King Blvd. W. | \$ 365,200 | \$ 1,175,000 |
| Hillsborough | E.B. Porter | Gunn Hwy. | \$ 326,400 | \$ 1,150,000 |
| Hillsborough | Aldridge | S.R. 574 | \$ 812,700 | \$ 1,131,700 |
| Pasco | Aloha Utilities, Inc. | S.R. 54 | \$ 7,050 | \$ 1,076,376 |
| Hillsborough | Olin Mott Tire Stores | Hillsborough Ave. (City of Tampa) | \$ 25,200 | \$ 1,050,000 |
| Hillsborough | Leroy Gonzalez | S.R. 600 | \$ 696,500 | \$ 1,050,000 |
| Palm Beach | Florida Industrial, LLC | S.R. 80/Southern Blvd. (West Palm Beach) | \$ 510,400 | \$ 1,025,000 |
| Hillsborough | Don Stine | S.R. 400/I-4 | \$ 52,500 | \$ 1,000,000 |
| Pinellas | FDOT v. Sheraton | I-275- Pinellas County | \$ 97,000 | \$ 1,000,000 |
| Hillsborough | Adhia & Company, Inc. | S.R. 93 (I-275) | \$ 700,000 | \$ 994,800 |
| Pasco | Specialty Restaurants Corp./94 th Aero Squadron Restaurant | St. Pete Airport | \$ 360,000 | \$ 960,000 |
| Pinellas | Hub Cap City/LeBeda | U.S. Hwy. 19/118 th Ave. | \$ 535,000 | \$ 925,000 |
| Pinellas | Mabry Auto Sales | U.S. Hwy. 19/118 th Ave. | \$ 564,000 | \$ 900,000 |
| Pinellas | The Dimmitt Family (auto dealership) | S.R. 55/U.S. Hwy. 19 | \$ -0- | \$ 895,524 |
| Pasco | Adam Smith (Duke Energy) | S.R. 54 Transmission Line Project | \$ -0- | \$ 864,500 |
| Hillsborough | Bayhead Properties | Tampa Bay Water Project | \$ 78,870 | \$ 850,000 |
| Pasco | Bill Nye (shopping center/Scotty's) | S.R. 54 | \$ 538,300 | \$ 850,000 |

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|---------------|---|--|--------------|--|
| Pinellas | Dr. Dickey (Doctor's Walk-In Clinic) | U.S. Hwy. 19 | \$ -0- | \$ 835,200 |
| Hillsborough | Group VI | Crosstown Expressway/ Brandon Feeder Road | \$ 503,600 | \$ 812,500 |
| Pasco | Pratto | S.R. 54 | \$ 54,000 | \$ 800,000 |
| Marion | Bailey Industries | S.R. 464/SW 17 th St. | \$ -0- | \$ 775,000 |
| Hillsborough | Ed Morse Cadillac (auto dealership) | S.R. 685 | \$ 75,600 | \$ 750,000 |
| Hillsborough | The Covington Family | S.R. 400/I-4 | \$ 379,500 | \$ 750,000 |
| Pinellas | TOYS "R" US | U.S. Hwy. 19 | \$ -0- | \$ 725,000 |
| Pasco | Adam Smith (Duke Energy) | S.R. 54 Transmission Line Project | \$ -0- | \$ 680,000 |
| Pinellas | Cortez Grove | U.S. Hwy. 19/118 th Ave. | \$ 493,200 | \$ 655,000 |
| Hillsborough | Don Garlits v. FDOT | I-275/Himes Ave. | \$ -0- | \$ 650,000 (plus driveway reconstruction and new additional driveway and paving) |
| Polk | Ward | Marcum Road | \$ 560,100 | \$ 635,000 |
| Hillsborough | Sunrise Landscape/Hughes & Bailey (landscape nursery) | S.R. 400/I-4 | \$ 53,500 | \$ 630,000 |
| Hillsborough | Racetrac Petroleum, Inc. (gas station) | S.R. 582/Fowler Ave. | \$ 440,000 | \$ 625,500 |
| Hillsborough | Nelis v. Hillsborough Co. | Boyette Road | \$ -0- | \$ 625,000 |
| Pasco | The Bexley Family | Fla. Gas Transmission Project | \$ 239,900 | \$ 621,000 |
| Hillsborough | The Thomas Family | Tampa Bay Water Project | \$ 141,200 | \$ 612,200 |
| Hillsborough | Joseph Herndon | Bell Shoals Road | \$ 190,500 | \$ 606,500 |
| Pasco | Lake Francisco Plaza, Inc. (shopping center) | S.R. 45 | \$ 333,000 | \$ 600,000 |

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|---------------|---|---|--------------|--------------|
| Collier | Collier County v. Wal-Mart Stores | Immokalee Road, Naples, Florida | \$ 264,600 | \$ 517,500 |
| Pinellas | FDOT v. Globe Honda | U.S. Hwy. 19 | \$ 27,000 | \$ 500,000 |
| Pinellas | Subway Development (Subway restaurant) | Gulf to Bay Keene Road Project | \$ 349,000 | \$ 500,000 |
| Pinellas | NCNB | Keene Road | \$ 145,000 | \$ 480,000 |
| Hillsborough | FDOT v. Shell Oil | US Hwy. 19 and Tarpon Springs | \$ 34,000 | \$ 471,000 |
| Hillsborough | Anne B. Meister/Payless Oil Co. (gas station) | Linebaugh Avenue | \$ 241,500 | \$ 470,000 |
| Miami-Dade | The 4M Operating Corp. | N.W. 87 th Ave. Project | \$ 230,000 | \$ 450,000 |
| Pasco | NationsBank | Little Road | \$ 214,150 | \$ 445,000 |
| Hillsborough | TECO v. Johnston | Transmission line taking | \$ 164,600 | \$ 430,000 |
| Hillsborough | Bissett-McGrath Properties | Tampa Bay Water Project | \$ 51,500 | \$ 429,000 |
| Pinellas | Pinellas County v. Patricia S. Humberstone, as Trustee | St. Petersburg-Clearwater International Airport, Runway Extension | \$ 279,700 | \$ 425,000 |
| Pinellas | Christina Tracey and Anchor Mini Mart v. City of Clearwater | City of Clearwater Coronado Drive Inverse | \$ -0- | \$ 400,000 |
| Hillsborough | Joe Herndon | S.R. 574 (MLK Blvd.) | \$ 217,034 | \$ 400,000 |
| Marion | American Self Storage, Inc. | S.R. 464/SW 17 th St. | \$ -0- | \$ 375,000 |
| Hillsborough | Lee Hurst | S.R. 574 (MLK Blvd.) | \$ 172,300 | \$ 350,000 |
| Hillsborough | Hutto | S.R. 589 | \$ 166,400 | \$ 350,000 |
| Hillsborough | Monahan v. Hillsborough County | Hillsborough County Drainage Easement | \$ -0- | \$ 350,000 |
| Hernando | Patel (convenience store) | S.R. 45 | \$ 188,000 | \$ 350,000 |

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|---------------|---|---|---|--------------|
| Pinellas | Russell Dilley, Jr. v. FDOT | U.S. Hwy. 19 | \$ 95,950 | \$ 335,000 |
| Hillsborough | Snyder Bros. (heavy equipment distribution) | S.R. 400 | \$ 136,000 | \$ 326,000 |
| Hernando | Meister/Payless Oil Company (gas station) | S.R. 45 | \$ 125,000 | \$ 321,250 |
| Pinellas | Hungry Howie's (restaurant) | S.R. 55/U.S. Hwy. 19 | \$ 38,865 | \$ 320,000 |
| Hillsborough | William Bissett | S.R. 597/Dale Mabry Hwy. | \$ 71,700 | \$ 315,000 |
| Pinellas | Pinellas County v. Gerald and Ruby Johnson | Gulf Blvd. | \$ 109,750 | \$ 305,160 |
| Lee | Yonkers v. City of Cape Coral | Lee County | \$ -0- | \$ 300,000 |
| Pinellas | Olin Mott | S.R. 55/U.S. Hwy. 19 | \$ 13,100 | \$ 285,000 |
| Pinellas | Pinellas County v. Brown | Pinellas County Airport Industrial Park | \$ -0- | \$ 255,000 |
| Hillsborough | Walpole Inc. | S.R. 574 at Williams Road | \$ 58,900 (&non- monetary benefit Construction Plan changes) | \$ 250,000 |
| Hillsborough | All Florida Co-Op, Inc. | S.R. 400/I-4 | \$ 72,550 | \$ 245,000 |
| Hillsborough | Alpine Liquor, Inc. | Metro Rapid North/South Corridor | \$ 6,850 | \$ 242,500 |
| Polk | Callen | Lake Parker Outfall (City of Lakeland) | \$ 132,300 | \$ 240,000 |
| Pasco | NationsBank | Howell Branch Road | \$ 10,250 | \$ 238,719 |
| | Patel Presto Food Store | S.R. 553/Park Road | \$ -0- | \$ 212,500 |
| Pasco | Bamm Properties | S.R. 52 | \$ 72,000 | \$ 210,000 |
| Hernando | Braun (landscape nursery) | S.R. 45 | \$ 40,750 | \$ 180,000 |

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|---------------|--|---|--------------|--------------|
| Hillsborough | Dr. Brooks/Citrus Park Animal Hospital (veterinary clinic) | Ehrlich Road | \$ 8,900 | \$ 155,000 |
| Polk | Appleyard | Fla. Gas Transmission Plan City Lateral | \$ -0- | \$ 150,000 |
| Pinellas | FDOT v. Johnson, Harold & Theresa | S.R. 580, Parcel No. 106 | \$ 24,300 | \$ 150,000 |
| Hillsborough | Rooms to Go (RTG main distribution facility) | S.R. 400/I-4 | \$ 86,800 | \$ 150,000 |
| Pinellas | Pinellas County v. Marolf, Inc. | Bayside Bridge Project | \$ 500 | \$ 140,000 |
| Polk | Werner | N Wabash Ave. Extension | \$ 42,500 | \$ 125,000 |
| Polk | Church of the Redeemer | S.R. 542 | \$ 20,800 | \$ 105,000 |
| Hernando | The Thompson Family | S.R. 50 | \$ 18,500 | \$ 67,500 |

THE FOREGOING LIST IS ONLY A SAMPLE OF THE TOTAL NUMBER OF CASES WE HAVE HANDLED. IT IS NOT A COMPLETE LIST. HOWEVER, IT PROVIDES EXAMPLES OF THE RESULTS WE HAVE ACHIEVED ON BEHALF OF CLIENTS, IN CASES BOTH LARGE AND SMALL. ALL CASES ARE UNIQUE AND THE FOREGOING EXAMPLES SHOULD NOT BE TAKEN AS AN INDICATION OR EXPRESSION OF ANY PARTICULAR RESULT WE MAY ACHIEVE ON YOUR BEHALF.

WE HAVE HANDLED CASES AGAINST A MULTITUDE OF CONDEMNING AUTHORITIES THROUGHOUT FLORIDA, INCLUDING BUT NOT LIMITED TO:

The Florida Department of Transportation
 Districts I, III, IV, V, VI, VII and The Turnpike District;
 Broward County;
 City of Cape Coral;
 Charlotte County;
 Collier County;
 Duke Energy;
 Florida Power and Light;
 Florida Gas Transmission Company;
 Gulfstream Gas Company;
 Hillsborough County;
 Miami Dade County;
 Orange County;
 Palm Beach County;
 Pasco County;
 Pinellas County;
 Polk County;
 Progress Energy;
 Sabal Trail Gas Company;
 Sarasota County;
 Seminole County;
 Tampa Bay Water;
 Tampa Electric Company;

The Tampa Hillsborough Expressway Authority;
The City of Cape Coral;
The City of Clearwater;
The City of Port St. Lucie;
The City of Lakeland;
The City of Tampa;
The City of Tarpon Springs;
The City of West Palm Beach;
The United States Coast Guard;
The United States Government;
Town of Medley;
Various Airport Authorities;
Various Community Redevelopment Agencies.

IN THE FOLLOWING COUNTIES:

Bay
Brevard;
Broward;
Citrus;
Charlotte;
Collier;
Dade;
Hernando;
Hillsborough;
Lee;
Manatee;
Marion;
Martin;
Miami Dade County;
Okeechobee;
Orange;
Osceola;
Palm Beach;
Pasco;
Pinellas;
Polk;
Seminole;
St. Lucie;
Volusia.

HELINGER DEYOUNG HAS EXTENSIVE LITIGATION EXPERIENCE IN BOTH JURY AND NON-JURY TRIALS, ORDER OF TAKING HEARINGS, AND OTHER EVIDENTIARY AND NON-EVIDENTIARY HEARINGS. WE HAVE ALSO REPRESENTED CLIENTS IN HUNDREDS OF EMINENT DOMAIN MEDIATIONS.