



**D. TOBYN DEYOUNG
JIM HELINGER, JR.**

HIGHLIGHTED RECENT SETTLEMENTS

CASE STYLE	DATE	OUTCOME
<i>State of Florida, Department of Transportation v. Fairway Cypress</i>	January 2025	Eminent Domain Settlement (Compensation Settled for \$16,000,000)
<i>State of Florida, Department of Transportation v. Cetan Property Management, LLC</i>	May 2024	Eminent Domain Settlement (Compensation and Business Damages Settled for \$4,400,000)
<i>State of Florida, Department of Transportation v. Tampa Bay Health Insurance Advisors, LLC</i>	May 2024	Eminent Domain Settlement (Compensation Settled for \$1,200,000)
<i>Collective Edge v. Department of Justice, United States Court of Federal Claims</i>	January-May 2024	Federal Inverse Condemnation Trial (Verdict \$17,859,000 plus interest of \$3,142,800: Total \$21,001,800)
<i>State of Florida, Department of Transportation v. Corporate Oaks Holdings, LLC, Tampa, Florida (I-275/S.R. 60 Widening and Interchange Project)</i>	November 2023	Eminent Domain Settlement (Compensation Settled for \$60,000,000 plus extended possession)
<i>State of Florida, Department of Transportation v. Laurel Street Commerce Center Condominium Association, Et al., Tampa, Florida (I-275/S.R. 60 Widening and Interchange Project)</i>	April 2023	Eminent Domain Settlement (Compensation Settled for \$16,750,000 plus extended possession and 1 acre of land)



CASE STYLE	DATE	OUTCOME
<i>State of Florida, Department of Transportation v. Savyteeg, LLC, Et al., Tampa, Florida (I-275/S.R. 60 Widening and Interchange Project)</i>	November 2022	Eminent Domain Settlement (Compensation Settled for \$7,400,000 plus extended possession)
<i>State of Florida, Department of Transportation v. RAM Solutions, LLC, Et al., Tampa, Florida (I-275/S.R. 60 Widening and Interchange Project)</i>	November 2022	Eminent Domain Settlement (Compensation Settled for \$3,750,000 plus extended possession)
<i>State of Florida, Department of Transportation v. J. A. E. T., LLC, Et al., Clearwater, Florida (Curlew/U.S. Hwy 19)</i>	October 2022	Eminent Domain Settlements (Various Parcels) (Compensation Settled for \$3,300,000)
<i>State of Florida, Department of Transportation v. Century Park Holdings, LLC, Tampa, Florida (Bank of America Campus) (I-275/S.R. 60 Widening and Interchange Project)</i>	July 2022	Eminent Domain Settlement (Compensation Settled for \$14,500,000 plus extended possession)
<i>State of Florida, Department of Transportation v. Sutton, Elliott & Irving, Et al. (CVS Drugstore), Clearwater, Florida (Curlew/U.S. Hwy 19)</i>	December 2021	Mediated Settlement Prior to Trial (Compensation Settled at \$3,125,000)
<i>State of Florida, Department of Transportation v. HCPCI Holdings, LLC, Tampa, Florida (I-275/S.R. 60 Widening and Interchange Project)</i>	August 2020	Pre-Suit Eminent Domain Settlement (Compensation settled for \$47,500,000, plus extended possession for three years)

**CASE STYLE****DATE****OUTCOME**

***State of Florida, Department of
Transportation v. American &
Import Auto Parts, Case No. 19-CA-
010256, in the Thirteenth Judicial
Circuit Court, in and for
Hillsborough County, Florida***

April 2020

**Eminent Domain Settlement
(Compensation settled for
\$3,800,000, plus extended
possession for one to two years)**



HIGHLIGHTED TRIALS

CASE STYLE	DATE	OUTCOME
<i>Collective Edge v. Department of Justice, United States Court of Federal Claims</i>	January-February 2024	\$17,859,000 + interest and attorney's fees; Largest ever verdict in a Rails to Trails case nationwide; Largest nationwide verdict in favor of a single landowner.
<i>Collier County v. Holiday CVS, LLC and RTG, LLC, Case No. 2:17-CV-00014-UA-CM, In the United States District Court, Middle District of Florida, Ft. Myers Division</i>	April 2017	Collier sued CVS/RTG for over \$7,000,000 for Unjust Enrichment. RTG successfully obtained an involuntary Dismissal with Prejudice (Collier County \$0). This result was appealed to and upheld by the United States Court of Appeals.
<i>Sayat v. State of Florida, Department of Transportation, Case No. 10-13468-CI-11, In the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida</i>	April 2015	Inverse Condemnation Trial DOT Liable for Taking of Property and Access Rights
<i>Crosspointe Baptist Church, Inc. v. State of Florida, Department of Transportation, Case No. 06-726-CI-21, in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida</i>	February 2015	Inverse Condemnation Trial DOT Found Liable for Taking of Private Property
<i>State of Florida, Department of Transportation v. Gerald T. Prescott, et al., Case No. 14-003176-CI, in the Circuit Court of the Sixth Judicial Circuit, in and For Pinellas County, Florida</i>	December 2014	Eminent Domain- Order of Taking Trial: DOT's Petition for Order of Taking Denied. Petition in Eminent Domain Dismissed



CASE STYLE	DATE	OUTCOME
<i>CHK, LLC v. State of Florida, Department of Transportation, Case No. 06-730-CI-15, in the Circuit Court of the Sixth Judicial Circuit, in and For Pinellas County, Florida</i>	December 2014	Inverse Condemnation Trial DOT Found Liable for Taking of Private Property
<i>Butler's Carpet Company d/b/a Bob's Carpet Mart v. State of Florida, Department of Transportation, Case No. 12-5404-CI-11, in the Circuit Court of the Sixth Judicial Circuit, in and For Pinellas County, Florida</i>	August 2014	Inverse Condemnation Trial DOT Found Liable for Taking of Private Property
<i>Collier County v. RTG, LLC, et al. (CVS Drugstore -Naples), Case No. 13-CA-00259, in the Circuit Court of the Twentieth Judicial Circuit, in and For Collier County, Florida</i>	January 2014	Eminent Domain Jury Trial Jury Verdict \$3,483,000 (Collier County testified to \$519,700; RTG testified to \$3,992,100)
<i>RBF Properties, Inc. v. State of Florida, Department of Transportation, Case No. 06-000728-CI-21, in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida/ (Freestanding FedEx/Kinkos)</i>	September 2013	Inverse Condemnation Trial DOT Liable for Taking of Property and Access Rights (Compensation settled May 2014 for \$2,125,000)
<i>First Baptist v. Florida Power Corporation, d/b/a Progress Energy Florida n/k/a Duke Energy, Case No. 2013-001227-CI, in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida</i>	February 2013	Injunction Granted Stopping Duke Energy's Transmission Line Project
	June 2013	Declaratory Action Voiding Duke Energy's Transmission Line Easement



CASE STYLE	DATE	OUTCOME
State of Florida, Department of Transportation v. Jesus is the Key, Inc., et al. (CVS Drugstore-Melbourne), Case No. 2009-CA-64895, in the Circuit Court of the Eighteenth Judicial Circuit, in and for Brevard County, Florida	May 2012	Eminent Domain Jury Trial Jury Verdict \$1,200,000 (FDOT testified to \$229,250; Property Owner testified to \$1,277,200)
<i>Farmer v. Pasco County</i>, Case No. 51-07-CA-7191WS/G, in the Circuit Court of the Sixth Judicial Circuit, in and for Pasco County, Florida	April 2012	Inverse Condemnation Trial (Settled first day of trial for \$1,840,500)

HIGHLIGHTED APPEALS

CASE STYLE	DATE	OUTCOME
<i>Collective Edge v. Department of Justice</i>, United States Court of Federal Claims	September 2024	Appeal Dismissal by United States in favor of property owners
<i>Collier County v. Holiday CVS, LLC and RTG, LLC</i>, Case No. 12-12108, In the United States Court of Appeals for the Eleventh Circuit, Middle District of Florida	January 2018	Affirmed in favor of RTG, LLC
<i>State of Florida, Department of Transportation v. Gerald T. Prescott, et al.</i>, Case No. 14-003176-CI, in the Circuit Court of the Sixth Judicial Circuit, in and For Pinellas County, Florida	January 2016	Per Curiam Affirmed (Denial of Order of Taking and Dismissal of DOT's Petition Affirmed)

**CASE STYLE****DATE****OUTCOME**

First Baptist v. Florida Power Corporation, d/b/a Progress Energy Florida n/k/a Duke Energy, Case No. 2013-001227-CI, in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida

November 2015

**Affirmed on Appeal
November 20, 2015**