



## JOSHUA S. STRATTON

### Partner

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

Josh exclusively represents private property owners and businesses against condemning authorities such as the Florida Department of Transportation, utility companies, and various cities, towns, and counties throughout Florida.

Prior to exclusively practicing in the field of eminent domain, Josh represented major national and global businesses in the technology and financial sectors. He now represents property owners and businesses of all sizes throughout Florida. His clients have ranged from a nationwide restaurant chain to small businesses and individual home and landowners.

### Education

LL.M. in Intellectual Property , Commerce & Technology, Franklin Pierce Law Center  
J.D., Rutgers School of Law Camden  
B.A. in English and American Literature, Brandeis University

## Bar Admissions

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Massachusetts  
Florida

## Practice Teams

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Dispute Resolution

## Practice Areas

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Eminent Domain & Condemnation

## Representative Matters

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- Successfully stopped Gulf Power's attempt to take residential property in Escambia County, compelling the utility to substantially increase its offer and to make other concessions to the owner for the utility project to be carried out.
- Successfully briefed, argued, and won an appeal of an Order of Taking, resulting in the Florida First District Court of Appeal ordering the Florida Department of Transportation to return property the Department had wrongfully taken from its owners.
- Assisted in a jury trial in St. Lucie County against the Florida Department of Transportation over a small taking of approximately 1,000 square feet. Although the Department originally offered the property owner a nominal sum of less than \$2,000 for the property, the jury awarded nearly \$250,000 to the owner.
- In 2016, the Florida Department of Transportation claimed that certain privately owned property was subject to a state easement that substantially reduced the amount of compensation that was owed. Mr. Stratton helped bring to light new evidence, which established that, according to the state's own maps, the easement did not affect the property. As a result, the Department was compelled to more than double its offer to the property owner. The sizable, last-minute increase in the Department's offer was sufficient to cause the case to settle on the eve of trial.

## Community Activities / Associations

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

## Prior Affiliations

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

## In the News

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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

## **Publications**

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What is This, Some Sort of Mickey Mouse Article?