

Eminent Domain

Representing private landowners and government entities in all types of eminent domain cases



Whether you are a property owner or condemning authority who needs help

- analyzing pre-condemnation planning and design issues
- properly valuing the property rights at issue
- negotiating full and fair compensation for the taking, or
- trying the case when negotiations fail

our team will help you from beginning to end.

Seasoned Eminent Domain Lawyers

- Over 100 years combined experience as eminent domain counsel
- Several attorneys with over 30 years eminent domain experience
- Lead right of way counsel for numerous expressway authorities and transit authorities
- Former Florida Department of Transportation Chief Eminent Domain Trial Attorney
- Counsel for thousands of landowners, including landowners whose property was acquired for a professional sports team
- Several guest lecturers for the American Bar Association on eminent domain matters and several members of the Florida Bar Eminent Domain Committee

Our clients range from small private property owners to large governmental entities

We have extensive experience representing

- Single-family home owners
- Businesses of every size and type
- Local, state, and federal governments

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- Some of the country's largest road builders including state transportation departments, expressway authorities, and transit authorities

Nelson Mullins' eminent domain lawyers have the experience and talent necessary to skillfully handle your eminent domain matter

Attorneys on our eminent domain team include leaders in the field. Our Team has obtained large multi-million dollar judgments for our landowner clients and has handled property acquisitions for very large public projects such as schools, parks, bridge extensions, and expressway projects for our governmental clients.

Our clients look for us to handle their eminent domain matters from start to finish

For our landowner clients we

- Select the best appraisers, and other experts, needed to fairly value the property taken
- Analyze and value the effect of the taking on our clients' remaining property
- Skillfully negotiate full and fair compensation as constitutionally required
- Aggressively advocate for our clients in any necessary trial or appeal

For our government clients we

- **Coordinate project design** with project engineers to minimize claims
- **Hire all necessary experts** including appraisers, land planners and business damage experts
- **Handle all pre-suit requirements**
- **File petitions in eminent domain**
- **Obtain orders of takings**
- **Develop trial strategy**
- **Conduct discovery**
- **Aggressively pursue comprehensive motion practice**
- **Negotiate fair settlement agreements**
- **Handle all trials and appeals**

Why Nelson Mullins?

- Deep experience and knowledge of eminent domain law
- Talented litigators and eminent domain trial attorneys who can handle your case or project from beginning to end

- Proven track record in handling eminent domain matters ranging from single-family homes to very large road projects

Experience

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.

- Currently serves as General Counsel for the Jacksonville Transportation Authority, handling a wide variety of legal and eminent domain needs for our client
- Currently serves as Eminent Domain Counsel for the Central Florida Expressway Authority (CFX) (and its predecessor the Orlando-Orange County Expressway Authority). We have represented CFX, and its predecessor, for over 20 years, and have handled numerous projects for our client such as the acquisition of 167 parcels, worth \$87 million, for the Western Beltway project
- Represented a private property owner in a taking of 1,100 acres of industrial waterfront port property that resulted in a verdict of \$162 million
- Negotiated settlements for property owners threatened with eminent domain and the loss of businesses and buildings in New York City related to Columbia University's campus expansion
- Assisted a County in the acquisition of property needed for the extension of the county airport
- Represented a private property owner in the taking of their property for a professional sports area wherein the City's appraisal of the property was \$1,249,000 and we ultimately obtained a judgment for the client in excess of \$8 million
- Represented a local school board in numerous eminent domain matters, including acquisition of over 80 parcels of land needed for the expansion of a local high school
- Represented a private property owner in an eminent domain matter that resulted in a \$1.33 million increase for the client's land after our group proved that an engineering firm hired by a state agency had conflicting reports
- Represented two residential towers in large Massachusetts eminent domain case, securing large, multi-faceted mitigation agreements from both state and federal agencies