

CHARLES S. STRATTON

Partner

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Charles S. Stratton is a partner of the firm's Dispute Resolution Team and Eminent Domain practice group, based in Tallahassee.

Since entering private practice in 1986, Charles has been involved in hundreds of eminent domain cases throughout the state. He has tried dozens of jury trials and appeals, from one end of Florida to the other. He is a Florida Supreme Court-certified mediator. He strives to resolve his clients' cases as favorably and swiftly as possible and as his clients direct, whether this means using mediation or facing down condemners in court.

Charles has been able to stop condemning authorities from taking property, giving him leverage to negotiate better terms for his clients or to delay takings to provide clients more time to prepare. He has represented numerous national and regional businesses affected by eminent domain, including hotels, restaurants, gas stations, and car lots. He also represents many small business owners, individual homeowners, churches, and owners of vacant property.

Prior to entering private practice, Charles worked for the Florida Department of Transportation. His experience there gave him the opportunity to handle thousands of eminent domain cases across the state. He started as a trial attorney for the Department and was soon promoted, supervising other eminent domain attorneys in two of the Department's seven regional districts. In only a few years, he became the Department's Chief Eminent Domain Attorney for the state.

Education

J.D., University of Florida, Levin College of Law
B.S.Ed., University of Miami

Bar Admissions

Florida
Washington, D.C.

Practice Teams

Practice Areas

Eminent Domain & Condemnation

Representative Matters

- Represented the Florida Department of Transportation as an employee for 7 years. Worked on numerous acquisitions for Interstate 75 from Tampa to Naples, Interstate 4/ EPCOT Interchange, Interstate 95/ missing link in Palm Beach and Martin Counties as well as State highways in numerous Florida counties.
- Represented FDOT as outside counsel in Pinellas and Osceola Counties. Received a verdict after a week of trial for FDOT where the owner was claiming \$3 million and the verdict was under \$30,000 and upheld on appeal.
- Representing the owners of a single family home in Polk County, stopped an Order of Taking for their front yard on State Road 60 on two occasions and on FDOT's third attempt negotiated a total take of the property. The owner was allowed to stay rent free for up to 1 year and was paid relocation expenses for the purchase of another house. The FDOT moved the house about 33 miles to their District Office in Bartow and used it for their lawyers' office for several years.
- Represented a national developer on an apartment complex in Central Florida that was losing almost 3000 square feet to an expressway authority. The initial offer was under \$100,000 and the case was settled for \$2,490,000.
- Represented a downtown Miami developer in a taking by Miami-Dade County for a bus transfer facility and Metro mover station. Offer \$1.8 million. Verdict after a 2 week trial \$2.6million 9 over \$3 million with accrued interest.
- Represented a used car dealer in Broward County on a business damage claim. Offer zero. Settled for more than \$200,000.

Community Activities / Associations

- Member, The Florida Bar
- Member, The Florida Bar's Eminent Domain Committee
- Member, Association of Eminent Domain Professionals

Awards & Honors

- *The Best Lawyers in America*, 2007-2021
- Martindale-Hubbell, AV Preeminent® Attorney
- Florida Super Lawyers, 2006; 2009-2020.

In the News

Law360 Quotes Charles and Joshua Stratton in, "Berger Singerman Hires Father And Son Eminent Domain Duo"

September 30, 2021

Berger Singerman Strengthens Tallahassee Team with Addition of Charles and Joshua Stratton

September 29, 2021

Prior Affiliations

- Nelson Mullins (formerly Nelson Mullins Broad and Cassel, Broad and Cassel)