BOARD OF COMMISSIONERS SPECIAL MEETING
WEDNESDAY, MAY 14, 2025 – 4:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

Selection of the City Attorney

MEETING NOTICE AND AGENDA

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

D. ITEMS OF BUSINESS

D.1 Selection of the City Attorney
Trask Daigneault LLP
Sabatini Law Firm
Vose Law Firm Proposal

D.2 Selection of Interim City Attorney Services if no viable City Attorney Applicants Are Available.
Sabatini Treasure Island Letter of Interest.pdf
Vose Law Firm Letter of Interest - Interim City Attorney - Treasure Island 04-16-25.pdf

D.3 ICMA Interim City Manager Update

E. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at
such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure
that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be
based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own

expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO. D.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 14, 2025
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Selection of the City Attorney
BACKGROUND:	The current City Attorney is resigning her position effective May 26, 2025. The City Attorney is required to act as counsel during all City meetings and provide additional legal services. Law firms that responded to the RFP: Sabatini Law Firm, Trask Daigneault LLP, and Vose Law Firm.
POLICY/PURPOSE:	To review and select a City Attorney.
STRATEGIC PLAN RELEVANCE:	N/A
ANALYSIS/DISCUSSION:	The City is required to have a City Attorney as a charter officer to advise the city in all legal matters. These services include reviewing contracts, advising on agenda items before and during the meetings, drafting ordinances and resolutions, and assist staff with legal questions as they pertain to City business. An RFP was published seeking response to provide City Attorney services and the deadline to apply was Friday, May 9. Commissioners were provided a copy of all submitted materials for review. On May 14, each Commissioner will meet with the respondents individually and have an opportunity to address each firm/attorney in a public meeting and discuss selection.
FUNDING:	A City Attorney position is funded in the FY25 budget. The budgetary impact is unknown at this time and the selected attorney/firm's rates will be provided within the submitted materials.

MOTION: I make a motion to select (insert attorney firm here) to provide City Attorney services for the City of Treasure Island, pending contract approval and resolution of appointment to be considered at the May 20th regular meeting.

ATTACHMENTS:
Trask Daigneault LLP
Sabatini Law Firm
Vose Law Firm Proposal

TRASK DAIGNEAULT LLP
ATTORNEYS

THOMAS J. TRASK, B.C.S.*
JAY DAIGNEAULT, B.C.S*
ERICA F. AUGELLO. B.C.S.*
RANDY D. MORA, B.C.S.*
ROBERT M. ESCHENFELDER, B.C.S.*
NANCY S. MEYER, B.C.S.*
MEGAN R. HAMISEVICZ
ZOE RAWLS
TAMMI E. BACH, B.C.S.*

* *Board Certified by the Florida Bar in City, County and Local Government Law*

May 9, 2025

City of Treasure Island
Jessica Zamora, Human Resources Director
Human Resources Department
10451 Gulf Blvd.
Treasure Island, FL 33706

Re: Letter of Transmittal | Response to RFP for City Attorney Services (RFP #25-010)

Dear Ms. Zamora:

Please consider this letter and the attachments hereto as my Firm's submission for the position of City Attorney for the City of Treasure Island, pursuant to its recent Request for Proposal. It is my understanding that the City is seeking a competent, well-qualified, experienced and board-certified candidate to serve as City Attorney advising its Mayor and City Commission, as well as its City Manager, staff, and other boards as needed. My firm and I are well-qualified and perfectly suited to provide the scope of services requested as I personally have represented other local governments and our firm has represented neighboring local governments for almost five decades. I assure you that my firm and I will comply with the requirements for services set forth in the Request for Proposal.

One note I would like to call your attention to is the requirement under the "General Conditions" section of the Request for Proposal. Specifically, as it related to Section 10 "Insurance Requirements", my Firm maintains professional and general liability insurance, as well as worker's compensation insurance with the minimum limits as required. However, it is not typical for a law firm providing professional contractual services to provide business auto liability insurance, to name the City as additional insured on any or all policies of insurance, or to agree to a hold harmless provision as indicated. If the City is steadfast in these requirements, then I apologize but Firm will not be able to meet those and therefore will not be qualified to serve as City Attorney. However, if the City should choose to waive those specific provisions, my Firm is quite capable and would gladly serve the City in this role.

Consistent with our specialized focus on serving local governments, Trask Daigneault, LLP has extensive experience in the area of municipal law and is recognized throughout the state for its expertise in governmental law and litigation. The Firm presently includes five partners and four associates. Each of our partners and associates has experience in the area of municipal law. Indeed, the Firm represents more than 15 municipalities and boards throughout the State of Florida, but focused on Pinellas County, reflecting both its extensive competence in municipal law and its deep roots in the area.

If awarded the contract to serve as City Attorney for the City of Treasure Island, the Firm is committed to diligently and ethically serving the City and fulfilling its legal needs. I have personally reviewed the detailed Request for Proposal and am certain that my Firm is best equipped to address the City's needs. I am confident that along with my partners, associates, and staff, will continue the Firm's tradition of service to local governments with the addition of Treasure Island with a comprehensive legal team that the City can rely on for years to come. Thank you in advance for your consideration.

Respectfully,
TRASK DAIGNEAULT, LLP

Erica F. Augello, Esq., B.C.S.

/EFA
/enclosures

PROPOSAL FOR CITY ATTORNEY SERVICES
FOR THE CITY OF TREASURE ISLAND
RFP 25-010

TRASK DAIGNEAULT LLP ATTORNEYS

Proposal submitted by:

Erica F. Augello, Esq

Trask Daigneault, LLP
1001 South Fort Harrison Avenue, Suite 201
Clearwater, FL 33756
(727) 733-0494 • Phone
(727) 733-2991• Fax
www.cityattorneys.legal

Contact person:
Erica F. Augello, Esq.
Board Certified by Florida Bar in City, County & Local Government Law

Erica@cityattorneys.legal

May 9, 2025

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LETTER OF UNDERSTANDING

Proposer, Trask Daigneault, LLP (hereinafter "Firm"), presents its letter of understanding as follows:

The Firm acknowledges its understanding of work to be accomplished as outlined in the City of Treasure Island's Request for Proposal for City Attorney Services (RFP 25-010) and, more specifically, all services listed in Section C, subsection 5, titled "Statement of Work" portion of the Request for Proposal titled "Scope of Services."

The Firm also acknowledges that services may be required and provided which are outside of the scope of those listed in Section C referenced above and the Firm is prepared to provide such services on an as-needed basis in order to accommodate the City's needs.

The person authorized to make representations for the proposer is

Erica F. Augello, Esquire, B.C.S.
Partner
Trask Daigneault, LLP
1001 South Ft. Harrison Avenue, Suite 201
Clearwater, FL 33756
(727) 733-0494 (Phone)
(727) 733-2991 (Fax)
Erica@cityattorneys.legal

Erica F. Augello is authorized to bind the Proposer. Trask Daigneault, LLP's proposal is a firm and irrevocable offer for the engagement period, should the parties agree to the terms.

The principal representative providing legal services to the City will be Erica F. Augello. In the case of his unavailability, Jay Daigneault, Thomas Trask, Randy Mora, Robert Eschenfelder, Nancy Meyer, Zoe Rawls, and Tammi Bach are in line to accommodate the City in assisting with any issues that it may have. Attorneys Augello, Daigneault, Trask, Mora, and Eschenfelder are Partners in the Firm and practice from the Firm's office at 1001 South Ft. Harrison Avenue in Clearwater.

There are no potential conflicts of interest that the Firm may have due to ownership, other clients, contracts, or interests associated with the City of Treasure Island.

TRASK DAIGNEAULT, LLP

Erica Augello

Erica F. Augello, Esquire, B.C.S.

FIRM'S QUALIFICATIONS AND EXPERIENCE

The Trask Daigneault Law Firm (the "Firm") is an established local government law firm with its principal office in Clearwater, Pinellas County, Florida that boasts nearly a century of combined local government experience. Several of our attorneys practice from their counties of residence so we can better access local government clients across the state. At present, the Firm has nine attorneys and four paralegals. Of the Firm's nine attorneys, seven (7) are board certified by the Florida Bar in City, County, and Local Government Law. This is a distinction held by only 301 attorneys in the State - the Firm employs more than 2% of all City, County, and Local Government Law Board Certified attorneys.

The Firm, previously known as Frazer, Hubbard, Brandt, Trask, Yacavone, Metz & Daigneault, has built a reputation for providing honest and ethical legal representation since 1973. The Firm specializes in the representation of local governments, has extensive experience in municipal and local government law, and is recognized throughout the state for its expertise in local governmental law and litigation. The Firm prides itself on the knowledge, experience and expertise of each of its attorneys to provide the highest level of service in a timely manner.

The Firm's focus is on municipal and local government law and our attorneys currently serve as the City, Village, or Town Attorneys for the following municipalities: (1) Belleair, (2) Belleair Beach, (3) Belleair Bluffs, (4) Estero, (5) Holmes Beach, (6) Indian Rocks Beach, (7) Madeira Beach, (8) North Redington Beach, (9) Oldsmar, (10) Pinellas Park, (11) Port Richey, (12) Redington Beach, (13), Redington Shores, and (14) Seminole. The Firm also represents subordinate or independent boards in a number of communities including the cities of Clearwater and Naples and serves as outside special counsel in various other communities. The Firm has a breadth of experience in matters of planning and development, local, state and federal law interpretation, public procurement, land use, etc., all of which make it a complete resource for its local government clients.

Through this representation, the attorneys and staff of Trask Daigneault, LLP are well versed and experienced in every aspect of local government law. The Firm is well respected throughout the state and possesses a depth and breadth of knowledge and experience in all matters relating to local government law and continues to stay abreast of changes in law that impact its clients.

The Firm is adept in all aspects of Sunshine Law, Public Records Law, and State Ethics Law. In fact, Ms. Augello and several of the attorneys have spoken on these topics at numerous meetings, local government law presentations, and continuing legal education seminars.

Ms. Augello, in conjunction with the Firm's other attorneys, has the capacity and willingness to dedicate at the necessary time required to provide legal services to the City. Our Firm has attorneys and expertise to handle any additional legal services and litigation that may arise for the City. We also have an attorney dedicated to real estate transactions and real estate closings which may be of use to the City.

PROPOSED ATTORNEY'S QUALIFICATIONS AND EXPERIENCE

Erica F. Augello, Esq., B.C.S., Board Certified Partner

Ms. Augello is a graduate of the Stetson University College of Law, holding a JD/MBA dual degree. She is a member in good standing with the Florida Bar and is certified by the Bar in City, County and Local Government Law. She is licensed to practice in all courts of the state of Florida and the United States District Court for the Middle District of Florida. She is also a Florida Supreme Court Certified Mediator.

Ms. Augello joined Trask Daigneault, LLP in 2014, and was elevated to Partner at the firm in January 2019, before which she spent several years clerking for a boutique law firm that specialized in municipal litigation. She currently serves as the City Attorney for the City of Holmes Beach. In addition, she handles all code enforcement matters for the City of Indian Rocks Beach and serves as a Special Magistrate for Code Enforcement for Dade City and the City of St. Pete Beach. Ms. Augello's practice primarily focuses on municipal representation and litigation. She has broad experience serving the Firm's municipal clients to include attendance at Commission/Board meetings, legal research and drafting of memoranda on issues of municipal law, drafting and preparation of ordinances and resolutions, preparation and reviewing of municipal contracts and agreements to include development agreements, local government procurement, drafting of orders and opinions of various advisory and quasi-judicial boards, code enforcement prosecutions, and advising municipal staff and department heads. Ms. Augello also has extensive experience in drafting legislation at the state level in collaboration with community stakeholders in an effort to support and expand Home Rule.

Ms. Augello has also spent over a decade defending municipalities in litigation ranging from personal injury cases and employment law to complex litigation involving civil rights and other constitutional issues, to include land use rights, Bert Harris Act claims, and code enforcement appeals.

Ms. Augello's entire legal career has been dedicated to the practice of municipal law, both in a representative capacity and through litigation. She has experience representing a multitude of municipal clients in administrative hearings and overseeing the conduct of quasi-judicial hearings and drafting impartial decisions relating to variances and special exceptions.

Ms. Augello nor any member of her Firm has ever been terminated, suspended, reprimanded, put on probation, or otherwise had any action taken against her by the Florida Bar in the last ten (10) years. In the spirit of transparency, there have been bar complaints filed against members of the Firm in the last ten (10) years, however, not one of those complaints has resulted in any action taken by the Florida Bar against any attorney at the Firm.

Ms. Augello has an intimate knowledge of the unique challenges and opportunities that face coastal communities and the administrative, legislative, and practical aspects of governing a coastal community in a dynamic regulatory landscape. Ms. Augello brings a wealth of expertise to her role as an advisor and advocate for her clients and ensures that she keeps her clients informed of the most recent developments in an ever-changing legal landscape. Her experience makes her the ideal candidate for City Attorney.

Three references that can attest to Ms. Augello's representation are as follows:

1. Judy Titsworth, Mayor
   City of Holmes Beach
   (941) 705-5800 ext. 227
   mhbmayor@holmesbeachfl.org
   - Currently serves as City Attorney

2. Gregg Mims, City Manager
   City of Indian Rocks Beach
   (727) 595-2517
   Gmims@irbcity.com
   - Currently serves as Code Enforcement Attorney

3. David Will, Mayor
   Town of Redington Beach
   (323) 744-9455
   mayor@townofredingtonbeach.com
   - Previously served as Assistant Town Attorney and Board of Adjustment Attorney

FIRM ATTORNEY PROFILES

Though Mrs. Augello is the primary candidate for the City Attorney position, the Firm's approach to representation is a collaborative one, and each attorney employed by the Firm serves as an available resource to the City. As such, the profiles of the Firm's attorneys are provided for your consideration.

Jay Daigneault, Esq., B.C.S., Managing Partner

Attorney Jay Daigneault joined the Firm as an attorney in 2006, before which time he spent two years with the Firm as a law clerk, concentrating on cases involving municipal litigation. He became a partner in 2011 and Managing Partner in 2019. Jay's practice is dedicated entirely to municipal representation and litigation. He leads or assists in the representation of all the Firm's municipal clients, including attendance at Commission/Council meetings, code enforcement meetings, legal research regarding municipal law issues, preparation of ordinances, resolutions, and municipal agreements and contracts, and counseling municipal officials and staff. He also defends municipalities insured through the Florida Municipal Insurance Trust (administered by the Florida League of Cities) in complex litigation involving civil rights, land use/development, zoning, and personal injury. Jay is also a seasoned appellate attorney, having argued before state and federal appellate courts in cases resulting in favorable written opinions.

Mr. Daigneault is currently the City Attorney for the City of Seminole and the Town Attorney for the Towns of Belleair and North Redington Beach. He serves as the Board Attorney for the Clearwater Community Development Board and the Clearwater Building/Flood Board of Adjustment and Appeals.

Mr. Daigneault is the past President of the Florida Municipal Attorneys Association ("FMAA"), a legal association whose membership consists of over 600 attorneys who specialize in the legal representation of municipalities. FMAA's primary objective is to provide a permanent forum for municipal attorneys to identify and address legal problems of common concern among Florida's municipalities, and to study, summarize, and disseminate legislation, court decisions and administrative rulings affecting municipal operations. Jay has been a member of FMAA since 2006 and has served on its Executive Board since 2012.

He regularly lectures on public records, Sunshine Law, and ethics issues at the Institute for Elected Municipal Officials and serves as a panelist in quarterly webinars on dynamic issues of ethics in municipal government. He has also lectured across the state on issues concerning police liability, the Fair Housing Act, and the Bert J. Harris, Jr. Private Rights Property Protection Act.

Mr. Daigneault is a graduate of the Stetson University College of Law, Gulfport, Florida. He is a member in good standing with The Florida Bar and has been since 2006. He is licensed to practice in all Florida state courts, as well as the federal district courts for the Middle and Northern Districts of Florida, the Eleventh Circuit Court of Appeals, and the United States Supreme Court. He is Board Certified by The Florida Bar in City, County, and Local Government Law.

Thomas J. Trask, Esq., B.C.S., Partner

Attorney Thomas "Tom" J. Trask joined the Firm in 1988 and became a partner in 1993. Mr. Trask focuses his practice solely on municipal clients as that is his area of expertise and experience and the area of law that he enjoys the most. Mr. Trask is currently the City Attorney for the Cities of Oldsmar, Madeira Beach, and Belleair Bluffs, and the Town Attorney for the Town of Belleair Beach. Mr. Trask Tom has been the Code Enforcement Board Attorney for the City of Safety Harbor for thirty years, and he is the Special Magistrate for the Town of Belleair Shores. He is the Board Attorney for the City of Clearwater's Nuisance Abatement Board and, in the recent past, he has served as a Special Magistrate for the Towns of Belleair and Redington Shores as well as Pinellas County. He has also represented the Cities of Largo and Indian Rocks Beach as special counsel on past projects. Mr. Trask has also spoken on numerous occasions on the subject of Sunshine Law, ethics and gift law for public officials.

Mr. Trask has achieved an AV® Preeminent ™ Peer Review Rated attorney by Martindale-Hubbell® - the highest professional and ethical rating awarded. He is the past president and has been a board member for over three decades for Youth and Family Alternatives, Inc. ("YFA"), a charitable organization headquartered in New Port Richey benefiting troubled and underprivileged youth. Mr. Trask is also a Paul Harris Fellow and past president of the Tarpon Springs Rotary Club.

Mr. Trask is a graduate of the Walter F. George School of Law, Macon, Georgia. He is a member in good standing with the Florida Bar and has been since 1988. Tom is also a member of the Georgia Bar, Clearwater Bar Association, and the Florida Municipal Attorneys Association. He is licensed to practice in all areas of the Florida, the Middle District of Florida and the United States Supreme Court. He is Board Certified by the Florida Bar in City, County, and Local Government Law.

Randy Mora, Esq., B.C.S., Partner

Mr. Mora is a graduate of The George Washington University College of Law. He is a member in good standing with the Florida Bar and is certified by the Bar in the area of City, County and Local Government Law. He is licensed to practice in all courts of the state of Florida and the United States District Court for the Middle District of Florida. Mr. Mora received his undergraduate degree from Florida International University.

Mr. Mora began his legal career in New York City working at an international law firm. While in New York, Mr. Mora worked on a representation involving the liquidation of feeder funds associated with Bernard L. Madoff's Ponzi scheme. After practicing in New York, Mr. mora returned to Florida where he began by practicing at a full-service litigation firm in the Tampa Bay area.

Mr. Mora joined Trask Daigneault, LLP in 2014, and was elevated to Partner at the firm in January 2019. Mr. Mora is currently the City Attorney for Indian Rocks Beach and Pinellas Park. He previously served as the Town Attorney for Kenneth City and Belleair Beach. Mr. Mora has also served as the Code Compliance Magistrate in the Town of Indian Shores.

Since joining the Firm in 2014, Mr. Mora has spent over a decade defending municipalities in litigation ranging from personal injury cases and employment law to complex litigation involving civil rights, land use, and other constitutional issues.

In addition to his practice as a municipal attorney and litigator, Mr. Mora has developed a robust practice educating and providing consultant services throughout the State of Florida. Since 2015, Mr. Mora has served as a lecturer and educator with the Florida League of Cities Institute for Elected and Municipal Officials, teaching public records, open meetings, and governmental ethics. This engagement has also included quarterly webinars on various ethical issues impacting municipal officials.

Robert M. Eschenfelder, Esq., B.C.S., Partner

Mr. Eschenfelder is a graduate of the St. Thomas University School of Law in the Miami area. He is a member in good standing with the Florida Bar and is certified by the Bar in City, County and Local Government Law. He is licensed to practice in all courts of the state of Florida and the United States District Court for the Middle District of Florida, the United States Court of Appeals for the Eleventh Circuit, and the United States Supreme Court.

Mr. Eschenfelder has practiced as a local government attorney since becoming a member of the Florida Bar in 1994, serving in progressively more responsible and diverse roles. During his career, he has become experienced in the areas of the law impacting Florida's local governments and has significant exposure to and experience in all aspects of those laws, to include ethics, records, sunshine, employment and labor law, public procurement law, annexation, code enforcement, utilities law, zoning and land use, communications law, constitutional law, governmental liability, and many others. Mr. Eschenfelder's knowledge and skill in the area of local government law is recognized by The Florida Bar through its Board of Legal Specialization's certification of him as Board Certified in City, County and Local Government Law, a distinction he has held since 2016.

Prior to joining the Firm in 2018, Mr. Eschenfelder served as Assistant City Attorney for the City of St. Petersburg, as Assistant and Chief Assistant County Attorney for Manatee County, and as a Special Magistrate for the City of Bradenton Beach. He has also served in a variety of governmental offices, including the St. Petersburg Planning Commission, the Pinellas Park Board of Adjustment, and the Florida Communications Service Tax Legislative Workgroup. Mr. Eschenfelder has also served as a volunteer Guardian ad Litem for the 6th Judicial Circuit GAL Program and has extensively lectured at the Florida Bar and other programs on local government law and labor and employment law topics. His experience and skill in labor and employment law has been recognized by his membership on the Florida Bar Labor & Employment Law Section's Executive Council, where he will serve as Chair in the 2025 Bar year. He has served on and chaired the Florida Bar's Code & Rules of Evidence Committee, the Student Admissions to the Bar Committee, and the Rules of Judicial Administration Committee. While practicing in Manatee County, his professionalism and service to the local Bar was recognized through his election as the President of the Manatee County Bar Association for 2015/2016.

Through the Firm, Mr. Eschenfelder currently serves as the Village Attorney for the Village of Estero, as well as the Town Attorney for the Towns of Redington Beach and Redington Shores, and he provides General Counsel services to the Sarasota/Manatee Metropolitan Planning Organization and the Clearwater Civil Service Commission. He has provided legal advice and rendered countless formal opinions to city and county officials associated with the performance of their respective duties over the years. He also has substantial experience in the preparation and review of contracts, leases, easements, interlocal agreements, bid and RFP documents, resolutions, ordinances, and other legal documents in which his local government clients were concerned. He has extensive experience leading and participating in meetings of governing boards, administrative department management, and with constitutional offices, legislative officers, and private-sector stakeholders including community and business representatives.

With substantial labor & employment and procurement law experience, Mr. Eschenfelder has reviewed, revised, and negotiated collective bargaining agreements and solicitation/procurement documents. He has advised many different subordinate boards and commissions for his local government clients, and has significant experience in drafting resolutions and ordinances, as well as the codification process.

Nancy S. Meyer, Esq., B.C.S., Associate Attorney

Ms. Meyer joined the Firm in November 2020. She started her career serving Pinellas County as a prosecutor with the State Attorney for the Sixth Judicial Circuit. She then went into private practice with the Abbey, Adams, Byelick & Mueller, LLP firm in St. Petersburg, concentrating on workers' compensation defense litigation. Following a successful decade in private practice, Ms. Meyer returned to government service as a Senior Assistant Pinellas County Attorney. In that capacity, she handled a diverse portfolio of civil matters for the County for eight years prior to her joining the Firm. Ms. Meyer serves as the City Attorney for the City of Port Richey.

Ms. Meyer Nancy was admitted to the Florida Bar in 1998. She is a member in good standing with the Florida Bar, and she is licensed to practice in all courts of the State of Florida as well as the federal district courts for the Middle and Northern Districts of Florida, and the Eleventh Circuit Court of Appeals. She is Board Certified by The Florida Bar in City, County, and Local Government Law.

Tammi E. Bach, Esq., B.C.S., Senior Associate Attorney

Ms. Bach is a graduate of the Stetson University College of Law, holding a Juris Doctor since her graduation, with honors, in 1999. She is a member in good standing with the Florida Bar since 1999 and is board certified in City, County and Local Government Law since 2006. She is licensed to practice in all courts of the state of Florida and the United States District Court for the Middle District of Florida.

Trask Daigneault LLP is proud to have Ms. Bach join us after spending more than 17 years as the City Attorney for the City of Fernandina Beach. She currently serves as General Counsel for the St. Johns County Airport Authority.

Ms. Bach is an expert in local government law and qualified to represent any local government agency in Florida. She has broad experience serving municipal government clients and has expanded her practice to include other local government clients who will surely benefit from her expertise.

Ms. Bach's extensive experience in local government law includes all land use and development matters, administrative appeals, quasi-judicial hearings, public procurement, public records and Sunshine Law, parliamentary procedures, complex contracts/transactions, general aviation airport matters including leases, easements, grants, FAA grant assurances, development

Zoe Rawls, Esq., *Associate Attorney*

Zoe Rawls joined the Firm in 2024 after several years working for Denhardt and Rubenstein, a boutique law firm in St. Petersburg, Florida, where she gained experience in estate planning, probate, land use, and municipal law. During her time there, she was appointed Assistant City Attorney for the City of Pinellas Park, Florida, and continues to serve in that capacity to date.

In 2018, Ms. Rawls earned a bachelor's degree from the University of South Florida in where she majored in English with a concentration in Literary Studies. She then graduated Magna Cum Laude from Western Michigan University Cooley Law School in May of 2022, where she served on the Law Review as a Senior Preemption and Screening Editor. During law school, she worked as a research assistant and clerked for the Department of Justice's Environment and Natural Resources Division in the Environmental Crimes Section headquartered in Washington D.C.

Since 2022, Ms. Rawls has been a member in good standing of the Florida Bar and is a member of the Florida Bar's City, County, and Local Government Law Section as well as the St. Petersburg Bar Association.

Megan R. Hamisevicz, Esq., Associate Attorney

Attorney Megan R. Hamisevicz joined the Firm in 2018 after moving to Florida from Boston, Massachusetts. She initially joined the Firm as a paralegal while she prepared for the Florida Bar Examination, and she was elevated to Associate Attorney upon her admittance to the Florida Bar.

Ms. Hamisevicz came to the Firm with over 10 years of legal experience in the real estate field. After serving as a real estate paralegal in New York, she transitioned to serving as a real estate attorney in Boston, specializing in commercial matters. Ms. Hamisevicz handles all real estate matters for the Firm, as well as estate planning, probate and trust administration, and the formation of business organizations and transactions associated with such organizations. She handles the Firm's municipal clients' issues that arise concerning the purchase or sale of real property, addressing and resolving complex title issues, leasing of government-owned property, and various other matters relating to land use transactions.

Specializing in real estate closings and title work, Ms. Hamisevicz is an authorized title insurance agent for Old Republic National Title Insurance Company. In 2021, the Firm conducted over 100 real estate closings – which involved examining title commitments and resolving any title defects.

Ms. Hamisevicz is a graduate of New England Law | Boston. She is a member in good standing with the Florida Bar and has been since August 2020. She is licensed to practice in all courts of the State of Florida and the Commonwealth of Massachusetts.

FEE PROPOSAL

In reviewing Section C Item 5.1, these services are included in the services proposed; however, the Firm is not proposing a retainer structure for fees. All services are proposed to be billed on an hourly rate structure for all attorney services at $325/hour for attorney services and $105/hour for paralegal services. This allows the Firm to charge for the actual time expended on services for the City, and provides for the City to only be charged for services it actually receives.

As the Firm is a full-service firm, securing outside counsel for some services is not anticipated. However, if the Firm finds the need to do so all recommendations to the City will be for the same or similar rates, and only with the consent of the City Commission.

Understanding that the City has a travel policy which has been included in the Request for Proposal, that travel policy, by its specific terms, is not applicable to any other parties save for members of the City Commission or subordinate boards. Travel time is proposed to be billed at the $325/hour rate and will exclude travel to and from the City for Board of Commission meetings only.

The Firm will request reimbursement for the cost of postage, filing fees, recording fees, and related fees as necessary; however, it is anticipated that these fees will be minimal.

SABATINI LAW FIRM P.A.

411 N Donnelly Street
Suite #313
Mount Dora, Florida 32757
Phone: 352-455-2928

Anthony Sabatini
Anthony@SabatiniLegal.com

Francheska Sabatini
Francheska@SabatiniLegal.com

RFP25-010

Proposal for City Attorney Services

City of Treasure Island

May 1, 2025

SABATINI LAW FIRM P.A.

411 N Donnelly Street
Suite #313
Mount Dora, Florida 32757
Phone: 352-455-2928

Anthony Sabatini
Anthony@SabatiniLegal.com

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City Attorney Services-RFP 2025-010
City of Treasure Island

May 1, 2025

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SABATINI LAW FIRM P.A.

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City Attorney Services-RFP 2025-010
City of Treasure Island

May 1, 2025

City of Treasure Island
Human Resources Department
10451 Gulf Blvd.
Treasure Island, FL 33706

RE: Proposal for City Attorney Services; RFP 2025-010
Letter of Understanding

Dear Ms. Zamora:

It is the pleasure of Sabatini Law Firm, P.A., to submit this proposal to provide City Attorney services for the City of Treasure Island. The Sabatini Law Firm has a highly experienced team specializing in local government issues. Currently, the firm provides City Attorney services for the City of Frostproof, FL and the Town of Lake Hamilton, FL. Additionally, the firm provides legal services to the Town of Howey-in-the-Hills Municipal Police Pension Board, the Office of the Mayor of the City of Deltona, and the Sumter County Superintendent of Schools.

Sabatini Law Firm, P.A., a Florida professional corporation, was founded by attorney Anthony Sabatini in 2019 and is based in Mount Dora, Lake County, Florida. Attorneys Anthony and Francheska Sabatini continue as the sole owners of the Firm. The Firm's primary area of focus is in the field of local government law. If selected, the attorneys of Sabatini Law Firm are prepared to work closely with the City Commission, City Manager, and all City departments to provide effective legal representation, including attendance at all regular and special meetings, workshops, and budget meetings.

If selected, it is anticipated that Attorney Francheska Sabatini would act as principal/ lead attorney representing the City, with Attorney Anthony Sabatini being available as secondary attorney in case of Mrs. Sabatini's temporary absence. Mrs. Sabatini is the Firm's Vice President and she may be reached directly at 407-965-6380 or via e-mail at francheska@sabatinilegal.com. Additionally, the Firm's Associate Attorney, Gavin Rollins, comes from a background in local government and assists with the Firm's local government practice.

Neither attorney represents or has represented any client whose representation may conflict with the firm's ability to provide legal services to the City. The firm does not

SABATINI LAW FIRM P.A.

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Mount Dora, Florida 32757
Phone: 352-455-2928

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Francheska@SabatiniLegal.com

City Attorney Services-RFP 2025-010
City of Treasure Island

May 1, 2025

currently represent any real estate developers, nor does it represent any other unit of local government having jurisdiction within, or contiguous to, the City of Treasure Island. If selected, the firm would not take on any legal representation that would present a conflict of interest with the firm's representation of the City.

Please review our proposal and feel free to reach out with any questions or if you wish to discuss anything further. This proposal is a firm and irrevocable offer for the engagement period. You may direct any questions or comments to Anthony Sabatini at anthony@sabatinilegal.com or via telephone at 352-455-2928. We appreciate your attention to this proposal and look forward to speaking soon.

Respectfully submitted,

Anthony Sabatini
President
Sabatini Law Firm, P.A.

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May 1, 2025

Firm Overview and Experience

The Sabatini Law Firm has a highly experienced team specializing in local government issues. Currently, the firm provides City Attorney services for the City of Frostproof, FL and the Town of Lake Hamilton, FL. Additionally, the firm provides legal services to the Town of Howey-in-the-Hills Municipal Police Pension Board, the Office of the Mayor of the City of Deltona, and the Sumter County Superintendent of Schools. The firm's primary office is located in Mount Dora, Florida and a secondary location is anticipated for Clermont, Florida.

Prior to founding Sabatini Law Firm, Mr. Sabatini served as a City Commissioner for the City of Eustis, Florida from 2016-2018. Mr. Sabatini also served in the Florida House of Representatives representing Florida's 32nd district, where he served on the Local Government Subcommittee and worked on many legislative proposals concerning Florida's political subdivisions. His legal experience has been primarily in the field of local government law. Currently, Mr. Sabatini serves on the County Commission for Lake County, FL.

Both attorneys Anthony and Francheska Sabatini have the knowledge and experience of serving or providing counsel to local governments and their various departments, boards, and government officials. Mrs. Sabatini has over 12 years of experience as a practicing attorney and has focused much of her practice on local government law, representing cities, community development districts, utility districts, and public pension boards.

Additionally, the firm's Associate Attorney, Gavin Rollins, assists with the firm's local government practice as of Spring 2025. Mr. Rollins formerly worked as a paralegal at Sabatini Law Firm, and brings a wealth of experience in local government matters. Mr. Rollins previously served as County Commissioner for Clay County, FL from 2014-2020 and currently serves on the Lake County Water Authority Advisory Board.

Having extensive experience in a wide variety of litigation fields and practice areas, Sabatini Law Firm P.A. does not anticipate requiring the use of special outside counsel unless the legal matter itself is of such technical degree that outside counsel must be retained. There have been no judgments or malpractice claims against the firm or its attorneys, nor have there been any disciplinary procedures taken against either attorney

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of the firm by the Florida Bar Association or any relevant State regulatory agency. The firm carries professional liability insurance and can purchase additional insurance as the City may require, naming the City as additional insured if allowed by the insurer.

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Proposed Attorney's Experience and Qualifications

It is anticipated that Francheska Sabatini would serve as the primary/ lead City Attorney should Sabatini Law Firm be selected. Anthony Sabatini would serve as secondary attorney in the event Mr. Sabatini is temporarily unavailable. Additionally, as previously mentioned, the firm's associate attorney, Gavin Rollins, assists with the firm's local government practice. Resumes for all attorneys are provided in this package, and a summary of each attorney's experience follows below.

Francheska Sabatini, Esq. (FL Bar No. 0100565)

Mrs. Sabatini attended the Florida A&M University College of Law and graduated cum laude (J.D., 2012). Additionally, she attended the George Washington University Law School where she obtained a Master of Laws with an emphasis in Environmental Law. Mrs. Sabatini was admitted to practice law in the State of Florida in 2012 and continues as a member in good standing with the Florida Bar.

Attorney Sabatini currently serves as Assistant Attorney for the City of Frostproof and the Town of Lake Hamilton, handling a wide range of municipal matters such as code enforcement issues. Attorney Sabatini also previously served as Code Enforcement Board Attorney for the City of Eustis, FL.

Mrs. Sabatini has represented or been involved in matters on behalf of the following local government clients:

- City of Frostproof
- Town of Lake Hamilton
- Town of Howey in the Hills Police Pension Board
- City of Minneola
- City of Leesburg
- City of Umatilla
- Village Center Community Development District
- City of Eustis Police Pension Board
- City of Eustis Fire Pension Board
- City of Eustis Code Enforcement Board
- Town of Lady Lake Police Pension Board

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- Lake County Water Authority

Mrs. Sabatini's representation and involvement in matters on behalf of local government clients has included representation in the areas of ethics and public records, general municipal law, land use, code enforcement, utilities, and labor. Specifically, Mrs. Sabatini routinely works with local government clients' Building, Planning and Zoning, and various other departments on matters involving land use, municipal law, and code enforcement. As associate attorney, Mrs. Sabatini has been involved in general municipal law matters for the Cities of Minneola, Leesburg, and Umatilla. Mrs. Sabatini has also been involved as counsel for dependent and independent community development districts (CDDs), including CDDs for The Villages, FL.

Additionally, Attorney Sabatini has experience representing private clients with matters before code enforcement boards or special magistrates. Attorney Sabatini has also assisted as substitute special magistrate for the City of Leesburg, FL in an event where the special magistrate had a conflict of interest.

In addition to her local government practice, Mrs. Sabatini also practices in the area of real estate law and routinely participates in continuing legal education (CLE) training for these practice areas.

Anthony Sabatini, Esq. (FL Bar No. 1018163)

Mr. Sabatini holds a bachelor's in history and philosophy from the University of Florida, where he graduated magna cum laude (B.A., 2012). He also attended the University of Florida Levin College of Law (J.D., 2017) and has been a member in good standing with the Florida Bar since 2019. Mr. Sabatini also serves as a Captain in the Florida Army National Guard.

Mr. Sabatini was elected and served as City Commissioner for the City of Eustis from 2016 to 2018. He also served on the Community Redevelopment Agency. As a commissioner for the City of Eustis, he helped oversee a fiscal year 2017-2018 budget of $47,000,000+ and 250+ employees. He was then elected and served in the Florida House of Representatives from 2018 to 2022. During his time in public service, Mr. Sabatini has been involved in numerous municipal law matters and served on the Local Government Subcommittee, working on issues concerning Florida's political sub-divisions. He also

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served on the Commerce Committee, which primarily deals with regulations at the city level. Mr. Sabatini now serves as County Commissioner for Lake County, FL.

As the current City Attorney for the City of Frostproof and the Town of Lake Hamilton, and as county commissioner, Attorney Sabatini has a wide breadth of experience in local government real property matters, including in the areas of land use, zoning, comprehensive plan amendments, and community development. Additionally, he has extensive experience in the areas of ethics, public records, and Florida's Government in the Sunshine laws. Attorney Sabatini also serves as special counsel for labor disputes for the City of Deltona, Florida and as special counsel for the Mayor of the City of Deltona.

The majority of Attorney Sabatini's litigation practice has concerned the fields of local government, property law, and employment law. Attorney Sabatini has also represented over a dozen employees in career service appeals before the Public Employees Relations Commission ("PERC") as well as other administrative boards. Mr. Sabatini has an extensive background in wage and employment law, representing various clients with labor disputes and employment litigation, and has engaged in several formal arbitrations and litigated under the Fair Labor Standards Act.

Attorney Sabatini is admitted to practice in all Florida State Courts as well as the following Federal Courts:

- Northern District of FL
- Middle District of FL
- Southern District of FL
- Federal District Court of the District of Columbia
- District of Columbia Court of Appeals
- 11th Circuit Federal Court of Appeals
- US Court of Appeals for District of Columbia
- Veterans Claims

Gavin Rollins (JD Expected December 2024)

Mr. Rollins joined Sabatini Law Firm as an Associate Attorney in April 2025. Mr. Rollins graduated cum laude from Florida A&M University College of Law in December 2024. Mr. Rollins was elected and served on the County Commission for Clay County,

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Florida from 2014-2020 and currently serves on the Lake County Water Authority Advisory Board. Mr. Rollins also currently serves on the Florida Army National Guard. With his background and experience, it is anticipated that Mr. Rollins will assist with the firm's local government practice.

FRANCHESKA SABATINI

•411 N. Donnelly St. #313, Mount Dora, FL 32757 • (407)965-6380 •Francheska@SabatiniLegal.com•

PROFESSIONAL EXPERIENCE

Sabatini Law Firm, P.A. — Mount Dora, FL
Attorney, Vice President — January 2023-Present

- Practice includes local government and real estate law
- Board Attorney, Town of Howey in the Hills Municipal Police Pension
- Assistant Attorney for Town of Lake Hamilton and City of Frostproof

Stone & Gerken, P.A. — Mount Dora, FL
Associate Attorney — April 2019- December 2022

- Providing general counsel to municipalities and units of local government
- Board Attorney for City of Eustis Code Enforcement, City of Eustis Municipal Police Pension and City of Eustis Municipal Firefighter's Pension
- Assistant Attorney for City of Minneola, City of Leesburg, City of Umatilla, and The Villages Community Development Districts

Passalacqua Law Firm — Orlando, FL
Attorney — June 2013-June 2016

- Practice included family law and personal injury law

U.S. Environmental Protection Agency — Washington, DC
Law Clerk — January-May 2013

- Office of Enforcement and Compliance Assurance

EDUCATION

The George Washington University Law School — Washington, DC
LL.M., Environmental Law — May 2013

Florida A&M University Law School — Orlando, FL
J.D., cum laude — May 2012

- Class rank: top 10%

University of Central Florida — Orlando, FL
Bachelor of Arts, Interdisciplinary Studies — August 2009

- Minor in Mass Communications

LANGUAGES

- Spanish fluency

ANTHONY SABATINI, Esq.

(352)-455-2928 Anthony@SabatiniLegal.com

EXPERIENCE:

Sabatini Law Firm P.A.
Owner, September 2019—Present

- Civil, land-use, employment, and local government law
- Appellate law with a focus on property law
- Litigation experience throughout Florida and Washington DC

Florida House of Representatives
State Representative, November 2018—November 2022

- District 32 representing majority of Lake County, FL
- 5 bills signed into law by Governor DeSantis
- Member of the Local Government Subcommittee

City of Eustis. Eustis, FL
City Commissioner, 2016-2018

- Serving on a 5 member commission in a city with a population of 22,000+
- Overseeing FY 17-19 budget of $47,000,000+ and 250+ employees
- Served for 2 years as a member of the CRA

Florida Army National Guard
Captain, Infantry. August 2008-Present

- Mobilized for 8 hurricanes, the 2012 Presidential inauguration, 2 civil disturbances, and COVID response

Fifth District Court of Appeal Daytona Beach, FL
Law Clerk, Chief Judge Alan Lawson, May 2016--August 2016

- Researched and wrote bench memoranda for judicial panels on criminal and civil matters and reviewed 26 oral arguments

EDUCATION:

University of Florida Levin College of Law. Gainesville, FL

- J.D. December 2017
- Member, Journal of Law & Public Policy

University of Florida. Gainesville, FL

- B.A. in History and Philosophy, magna cum laude, May 2012

Gavin Rollins, Casselberry FL c. 352-328-4892

Overview: Diverse background and experience in civic leadership as a two-term county commissioner, Major in the Army National Guard, and Florida certified history teacher.

Education

Florida A&M University College of Law

J.D. candidate December 2024

University of West Florida

M.S. Education Leadership May 2019

University of Florida, Cum Laude

B.S. Agricultural Education & Communication May 2011 (UF Hall of Fame, Florida Blue Key, Reitz Scholar)

Experience

Civilian

History Teacher (Current Professional Certificate with Education Leadership and ESE Endorsement) 2017-2019

Civics Teacher, St. Johns Classical (98% student pass rate on state civics test; the average in Florida is 71%)
U.S. History & World History, Oak Leaf High School (Exceptional Student Education Certified)
ROTC & Military History, Keystone Heights Jr/Sr High School

Public Relations **2012-2016**

Coordinator of Communication for the Clay County School District, with 5,000 employees and 35,000 students
Conducted over 70 on-camera interviews and reformed the internal and external communications process.

Clay County Commissioner (2 elected terms) (Chairman 2017 elected by peers) **2014-2020**

Sponsored the following laws:

- A law that doubled the distances sexual predators are required to live from schools, parks, and daycares.
- Expanded parks system, including a 10-acre park on the St. Johns River
- Updated and improved libraries, animal service, roads, and infrastructure using modern technology
- Supported upgrades to a medical clinic for low-income and improved government efficacy

Military

Senior Intelligence Officer (04 Major Part-time), 164th ADA BDE **2023-current**

Executive Officer, Supply Policy & Programs Division National Guard Bureau Arlington, VA **2020-2022**

Selected from nationwide applicants to coordinate logistics and operations policy for the 54 states and territories.
Reported directly to a colonel and advised high-ranking military officials, including 4 Star Generals, on complex logistics and planning operations supporting the National Guard's COVID and civil disturbance responses.
Award Meritorious Service Medal for this two-year active-duty tour in the National Capital Region.

Company Commander, Army Intelligence Company **2018-2020**

Commander of Delta 753rd BEB. Responsible for 115 soldiers in two locations & 20 million dollars in equipment
The unit is highly complex, requiring a top-secret clearance and training of multiple skill sets and languages.
Commander of a detachment of Shadows; Unmanned Ariel Surveillance System (drones)
Received the highest possible evaluation from both the rater and senior rater, top 10%

Florida Activations **2017-2023**

Hurricanes Irma, Dorian, and Idalia and COVID Response

War Deployment as Senior Intelligence Officer for Task Force Hurricane. **2016-2017**

Produced 270 intelligence briefs and conducted 50 briefs for VIPs, including the 2-star commanding general
Led counter-terrorism training missions in Uganda, Tanzania, & Djibouti, working with multinational collations.
Awarded Armed Forces Service Medal for Operation Oaken Steel, an embassy crisis response in South Sudan

Awards:

Presidential Volunteer Service Award (Gold Medal with over 3,000 documented volunteer hours), Meritorious Service Medal, Army Commendation Medal, Army Achievement Medal, National Defense Medal, Army Service Ribbon, Global War on Terror Expeditionary, Global War on Terror Service, Army Overseas Service, and Humanitarian Medal.

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City Attorney Services-RFP 2025-010
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May 1, 2025

Cost/ Fee Proposal

The firm's proposed structure of compensation and fees would be a monthly retainer/ fixed fee for all general governmental legal services performed. The proposed monthly retainer amount of $6,000.00 would include the following services:

- Attendance at all regular Council meetings.
- Drafting/ Review of Ordinances, Resolutions, and City contracts.
- Availability for telephone consultation with Councilmembers and City Manager and their staff for legal issues affecting the City.
- Routine correspondence with or on behalf of the City, including related research on general legal issues.

Matters not included in the monthly retainer would include the following:

- Litigation/preparation for litigation
- Attendance at special meetings

These matters not covered under the monthly retainer would be billed at the following rates in quarter-hour (0.25) increments:

Attorney	$ 225 /hourly rate
Paralegal	$ 65 /hourly rate

Finally, costs incurred on behalf of the City, such as court filing fees, court reporter fees, process servers, courier fees, etc., would be billed to the City as they are incurred. The firm affirms agreement with the City's Travel Policy as described in the RFP.

PROPOSAL FOR

CITY ATTORNEY SERVICES

FOR

CITY OF TREASURE ISLAND, FLORIDA

BY

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Lead Attorneys: Ralf Brookes, Esq.[†]
Wade C. Vose, Esq.[†‡]
Gretchen R. H. "Becky" Vose, Esq.[‡]
Nancy Ann M. Stuparich

Addresses: 4901 38th Way S., #303
St. Petersburg, Florida 33701
and
324 W. Morse Blvd.
Winter Park, Florida 32789

Contact Info: Gretchen R. H. "Becky" Vose, Esq.[‡]
407-448-0111
bvose@voselaw.com

Due Date: May 9, 2025, @ 2:00 p.m.

[†] *Ralf Brookes and Wade Vose – Board Certified in City, County and Local Government Law*

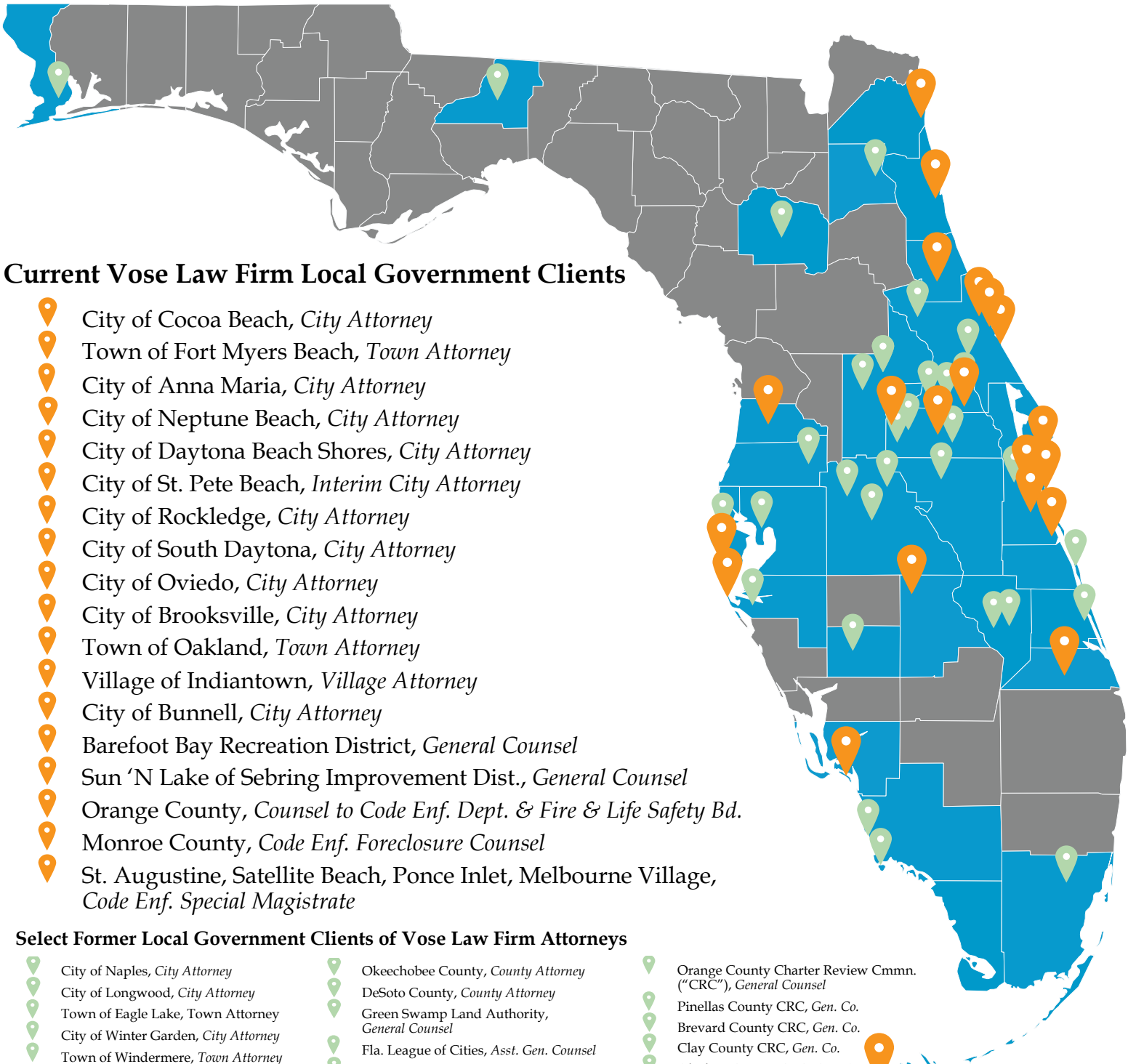
THE FLORIDA BAR BOARD CERTIFIED CITY, COUNTY & LOCAL GOVERNMENT LAW

[‡] *Wade Vose and Becky Vose – Rated AV Preeminent by Martindale-Hubbell*

Martindale-Hubbell AV PREEMINENT Peer Rated for Highest Level of Professional Excellence 2024

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Current & Former Local Government Clients



Current Vose Law Firm Local Government Clients

- City of Cocoa Beach, *City Attorney*
- Town of Fort Myers Beach, *Town Attorney*
- City of Anna Maria, *City Attorney*
- City of Neptune Beach, *City Attorney*
- City of Daytona Beach Shores, *City Attorney*
- City of St. Pete Beach, *Interim City Attorney*
- City of Rockledge, *City Attorney*
- City of South Daytona, *City Attorney*
- City of Oviedo, *City Attorney*
- City of Brooksville, *City Attorney*
- Town of Oakland, *Town Attorney*
- Village of Indiantown, *Village Attorney*
- City of Bunnell, *City Attorney*
- Barefoot Bay Recreation District, *General Counsel*
- Sun 'N Lake of Sebring Improvement Dist., *General Counsel*
- Orange County, *Counsel to Code Enf. Dept. & Fire & Life Safety Bd.*
- Monroe County, *Code Enf. Foreclosure Counsel*
- St. Augustine, Satellite Beach, Ponce Inlet, Melbourne Village, *Code Enf. Special Magistrate*

Select Former Local Government Clients of Vose Law Firm Attorneys

- City of Naples, *City Attorney*
- City of Longwood, *City Attorney*
- Town of Eagle Lake, Town Attorney
- City of Winter Garden, *City Attorney*
- Town of Windermere, *Town Attorney*
- City of Edgewood, *City Attorney*
- City of St. Cloud, *City Attorney*
- Town of Pierson, *Town Attorney*
- City of Deltona, *City Attorney*
- City of Dade City, *City Attorney*
- Sem. Co. Supv. of Elect., *Gen. Counsel*
- Okeechobee County, *County Attorney*
- DeSoto County, *County Attorney*
- Green Swamp Land Authority, *General Counsel*
- Fla. League of Cities, *Asst. Gen. Counsel*
- Escambia Co., *Asst. County Attorney*
- City of Marco Island, *Planning Board Atty*
- Town of Indian River Shores, *Special Land Use Counsel*
- City of Miami Lakes, *Asst. City Attorney*
- Sem. Co. Tax Coll., *Outside Counsel*
- City of Ft. Pierce, *Special Invest. Counsel*
- Orange County Charter Review Cmmn. ("CRC"), *General Counsel*
- Pinellas County CRC, *Gen. Co.*
- Brevard County CRC, *Gen. Co.*
- Clay County CRC, *Gen. Co.*
- Alachua County CRC, *Gen. Co.*
- N. Lake County Hospital Board of Trustees, *General Counsel*
- City of Bradenton, *Charter Review Counsel*
- Lake Co., Hillsborough Co., *VAB Magistrate*
- Hillsborough Co., *VAB Magistrate*
- Lake County, *Land Use Special Magistrate*

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VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Section C

May 7, 2025

City Commission, City of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: Jessica Zamora HR Director

Re: Proposal for City Attorney Services for the City of Treasure Island, Florida

Dear Mayor Doctor, Vice-Mayor Vasquez, Commissioner Clark, Commissioner Czyszczon, and Commissioner Dickey:

It is with pleasure that Vose Law Firm LLP submits this proposal to provide City Attorney Services for the City of Treasure Island, Florida. Because of our vast experience representing local governments as City Attorney, Town Attorney, Village Attorney or County Attorney, we have a thorough understanding of the work to be accomplished when holding the position of City Attorney for Treasure Island.

The Vose Law Firm is a statewide local government law firm with offices in St. Petersburg, Winter Park, Fort Myers, and Cocoa Beach. **We have particular expertise in representing coastal municipalities, and our attorneys currently provide city/town attorney services for St. Pete Beach, Cocoa Beach, Fort Myers Beach, Daytona Beach Shores, Anna Maria, Neptune Beach, and South Daytona.** We are also currently the city/town/village attorney for the inland local governments of Brooksville, Rockledge, Bunnell, Indiantown (Florida's newest municipality), Oviedo, and Oakland. We also provide significant legal services to Monroe County (the "Florida Keys"), Pinellas County, and Orange County.

We propose that Vose Law Firm LLP would be named the City Attorney of Treasure Island, with **Ralf Brookes, Wade Vose, Becky Vose, and Nancy Stuparich,** as the lead attorneys for Treasure Island. These lead attorneys are the most experienced of all the attorneys of our firm and they each have extensive experience representing coastal communities. These lead attorneys collectively have over 130 years of experience representing local governments. These four attorneys have held the position and served as City Attorney, Town Attorney, Village Attorney, County Attorney, and General Counsel for well over thirty (30) different Florida local governments. Our firm is rated AV Preeminent by Martindale-Hubbell, and our firm has been listed in the Bar Register

of Preeminent Lawyers. Our firm's other expert local government attorneys would also always be available to provide legal services as needed for the City of Treasure Island.

I. Expertise representing coastal municipalities

The attorneys of our firm have extensive expertise in the representation of coastal municipalities due to our history of providing city attorney services to eleven (11) "coastal cities" – St. Pete Beach, Naples, Anna Maria, Fort Myers Beach, Cocoa Beach, Daytona Beach Shores, South Daytona, Neptune Beach, Bradenton Beach, Madeira Beach, and Yankeetown.

Representing coastal communities takes particular expertise – We have it!

Due to our vast experience representing municipalities throughout the state, we recognize that representing coastal communities is "different" from representing truly inland communities. We represent both – but our first love is for our coastal communities. The expertise needed to properly represent a coastal municipality is different from, and much broader than that necessary to represent an inland community. A truly excellent municipal attorney representing a coastal community must understand the "different" issues that arise in such areas. Examples of our experience representing our coastal cities follow:

Experience representing cities with a focus on economic development, particularly in the downtown area!

In 2017, when the Vose Law Firm took over as City Attorney for Cocoa Beach, a city of similar size, location and demographics as Treasure Island, the downtown area was essentially "dead". The downtown was mostly empty storefronts with a smattering of t-shirt shops and random storefront businesses like a plumbing supply company and an electrical contractor. Downtown was also the location of some municipal buildings that were in terrible condition after Hurricane Irma. Outside the immediate downtown area, there were numerous hotels in terrible condition, with some being the location of criminal and drug activity.

Our firm assisted that city through two major comprehensive plan and land development code revisions that allowed the city a path forward to a thriving downtown and renewed development of new hotels and commercial enterprises. In addition, there was a desire by the residents of Cocoa Beach to limit the height of buildings in the city and that was implemented in the comprehensive plan and land development code.

Last week the City of Cocoa Beach had its ribbon cutting for its new City Hall with outdoor public space for concerts and other city events. The City Hall followed the construction and opening of the new fire station, new police station and new downtown parking garage. The downtown area of Cocoa Beach is now a vibrant and thriving

location for tourists and locals alike to enjoy all that Cocoa Beach has to offer. The rest of Cocoa Beach has also followed suit with extensive new construction including the Westin $420 Million project set for opening in 2027. Our firm has the expertise and knowhow to assist and guide a city like Treasure Island on a path forward to economic development and revitalization of the City and its infrastructure!

Experience representing cities recovering from hurricanes – we have it!

The attorneys of our firm have extensive experience representing municipalities recovering from the devastation of hurricanes. Not all hurricanes are alike and can have different impacts on different communities. Our firm currently provides city attorney services to St. Pete Beach, Anna Maria, Fort Myers Beach, and Daytona Beach Shores, all of which have been devastated by hurricanes in the last few years.

Currently, our attorneys are guiding the City of St. Pete Beach, the City of Anna Maria, and the Town of Fort Myers Beach through recovery efforts from last year's back-to-back destruction caused by Hurricanes Helene and Milton. We are ready, willing, and able to take on similar efforts to assist the City of Treasure Island.

Our firm is the Town Attorney for Fort Myers Beach, which was almost obliviated by Hurricane Ian in the fall of 2022. While recovering from Hurricane Ian, the Town was again damaged by flooding caused by Hurricanes Helene and Milton. These storms have caused the Town to take an in-depth review of its resiliency efforts to protect its residents and beaches from future storms, as well as building back the many residences and businesses that were destroyed (including Town Hall) to restore the Town as a vibrant beach community. Nancy Stuparich and Becky Vose are continuing to guide Fort Myers Beach through this extremely difficult recovery effort with the assistance of Senators Rick Scott and Ashley Moody, and Congressman Byron Donalds.

While serving as City Attorney for Naples, both Nancy Stuparich and Ralf Brookes assisted that City in its recovery efforts from Hurricane Ian. Hurricane Ian caused significant damage in neighborhoods that had previously not experienced flooding to that magnitude, as well as damage to 5th Avenue, one of the City's renowned business districts and economic drivers.

We are also the City Attorney for Daytona Beach Shores, which was the municipality most severely impacted on the East Coast of Florida by both Hurricanes Ian and Nicole. The storms caused severe damage to 93 buildings and 24 high rise hotels and condominiums by undermining their foundations due to storm surge. Becky Vose worked with the City's staff and City Commission to implement innovative procedures and processes for the city to work hand in hand with residents and stakeholders in recovery efforts and create resiliency to future storms. She has also navigated the difficult funding issues resulting from the damage to that city, and the rebuilding efforts necessitated by the storms.

When Hurricane Irma effectively destroyed the Historic Anna Maria Pier in 2017, (as well as doing significant damage to the entire barrier island city), Becky Vose worked with the Mayor and City Commission of Anna Maria to navigate the difficult process of funding and permitting the reconstruction of the pier which involved working with the Army Corp of Engineers, the FDEP and other regulatory agencies. FEMA issues as to reconstruction, repairs, compliance, and efforts to keep flood insurance rates down, have been a continuing theme in Anna Maria since 2015 when our firm took over as City Attorney, and Becky Vose has been able to navigate the complex issues involved to assist that city towards recovery. A portion of the Anna Maria Pier was again recently destroyed by Hurricanes Milton and Helene, and Becky Vose is currently working with that city on funding, permitting and other issues involved with that recovery effort.

Experience dealing with the "alphabet" agencies and concepts – we have it!

FEMA compliance issues can truly be a trap for the unwary, and a municipal attorney must be ready, willing, and able to address the plethora of FEMA issues that can arise in a coastal municipality. Those issues are vital, because if there are mistakes made as to FEMA floodplain compliance, flood insurance rates (which are almost always required in a coastal area for financing), can skyrocket because of mistakes. In addition, it is important that a municipal attorney be able to assist his/her government in the work needed to receive the maximum amount of FEMA reimbursements available. We have extensive expertise in this area of the law, most recently in the cities of St. Pete Beach, Anna Maria, Daytona Beach Shores and Naples and the Town of Fort Myers Beach.

We have significant experience dealing with Coastal Construction Control Line (CCCL) and Erosion Control Line (ECL) issues in our coastal cities. A city attorney representing a coastal municipality must have a good working knowledge of both CCCL and ECL issues (including Customary Use issues), to appropriately serve the municipality, particularly in a time when significant construction is taking place, and decisions must be made as to appropriate approvals.

When a municipality is attempting to receive necessary permits and coastal permitting through the Florida Department of Environment Protection (FDEP), the Army Corps of Engineers (USACE), the Florida Fish and Wildlife Conservation Commission (FWC), the Southwest Florida Water Management District (SWFWMD), and the other "alphabet" agencies, it is vitally important that the municipal attorney have experience doing that work. We do!

Experience working with large tourist venues and hotel development and redevelopment – we implement YOUR policies and goals.

The attorneys of our firm have extensive experience dealing with the complex issues involved in tourism and related development and redevelopment. In Cocoa Beach,

St. Pete Beach, Fort Myers Beach, Naples, and Anna Maria, we have been extremely involved in the intricacies of the myriad issues involved in tourism and economic development as well as the push-pull between balancing the interests of the permanent residents of the municipalities with the interests of the hotels, vacation rentals, and other tourist venues that fuel the tourism-based economies of those cities.

We understand the issues and are ready, willing, and able to implement the policy preferences of the elected officials in each of the cities we represent, regardless of those preferences. As a practical matter, we know that when elected officials change, often the preferences of those newly in charge are different from the preferences of previous office holders. We are adept at shifting course when appropriate (as dictated by the then current elected officials) and we are equally comfortable assisting neutral, pro-development or pro-resident elected bodies in accomplishing *their collective* goals.

Pinellas County knowledge and connections – we have them!

Wade Vose, Managing Partner of the Vose Law Firm, who is Board Certified by the Florida Bar in City, County & Local Government Law and one of the designated team members to represent Treasure Island, served two consecutive terms as the General Counsel for the Pinellas County Charter Review Commission in 2015-2016 and again in 2023-2024. As a result, Wade is extremely familiar with both the Pinellas County Charter and its dynamics relating to cities in the County (which are unique and could be daunting if not fully understood), as well as the personnel and officials in Pinellas County Government. Wade can be extremely helpful to the City of Treasure Island due to his extensive knowledge of Pinellas County government as well as his connections with officials in that government.

Comprehensive Plan and zoning changes – different for coastal communities – we know!

The Vose Law Firm has been the City Attorney of Cocoa Beach since 2017. Since that time that city has gone through two major comprehensive plan (and charter) re-writes that involved extensive public hearings, public input and even charter amendment referenda to ensure that the changes to the comprehensive plan were in line with the will of the elected officials of that coastal and tourism-based community. Central to the changes to the comprehensive plan were the major considerations of height, density, and intensity, as well as the extremely important coastal-specific issues related to flood control, lagoon protection, hurricane preparedness, infrastructure issues, docks, lagoon access, parking, traffic, beach management, vacation rentals, evacuation plans, and a plethora of other issues particular to a city located in a tourism intense barrier island. Having an attorney fully aware and attuned to coastal-specific issues will be vital for the successful completion of any comprehensive plan and/or zoning changes by a city like Treasure Island.

In addition, our firm is the first and only Village Attorney for the Village of Indiantown – Florida's newest municipality. Shortly after the Village of Indiantown was incorporated at the end of 2017, our firm was hired as its first Village Attorney. Our Managing Partner, Wade Vose, has served as Indiantown's Village Attorney since that time. Because Indiantown was newly formed, it needed to develop and adopt its own comprehensive plan, as well as its own land development regulations. Wade Vose was instrumental in making all that "happen". He likes to say that they "built the plane while they were flying it!"

In addition to the other extremely competent attorneys of our firm experienced in coastal city planning issues, Nancy Stuparich, who is currently the Town Attorney of Fort Myers Beach and former City Attorney of Naples, is both a lawyer (with a J.D. from University of Florida), and a planner (with a Masters Degree in Planning from Florida State University).

Moratorium ("pause in development") – we have successfully done it for our clients!

When major changes are being considered for either a comprehensive plan or a zoning code, it is typically prudent for a city to adopt an appropriately limited moratorium on development likely to be impacted by the contemplated changes. This practice is legally appropriate when done correctly and can protect a city from a flurry of development applications filed to "get in under the wire" before new regulations are enacted. Our firm has extensive experience in successfully guiding cities through the moratorium process, particularly in Anna Maria, Oakland, and Brooksville. Our firm would be honored to assist Treasure Island through this important process if the City so desires.

Customary Use – preserving the beach for the public – we did it for Cocoa Beach!

The Vose Law Firm was the City Attorney for Cocoa Beach in 2018 when HB 631 threatened to restrict public access to that city's 6-mile stretch of beloved and beautiful Atlantic Ocean beach. Becky Vose and Wade Vose hit the ground running and shepherded that city through the process of historical research and putting together material for public hearings to adopt that city's Customary Use Ordinance before the statutory deadline. We are following SB 1622 which would repeal the current Florida Statute relating to customary use (Sec. 163.035 Fla.Stat.) If any customary use issues were to arise in Treasure Island, our firm would be the right firm to have on the City's side!

Vacation Rentals / Bert Harris Claims – we have the experience!

Our firm was hired by the City of Anna Maria in 2015 to be City Attorney and take on the dilemma involved with Vacation Rentals that were essentially taking over the city. We drafted one of the very first Vacation Rental Ordinances in the State of Florida, and it has been copied by municipalities all over the state. We also defended the City of Anna

Maria in three different court challenges to the newly enacted Vacation Rental Ordinance and won each of the challenges.

Subsequently, our firm defended Anna Maria as to 115 Bert Harris Claim challenges to the restrictions of the Vacation Rental Ordinance. We were able to settle every one of those claims without the City of Anna Maria having to pay any damages to any claimant.

We also drafted the first Vacation Rental Ordinance in Cocoa Beach and recently drafted a new noise ordinance dealing with Vacation Rentals. In addition, we recently successfully defended the City of Naples as to its pre-2011 prohibitions of Vacation Rentals in certain zoning districts.

Workforce housing – we understand it!

The need for more workforce housing is a recurring theme in coastal communities due to the typically high costs associated with housing in coastal locations and the extensive need for service workers in tourist-oriented locations. Our firm has worked with the cities of Fort Myers Beach, Anna Maria, Naples, and Cocoa Beach to fill that need. Such efforts (as well as numerous other development issues) are influenced by the recently enacted legislation – the "Live Local Act" – SB 102. We are currently watching HB 943 and SB 1730, which, if passed, could have a dramatic impact on our clients. Our firm keeps up with the newest trends in this regard and will work with Treasure Island in any efforts it may want to make in this regard.

Other coastal legal issues – We have the experience!

We have also extensively worked with our coastal municipalities as to a panoply of additional coastal legal issues such as beach restoration and renourishment, dealing with issues as to coastal resilience, sea level rise, innovative drainage plans, rain garden easement issues, dock and water access issues, and dune protection. Our depth of field and practical experience representing coastal communities is unparalleled in the State of Florida and would be a great asset to the City of Treasure Island.

II. Representing governmental entities is what we do!

Our firm has deep roots in local government law. Our founder, Becky Vose, began her career as an Assistant City Attorney for Orlando in 1973 after she graduated number 1 in her law school class at the University of Florida, and has continued consistently representing local governments through the present day. From those five decades of experience, we've learned that issues that affect one of our local government clients frequently affect many of them. Our attorneys work in a collegial fashion in which we consistently share best practices and innovate ways to best serve our local government

clients. Our firm specializes in Local Government Law, and we only represent governmental agencies.

There will never be a conflict when our firm represents your City!

Local government representation is not a sideline or afterthought for our firm, and our local government clients are the complete focus of our firm. Our firm does not represent developers, vendors, or other commercial interests that might create a conflict with our local government representation. We are strictly a law firm that represents local governments. Importantly, the attorneys of our firm are essentially immune from pressure that might come to bear upon attorneys and firms with mixed or less focused practices.

Fixed fee billing – including litigation!

Our firm typically serves its governmental clients on a fixed fee, all-inclusive basis – including most litigation. To our knowledge, we are the only local government firm that includes litigation in its fixed fees. In that way, the interests of our firm are *always* aligned with our client's interests. Unlike some firms that essentially "make their money when their clients get in trouble", we have a financial incentive to keep our clients "out of trouble." But when litigation occurs or is proactively needed, we immediately step in, take aggressive actions that resolve our client's problems in a quick and favorable manner. We don't draw out cases or take unnecessary depositions to run up a bill; rather, we determine the best outcome for our clients and take definitive and proactive actions to resolve litigation quickly and in our clients' best interests.

Due to our offered unique billing arrangement of flat fee billing, there will never be any hesitancy on the part of elected officials or staff to contact our attorneys as to each and every matter in which there may be a legal issue involved. Many municipalities with attorneys who charge an hourly rate can suffer "sticker shock" when unexpected litigation occurs and legal fees get extremely high. Our flat fee structure protects our governmental clients from such an experience. Having a law firm that does not charge additional fees for litigation can also be extremely helpful in negotiating a resolution of a dispute. When one side of a dispute is not fearful of runaway legal fees, (such as a city with a flat fee attorney contract including litigation), and the other side has such fears, the non-fearful party definitely has a "leg-up" in the negotiations.

We provide COMPLETE legal services to our clients!

The attorneys of our firm provide *complete* legal services to each of our governmental clients. Our expert local government lawyers handle simple and complex litigation of all sorts, transactional matters including, but not limited to all manner of conveyances, leases, easements, road vacations, title insurance, and closings, comprehensive representation as to development matters, zoning, comprehensive plans,

platting, development agreements, ordinances and resolutions, labor and employment, TRIM compliance, eminent domain, code enforcement, CRA representation, historic preservation, vacation rental regulation, environmental law issues, general aviation airport legal issues, public works issues, contract drafting and review – the list goes on and on.

In fact, **included with this proposal under "Specific Municipal and other Local Government Experience by Topic" is a 15 page single spaced listing of examples of some of the legal services we have provided our governmental clients over the years**. With approximately 125 cumulative years of our attorneys representing local governments, there is little, if anything, we have not handled.

24/7/365 Availability

Our attorneys are available 24/7/365. If one or more of our attorneys are ill or on vacation, the other equally qualified attorneys of our firm are ready, willing, and able to step up and provide legal services as needed. Utilizing our firm as City Attorney is truly the equivalent of an in-house multi-attorney legal department with paralegal support, without the expenses that would otherwise be associated with such a legal department.

We have the depth of field to handle all your legal work

We have learned in our extensive experience representing governmental entities that the need for legal services does not always happen in a predictable, uniform pace for our clients. There are times when the legal needs of an individual client are intense and multitudinous, and at those times, we have the depth of field and resources to assign multiple attorneys to one client at the same time to address and resolve all the pending issues. You can rest assured that our firm is ready, willing, and able to assign the appropriate attorneys to address all the issues of the City of Treasure Island in a successful and timely manner.

Introducing the team of lawyers who will primarily represent Treasure Island!

Ralf Brookes is Of Counsel to the Vose Law Firm and has approximately thirty-five (35) years of experience representing local governments in Florida. Ralf is Board Certified by the Florida Bar in City County and Local Government Law and is currently providing city attorney legal services to St. Pete Beach, Naples, and Kenneth City. He has also served as City Attorney for the cities of Madeira Beach and Bradenton Beach and Town Attorney for Yankeetown. He also has served as an Assistant County Attorney for Sarasota County and was Land Use Litigation Counsel for Monroe County (the "Florida Keys").

Wade Vose is the managing partner of the Vose Law Firm and has continuously practiced local government law for the last 21 years. Wade is Board Certified by the Florida Bar in City, County and Local Government Law, and is rated AV Preeminent by Martindale-Hubbell. Wade serves as City Attorney for the City of South Daytona, City Attorney for the City of Rockledge, City Attorney of Oviedo, Village Attorney for the Village of Indiantown (Florida's newest municipality), and Special Magistrate for the City of Satellite Beach. Throughout his career, Wade has also served as County Attorney for Okeechobee County, City Attorney for the City of Bunnell, Town Attorney for the Town of Pierson, Chief Assistant City Attorney for the City of Deltona, Counsel to the Pinellas County Redistricting Board, and General Counsel to a total of eight (8) County Charter Review Commissions in five (5) different charter counties (Orange – 2011-2012, 2015-2016, 2023-2024; Pinellas – 2015-2016, 2023-2024; Brevard – 2015-2016; Clay – 2018; Alachua – 2019-2020), in addition to a range of other specialized representation statewide.

Founding Partner Becky Vose has continuously practiced local government law for the last 51 years, after graduating number one from her law school class at the University of Florida Law School. Becky is rated AV Preeminent by Martindale-Hubbell. Becky has held the position of City Attorney for fifteen (15) cities – Naples, Cocoa Beach, St. Pete Beach, Daytona Beach Shores, Fort Myers Beach, Anna Maria, Brooksville, Winter Garden, Edgewood, Longwood, Windermere, Oakland, Eagle Lake, St. Cloud, and Deltona. She has done major work for Orange County government on matters ranging from complex environmental litigation to the defense of §1983 Civil Rights claims. Becky also represented the Orange County Property Appraiser in a multi-year complex intellectual property lawsuit about the software utilized by the Property Appraiser's office. She also held the positions of General Counsel to the North Lake County Hospital Board of Trustees and the Green Swamp Land Authority. Becky has taught at numerous continuing legal education seminars to other attorneys and has regularly presented instructional sessions for employees and officials of governmental clients. In 1980, Becky opened the Orlando branch office of Shutts & Bowen, where she served as its first managing partner and chairperson of its Real Estate Department.

Partner Nancy Stuparich has been practicing law for 37 years and is the current **Town Attorney for the Town of Fort Myers Beach**. Nancy formerly served as **City Attorney for the City of Naples, City Attorney for Dade City, Town Attorney of Oakland, City Attorney of Brooksville, County Attorney for DeSoto County, Assistant County Attorney for Escambia County, and Assistant General Counsel to the Florida League of Cities.** Nancy is both a lawyer and a planner with a Masters Degree in Planning from Florida State University. She is also Certified as a Labor Relations Professional by the Florida Public Employers Labor Association, and she is designated an FRA-Redevelopment Professional by the Florida Redevelopment Association.

Our philosophy of local government representation

Our firm is highly proactive in minimizing our governmental clients' legal exposure. In addition, the attorneys of our firm have the highest degree of professionalism and ethics, and we always work closely with elected officials and staff in recognizing and solving problems. Not only is minimizing our clients' legal exposure best for our municipal clients, but it is absolutely necessary from our firm's standpoint since **our firm typically represents its municipalities on a fixed fee all-inclusive basis, *including litigation.***

The attorneys of our firm understand that a municipality that has a reputation of vigorously defending its interests will be the object of fewer lawsuits. Therefore, our firm strives to maintain the delicate balance of providing legal advice that serves the best interests of the municipality while avoiding unnecessary litigation. But if litigation becomes necessary, the Vose Law Firm vigorously provides a strong and effective offense or defense as needed. It is our firm's belief that our best interests are inexorably tied to the best interests of our clients. **If our clients benefit, so do we!**

Means and methods of litigation

Our firm uses completely different means and methods of representing our clients in litigation than are typical with firms that charge by the hour.[1] Instead of the typical practice of law firms filing repetitive motions, memoranda of law, unproductive discovery, and having repeated hearings, all resulting in high hourly billings,[2] our firm takes a different tack in litigation. When faced with litigation, we first analyze the case fully, do the appropriate legal research and determine a strategy that will result in an early "kill shot" that dispenses with the litigation, or, if that is not feasible, we devise a strategy leading to a quick and successful trial.

Occasionally our local governmental clients decide that instituting litigation is important for their interests, and our litigation strategies also greatly benefit our clients in those situations. Rather than "litigating a case to death" as is so often the case when litigation is billed by the hour, **our attorneys devise an effective and quick strategy to obtain our client's desired results in the most expeditious manner possible**. This not only achieves our client's goals quickly, but also minimizes the distraction and time consuming work often imposed upon other city staff and elected officials during the pendency of litigation.

[1] It should be noted that Becky Vose of our firm was an equity partner of the large Miami-based law firm of Shutts & Bowen for 10 years, and Nancy Stuparich was formerly an attorney with the Weiss Serota law firm, so we are very familiar with typical litigation practices when legal work is billed by the hour.
[2] When these strategies are used by both sides in litigation, with both sides billing hourly for their work, it is sometimes referred to by attorneys as "doing the dance".

Examples of our successful litigation strategy

An example of our firm's litigation strategy that greatly benefitted a former local government client of the Vose Law Firm was demonstrated in the *Manji v. City of Deltona* case. When the Vose Law Firm became the city attorney of Deltona, (a city with a population of over 87,000), the firm inherited numerous lawsuits. One of those cases was the *Manji* case, which was an inverse condemnation action in which there was a multimillion dollar claim of damages against the city. The case had been pending for seven years, and five different attorneys had worked on it for the city. Sadly, there had been little substantive progress on the case during that time, even though hundreds of thousands of dollars had been paid to the city's attorneys for the litigation. The files for the case filled 14 banker's boxes containing massive amounts of court filings, research paperwork, notes, deposition transcripts, and discovery materials.

After thoroughly reviewing the case, doing the appropriate legal research, and talking with the City Manager, the Vose Law Firm recommended noticing the case for trial, and at the same time making an offer of judgment of $50,000. This was approved by the City Commission. The offer of judgment was declined by the plaintiffs and Becky Vose tried the case two months later in a two-day bench trial. The city won the case, and the court found that the city had no liability whatsoever. The Vose Law Firm then filed a motion to assess fees and costs against the plaintiffs based on the offer of judgment, and at mediation of that motion, **the plaintiffs agreed to pay the City of Deltona $100,000.** Soon after this successful result, virtually all the other cases that had been languishing under previous Deltona city attorneys were quickly and advantageously resolved by the Vose Law Firm through negotiation and mediations. It should be noted that although the City of Deltona had been for many years a virtual "punching bag" for litigation, once the word went out in the legal community that the city's attorney would not "do the dance", future litigation essentially went away.

It is our sincere belief that our firm's means and methods of litigation, which result in excellent results in a short time frame, are in the best interests of our local government clients. **Our litigation strategies and our fixed fee billing, including litigation, would benefit the City of Treasure Island greatly.**

There would be no additional billing for any ancillary legal services, research expenses (such as Westlaw/Lexis fees), travel or miscellaneous expenses, (phone, fax, courier, etc.) and no other costs or expenses, (other than the pre-approved out of pocket expenses mentioned in the next paragraph), that would be billed separately. There would be no other expenses or fees charged, regardless of the time needed or complexity involved in any legal matter.

Pre-approved out of pocket costs, (such as court filing fees, and court reporter fees), would be billed at cost, with no mark-up or multiplier. There would be no separately billed copying charges.

Budgetary predictability – unlimited access to best local government legal talent available

Our flat fee arrangement would give budgetary predictability as to the City Attorney expenses of the City, *including most litigation,* while providing unlimited access to the best local government legal talent available in the state.

Hiring our firm on a flat fee is truly the equivalent of having a large in-house legal staff at a small fraction of the cost. From our experience, litigation cannot always be avoided, and sometimes litigation is needed to proactively protect the best interests of the municipality. Those are the times when legal expenses can get out of hand if the municipality is paying for its legal services by the hour. Our clients believe that it is a wise choice to pay a flat fee that includes litigation fees each month to ensure budgetary predictability and prevent the frightening experience of out-of-control legal costs. **This arrangement would take the fear of litigation costs out of the equation when third parties threaten litigation if the City does not meet the demands of that third party.**

The attorneys of our firm will truly become a part of the City of Treasure Island.

The attorneys of the Vose Law Firm have realized over the years that a flat fee arrangement results in more frequent contact between the attorneys on one side, and the staff and elected officials on the other, which almost always results in less "false starts," and unintentional legal errors by government staff. The end result in having the municipality's lawyers involved in projects and work from the very beginning, is that litigation is avoided, and legal work to "fix" a problem is kept to a minimum. The attorneys of the Vose Law Firm wish to truly be a part of the City of Treasure Island and work diligently to keep the City out of trouble and ensure the smooth running of the City without unnecessary litigation or problems.

The Vose Law Firm has a fast paced and active practice; however, rest assured that we have the time, ability, desire, commitment, and passion to provide prompt, high quality legal services to the City of Treasure Island as its City Attorney at an affordable price. We would be honored and thrilled to provide City Attorney services for the City of Treasure Island, and the attorneys of the Vose Law Firm are ready, willing and able to immediately take over the representation of the City. We are pleased to confirm that our lead attorneys will be available for City meetings as described in the solicitation for proposals.

At any time, the full resources of the Vose Law Firm would be available to the City of Treasure Island for one reasonable, flat monthly payment. That includes the active involvement and representation by nine (9) highly experienced and competent local government, land development, and litigation attorneys of the firm, including two attorneys (both lead attorneys in the proposal) who are both Board Certified by the

Florida Bar in City, County, and Local Government Law. The depth of field and legal expertise as to local government, land use, and litigation representation will be the best available in Florida.

Because of our extensive local government, and coastal land use experience, we believe that we would be an ideal law firm to represent the City of Treasure Island as City Attorney. Our preferred "all inclusive" fee arrangement "including litigation", would result in budgetary predictability as to legal services, as well as unlimited access to nine (9) expert local government lawyers.

We are used to taking over the legal representation of a municipality upon a moment's notice, without the municipality or the firm missing a beat. We assure you that if chosen, we will perform the City of Treasure Island's legal work in a timely and professional manner, and you will be exceptionally satisfied with our legal services.

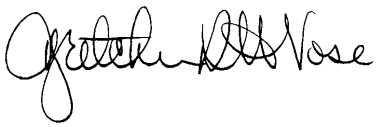
Conflict of interest disclosure – No conflicts

The Vose Law Firm only represents local governments and does not ever represent people or entities that would create a conflict with any of our local government clients. Unlike most law firms that represent local governments, but also sue local governments or represent developers or vendors to local governments, our firm remains dedicated to our mission of only representing governmental agencies. As a result, the Vose Law Firm does not have any potential conflicts of interest, real or apparent, that due to ownership, other clients, contracts, or interests associated with the City of Treasure Island.

The point of contact for this proposal is Becky Vose, available by cell phone at 407-448-0111, and by email at bvose@voselaw.com. Becky Vose is authorized to bind this firm to this proposal, and the proposal is firm and irrevocable.

Thank you in advance for your review and consideration of our proposal.

Sincerely,



Gretchen R. H. "Becky" Vose, Esq.
Founding Partner

SECTION D

QUALIFICATIONS AND EXPERIENCE OF THE VOSE LAW FIRM

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Approach to Providing City Attorney Services

"When our clients succeed, so do we!"

The most important services a city attorney can provide are: i) timely, accurate and thorough legal services that meet the needs of the city; ii) proactive resolution of pending claims to prevent future claims against the city; and iii) to creatively formulate legal strategies to accomplish the goals of the City Commission. There are a myriad of ways to accomplish these goals, and the attorneys of the Vose Law Firm are skilled in achieving excellent results for their clients, and in keeping their clients out of unnecessary litigation.

Our firm uses a collaborative approach to legal services.

One way that the attorneys of the Vose Law Firm ensure timely, accurate, and thorough legal services for their clients is the use of a collaborative approach to the rendering of services. The attorneys and paralegals of the firm have regular weekly meetings to discuss pending issues and cases. As new issues arise, informal meetings are held daily to discuss them again. In this way, at any one time, more than one attorney in the firm is fully cognizant of outstanding issues. In the unlikely event that the attorney who is primarily responsible to a client is unavailable to deal with an emergency, there will always be a back-up attorney to provide the needed services. Opinions rendered by the attorneys of the firm are typically reviewed by another attorney in the firm before such opinion is issued.

If chosen to represent the City of Treasure Island, we propose that the Vose Law Firm would be named City Attorney, with **Ralf Brookes, Wade Vose, Becky Vose, and Nancy Stuparich as lead attorneys** for the City of Treasure Island. These lead attorneys are the most experienced attorneys of our firm, and they each have extensive experience representing coastal cities. Work for the City would be primarily out of our St. Petersburg office, which is the primary office out of which Ralf Brookes provides services with the Vose Law Firm.

The collaborative approach to City Attorney services proposed for the City of Treasure Island is the same manner and approach utilized by our firm in its representation of its other local government clients. It is common that similar issues arise in multiple local governments, and our clients benefit, both financially and substantively from the collaborative representation by multiple attorneys in our firm. This collaborative approach to our representation of local government clients has historically worked extremely well to ensure uninterrupted, thorough, and expert representation of our local

government clients. The axiom, "two heads are better than one," is almost always true, and nine heads are even better!

We understand that we work *for* the City Commission.

When our firm represents a city, we work ***for*** the City Commission, and we work ***with*** the city manager and city staff. In virtually all the local governments we represent we have an extremely cordial and positive relationship with *both* the elected governing body and the government staff. Our work is easier, and results are better, when the City Attorney, the City Manager, and staff work harmoniously, but rest assured, we understand that we work *for* the elected officials.

We also understand that we are not members of the City Commission – no one voted for us. Our personal policy preferences (even if we have any, which we usually do not) never influence our legal advice. All the attorneys of our firm are friendly and work well with others, but we are extremely strong willed when someone attacks or sues one of our clients. We only represent local governments, so we do not have to worry about divided loyalties when dealing with local businesses or developers.

We are dedicated to formulating creative legal strategies to accomplish the City Commission's goals.

We also understand that our job is not to be the ones who say "no" all the time. We've seen it time and again in interactions between commissions or staff and their attorney, where the attorney, unhelpfully, just says "no, we can't do that" or "no, that's illegal," without helping to find an alternative.

Rather, our job, as we see it, is to creatively, insightfully, help you come up with a way to accomplish your goals. Often, we find that folks may have a goal they want to achieve, and also an idea about how to get there. Sometimes the way they think of getting there has some legal problems or risks, or sometimes it is outright illegal. But we see it as our job to see where you're trying to get, and creatively say "we can't get there this way, but we can get there this way or this way," and then the goal you're trying to accomplish would be legally defensible and on a much more secure footing.

When you need us, we *will* be there.

The attorneys of our firm are available to our clients at all hours and days, including weekends, holidays and evenings. We know that when our clients need us, we have to be available – and we are. All the attorneys of our firm always keep their cell phones available and turned on (except when muted during meetings). We also monitor our emails regularly.

Recently, Nancy Stuparich answered a quickly set up conference call relating to an emergency that had just occurred in one of our cities. Nancy answered the call even though she was on vacation out of state. After several minutes of discussing the situation, Becky Vose, who was also on the conference call, noticed a persistent whistling sound on the phone. Becky asked what the sound was and Nancy, who is a tri-athlete, responded that she had answered the call at about mile 11 of a marathon that she was running. She had been fully participating in the conference call, making excellent recommendations to our client, while running a marathon. That is an example of the energy and enthusiasm our firm brings to our clients.

At any time, the full resources of the Vose Law Firm will be available to the City of Treasure Island. That includes the active involvement and representation by nine (9) highly experienced and competent local government attorneys of the firm. **The depth of field and legal expertise as to local government representation that will be available to the City of Treasure Island from the Vose Law Firm is the best available in Florida.**

We *only* represent local governments, not developers or vendors.

It is common for law firms to have several lawyers who sometimes represent local governments, while those same lawyers, and other lawyers in the same firm, also represent private clients. Those private clients often include clients that sue local governments, or that have direct dealings with local governments, such as developers or vendors. Those firms cannot help but have conflicts and divided loyalties.

Our firm is completely different because we *only* represent local governments. We do not represent clients that sue local governments. We also do not represent developers or vendors with interactions with local governments. We are extremely careful not to create situations in which our firm has a conflict with any of our local government clients. If chosen as City Attorney for the City of Treasure Island, our loyalty will never be divided.

The City of Treasure Island would receive our firm's highest priority, and we have the skills and availability to fully accommodate the City's work.

The Vose Law Firm has a fast paced and active practice; however, rest assured that we have the time, ability, and passion to provide prompt, high quality legal services to the City of Treasure Island. Because of our extensive history performing governmental attorney work, the attorneys of the Vose Law Firm have a thorough understanding of the scope of work that will be required of the City Attorney for the City of Treasure Island. Because we look to the long term while representing local governments, and because of our fixed fee arrangement with our clients, we will strive to keep the City out of trouble and proactively work with the City for the mutual benefit of the City and our law firm. **Again, when our clients succeed, so do we!**

Specific Municipal and other Local Government Experience by Topic

General Legal Services Performed for other Local Government Clients

The attorneys of the Vose Law Firm regularly attend meetings and advise City/County Councils/Commissions, as well as other boards, including but not limited to CRA, Planning and Zoning, Code Enforcement, for each of the governmental entities that we represent. We strive to get out in front of issues and encourage open communication and dialogue from government administration and board members. The Vose Law Firm regularly advises clients on the following matters:

- ***Attendance and legal representation at County Commission, City Council, City Commission, and other board meetings***
- ***The "Sunshine Law"***
- ***The "Public Records Law" (sometimes referred to as FOIA)***
- ***The ethical standards of elected and appointed officials and employees***
- ***Home Rule***
- ***Exercise of police power***
- ***Practices and procedures of local governments***
- ***Legislative vs. Quasi-judicial matters***
- ***Voting conflicts***
- ***Full and public disclosure of financial interest***
- ***Parliamentary Procedures***
- ***Other matters relating to public service as an elected official***
- ***All other areas of municipal law***

The Vose Law Firm and its attorneys have provided such counsel to the myriad of local governmental agencies represented by them over the years when holding the following positions:

1) City Attorney, City of Naples, Florida
2) City Attorney, Cocoa Beach, Florida
3) City Attorney, Anna Maria, Florida
4) City Attorney, South Daytona, Florida
5) City Attorney, Daytona Beach Shores, Florida
6) City Attorney, Brooksville, Florida
7) City Attorney, Dade City, Florida

8) City Attorney, Deltona, Florida
9) City Attorney, Edgewood, Florida
10) City Attorney, St. Cloud, Florida
11) City Attorney, Eagle Lake, Florida
12) City Attorney, Longwood, Florida
13) City Attorney, Winter Garden, Florida
14) City Attorney, Bunnell, Florida
15) City Attorney, St. Pete Beach
16) City Attorney, Bradenton Beach
17) City Attorney, Madeira Beach
18) City Attorney, Kenneth City
19) County Attorney, Okeechobee County, Florida
20) County Attorney, DeSoto County, Florida
21) Village Attorney, Indiantown, Florida
22) Town Attorney, Windermere, Florida
23) Town Attorney, Oakland, Florida
24) Town Attorney, Pierson, Florida
25) Town Attorney, Yankeetown
26) General Counsel to the Seminole County Supervisor of Elections
27) General Counsel to the Seminole County Tax Collector
28) General Counsel to the Pinellas County County Attorney Oversight Committee
29) Special Counsel to City of Indian River Shores to rewrite Land Development Code
30) Assistant City Attorney Marco Island, Florida
31) Assistant City Attorney Miami Lakes, Florida
32) City Prosecutor for City of Orlando
33) City Prosecutor for City of Edgewood
34) City Prosecutor for City of Winter Garden
35) City Prosecutor for the City of St. Augustine
36) Counsel to the City of Bradenton as to Charter matters
37) General Counsel to 2024 Orange County Charter Review Commission
38) General Counsel to 2016 Orange County Charter Review Commission
39) General Counsel to 2016 Pinellas County Charter Review Commission
40) General Counsel to 2016 Brevard County Charter Review Commission
41) General Counsel to 2018 Clay County Charter Review Commission
42) General Counsel to 2020 Alachua County Charter Review Commission
43) Counsel to the Pinellas County County Attorney Oversight Committee
44) Counsel to the 2021 Pinellas County Redistricting Board
45) Counsel to the City of Cocoa Beach Charter Review Committee
46) Counsel to the City of Bunnell Charter Review Committee
47) Counsel to the City of Deltona Charter Review Committee
48) Counsel to the Dade City Charter Review Committee
49) Counsel to the City of Longwood Charter Review Committee
50) Counsel to the City of Winter Garden Charter Review Committee

51) Counsel to the City of St. Cloud Charter Review Committee
52) Counsel to the Town of Pierson Charter Review Committee
53) Counsel to the Town of Oakland Charter Review Committee
54) Counsel to the Town of Edgewood Charter Review Committee
55) Counsel to City of Orlando Civil Service Board
56) Counsel to Eagle Lake Planning and Zoning Board
57) General Counsel for Green Swamp Land Authority
58) Special Counsel to City of Ocoee
59) Counsel to the City of Cocoa Planning and Zoning Board
60) Counsel to City of St. Cloud Planning and Zoning Board
61) Counsel to the City of Naples
62) Counsel to the Escambia County Planning Board
63) Special Counsel to City of Casselberry
64) Counsel to the City of Cocoa Beach CRA
65) Counsel to City of Orlando Historic Preservation Board
66) Counsel to the City of Deltona Collective Bargaining Committee
67) Counsel to the City of Cocoa Beach Board of Adjustment
68) Counsel to the City of Brooksville Planning Commission
69) Special Counsel to Orange County as to Environmental Claims
70) Counsel to the Dade City Planning Board
71) Counsel to the Naples Design Review Board
72) Counsel to the City of Orlando Zoning Board
73) Counsel to the City of Deltona Planning and Zoning Board
74) Counsel to the City of Naples Planning Advisory Board
75) Counsel to City of Orlando Board of Adjustments
76) Counsel to City of St. Cloud Civil Service Board
77) Counsel to the City of St. Cloud Code Enforcement Board
78) Counsel to the City of St. Augustine Code Enforcement Board
79) Special Litigation Counsel to Orange County Property Appraiser
80) Counsel to City of Longwood Code Enforcement Board
81) Attorney for Orange County Fire & Life Safety Code Board of Adjustments & Appeals
82) Counsel to City of Longwood Planning and Zoning Board
83) Counsel to the City of St. Augustine Planning and Zoning Board
84) Counsel to City of St. Cloud Pension Board
85) Counsel to the City of Orlando Board of Adjustments and Appeals
86) Special Counsel to Orange County as to §1983 Civil Rights Litigation
87) Attorney to the Orange County Code Enforcement Department
88) Special Counsel to the Orange County Sheriff's Office
89) Special Counsel to the Town of Oakland as to land development and litigation matters
90) Attorney for North Lake County Hospital Board of Trustees
91) Special Counsel to City of DeLand
92) Conflict Counsel/Special Counsel for City of Largo

93) Special Counsel to City of Orlando as to Eminent Domain matters
94) Special Counsel to Orange County as to Code Enforcement Foreclosures
95) Special Magistrate to the Lake County Value Adjustment Board
96) Special Magistrate to the Hillsborough County Value Adjustment Board
97) Special Magistrate to the City of Satellite Beach
98) Special Magistrate to the City of Davenport
99) Special Magistrate to the City of St. Augustine
100) Land Use Special Magistrate to Lake County
101) Special Counsel to the Orange County School Board as to eminent domain matters
102) Eminent Domain Mediation Services for Florida Turnpike Authority, FDOT, Seminole County, Orange County, Hillsborough County, Lake County, Polk County
103) Counsel to Florida State Court Administrator, Office of Court Education
104) Counsel to Florida Department of Business and Professional Regulation
105) Counsel to Florida House of Representatives
106) Special Counsel to Monroe County regarding code enforcement matters

Specific Legal Services Performed for other Local Government Clients

A. Administrative matters and proceedings

The Vose Law Firm's extensive administrative experience includes not only dealing with administrative matters and proceedings within the municipalities we represent, but also dealing with administrative matters and proceedings in state, federal and county venues.

B. Code of Ordinances, and Comprehensive Plan issues

The attorneys of the Vose Law Firm work every day on issues relating to code of ordinances, and comprehensive plans. We regularly draft and amend ordinances, comprehensive plan provisions. We also interpret ordinances, comprehensive plan provisions, and charter provisions (as applicable) as well as defend them in court.

C. Code Enforcement

The attorneys of our firm handle all code enforcement matters for all the governmental agencies we represent. In addition, the Vose Law Firm has represented the Orange County code enforcement department continuously since 1993 and also represents the code enforcement department in Monroe County. Our firm also has extensive experience litigating code enforcement matters in court, including code enforcement lien foreclosures and defense of suits against our clients relating to code enforcement.

D. Contract Law

The attorneys of Vose Law Firm have extensive experience drafting a plethora of contracts (routine and specialized) on virtually all subjects dealt with by local government agencies. We hold a license for unlimited access to AIA documents if those are desired to be used by the City in certain instances. In addition, the attorneys of our firm are extremely experienced in litigating issues relating to governmental contracts.

E. Drafting and reviewing Ordinances and Resolutions

Our firm regularly drafts, reviews and interprets ordinances and resolutions for our local government clients, and we also advise clients as to when new ordinances or resolutions may be necessary. We will draft or review every ordinance or resolution before it goes onto the agenda to ensure quality and legal sufficiency.

F. Federal, State and local ethics laws

As a part of our firm's representation of our clients as county or city attorney we are intimately involved in all aspects of ethics laws that apply to such counties or cities and its employees, officers, board members and vendors. As a regular part of the services we provide to our clients, our attorneys give the required Four Hour Ethics Course if requested as well as instruct other board members as to ethics matters while also providing information as to Sunshine Law and public records law matters.

G. Constitutional Law

A thorough understanding of both the Florida Constitution and the United States Constitution are absolutely vital to providing legal services to our governmental clients and all of our attorneys are well educated on these subjects and keep abreast of evolving case law regarding constitutional matters.

H. Other Federal, State and Municipal Laws & Ordinances

There are a plethora of federal and state laws that significantly impact local government law and the attorneys of the Vose Law Firm are extremely familiar with such laws and keep up with the ever evolving changes in the laws. As soon as we are hired by a governmental agency to act as its attorney, our attorneys become totally familiar with that client's ordinances.

I. Land Use and Zoning

The Vose Law Firm and its attorneys have practiced in the field of land use law as part of their representation of all their governmental clients over the years. Our attorneys have extensive experience writing and interpreting zoning and land use ordinances and comprehensive plan provisions and dealing with Florida's Comprehensive Growth Management Act, zoning, development agreements, platting issues, development orders,

and enterprise zones. Nancy Stuparich has an MPA & MSP in Public Administration and Urban Planning from Florida State University and is a Redevelopment Professional (FRA-RP) certified by the Florida Redevelopment Association. Wade Vose has been instrumental in the development of the new comprehensive plan and land development regulations for Florida's newest municipality, the Village of Indiantown. Becky Vose completed a re-write of the Town of Indian River Shores land development code. They have been involved in significant land use litigation on behalf of public clients. The reported case of City of Orlando vs. The School Board of Orange County was handled by Ms. Vose and helped establish the appellate law in Florida relating to the effect of municipal zoning on other public uses.

J. Litigation in State and Federal Courts

The Vose Law Firm has handled litigation in both state and federal courts for virtually all cities we have represented as city attorney. The firm currently is handling civil litigation for Okeechobee County, the City of Brooksville, the City of South Daytona, the City of Daytona Beach Shores and the City of Cocoa Beach. As outside counsel, our firm has successfully represented in litigation Orange County, the Orange County Property Appraiser, and Monroe County.

K. Leases and Agreements

Our firm has extensive experience in drafting and reviewing leases involving our governmental clients, whether the client is the landlord or the tenant. We are also adept at litigating issues relating to leases and other landlord/tenant issues.

L. Property Easements

The attorneys of the Vose Law Firm frequently draft and interpret property easements of all types for the local governments they represent. They also have extensive experience in the acquisition of easements for their clients.

M. Purchase, Lease and Sale of City Real Property

The attorneys of the Vose Law Firm regularly handle the purchase, lease and/or sale of real property on behalf of our clients. Currently, Becky Vose is handling the purchase by Fort Myers Beach of property for its new Town Hall, and recently handled the sale of property for the City of Daytona Beach Shores and handled litigation to clear title to certain land owned by the City of Cocoa Beach in preparation for the sale of the property to a third party.

N. Public Utility Matters

The attorneys of the Vose Law Firm handle all public utility matters for our clients. In addition, our firm has extensive experience rendering legal advice and drafting documents relating to utility taxes and utility franchise agreements. The representation of each of the clients of the firm has included the drafting and reviewing of numerous franchise agreements with various utility companies. The representation of the City of St. Cloud included handling the complex transaction between the Orlando Utilities Commission and St. Cloud as to the "take over" of the St. Cloud electrical system by the OUC.

O. Public Records and Sunshine Law Matters

Rendering legal advice to our clients as to both public records and Sunshine Law matters is an almost daily occurrence for our attorneys. As a regular part of the services we provide to the clients we represent, our attorneys teach the required Four Hour Ethics Course if requested, as well as giving regular training on ethics, Sunshine law, and public records matters to other board members. In addition, we have experience litigating matters implicating the public records law and/or the Sunshine Law.

P. Provide advice and counsel at staff meetings as directed by the our governmental clients.

One aspect of getting in front of issues involves having an open dialog with staff about issues that will come before the Commission in future meetings. We encourage Commissioners and staff to call, text, or email us about any concerns they may have about an agenda item. Some issues require research or preparation, and we strive to resolve all relevant issues prior to the meeting so that the agenda item does not need to be pulled due to a legal concern.

Q. Address legal issues affecting financial matters of our clients, including user fees, impact fees, franchise fees, and special assessments.

Virtually all of our governmental clients over the last 50 years have received extensive assistance from the attorneys of our firm on financial matters, including, but not limited to, user fees, impact fees, and special assessments.

R. Review Requests for Proposals, bid invitation documents, development review applications, agenda items, and other pertinent matters as directed.

The attorneys of the Vose Law Firm regularly review, then assist and advise their local government clients on purchasing and procurement matters, development review applications, all agenda items, and any other legal issues that arise in the course of the representation of the governmental entities we represent.

S. Address and advise clients in community development issues including, but not

limited to, land use law, Florida's Comprehensive Growth Management Act, zoning, code enforcement, development agreements, development orders, developments of regional impact, and condemnation.

The Vose Law Firm and its attorneys have practiced in the field of land use law as part of their representation of virtually all their governmental clients over the years. Becky Vose has been representing local governments for 50 years and has handled all manner of land use, zoning, CRAs, and other such matters. The attorneys of the Vose Law Firm have extensive experience writing and interpreting zoning and land use ordinances and dealing with Florida's Comprehensive Growth Management Act, zoning, redevelopment districts, code enforcement, development agreements, development orders, developments of regional impact, and enterprise zones. Wade Vose has been instrumental in the development of the new comprehensive plan and land development regulations for Florida's newest municipality, the Village of Indiantown. The Vose Law Firm completed a re-write of the Town of Indian River Shores land development code. They have been involved in significant land use litigation on behalf of public clients as well as private clients. The reported case of City of Orlando vs. The School Board of Orange County was handled by Ms. Vose and helped establish the appellate law in Florida relating to the effect of municipal zoning on other public uses.

T. Address and advise City in utility taxes and utility franchise agreements as they relate to Florida governmental agencies.

The Vose Law Firm has extensive experience rendering legal advice and drafting documents relating to utility taxes and utility franchise agreements. The representation of each of the clients of the firm has included the drafting and reviewing of numerous franchise agreements with various utility companies. The representation of the City of St. Cloud included handling the complex transaction between the Orlando Utilities Commission and St. Cloud as to the "take over" of the St. Cloud electrical system by the OUC. The firm is currently negotiating a new franchise agreement with Duke Energy for electrical service to the Town of Oakland.

U. Address and advise City on special assessments and special assessment collections and liens.

The Vose Law Firm has provided general legal services in the areas of special assessments and special assessment collection and liens for each of the governments represented by the firm. In addition, the firm did extensive work for the City of Longwood in reviewing and collecting long over-due special assessments, and the firm has represented Orange County as to CEB lien foreclosures and settlements for the last 25 years.

V. Address and advise governments in the additional following areas: Sunshine Law and public records law; home rule; exercise of police power; practice and procedures before local government land use issues, legislative, and quasi-judicial bodies; and all

other areas of municipal law.

The Vose Law Firm regularly advises clients on the matters above as part of its day to day practice. These are among the most common questions facing local government officials, and as City Attorney, we encourage City staff and officials, including not just the City Commission, but also board members for advisory boards, to contact us if they have any questions about any of these matters. Additionally, we remain in regular contact with county staff to advise staff on the law as well as providing opinions on best practices and procedures.

W. Responding to requests from City Commissioners or City staff within the time period required by the City.

The attorneys at the Vose Law Firm are aware that advising local governments is not strictly an 8 to 5 affair. It is our practice to answer every phone call from a client immediately unless we are in another meeting or in court. When possible, we text the person calling if we are not immediately available to let the caller know when to expect a return call. If something cannot wait, typically it will be easy for a client to reach out to another attorney in the firm and get answers to questions. We are available after hours and on weekends as well, whether for meetings or for situations that are time sensitive.

X. ***Representation of local governments in diverse litigation in state, federal and appellate courts, and Alternative Dispute Resolution experience.***

All of the attorneys of the Vose Law Firm have significant experience with alternative dispute resolution techniques. Becky Vose became certified as a certified circuit court mediator in the 1990s and has mediated hundreds of cases, most of which involved at least one governmental agency.

Y. Condemnation (Eminent Domain) under Florida law

The Vose Law Firm's eminent domain experience includes the full range of eminent domain practice including initial pre-litigation advice and drafting of resolutions, preparation of all pleadings, numerous contested as well as uncontested Order of Taking hearings, settlement negotiations and drafting of settlement documents, mediations, jury trials, and appeals. In addition, they have extensive experience dealing with issues of public use, incidental private use, necessity, inverse condemnation, business damages, severance damages, damages to non-profit entities, historically significant properties, cost to cure, consolidation of parcels, and down-zoning issues. The firm has recently successfully completed eminent domain proceedings for the City of Deltona.

As both an Assistant City Attorney for Orlando and as Special Counsel to the City of Orlando, Ms. Vose represented the City of Orlando for over 15 years in eminent domain litigation. During that time, she represented the City as to numerous acquisitions including

rights-of-way, pedestrian walkways, park lands, land for parking areas, easements for sewage transmission lines, sites for public utility facilities, as well as many other public use projects. As Special Counsel to the City, she handled on a contract basis the acquisition of the property for the Gertrude Walk pedestrian walkway through downtown Orlando as well as the City of Orlando Arena property, (Phases II and III). Ms. Vose also has extensive experience as counsel to property owners of condemned land, and has acted as a certified circuit court mediator in over 100 eminent domain mediations.

Z. Counsel and legal services to local government pension boards, and work with employee pension plans including Florida Statutes, Chapter 175 and Chapter 185 Special Risk Plans

The attorneys of the Vose Law Firm have provided legal services to the Cities of Winter Garden, Longwood, Deltona, Edgewood, Eagle Lake, and St. Cloud relating to employee pension plans including Florida Statutes, Chapter 175 and Chapter 185 Special Risk Plans.

AA. All aspects of construction law and public works (water and wastewater) issues

The attorneys of the Vose Law Firm have extensive experience representing both public and private clients as to virtually all aspects of public works matters, including water and waste water issues, construction law including, but not limited to regulatory compliance, bid solicitations, bid protests, construction contracts, construction litigation, warranty issues, delay damages, etc. The firm has provided extensive legal services as to Public Works (water and waste water) issues for each city represented by the firm.

BB. The creation and administration of Tax Increment Financing Districts (CRAs)

The Vose Law Firm provided legal services to the cities of Naples, Cocoa Beach, Brooksville, Dade City, Winter Garden, Longwood, Edgewood, Deltona, Bunnell, and St. Cloud relating to Tax Increment Financing Districts (CRAs). In addition, as general counsel for the North Lake County Hospital Board of Trustees, the firm had significant experience challenging the authority of municipal tax increment financing districts from imposing charges on the special taxing district.

CC. Environmental law including representation before and negotiations with, various State and Federal regulatory agencies

The attorneys of Vose Law Firm have represented public and private clients with regard to environmental matters in conjunction with governmental representation and private real estate practice. As counsel to the Green Swamp Land Authority, such representation included extensive dealings with the Florida Department of Environmental Protection, the Department of Community Affairs, and two water management districts. While an Assistant City Attorney for Orlando, Ms. Vose worked on the permitting for the Iron Bridge Road Sewage Treatment Plant and for various drainage and other public works projects.

As the City Attorney for Longwood, the firm represented the City in matters relating to a RCRA site on City property and was responsible for negotiations with the Florida Department of Environmental Regulation, [now the Florida Department of Environmental Protection (DEP)], and for matters relating to negotiations with the environmental company hired to evaluate the clean-up of the property.

The attorneys of Vose Law Firm have been extensively involved in the permitting of various environmental features have also represented numerous property owners in negotiations with the FDEP and in litigation over environmental contamination issues. Ms. Vose co-authored the book, *Environmental Survival Kit for Realty Professionals*, a book designed to protect realty professionals from losses due to environmental problems. The Florida Board of Realtors purchased the rights to such publication for purposes of including the publication among its educational materials.

DD. Collective bargaining/Labor Law

The Vose Law Firm has represented local governments it has represented as to numerous collective bargaining matters. The attorneys of the firm currently represent Okeechobee County in its ongoing negotiations with I.A.F.F. Local 2918 relating to city/county fire consolidation issues. In recent years, the attorneys of the firm recently handled the collective bargaining negotiations for the City of Deltona relating to the negotiations with I.A.F.F. Local 2913, and recently successfully concluded collective bargaining negotiations with the Fraternal Order of Police on behalf the City of Bunnell. The attorneys of the firm are now beginning the bargaining process for the fire union at the City of Brooksville. The attorneys of the Vose Law Firm also have extensive experience representing their cities in labor arbitrations, unfair labor practices issues, and general issues relating to employment law.

EE. Municipal and County Charters

The Vose Law Firm and its attorneys have extensive experience in representing cities and counties with regard to charter government, including but not limited to charter amendments, charter review, and the interaction of municipal and county ordinances under governing county charter provisions. Notably, Wade Vose and Vose Law Firm LLP have twice served as General Counsel to the Orange County Charter Review Commission, joining former Orange County Mayor and U.S. Senator Mel Martinez as the only other attorney to have served twice as General Counsel to the Orange County Charter Review Commission. Mr. Vose prepared the ballot title, ballot summary, and amended charter language for each of the 2012 and 2016 CRC-initiated charter amendments, with a specific focus on both clarity of the ballot language for the voter, and strict compliance with the exacting standards of Section 101.161, Fla. Stat. and the extensive specialized case law governing the wording of ballot referenda.

In 2013-2014, Mr. Vose served as counsel to the City of Bunnell Charter Review Committee, which was engaged in a comprehensive review of its city charter. Mr. Vose

provided substantial legal and procedural guidance to that committee throughout its deliberations, resulting in Mr. Vose preparing the ballot titles, ballot summaries, and charter amendment language for seven (7) charter referendum questions placed on the municipal ballot. In 2014, Mr. Vose also served as counsel and facilitator to the City of Deltona Charter Review Committee, which resulted in three (3) charter referendum questions prepared by Mr. Vose placed on the municipal ballot. Mr. Vose recently completed assisting the Town of Pierson with a comprehensive review and rewrite of its town charter, which had not been revised or modernized since 1929.

Mr. Vose and the Vose Law Firm also served as General Counsel to the 2016 Pinellas County (home of St. Petersburg, Clearwater, and Largo) Charter Review Commission, notably the formative first time that CRC has chosen an attorney unaffiliated with the Pinellas County Attorney's Office. Pinellas County is the most urbanized county in the State of Florida, and Mr. Vose and the Vose Law Firm represented that CRC as it reconsidered the balance of power between the County and its 24 municipalities, as well as between the County and its constitutional officers. In addition, Mr. Vose and the Vose Law Firm served as General Counsel to the 2016 Brevard County Charter Review Commission, 2018 Clay County Charter Review Commission, and the 2020 Alachua County Charter Review Commission.

FF. Municipal Bonds

The Vose Law Firm and its attorneys have extensive experience representing municipalities in a variety of municipal bond matters as local bond counsel. The firm has the appropriate expertise to work hand in hand with professional bond counsel and financial consultants to accomplish bonding for a variety of municipal purposes.

GG. Representation of clients relating to gambling issues and "Internet Cafes"

The Vose Law Firm and its attorneys have represented local governments in matters relating to gambling and Internet Cafes. The cities of Cocoa Beach, South Daytona, Bunnell, and Deltona have faced numerous issues as to illicit gambling activities in the city limits and the Vose Law Firm has provided expert legal services which successfully addressed those issues.

HH. Medical Marijuana issues

The attorneys of the Vose Law Firm have made numerous presentations on the subject of medical marijuana and the appropriate manner for local governments to deal with matters related to that subject. Wade Vose has made numerous public presentations to groups of local government officials on this subject, and has been on several television presentations on this issue. Both Wade Vose and Becky Vose have drafted medical marijuana ordinances for the respective clients they represent. Each client has dealt with

the issue in a different way dependent upon the respective concerns of each of the local governments represented.

II. Bert J. Harris Act matters

The attorneys of the Vose Law Firm have been heavily involved in defending local governments in Bert J. Harris litigation. A few years ago, the City of Anna Maria received in the last year over 100 Bert J. Harris claims, and the local government lawyers of the Vose Law Firm were actively involved in handling those claims. Those claims have been settled with no financial payments by the City.

JJ. Vacation Rental Issues

The City of Anna Maria hired the Vose Law Firm as its City Attorney in the middle of its life and death struggle with Vacation Rentals that were about to "take over" the City. The Vose Law Firm drafted one of the State of Florida's first Vacation Rental Ordinances and successfully defended that ordinance (which evolved over time) in five different legal challenges. The City of Anna Maria has one of the few Vacation Rental Ordinances that has withstood multiple legal challenges, and the City is now flourishing with well-regulated Vacation Rentals. The Vose Law Firm also recently wrote a Vacation Rental Ordinance for the City of Cocoa Beach, which has very different concerns regarding Vacation Rentals.

KK. Forfeiture

The attorneys of the Vose Law Firm have handled extensive forfeiture matters for the clients it has represent over the years. However, due to recent changes in legislation, the firm's local government clients are not as inclined to file forfeitures due to prohibitively high costs involved (unrelated to legal expenses).

LL. Pension matters

The attorneys of the Vose Law Firm regularly interface with pension counsel representing various pension boards and give their cities legal advice regarding the effect pension matters will have on the governmental entity. The firm recently represented the City of Brooksville regarding the closing of a pension plan after the disbandment of that city's police department.

MM. Representation of Government-Owned General Aviation Airport

Our firm also has extensive experience representing a government-owned general aviation airport. Our firm is County Attorney for Okeechobee County, which operates an active general aviation airport (ICAO: KOBE) and its associated Fixed Base Operator ("FBO"), and our firm has represented the airport in a multitude of matters, including,

but not limited to advice concerning compliance with FAA Grant Assurances, disposal of derelict and abandoned aircraft under Sec. 705.183, Fla. Stat., acquisition of a FBO, operation by the County as an FBO, adoption of airport regulations, fees, and service charges under Sec. 332.08, Fla. Stat., hangar leases and evictions, FDOT certifications, agreements with rental car providers, airport protection zoning, and specialized litigation involving an approved airport master plan.

NN. Other specific local government experience not listed above

The Vose Law Firm has also represented cities relating to the following matters:

i) Civil rights defense – USCA, Title VII litigation
ii) Litigation relating to qualifications for election
iii) Redistricting to comply with Federal Court Orders
iv) Disputes between governmental entities relating to zoning and land use
v) Intergovernmental agreements
vi) FEMA reimbursement issues
vii) Labor law, employee disputes, and employee discharge hearings
viii) Historic Preservation
ix) Construction Industry Board of Appeals – establishment and representation
x) Public Employee Relations Commission hearings and appeals
xi) Adult entertainment and bookstore ordinances; bingo regulation
xii) Trap, Neuter, Release feral cat control
xiii) Plasmapheresis facility regulation
xiv) Arbor ordinances and regulation
xv) Sexual harassment litigation
xvi) Age discrimination litigation
xvii) Police legal advisor issues
xviii) Alarm ordinance regulation
xix) Cable TV regulation
xx) Cell phone tower regulations
xxi) Leasing of public property for private use
xxii) Local counsel for bond issues
xxiii) Land banking for future public use
xxiv) Federal grant applications and administration
xxv) Defense of inverse condemnation claims due to restrictive zoning
xxvi) Marina leases
xxvii) Sale/lease back agreements for city
xxviii) Code Enforcement foreclosures
xxix) Annexation disputes
xxx) Noise ordinances
xxxi) Inverse condemnation actions relating to environmental damages
xxxii) Residential Prison Diversion Programs

xxxiii) Mortgage Foreclosure Registration
xxxiv) HUD Uniform Relocation Act requirements
xxxv) Construction Regulation Boards
xxxvi) ADA compliance issues
xxxvii) Customary Beach Use Ordinances
xxxviii) Declarations of Emergency
xxxix) Dogs on the beach regulations and ordinance

Local Government Client References

City of Cocoa Beach – City Attorney
Comprehensive City Attorney Legal Services
Contact: Keith Capizzi
Phone: 321-271-4520
Address: 2 S. Orlando Ave., Cocoa Beach, FL 32932

City of Anna Maria – City Attorney
Comprehensive City Attorney Legal Services
Contact: Mark Short, Mayor
Phone: 941-398-3903
Address: P.O. Box 779, Anna Maria, FL 34216

City of Daytona Beach Shores – City Attorney
Comprehensive City Attorney Legal Services
Contact: Kurt Swartzlander, City Manager
Phone: 386-547-9238
Address: 2990 S Atlantic Ave., Daytona Beach Shores, FL 32118

Town of Fort Myers Beach – Town Attorney
Comprehensive Town Attorney Legal Services
Contact: Andy Hyatt, Town Manager
Phone: 239-313-0895
Address: 2731 Oak St., Fort Myers Beach, FL 33931

City of South Daytona – City Attorney
Comprehensive City Attorney Legal Services
Contact: Les Gillis, City Manager
Phone: 386-322-3014
Address: 1672 S Ridgewood Ave., South Daytona, FL 32119

City of Brooksville – City Attorney
Comprehensive City Attorney Legal Services
Contact: Christa Tanner, Mayor
Phone: 352-585-7604
Address: 201 Howell Ave., Brooksville, FL 34601

SECTION E

QUALIFICATIONS AND EXPERIENCE OF VOSE LAW FIRM ATTORNEYS

RALF BROOKES

Of Counsel, Vose Law Firm, LLP
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Winter Park, Florida 32789
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Email: rbrookes@voselaw.com



EDUCATION AND BAR DATA

Legal	**University of Florida College of Law** **Gainesville, FL,** Juris Doctorate (J.D.), 1988 Jessup's Cup Moot Court Team UF Law Center for Governmental Responsibility Fellowship
Undergraduate	**University of Miami, Coral Gables, FL** Bachelor of Science Degree, Marine Sciences & Geology (B.S. 1985)
Admitted/Member	Florida Bar – Admitted and Member in Good Standing since 1988 – Bar No. 778362 U.S. District Court, Southern District of Florida U.S. District Court, Middle District of Florida U.S. District Court, Northern District of Florida Admin. Law Section – Florida Bar – Executive Council, 1991-1999 City, County, and Local Government Law Section – Florida Bar Environmental & Land Use Law Section – Florida Bar, Executive Council, 1993-2001 Florida Municipal Attorney's Association Member
Certification	**Board Certified in City, County and Local Government Law**
Speaker/Presenter	Florida Municipal Attorney's Association • Noise Ordinances The Florida Chamber of Commerce • Growth Management Short Course • Environmental Permitting Short Course The Florida Bar, Continuing Legal Education (CLE) Programs • City, County and Local Government Section of the Florida Bar • Environmental and Land Use Law Section of the Florida Bar • Administrative Law Section of the Florida Bar • University of Florida Law program, speaker and guest

lecturer

Continuing Legal Education, CLE-International Programs,

- Dealing With Government
- Litigating Land Use and Takings Claims
- Defending Local Government Land Use Denials
- Regulatory Takings under the U.S. and Florida Constitution
- Wetlands Regulations

Southwest Florida Chamber of Commerce

- "Issues 08" Southwest Florida Legislative Delegation
- A Sustainable Southwest Florida: Creating a Vision. Participant City Attorney

PROFESSIONAL EXPERIENCE

CITY ATTORNEY EXPERIENCE:

Naples, Florida (Collier County, pop. 19,115) Interim City Attorney 2023 – present
Naples, Florida (Collier County, pop. 19,115) Co-City Attorney 2020 - 2023
Town of Yankeetown, Florida, (Levy County, pop. 760) City Attorney 2006 – present
City of Madeira Beach, Florida (Pinellas County, pop. 4,406) City Attorney 2017-2020
City of St Pete Beach, Florida (Pinellas County, pop. 10,086) City Attorney 2007-2008
City of Bradenton Beach Florida, (Manatee County, pop.1,536) 2004 – 2009

As City/Town Attorney: Meet with and advise City Manager and Departments; Municipal Law; Contracts, RFQs/RFPs; Disputes, Litigation, Comprehensive Plan Amendments, Land Development Code Amendments and review of development application, variances, planned developments, development agreements; legislation, ordinances, audits, sunshine law, public records law; grants, government and public works projects.

COUNTY ATTORNEY EXPERIENCE:

Monroe County (the "Florida Keys"): Land Use Litigation Counsel (1992-1998) Representing Monroe County Florida in land use litigation in state and federal courts, serve as counsel for Growth Management Division, counsel for Planning Department, Planning Commission and Code Enforcement; prepared and defended vacation rental ordinance, noise ordinances, resolutions and land development regulations, development agreements, comprehensive plan amendments, defended Monroe County in state and federal court.

Sarasota County Assistant County Attorney (1990 – 1992). Advise County Attorney, Board of County Commissioners of Sarasota County; Planning Commission, Planning,

Natural Resources, Code Enforcement, Solid Waste Departments, interagency and interlocal agreements; Pollution Control

LAW SCHOOL TEACHING

University of Florida Law School – Conservation Clinic and Environmental and Land Use Law Program, **Practitioner in Residence 2013** under direction of Professors Ankersen, Flournoy and Hamann

Florida Gulf Coast University (FGCU) - Adjunct Professor Environmental Law (2005 – 2014), Environmental & Land Use Law Masters of Public Administration Program PAD 5620.

MEDIATOR/ARBITRATOR/ALTERNATIVE DISPUTE RESOLUTION

- **Mediator** and **Special Magistrate/Master, Fla. Stat. 70.51 Land Use & Dispute Resolution Act:** Alternative dispute resolution process for land use applications
- **Florida Court Appointed Arbitrator** – Florida Supreme Court Approved Training

WADE CHRISTOPHER VOSE



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EDUCATION AND BAR DATA

Legal	**University of Florida College of Law** **Gainesville, FL** J.D. with Honors, May 2003 Book Awards: Environmental Law Intellectual Property Law Family Law Recipient of the Levin College of Law Leonard Scholarship
Undergraduate	**University of Florida** **Gainesville, FL** B.A. in Political Science, with Honors, May 2000 National Merit Scholar / Florida Academic Scholar Omicron Delta Kappa Leadership Honorary
Preparatory	**Bishop Moore Catholic High School** **Orlando, FL** Graduated with Highest Honors, May 1996 Student Body President & Valedictorian
Admitted	Florida Bar – Admitted & Member in Good Standing since 2003 Bar No. 685021 U.S. District Court, Middle District of Florida U.S. District Court, Northern District of Florida U.S. District Court, Southern District of Florida Orange County Bar Association City, County, and Local Government Law Section – Florida Bar Environmental & Land Use Law Section – Florida Bar
Certification	**Board Certified in City, County and Local Government Law**

PROFESSIONAL EXPERIENCE

Vose Law Firm LLP (Winter Park, FL)

Managing Partner – As managing partner of an AV-rated statewide local government law firm serving as City Attorney for ten cities and County Attorney for one county, in addition to extensive specialized representation for local governments statewide, responsible for overseeing every segment of the local government representation process, including representation of local government commissions, councils, and boards, client counseling of elected officials, city and county managers/administrators, department heads, staff, and appointed officials, evaluation of claims and defenses, development of litigation strategies, preparation of ordinances, resolutions, development agreements, pleadings, discovery, motions, and memoranda, and argument before trial and appellate courts. January 2004 to present.

City of South Daytona, Florida (South Daytona, FL)

City Attorney – Wade Vose serves as City Attorney to the City of South Daytona, a residential and business-friendly city bordering the Halifax River. Responsible for providing legal advice to City Council and other City boards at public meetings as needed, advising all city departments, drafting city ordinances and resolutions, and conducting litigation on behalf of the City. November 2020 to present.

Village of Indiantown, Florida (Indiantown, FL)

Village Attorney – As Village Attorney to Florida's newest municipality, just formed at the end of 2017, responsible for providing legal advice to the Village Council, Village Manager, Village boards and staff as the Village charts its own course, drafting ordinances, resolutions, and agreements, handling real estate transactions, and conducting litigation on behalf of the Village. September 2018 to present.

City of Rockledge, Florida (Rockledge, FL)

City Attorney – Wade Vose serves as City Attorney to the City of Rockledge, Brevard County's oldest city, located along the picturesque Indian River. Responsible for providing legal advice to City Council and other City boards at public meetings as needed, advising all city departments, drafting city ordinances and resolutions, and conducting litigation on behalf of the City. December 2024 to present.

City of Cocoa Beach, Florida (Cocoa Beach, FL)

City Attorney – Vose Law Firm, Becky Vose, and Wade Vose jointly serve as City Attorney to the City of Cocoa Beach, the famous beach community on Florida's Space Coast. Responsible for providing legal advice to City Commission and other City boards at public meetings as needed, advising all city departments, drafting city ordinances and resolutions, and conducting litigation on behalf of the City. July 2017 to present.

City of Bunnell, Florida (Bunnell, FL)

City Attorney – As City Attorney for this Flagler County city that serves as county seat and is the second largest city geographically in Florida (after Jacksonville), responsible for providing legal advice to City Commission and other City boards at public meetings as needed, advising all city departments including planning, finance, police, grants, and public works, drafting city ordinances and resolutions, handling real estate transactions, and conducting litigation on behalf of the City. October 2013 to present.

City of Anna Maria, Florida (Anna Maria, FL)

City Attorney – Vose Law Firm, Becky Vose, and Wade Vose jointly serve as City Attorney to the City of Anna Maria, an idyllic coastal city on Anna Maria Island in the Gulf of Mexico. Responsible for providing legal advice to City Commission and other City boards at public meetings as needed, advising all city departments, drafting city ordinances and resolutions, and conducting litigation on behalf of the City. March 2015 to present.

City of Satellite Beach, Florida (Satellite Beach, FL)

Special Magistrate – As the first Code Enforcement Special Magistrate for the City of Satellite Beach, a coastal city located near Patrick Air Force Base in Brevard County, responsible for serving as an impartial magistrate to adjudicate violations of the City of Satellite Beach code of ordinances. February 2017 to present.

Okeechobee County Board of County Commissioners (Okeechobee, FL)

County Attorney – As County Attorney for the only county strategically located in both Florida's Treasure Coast and Florida's Heartland, responsible for protecting the legal interests of Okeechobee County by providing comprehensive and quality legal services to the Board of County Commissioners, the County Administrator, and Department Heads, providing legal advice to the Board of County Commissioners and other county boards at public meetings, drafting county ordinances and resolutions, drafting and reviewing county contracts, and conducting litigation on behalf of the County. November 2019 to March 2025.

2024 Orange County Charter Review Commission (Orlando, FL)

General Counsel – As General Counsel to the commission empowered by the Orange County Charter to conduct a comprehensive study of all phases of county government and place proposed charter amendments on the ballot for voter approval, responsible for advising the 2024 Orange County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, preparation of charter amendment and ballot language, and preparation of CRC final report. April 2023 to November 2024.

2024 Pinellas County Charter Review Commission (Clearwater, FL)

General Counsel – As General Counsel to the commission empowered by the Pinellas County Charter to review, on behalf of the citizens of Pinellas County, the operation of county government in order to recommend amendments to the Pinellas County Charter, responsible for advising the 2024 Pinellas County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. September 2023 to November 2024.

2016 Orange County Charter Review Commission (Orlando, FL)

General Counsel – As General Counsel to the commission empowered by the Orange County Charter to conduct a comprehensive study of all phases of county government and place proposed charter amendments on the ballot for voter approval, responsible for advising the 2016 Orange County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, preparation of charter amendment and ballot language, and preparation of CRC final report. March 2015 to November 2016.

2016 Pinellas County Charter Review Commission (Clearwater, FL)

General Counsel – As General Counsel to the commission empowered by the Pinellas County Charter to review, on behalf of the citizens of Pinellas County, the operation of county government in order to recommend amendments to the Pinellas County Charter, responsible for advising the 2016 Pinellas County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. September 2015 to November 2016.

2016 Brevard County Charter Review Commission (Viera, FL)

General Counsel – As General Counsel to the commission empowered by the Brevard County Charter to review and propose amendments to the Brevard County Charter, responsible for advising the 2016 Brevard County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. October 2015 to November 2016.

2020 Alachua County Charter Review Commission (Gainesville, FL)

General Counsel – As General Counsel to the commission empowered by the Alachua County Charter to review and propose amendments to the Alachua

County Charter, responsible for advising the 2020 Alachua County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. October 2019 to November 2020.

2018 Clay County Charter Review Commission (Green Cove Springs, FL)

General Counsel – As General Counsel to the commission empowered by the Clay County Charter to review and propose amendments to the Clay County Charter, responsible for advising the 2018 Clay County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. December 2017 to July 2018.

2012 Orange County Charter Review Commission (Orlando, FL)

General Counsel – As General Counsel to the commission empowered by the Orange County Charter to conduct a comprehensive study of all phases of county government and place proposed charter amendments on the ballot for voter approval, responsible for advising the 2012 Orange County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, preparation of charter amendment and ballot language, and preparation of CRC final report. August 2011 to November 2012.

Pinellas County, Florida (Clearwater, FL)

Counsel, County Attorney Oversight Committee – The County Attorney Oversight Committee is a unique collegial body created pursuant to Section 4.02 of the Pinellas County Charter, consisting of the seven members of the Pinellas County Commission, plus the five Pinellas County constitutional officers (Sheriff, Tax Collector, Property Appraiser, Supervisor of Elections, and Clerk of the Circuit Court), organized to select, terminate, and annually review, the Pinellas County Attorney. As Counsel to the Committee, responsible for providing outside and impartial legal advice throughout its process of selection, termination, and annual review of the Pinellas County Attorney. February 2017 to present.

Counsel, County Redistricting Board – The County Redistricting Board is a board created pursuant to Section 3.04 of the Pinellas County Charter, appointed by the Board of County Commissioners after each decennial census to develop and propose county redistricting plans to the BOCC. As Counsel to the Board, responsible for providing outside and impartial legal advice throughout its redistricting proposal development process, including application of the Pinellas County Charter's unique CRB criteria modeled on the Florida Constitution's Fair Districts standards. August 2021 to December 2021.

Town of Pierson, Florida (Pierson, FL)

Town Attorney – As Town Attorney for the Town of Pierson, a small Volusia County town known as the "Fern Capital of the World," responsible for providing legal advice to the Town Council and other Town boards at public meetings, advising all Town staff, drafting ordinances and resolutions, and conducting litigation on behalf of the Town. June 2015 to present.

City of Deltona, Florida (Deltona, FL)

Chief Assistant City Attorney – Vose Law Firm and its Founding Partner, Becky Vose, served for over half a decade as City Attorney to the City of Deltona, an 87,000 resident community in Volusia County. As Chief Assistant City Attorney, responsible for providing legal advice to City Commission and other City boards at public meetings, as necessary, drafting of city ordinances and ordinance amendments, and litigation on behalf of the City. June 2011 to February 2017.

Eighth Judicial Circuit State Attorney's Office (Gainesville, FL)

Certified Legal Intern – Responsible for prosecution of criminal cases as the sole Certified Legal Intern in the Bradford County, Florida office of the Eighth Circuit State Attorney's Office. January 2003 to May 2003.

Ninth Judicial Circuit of Florida (Orlando, FL)

Judicial Law Clerk - Clerked for Circuit Judge Walter Komanski. Responsible for conducting legal research, drafting legal memoranda, final judgments and other judicial orders, and assisting the judge throughout a variety of trials and hearings. May 2001 to August 2001.

PROFESSIONAL ACTIVITIES, AWARDS, AND COMMUNITY INVOLVEMENT

Orange County Government

Authority Member – Orange County Industrial Development Authority (2014 to 2016) **–** Serve as one of five governing members of an industrial development authority responsible for issuing industrial development revenue bonds for the purpose of financing the costs of industrial or manufacturing plants, research and development parks, agricultural processing or storage facilities, warehousing or distribution facilities, headquarters facilities, tourism facilities, educational facilities, commercial projects in enterprise zones, and health care facilities.

Chairman – Neighborhood Grants Advisory Board (Chairman – Oct. 2008 to Oct. 2009, Vice Chairman – Oct. 2007 to Oct. 2008, Member – Aug. 2006 to May 2011) **–** Responsible for approving criteria for neighborhood grant programs, overseeing the application review process, approval of recommended grant recipients, hearing appeals from grant applications, and monitoring progress of grant recipients.

Board Member – Orange Blossom Trail Development Board (August 2007 to Oct. 2010) **–** Responsible for promoting the economic, social, and aesthetic revitalization of the south Orange Blossom Trail area.

Orlando Business Journal

Forty Under 40, Class of 2009 – Recipient of the Orlando Business Journal's prestigious Forty Under 40 Award, spotlighting forty of the Central Florida region's top young business and civic leaders who demonstrate consistent, outstanding professional achievement and a commitment to community service.

"Reader's Choice – Best Law Firm, 2009 & 2010" – Voted by the readers of the Orlando Business Journal.

Winter Park Chamber of Commerce

Member, Government Affairs Committee – Member of the Winter Park Chamber committee responsible for advocacy on behalf of the Winter Park business community at the local and state level and educating Chamber membership about current affairs effecting the Winter Park business community.

BusinessForce - Orlando Regional Chamber of Commerce

Alumnus, Class 1 – Central Florida Political Leadership Institute – Member of the exclusive 25-person inaugural class of Business Force's Political Leadership Institute, a program designed to identify and equip Central Florida's next generation of elected leaders before they formally choose to run for a specific public office.

Rotary Club of Winter Park

Member of Board of Directors (July 2011 to June 2012)

Leadership Winter Park

Class Member, Class 20 (September 2009 to August 2010)

Leadership Orlando

Alumnus, Class 72 (March 2007 to October 2007)

Leadership Apopka

Alumnus, Class 1 (January 2008 to November 2008)

Orange County Bar Association

Committee Member – Young Lawyers Oath of Admissions Committee (June 2004 to September 2005)

Tiger Bay Club of Central Florida

Member (January 2005 to present)

Apopka Area Chamber of Commerce

Businessman of the Year 2008-2009
Chairman – Apopka Area Political Alliance (Apopka Chamber PAC) (August 2008 to February 2012)
Chairman – Issues & Government Affairs Committee (August 2007 to August 2009)
Member of Board of Directors (June 2007 to February 2012)

Biographical Sketch - Wade C. Vose

Wade Vose is the managing partner of the Vose Law Firm. He is Board Certified by the Florida Bar in the area of City, County, and Local Government Law, and rated AV Preeminent by Martindale-Hubbell. He is a native Floridian and proud "double Gator" having graduated with Honors from the University of Florida College of Law.

Wade serves as the City Attorney for the City of South Daytona, City Attorney for the City of Rockledge, Co-City Attorney for the City of Cocoa Beach, Village Attorney for the Village of Indiantown (Florida's newest municipality), and Special Magistrate for the City of Satellite Beach. Throughout his career, Wade has also served as County Attorney for Okeechobee County, City Attorney for the City of Bunnell, Town Attorney for the Town of Pierson, Chief Assistant City Attorney for the City of Deltona, Counsel to the Pinellas County Redistricting Board, Counsel to the Seminole County Tax Collector's Office, Counsel to the Seminole County Supervisor of Elections' Office, and General Counsel to a total of eight (8) County Charter Review Commissions in five (5) different charter counties (Orange – 2011-2012, 2015-2016, 2023-2024; Pinellas – 2015-2016, 2023-2024; Brevard – 2015-2016; Clay – 2018; Alachua – 2019-2020), in addition to a range of other specialized representation statewide.

Wade lives in Maitland with his wife and three daughters.

GRETCHEN R. H. ("BECKY") VOSE



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EDUCATION AND BAR DATA

Law Degree:	J.D. with High Honors. 1973. University of Florida College of Law, Gainesville, Florida
Grade Average:	3.6 (four point system) Number 1 in Class
Undergraduate Degree:	B.A. in English with High Honors. 1970 Emory University, Atlanta, Georgia
Member/Admitted:	Florida Bar – Member in Good Standing since 1973 50 YEAR MEMBER – FLORIDA BAR Bar No. 169913 U.S. District Court, Middle District of Florida U.S. Fifth Circuit Court of Appeals U.S. Eleventh Circuit Court of Appeals U.S. Court of Appeals for Federal Circuit Orange County Bar Association
Rated:	AV by Martindale-Hubbell (highest rating awarded) Listed in Martindale-Hubbell Bar Register of Preeminent Lawyers

BAR RELATED ACTIVITIES AND HONORS

City, County & Local Government Law Section of Florida Bar
Chairperson, Women in Law Committee, Orange County Bar Association
Fee Arbitration Committee, Orange County Bar Association
Central Florida Association of Women Lawyers
Member, Eminent Domain Committees, Florida Bar and American Bar
Volunteer Guardian Ad Litem Orange Co. Legal Aid Soc. - Cited for Exceptional Service
Volunteer to Homeless Advoc. Program of Orange Co. Bar – Cited for Exceptional Service

LAW SCHOOL POSITIONS AND HONORS

Editorial Board, University of Florida Law Review
Order of the Coif
Senior Class President - University of Florida Law School
Law Center Scholarship
Chairperson of Council of Ten

PUBLICATION

Environmental Survival Kit for Real Estate Professionals (Book and disk. Purchased in the 1990's by the Florida Board of Realtors to be used for continuing education purposes.)

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

Assistant City Attorney, Orlando, Florida
Managing Partner/Chairperson, Real Estate Department, Shutts & Bowen Orlando office
Founding Partner, Vose Law Firm, LLP
City Attorney, City of Cocoa Beach
City Attorney, City of Anna Maria
City Attorney, City of Daytona Beach Shores
City Attorney, City of Brooksville
City Attorney, City of Naples
City Attorney, City of Winter Garden
City Attorney, City of Edgewood
City Attorney, City of St. Cloud
City Attorney, City of Eagle Lake
City Attorney, City of Longwood
City Attorney, City of Windermere
City Attorney, City of Deltona
Town Attorney, Town of Fort Myers Beach
Town Attorney, Town of Oakland
General Counsel for North Lake County Hospital Board of Trustees
Attorney for City of Orlando Code Enforcement Board
Special Counsel to City of Orlando as to Eminent Domain matters
Special Counsel to Cities of Ocoee and Casselberry
Special Counsel to Orange County Sheriff's Office
City Prosecutor for City of Orlando
Special Counsel to Orange County as to Code Enforcement Foreclosures
Special Counsel to Orange County as to Environmental Claims
Special Litigation Counsel to Orange County Property Appraiser
General Counsel for Green Swamp Land Authority
Counsel to Orange County Fire and Life Safety Code Board of Adjustments and Appeals
Special Counsel to Orange County as to §1983 Civil Rights Litigation
Eminent Domain Mediation Services for: FDOT; Florida Turnpike Authority; Seminole, Orange, Hillsborough, Lake and Polk Counties
Certified Circuit Court Mediator
Nominated for Appointment to Fifth District Court of Appeal

Biographical Sketch - Gretchen R. H. "Becky" Vose

Becky Vose graduated first in her law school class at the University of Florida College of Law, in 1973. While a law student, she was Senior Class President, Chairperson of the Council of Ten, on the editorial board of the University of Florida Law Review, and recipient for three years of a Law Center Scholarship. Upon graduation, she was tapped for membership in Order of the Coif.

In 1973, Becky was admitted to the Florida Bar and began her legal career as an Assistant City Attorney for Orlando. Thereafter she formed the law firm that is the predecessor to the Vose Law Firm. In 1981, she was recruited by Shutts & Bowen to open a branch office in Orlando and served as its managing partner. She was honored by being nominated by the Judicial Nominating Commission for a seat on the Fifth District Court of Appeal.

Over her 50 years of local government representation, Becky Vose has held the position of City Attorney for twelve (12) cities – Daytona Beach Shores, Anna Maria, Brooksville, Winter Garden, Edgewood, Longwood, Windermere, Oakland, Eagle Lake, St. Cloud, Deltona, and Co-City Attorney of Cocoa Beach. She also has done major work for Orange County government as to matters ranging from complex environmental litigation and the defense of §1983 Civil Rights claims. She also represented the Orange County Property Appraiser (OCPA) in a multi-year complex intellectual property lawsuit about the software utilized by the Property Appraiser's office. She also held the positions of General Counsel to the North Lake County Hospital Board of Trustees and the Green Swamp Land Authority.

Becky has taught at numerous continuing legal education seminars to other attorneys and has regularly presented seminars and instructional sessions for employees and officials of governmental clients. Ms. Vose is rated A-V Preeminent, which is the highest rating given by Martindale-Hubbell, and she has also been listed in the Martindale-Hubbell Bar Register of Preeminent Lawyers.

NANCY ANN M. STUPARICH



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EDUCATION AND BAR DATA

Florida State University, B.A., cum laude, 1982. (Government/International Affairs)
University of Florida, J.D., 1985 (Law)
Florida State University, MPA & MSP, 1997 (Public Administration/Urban Planning)

Admitted: Florida Bar – Member in Good Standing (No. 646342)
U.S. District Court, Middle District of Florida

PROFESSIONAL EXPERIENCE & POSITIONS HELD

Public Sector:

City Attorney – City of Naples, FL Responsibilities include management of the Vose Law Firm's representation of the City of Naples. Primary duties include attendance and providing legal support to the mayor and city council members, appointed members of city boards including but not limited the Planning Advisory Board, the Design Review Board, Code Enforcement Board, etc., Charter Officers (City Manager and City Clerk) as well as city staff. Additional responsibilities include supervision and coordination with other members of the Vose Law firm performing legal services.

Assistant City/Town Attorney for the cities of Fort Myers Beach, Anna Maria, Bunnell, Cocoa Beach, Oakland, Brooksville Florida. Responsibilities include providing support to Vose Law Firm attorneys serving as primary City Attorney in these cities. Duties and responsibilities vary and can include attending public meetings, drafting ordinances, resolutions, policies, agreements, collective bargaining negotiations and other legal documents, representing the city in circuit/county court and quasi-judicial hearings.

Deputy County Attorney for Okeechobee County Duties and responsibilities can vary and include review of contract documents, ordinances, policies, attendance at Planning Board meetings, Code Enforcement Special Magistrate hearings, Construction Industry Licensing Board public hearings, Canvassing Board public meetings, representing the County in county court hearings.

City Attorney, Dade City, Florida. Responsibilities included providing legal counsel to the City of Dade City Commission, its Charter Officers, and Police Chief. Duties and responsibilities included attending public meetings, drafting ordinances, resolutions, policies, agreements and other legal documents, purchase and sale of real estate, monitoring pending insurance claims; working with outside counsel; and other duties as needed.

Special Magistrate, City of Davenport, Florida. Preside as the special magistrate for review of code enforcement cases presented by the City of Davenport Code Enforcement Officer.

County Attorney, DeSoto County, Florida. Responsibilities included independently providing legal services to the DeSoto County Board of County Commissioners; drafting written and providing oral legal opinions; participation in public hearings and workshops of the BCC, Planning Board, Code Enforcement Special Magistrate; drafting ordinances, resolutions and negotiation of contracts; defending the county in litigation matters; working with outside legal counsel and staff; and other duties as needed.

Assistant County Attorney, Escambia County, Florida. Responsibilities included representing the county on general county government matters at workshops, public hearings and in court; drafting ordinances, resolutions and contracts; negotiating and completing the purchase, sale and disposition of county real estate assets; serving as the attorney to the Board of Adjustment, Planning Board and the Escambia County Canvassing Board; responding to questions from staff and County Commissioners regarding local government issues; and other projects as assigned by the County Attorney. Awarded recognition as "Employee of the Month" for work and coordination of a tri-party agreement bringing minor league hockey to the county.

Assistant General Counsel, Florida League of Cities. Responsibilities included legislative lobbying; serving as a liaison to the Governor's Property Rights Study Commission II; legal research concerning municipal issues; preparing appellate briefs; preparing the Florida Municipal Attorneys Newsletter; assisting and document drafting for the purchase of Sittig Hall; serving as staff to the Juvenile Justice/Criminal Policy Committee; responding to correspondence and questions from member city officials; and other duties as assigned.

Director Growth Management, Escambia County, Florida. Responsibilities included directing and managing the Escambia County Department of Growth Management, which consisted of the Divisions of Development Services (development order approval), Long-Range Planning (county-wide growth management planning) and Technical Services (management functions); presentations to the Board of County Commissioners and other public groups; and other duties as assigned by the County Administrator.

Of Counsel, Weiss, Serota, Helfman, Pastoriza, Cole, & Boniske, P.L. Responsibilities included providing legal services to various municipalities regarding land use and local government matters; representing quasi-judicial boards; drafting ordinances and resolutions; researching municipal codes, and other duties as assigned.

Staff Attorney, Second District Court of Appeal. Responsibilities included preparing legal memoranda; reviewing appellate briefs and pleadings; presenting oral argument waived cases to panels of three appellate judges; and assisting in drafting & proofing appellate opinions for the Honorable Judge John Scheb (deceased).

Trial Court Law Clerk, 10th Judicial Circuit. Responsibilities included reviewing civil complaints and pleadings; preparing legal memoranda and providing assistance to several circuit civil judges on complex litigation; and other duties as assigned.

Public Sector Appointments (Former):
Member of the City of Clermont Community Redevelopment Board
Member of the Northwest Florida Water Management District Board
Member of the City of Pensacola Planning Commission

Private Sector Representation (Former):

General Counsel, Maruti Fleet Management, Inc. Responsibilities included management of pending insurance claims with adjusters, mediation and settlement of pending litigation, contract review, and personnel issues.

Risk Manager, Florida Lawyers Mutual Insurance Company. Responsibilities included developing and delivering risk management services to insured attorneys to avoid potential legal malpractice claims; presentation of continuing legal education seminars to attorneys; drafting a risk management newsletter and digital risk alerts.

Associate, Freeman, Haber, Rojas & Stanham, LLP. Responsibilities included closing real estate transactions involving primarily foreign clients; drafting corporate documents, agreements and real estate documents; review of title and land use issues; review of commercial leases; supervision of paralegals; and legal research.

Underwriting Counsel, Attorneys Title Insurance Fund, Inc. Responsibilities included identifying and resolving title defects; teaching attorneys and paralegals real estate closing procedures using ATIDS and DoubleTime software program; publication of legal articles for THE FUND CONCEPT; speaking and participating as a panelist at the Fund's Annual Assembly and Affiliate Assembly; and other duties as assigned.

Title Attorney, Lawyers Title Insurance Corporation. Responsibilities included coordinating and closing commercial real estate transactions; reviewing and preparing

real estate documents in conjunction with the issuance of title insurance; responding to underwriting questions; and other duties as assigned.

PROFESSIONAL, COMMUNITY AFFILIATIONS, PUBLICATIONS & ACTIVITIES:

CURRENT: Certified as a Labor Relations Professional by the Florida Public Employers Labor Association; Designated a FRA-Redevelopment Professional by the Florida Redevelopment Association; member of the City, County & Local Government Section of The Florida Bar; member of the Environmental and Land Use Section of The Florida Bar; member of the Animal Law Section of The Florida Bar. FORMER: Appointed member of the 18th Judicial Circuit Unauthorized Practice of Law Committee "B"; member of Impact Lake County; member of the South Lake Chamber of Commerce Economic and Policy Committee; Florida Land Use & Environmental Dispute Resolution Special Magistrate for Lake County, Florida, graduate of the City of Oviedo Citizens Police Academy, member of the Executive Council of the City, County and Local Government Section of The Florida Bar; member of the LOMAS Advisory Board; The Florida Bar Convention Committee; former member of The Florida Bar Senior Committee, The Florida Bar Diversity Committee and other local bar associations; Certified Circuit Court Mediator (24865R); participant in the Hillsborough County Guardian Ad Litem Program; co-chair of the International Energy Conference, Rio de Janiero, Brazil; member of Leadership Miami; member of the American Planning Association; chair of the Organizing Committee for the Quietwater Thunder Formula One/Two Power Boat Grand Prix Race--Pensacola Sports Association; graduate Leadership Pensacola; adjunct professor for real estate at University of West Florida, Legal Administration Program; member, Junior League of Pensacola; sustainer in Miami Junior League; graduate, City of Pensacola Citizens Police Academy; graduate, Escambia County Sheriff's Citizens Law Enforcement Academy; member of Five Flags Rotary International; member of Panhandle Tiger Bay Club; member Escambia and Santa Rosa County Bar Association; member of Pensacola Runners Association, race director, 1997 Downtown Christmas 5K Run & inaugural 1998 PRA Downtown Christmas Parade Dash; co-author of "Private Property Rights: Regulating the Regulators" published in The Florida Bar Journal, January 1996; Tallahassee Women Lawyers Board Member.

PERSONAL:

Native Floridian from Tampa, Florida current residence in Clermont, Florida (aka "Choice of Champions"); enjoys travel; runner/triathlete who completed a marathon in all 50 states and participated in several Ironman races (Florida, Brazil, Louisville, Texas, Kalamar), finisher of the Great Floridian Triathlon (Clermont, Florida).

PAUL R. WATERS

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EDUCATION AND BAR DATA

Law Degree:	**Florida Coastal School of Law** **Jacksonville, Florida** Juris Doctor, May 2004
Undergraduate Degree:	**University of Central Florida** **Orlando, Florida** B.A. in Legal Studies, May 1998 Dean's List
Member/Admitted:	Florida Bar – Admitted and member in good standing – Bar No. 817651 Texas Bar – Inactive – Bar No. 24102728

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

City of Bunnell, Florida (Bunnell, FL) - Present

City Attorney – As City Attorney to this Flagler County city that serves as county seat and is the second largest city geographically in Florida (after Jacksonville), responsible for providing legal advice to City Commission and other City boards at public meetings as needed, advising all city departments including planning, finance, police, grants, and public works, drafting city ordinances and resolutions, handling real estate transactions, and conducting litigation on behalf of the City.

Assistant City/Town/Village Attorney (Various Municipalities) - Present

Provides effective legal services and counseling to the cities of Daytona Beach Shores, South Daytona, Cocoa Beach, Anna Maria, and Brooksville; the Village of Indiantown, and the Town of Oakland with a client-centered approach. Duties include drafting ordinances, resolutions, policies, agreements, legal memoranda, and other legal documents; representing municipalities throughout all phases of litigation, including developing and executing litigation strategies, drafting motions, pleadings, and written discovery, as well as preparing municipal staff and law enforcement officers for hearings; and advising boards on substantive and procedural legal issues during public hearings and workshops.

Okeechobee County (Okeechobee, FL)

Assistant County Attorney – Executes comprehensive and quality legal strategies and services for the Board of County Commissioners. Duties include preparing legal documents, including ordinances, resolutions, and contracts, and advising and representing County staff.

Vilano Management and Postal Fleet Services (St. Augustine)

Corporate Counsel (2020 – 2022)

- Advise other senior leaders on legal issues involved with operating a $300M per year transportation company.
- Oversee regulatory compliance and respond to investigations from the Department of Labor that arise from 2,000 employees
- Oversee regulatory compliance and respond to investigations from the Department of Transportation involved with operating a fleet of over 1,500 tractor trailers
- Perform contract negotiations and draft vendor agreements, sub-contracts, real estate leases, employee leasing agreements, and equipment leasing agreements
- Handle personnel matters including disciplinary actions, lay-offs, non-disclosure agreements, draft personnel manuals, and oversee employee health & wellness plans
- Supervise litigation involving alleged wrongful termination (discrimination and retaliation), wage and hour disputes, breach of contract and insurance claims for trucking accidents

Florida Department of Business and Professional Regulation (Tallahassee)

Deputy Secretary of Professional Regulation (August 2017 – January 2019)

- Agency head in charge of six divisions and 20 professional boards
- Managed the regulation of over 900,000 professionals
- Responsible for the activities of over 450 employees
- Presented before legislative committees and conduct bill analysis

Executive Director, Florida State Boxing Commission (July 2014 - August 2017)

- Coordinated all professional boxing and mixed martial arts events throughout Florida
- Managed over 60 Commission staff and event officials
- Led project to re-write administrative rules governing combat sports
- Supervised sanctioning of reality television series "The Ultimate Fighter"

Deputy General Counsel (June 2013 - August 2014)

- Managed over 50 attorneys and office staff
- Supervised prosecution of 2,500 cases annually before agency's professional boards
- Acted as legal advisor to General Counsel and senior managers
- Served as informal hearing officer

- Conducted bill analysis, handled legislative requests and responded to media inquiries

Chief Attorney (Oct. 2010 - June 2013)

- Managed over 15 attorneys and office staff
- Supervised prosecution of over 1,000 cases annually
- Conducted hearings before Construction Industry Licensing Board

Staff Attorney (Oct. 2008 - Oct. 2010)

- Prosecuted construction contractors for violations of Florida statutes and administrative rules

Finlay Property Development, Construction and Property Management (Jacksonville)
Assistant Corporate Counsel (2005 – 2008)

- Supervised due diligence for tax-credit, construction and perm loan closings
- Litigated cases involving breach of contract, liens and construction defects
- Conducted residential closings for in-house title company (Best American Title)

Biographical Sketch – Paul R. Waters

Paul Waters is a partner with the Vose Law Firm. He serves as City Attorney for the City of Bunnell, and as an assistant city/county attorney for each of the firm's other local government clients. Since joining the firm in 2022, Mr. Waters has handled most of the firm's appeals, including a recent victory after oral argument before the Sixth District Court of Appeals that upheld the validity of the City of Naples' fertilizer ordinance. This ruling paves the way for other local governments to maintain clean water free from harmful pollutants that cause algae blooms, fish kills and pose human health risks. In addition, Mr. Waters successfully defended a petition for writ of certiorari challenging a city's decision to deny a development permit application. He also litigates other permit denial cases and code enforcement lien foreclosures.

Mr. Waters has a wealth of government legal representation experience, having held various supervisory legal and executive positions within the Florida Department of Business and Professional Regulation (DBPR) over an eleven-year period. He served as Deputy Secretary, which is the Agency's most senior position in charge of regulating almost one million licensees and 20 of the State's largest regulatory boards, many that directly impact local governments, including the Construction Industry Licensing Board, the Building Code Commission, the Building Code Administrators Board, and the Real Estate Commission just to name a few.

As Deputy Secretary, Mr. Waters often testified before legislative committees and met daily with legislators and senior gubernatorial staff to resolve complex policy and legal issues. In addition, Mr. Waters served as Deputy General Counsel, which is the lead attorney in charge of seventy prosecuting attorneys and support staff which prosecuted

thousands of cases annually before the Agency's boards and the Division of Administrative Hearings. He also served as the Executive Director of the Florida Athletic Commission, which oversaw all professional boxing and MMA events held in the State, many of which were major televised events including the sanctioning of the reality television show "The Ultimate Fighter."

Finally, Mr. Waters served as the Agency's informal hearing officer for a contentious casino license denial case. The case made its way to the Florida Supreme Court, which upheld Mr. Waters' decision and legal analysis.

After leaving DBPR and prior to working for the firm, Mr. Waters served three years as General Counsel for a national transportation company, which was the second largest government contractor for the United States Post Office. In that role, he oversaw regulatory compliance with federal and state departments of labor and departments of transportation arising from over 2,000 employees and 1,500 tractor trailers. Mr. Waters settled lawsuits involving wrongful termination for alleged discrimination, alleged retaliatory firings of whistleblowers, and allegations of hostile work environment. He was instrumental in the dismissal of a Department of Justice investigation involving alleged unpaid fringe benefits and wages. Finally, Mr. Waters managed outside insurance attorneys defending the company in truck accident lawsuits, some of which involved fatalities.

After graduating the University of Central Florida with a Bachelor of Arts (BA) degree in Legal Studies from the University of Central Florida, Mr. Waters served as an environmental and zoning code enforcement officer for Volusia County where he enforced one of Florida's first sea turtle lighting ordinances that "darkened" almost 36 miles of Volusia's beachfront, a very controversial program at the time. It was that experience of presenting cases before Volusia County's Code Enforcement Board that led Mr. Waters to attend law school at the Florida Coastal School of law, where he received the degree of Juris Doctor.

Mr. Waters is licensed in Florida and Texas (inactive), and he is a member of the Middle District of Florida's Federal Court Bar. He is also a member of the Volusia County Bar Association. While not working, Mr. Waters enjoys spending time outdoors with his wife and 16-year-old son surfing, fishing, and jogging.



GARRETT M. OLSEN

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EDUCATION AND BAR DATA

Law Degree:	**Florida State University College of Law** **Tallahassee, Florida** J.D., *cum laude* Certificate in Environmental, Natural Resources, & Land Use Law, with *honors* Dean's List
Undergraduate Degree:	**University of South Florida** **Tampa, Florida** B.A. in Economics and Philosophy, *cum laude* Dean's List
Member/Admitted:	Florida Bar – Admitted and member in good standing – Bar No. 1025600

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

Sun 'N Lake of Sebring Improvement District - Present

General Counsel – As General Counsel to an independent special district with a population of 9,000, responsible for providing legal advice to the district Board of Supervisors and other district boards at public meetings as needed, advising all district departments, drafting district and reviewing district resolutions and agreements, handling real estate transactions, and conducting litigation on behalf of the district.

Barefoot Bay Recreation District - Present

General Counsel – As General Counsel to the largest Ch. 418 recreation district in Florida, located in southern Brevard County, responsible for providing legal advice to the district Board of Trustees and other district boards at public meetings as needed, advising all district departments, drafting district and reviewing district resolutions and agreements, handling real estate transactions, and conducting litigation on behalf of the district.

Assistant City/Town/Village Attorney (Various Municipalities) - Present

Provides effective legal services and counseling to the cities of Daytona Beach Shores, South Daytona, Bunnell, Cocoa Beach, Anna Maria, and Brooksville; the Village of Indiantown, and the Town of Oakland with a client-centered approach. Duties include drafting ordinances, resolutions, policies, agreements, legal memoranda, and other legal documents; representing municipalities throughout all phases of litigation, including developing and executing litigation strategies, drafting motions, pleadings, and written discovery, as well as preparing municipal staff and law enforcement officers for hearings; and advising boards on substantive and procedural legal issues during public hearings and workshops.

Okeechobee County (Okeechobee, FL)

Assistant County Attorney – Executes comprehensive and quality legal strategies and services for the Board of County Commissioners. Duties include regular representation of the Okeechobee County Construction Industry Licensing Board and the Okeechobee County Planning Board at public hearings; preparing legal documents, including ordinances, resolutions, and contracts; advising and representing the County's building officials regarding the enforcement of the Florida Building Code and the International Property Maintenance Code; assisting in prosecuting code enforcement violations and related appeals; and representing the County in all related appellate litigation.

Cole, Scott & Kissane, P.A. (Orlando, FL)

Associate Attorney/ Law Clerk – Represented businesses and individuals in construction and commercial litigation matters. Practice included defending and asserting construction defect claims, including actions for breach of contract, contractual indemnity and defense, and other commercial claims. Drafted legal memoranda, motions, pleadings, and targeted written discovery to further client objectives. Negotiated and secured settlements on behalf of clients. Deposed expert witnesses in large, complex litigation cases. Led pre-trial process in construction defect case resulting in settlement for under targeted amount. Practiced under supervised practice program while studying for the Florida Bar from May 2020 to November 2020.

City of Tallahassee

City Attorney's Office (Tallahassee, FL) Law Clerk – Provided high-quality research memoranda on a range of legal issues. Drafted pleadings, motions, and written discovery. Attended deposition preparation meetings and observed hearings in federal court. Managed small-claims cases from factual intake phase to initiate litigation. Drafted advisory opinions for city leadership on federal and state constitutional issues. Assisted in developing and executing litigation strategies. Assisted in drafting contracts.

Cobb Cole, P.A. (Daytona Beach, FL)

Summer Associate – Provided high-quality, effective legal services and research for clients over two summers. Executed legal strategies through drafting legal memoranda, motions, pleadings, and written discovery in state and federal court. Attended hearings, mediations, and assisted in settlement negotiations. Drafted contracts. Assisted in preparing development agreement with Florida county for mixed-use project. Interacted with clients regularly and attended client meetings.

RECENT REPRESENTATIVE EXPERIENCE

- Represented Okeechobee County and the Okeechobee County Sheriff's Office in a civil action under 828.073, Fla. Stat., to take custody of neglected horses and dogs while securing $60,000.00 judgement in County's favor.
- Represented the City of South Daytona in Florida's Fifth District Court of Appeal involving second-tier certiorari review of code enforcement fine reduction hearing concerning a nearly half-million dollar fine.
- Represented the City of Daytona Beach Shores in civil action under 828.073, Fla. Stat., to take custody of neglected dogs while securing judgment for all costs in City's favor.
- Represented the Okeechobee County Building Official on direct appeal of Construction Industry Licensing Board Decision to uphold the condemnation of buildings.
- Advised the City of Bunnell during a public meeting of legal requirements to adopt tentative millage and budget under Florida law.

BAR AND COMMUNITY RELATED ACTIVITIES

City, County & Local Government Law Section of Florida Bar
Environmental and Land Use Law Section of Florida Bar
Young Lawyers Division of the Florida Bar

PERSONAL

A native of Central Florida, Garrett is an Attorney for the Vose Law Firm and is an integral part of the firm's local government practice. Garrett regularly advises municipalities and counties on a range of legal issues, including representing numerous city and county boards during public hearings and related litigation.

Garrett received his Bachelor of Arts in Economics and Philosophy from the University of South Florida in Tampa, Florida. He then went on to earn a Juris Doctor and Certificate in Environmental, Natural Resources, & Land Use Law from the Florida State University College of Law. During his time at Florida State, Garrett focused primarily on litigation, land use, and related environmental courses. Garrett built on this area of focus as a summer associate with one of Central Florida's most respected law firms during both of his law school summers. However, it was not until Garrett worked as a law clerk for the City of Tallahassee that he became inspired to apply his love for litigation and land use law to a local government practice.

Following a litigation practice at one of Florida's largest civil litigation firms, Garrett found his home at the Vose Law Firm. Garrett now counsels local government clients in numerous areas, including representation in trial and appellate litigation, advising boards on substantive and procedural issues during public hearings and workshops, and training staff with an eye to avoiding litigation in the first place. Garrett enjoys the fast-paced, collaborative nature of local government representation and strives to deliver outstanding client-centered legal services to the firm's clients.

When he is not rooting on his South Florida Bulls or Florida State Seminoles, Garrett enjoys cooking, enjoying the outdoors at a golf course or on the water, and spending time with his friends and family.



STEPHANIE M. VELO

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EDUCATION AND BAR DATA

Law Degree:	**University of Florida College of Law** **Gainesville, Florida** J.D. with Honors Certificate in Real Estate and Land Use Law
Undergraduate Degree:	**University of Hawaii** **Honolulu, Hawaii** B.A. in English and Spanish Sigma Delta Pi National Collegiate Hispanic Honor Society
Member/Admitted:	Florida Bar – Member in Good Standing – Bar No. 1025182

LAW SCHOOL POSITIONS, ACTIVITIES, AND HONORS

Environmental and Land Use Law J.D. Fellowship
University of Florida Levin College of Law President's Scholarship
Book Award in Florida Administrative Law
Teaching Assistant for Conservation Real Estate and Legal Writing
Study Abroad, University of Costa Rica, International Environmental Law
Journal of Technology Law and Policy

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

Town Attorney – Town of Oakland, Florida. Present.

Provide comprehensive legal services to the Town of Oakland, a growing municipality in northwest Orange County. Attend all town meetings and provide the majority of legal services for the municipality.

Assistant City/Village Attorney (Various Municipalities) Present

Responsible for providing legal services to the cities of Anna Maria, Cocoa Beach, South Daytona, and Brooksville; and the Village of Indiantown. Duties include all legal work including, but not limited to, the drafting of ordinances, resolutions, polices, agreements, legal memoranda, and other legal documents; representation of municipalities in litigation and other legal disputes; participation in public

hearings and workshops of the governing body; and providing written and oral legal opinions to municipal staff and public officials.

Monroe County (Key West, FL) Present

Special Counsel as to Code Enforcement Foreclosure – Duties include drafting pleadings and motions, evaluating the County's code enforcement liens, conducting legal research, and appearing at hearings on behalf of Monroe County.

Okeechobee County (Okeechobee, FL)

Deputy County Attorney – Duties include assisting the County Attorney with providing comprehensive and quality legal services to the Board of County Commissioners; drafting and review of documents, including ordinances, resolutions, policies, and contracts; and attendance at public hearings before the Code Enforcement Special Magistrate and Construction Industry Licensing Board.

Salter Feiber, P.A. (Gainesville, FL)

Law Clerk – Responsible for conducting legal research; drafting legal memoranda; reviewing real estate contracts, land surveys, title reports, and real property encumbrances; and assisting supervising attorneys with the drafting of pleadings and motions, as well as contracts, easements and other transactional documents.

Florida Division of Administrative Hearings (Tallahassee, FL)

Judicial Law Clerk – Clerked for Administrative Law Judge Cathy Sellers. Responsible for conducting legal research, drafting legal memoranda and final orders, reviewing evidence and proposed orders, and assisting the Administrative Law Judge through hearings conducted pursuant to Chapter 120, Florida Statutes.

Alachua Conservation Trust (Alachua, FL)

Legal Intern – Responsible for conducting legal research; reviewing title reports; drafting conservation easements, option contracts, and legal memoranda; and preparing conservation easement baseline documentation reports prior to closing.

BAR AND COMMUNITY RELATED ACTIVITIES

Florida Bar Section and Division Memberships:

City, County & Local Government Law Section of Florida Bar
Environmental and Land Use Law Section of Florida Bar
Real Property, Probate, and Trust Law ("RPPTL") Section of Florida Bar
Young Lawyers Division of the Florida Bar

Real Property Litigation Committee ("RPPTL" Section)

Volunteer Assistant – Assisted Committee Chair and Legislative Co-Liaison with evaluating proposed legislation affecting real property transactions and litigation. Prepared and gave presentations at Section/Committee meetings in order to educate Section members and evaluate their support for the proposed legislation.

LANGUAGE ABILITIES

Spanish – Conversational. While studying abroad in law school, analyzed Costa Rican environmental resource management law in order to develop recommendations for the management and conservation of the Tempisque Watershed and Parque Nacional Palo Verde, a national park designated to be a wetland of international importance under the Ramsar Convention and listed in the Montreux.



CHLOE E. BERRYMAN

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EDUCATION AND BAR DATA

Law Degree:	**University of Florida Levin College of Law** **Gainesville, Florida** J.D., *cum laude* Top 10% of Class Dean's List and President's Honor Roll
Undergraduate Degree:	**University of Central Florida** **Orlando, Florida** B.S. in Psychology, *cum laude* Burnett Honors College Honors in the Major Minor in Crime, Law, and Deviance Certificate in Behavioral Forensics Psi Chi Honors Society
Member/Admitted:	Florida Bar – Member in Good Standing – Bar No. 1032129

LAW SCHOOL POSITIONS, ACTIVITIES, AND HONORS

Order of the Coif
University of Florida Levin College of Law President's Scholarship
Book Award in Appellate Advocacy
Teaching Assistant for Legal Writing and Appellate Advocacy
Florida Law Review, Managing Editor
Vice President of the Criminal Law Association

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

Assistant City/Village Attorney (Various Municipalities) Present

Responsible for providing legal services to the cities of Anna Maria, Brooksville, Bunnell, Cocoa Beach, Daytona Beach Shores, and South Daytona; the Village of Indiantown; and the Town of Fort Myers Beach. Duties include all legal work including, but not limited to, drafting ordinances, resolutions, polices, agreements, legal memoranda, and other legal documents; representation of municipalities

across all stages of litigation, including appellate litigation and other legal disputes; participation in public hearings and workshops of the governing body; providing written and oral legal opinions to municipal staff and public officials; and advising boards on substantive and procedural legal issues during public hearings and workshops. Guides and represents municipalities through union-related issues heard by the Public Employees Relation Commission (PERC).

Okeechobee County (Okeechobee, FL)

Deputy County Attorney – Provides comprehensive and quality legal services to the Board of County Commissioners. Duties include preparation and review of legal documents, including ordinances, resolutions, policies, and contracts; attendance at public hearings before the Code Enforcement Special Magistrate; and assisting in prosecuting code enforcement violations.

Counsel to the Okeechobee County Canvassing Board – Provides legal services, including written and oral legal opinions, to the Okeechobee County Canvassing Board and attends public meetings.

2024 Orange County Charter Review Commission (Orlando, FL)

Deputy General Counsel – Conducted research and prepared written legal opinions to assist the General Counsel in advising the 2024 Orange County Charter Review Commission ("CRC") as to the legality and constitutionality of CRC actions and proposed charter amendments. Compiled, analyzed, and summarized data from historical documents, special laws, and local government charters throughout Florida.

2024 Pinellas County Charter Review Commission (Clearwater, FL)

Deputy General Counsel – Conducted research and prepared written legal opinions to assist the General Counsel in advising the 2024 Pinellas County Charter Review Commission ("CRC") as to the legality and constitutionality of CRC actions and proposed charter amendments. Compiled, analyzed, and summarized data from historical documents, special laws, and local government charters throughout Florida.

Rohe Law, P.A. (Tavares, FL)

Summer Associate/Associate Attorney – Represented clients at various stages of family law litigation. Represented clients at fact-intensive hearings, including temporary relief hearings concerning alimony, timesharing, and child support. Drafted pleadings, motions, stipulations, proposed orders, and discovery requests and responses. Negotiated on behalf of clients at settlement conferences and mediations. Drafted settlement agreements to creatively resolve cases involving complex legal and factual issues. Second chaired dissolution of marriage trial involving minor children with psychological experts. Researched complex issues concerning a variety of areas of law including family law, constitutional law, real

property, trusts, and corporations. Drafted clear and organized memoranda analyzing research findings.

Intimate Partner Violence Assistance Clinic (Gainesville, FL)

Certified Legal Intern – Provided legal assistance to indigent survivors of domestic violence. Interviewed clients and developed safety plans tailored to each client's needs. Drafted pleadings and represented clients in court proceedings.

University of Florida, Levin College of Law (Gainesville, FL)

Research Assistant – Researched and analyzed complex legal and psychological issues, including the applicability of the insanity defense to police officers with Post-Traumatic Stress Disorder. Drafted detailed memoranda on findings.

Office of the State Attorney, Eighth Judicial Circuit (Gainesville, FL)

Summer Intern – Researched and analyzed case and statutory law to assist attorneys in prosecuting criminal felony cases. Analyzed and summarized evidence in preparation for litigation.

BAR AND COMMUNITY RELATED ACTIVITIES

City, County & Local Government Law Section of Florida Bar
Environmental and Land Use Law Section of Florida Bar
Young Lawyers Division of the Florida Bar

PROFESSIONAL PUBLICATIONS

Chloe E. Berryman, Note, *Holding Social Media Providers Liable for Acts of Domestic Terrorism*, 72 FLA. L. REV. 1329 (2020).

Chloe Berryman, Christopher J. Ferguson, & Charles Negy, *Social Media Use and Mental Health Among Young Adults*, 89 PSYCHIATRIC Q. 307 (2018).



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EDUCATION AND BAR DATA

Law Degree:	**Stetson University College of Law** **Gulfport, Florida** J.D., *cum laude* Top 25% of Class Dean's List
Undergraduate Degree:	**University of Central Florida** **Orlando, Florida** B.S. in Marketing Dean's List
Member/Admitted:	Florida Bar – Member in Good Standing – Bar No. 1050253

LAW SCHOOL POSITIONS, ACTIVITIES, AND HONORS

William C. Vis Int'l Commercial Arbitration Moot Team, Student Coach & Team Captain
Dispute Resolution Board
Research Assistant for Law Through the Lens of Poetry
Teaching Assistant for International Sales Law & Arbitration
Stetson Ambassadors, Deputy Chair of Program Development
Stephanie A. Vaughan Excellence in Advocacy Award

PROFESSIONAL POSITIONS HELD

Akerman, LLP (Orlando, FL)

Summer Associate/Associate Attorney – Managed docket of complex commercial litigation matters, including high-profile art fraud, business litigation disputes valued in excess of seven figures, negotiation of settlement, and judgment enforcement proceedings. Engaged in motion practice and advocacy in various litigation arenas, including commercial tenant/landlord litigation, franchise law, business contract disputes, insurance disputes, and personal injury. Researched complex legal issues and applied legal arguments in multiple national jurisdictions.

Doyle Conflict Resolution (Naples, FL)

Law Clerk – Acted in advisory capacity to arbitrator in granting awards by analyzing, reviewing, and presenting determinations of fact and law. Drafted non-binding arbitration court orders with attention to strict deadlines.

The Law Offices of Hoyt & Bryan, LLC (Oviedo, FL)

Law Clerk – Implemented and trained office in new digital system for tracking probate processes. Edited and wrote new content for partners' line of estate planning client-advising books. Researched relevant case law and legal developments in areas of Elder Law, Pet Law, and Wills, Trusts & Estates including for presentation at the 2021 Annual Florida Bar Convention and 2021 Western CPE Conference.

BAR AND COMMUNITY RELATED ACTIVITIES

Young Lawyers Division of the Florida Bar
Entertainment, Arts & Sports Law Section of the Florida Bar

PUBLICATIONS

COLLATERAL DAMAGE: A Novel; Parliament House (2019); ISBN: 987-0578457321
AN INFINITE PULL (2024); ISBN: 979-8218358532

SECTION F

FEE PROPOSAL

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Fee Proposal

$37,500 per month, all-inclusive including Litigation

The Vose Law Firm proposes to provide unlimited, and complete City Attorney legal services to the City of Treasure Island, including Litigation, for $37,500 per month. That lump sum fee would include all the services described in the Request for Proposal, attendance at meetings, litigation (including oversight and monitoring of litigation covered by insurance defense or other outside counsel), local bond counsel work, and representation of the City's enterprise funds, but does not include Special Magistrate Services (which legally cannot be provided by either an inside or outside City Attorney due to conflict issues), insurance defense litigation, and general bond counsel work.

There would be no additional billing for any ancillary legal services, research expenses (such as Westlaw/Lexis fees), travel or miscellaneous expenses, (copying, phone, fax, courier, etc.) and no other costs or expenses, (other than the pre-approved out of pocket expenses mentioned below), that would be billed separately. There would be no other expenses or fees charged, regardless of the time needed or complexity involved in any legal matter. Pre-approved out of pocket costs, (such as court filing fees, and court reporter fees), would be billed at cost, with no mark-up or multiplier. We acknowledge and agree to comply with the City's Travel Policy.

Our flat fee proposal would give complete budgetary certainty as to City Attorney and litigation attorney expenses of the City, while providing unlimited access to the best local government legal talent available in the state.

Hiring our firm on a flat fee is the equivalent of having a large in-house legal staff at a small fraction of the cost. From our experience, litigation cannot always be avoided, and sometimes litigation is needed to proactively protect the best interests of the city. Those are the times when legal expenses can get out of hand if the city is paying for its legal services by the hour. Our clients believe that it is a wise choice to pay a flat fee that includes litigation fees each month to ensure budgetary certainty and prevent the frightening experience of out of control legal costs.

Many governmental agencies with attorneys who charge an hourly rate can suffer "sticker shock" when unexpected litigation occurs, or a unique and time-consuming legal issue arises, and legal fees get extremely high. An example is a Volusia County municipality, Ponce Inlet, with a population of approximately 3,000, that was represented by an attorney who charged hourly fees for litigation and was faced with legal fees of

well over $5 million dollars that were the product of 12 years of litigation over a land use matter. That litigation was settled in 2019 with both parties ending up paying their own legal fees, and both parties essentially "walking away".

Our fixed fee structure (including day to day legal services, litigation and all special projects) protects our governmental clients from such an experience. Having a law firm that does not charge additional fees for litigation can also be extremely helpful in negotiating a resolution of a dispute. When one side of a dispute is not fearful of runaway legal fees, (such as a local government with a fixed fee attorney contract including litigation), and the other side has such fears, the non-fearful party definitely has a "leg-up" in the negotiations.

Our fixed fee arrangement would provide budgetary certainty and would result in the City of Treasure Island having *unlimited* access to and support from nine (9) highly skilled and experienced local government attorneys. This arrangement would take the fear of litigation costs out of the equation when third parties threaten litigation if the City does not meet the demands of that third party.

The attorneys of the Vose Law Firm have realized over the years that an all-inclusive retainer results in more frequent contact between the attorneys on one side, and the staff and elected officials on the other, which almost always results in less "false starts," and unintentional legal errors by staff. The end result in having the government's lawyers involved in projects and work from the very beginning, is that litigation is avoided, and legal work to "fix" a problem is kept to a minimum. The attorneys of the Vose Law Firm wish to truly be a part of the City of Treasure Island and work diligently to keep the City out of trouble and ensure the smooth running of the City without unnecessary litigation or problems.

The attorneys of our firm understand that governmental entity that has a reputation of vigorously defending its interests will be the object of fewer lawsuits. Therefore, our firm strives to maintain the delicate balance of providing legal advice that serves the best interests of the government while avoiding unnecessary litigation. But if litigation becomes necessary, the Vose Law Firm vigorously provides a strong and effective offense or defense as needed. It is our firm's belief that our best interests are inexorably tied to the best interests of our clients. **If our clients benefit, so do we!**

SABATINI LAW FIRM P.A.

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Interim City Attorney
City of Treasure Island

April 16, 2024

City of Treasure Island
Attn: Jessica Zamora, HR Director
10451 Gulf Blvd.
Treasure Island, FL 33706
jzamora@mytreasureisland.org

RE: Letter of Interest- Interim City Attorney

Dear Ms. Zamora:

It is the pleasure of Sabatini Law Firm, P.A., to submit this Letter of Interest to provide Interim City Attorney services for the City of Treasure Island, Florida. The Sabatini Law Firm has a highly experienced team specializing in municipal and local government law. Currently, the firm provides Town Attorney services for the Town of Lake Hamilton, FL, the City of Frostproof, FL, and the Town of Howey-in-the-Hills Municipal Police Officers' Pension Board. Attorney Anthony Sabatini also serves as special counsel for labor disputes for the City of Deltona, Florida, as special counsel for the Mayor of the City of Deltona, and as counsel for the Sumter County Superintendent of Schools.

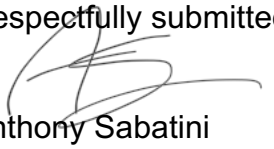
Sabatini Law Firm, P.A., a Florida professional corporation, was founded by attorney Anthony Sabatini in 2019 and is based in Lake County, Florida. Prior to founding Sabatini Law Firm, Mr. Sabatini served as a City Commissioner for the City of Eustis, Florida from 2016-2018. Mr. Sabatini also served in the Florida House of Representatives representing Florida's 32nd district, where he served on the Local Government Subcommittee and worked on many legislative proposals concerning Florida's political subdivisions. His legal experience has been primarily in the field of local government law. Currently, Mr. Sabatini serves on the County Commission for Lake County, FL.

The Firm is currently composed of three attorneys focusing much of their practice on local government law. Attorneys Anthony and Francheska Sabatini have the knowledge and experience of serving or providing counsel to local governments and their various departments, boards, and government officials. Mrs. Sabatini has over 12 years of experience as a practicing attorney, and has focused much of her practice on local government law in Florida, representing cities, community development districts, utility districts, and public pension boards. The Firm's Associate Attorney, Gavin Rollins, also

comes from a local government background, having served as County Commissioner for Clay County, FL from 2014-2020 and currently serving on the Lake County Water Authority Advisory Board. If selected, Sabatini Law Firm is committed and prepared to work closely with the City Commission, City Manager, and departments within the City to provide effective and efficient legal counsel involving all aspects of local government law.

You may direct any questions or comments to Anthony Sabatini at anthony@sabatinilegal.com or via telephone at 352-455-2928. We appreciate your time and attention and look forward to speaking soon.

Respectfully submitted,



Anthony Sabatini
Sabatini Law Firm, P.A.

LETTER OF INTEREST FOR

INTERIM CITY ATTORNEY SERVICES

FOR

CITY OF TREASURE ISLAND, FLORIDA

BY

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Lead Attorneys: Ralf Brookes, Esq.[†]
Wade C. Vose, Esq.[†‡]
Gretchen R. H. "Becky" Vose, Esq.[‡]
Nancy Ann M. Stuparich

Addresses: 4901 38th Way S., #303
St. Petersburg, Florida 33701
and
324 W. Morse Blvd.
Winter Park, Florida 32789

Contact Info: Gretchen R. H. "Becky" Vose, Esq.[‡]
407-448-0111
bvose@voselaw.com

Due Date: April 18, 2025, @ 4:30 p.m.

[†] *Ralf Brookes and Wade Vose – Board Certified in City, County and Local Government Law*

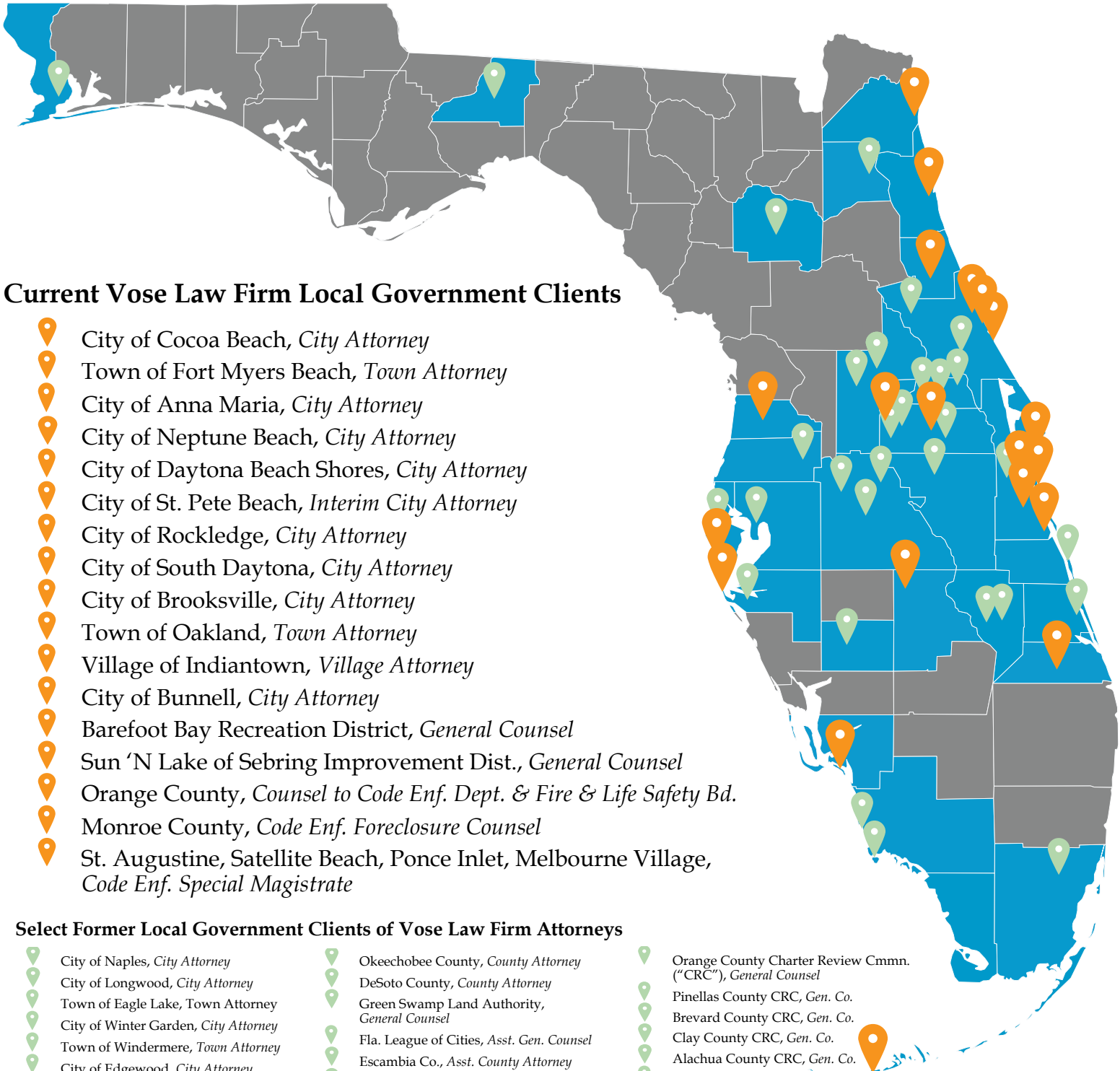
THE FLORIDA BAR BOARD CERTIFIED CITY, COUNTY & LOCAL GOVERNMENT LAW

[‡] *Wade Vose and Becky Vose – Rated AV Preeminent by Martindale-Hubbell*

Martindale-Hubbell AV PREEMINENT Peer Rated for Highest Level of Professional Excellence 2024

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Current & Former Local Government Clients



Current Vose Law Firm Local Government Clients

- City of Cocoa Beach, *City Attorney*
- Town of Fort Myers Beach, *Town Attorney*
- City of Anna Maria, *City Attorney*
- City of Neptune Beach, *City Attorney*
- City of Daytona Beach Shores, *City Attorney*
- City of St. Pete Beach, *Interim City Attorney*
- City of Rockledge, *City Attorney*
- City of South Daytona, *City Attorney*
- City of Brooksville, *City Attorney*
- Town of Oakland, *Town Attorney*
- Village of Indiantown, *Village Attorney*
- City of Bunnell, *City Attorney*
- Barefoot Bay Recreation District, *General Counsel*
- Sun 'N Lake of Sebring Improvement Dist., *General Counsel*
- Orange County, *Counsel to Code Enf. Dept. & Fire & Life Safety Bd.*
- Monroe County, *Code Enf. Foreclosure Counsel*
- St. Augustine, Satellite Beach, Ponce Inlet, Melbourne Village, *Code Enf. Special Magistrate*

Select Former Local Government Clients of Vose Law Firm Attorneys

- City of Naples, *City Attorney*
- City of Longwood, *City Attorney*
- Town of Eagle Lake, Town Attorney
- City of Winter Garden, *City Attorney*
- Town of Windermere, *Town Attorney*
- City of Edgewood, *City Attorney*
- City of St. Cloud, *City Attorney*
- Town of Pierson, *Town Attorney*
- City of Deltona, *City Attorney*
- City of Dade City, *City Attorney*
- Sem. Co. Supv. of Elect., *Gen. Counsel*
- Okeechobee County, *County Attorney*
- DeSoto County, *County Attorney*
- Green Swamp Land Authority, *General Counsel*
- Fla. League of Cities, *Asst. Gen. Counsel*
- Escambia Co., *Asst. County Attorney*
- City of Marco Island, *Planning Board Atty*
- Town of Indian River Shores, *Special Land Use Counsel*
- City of Miami Lakes, *Asst. City Attorney*
- Sem. Co. Tax Coll., *Outside Counsel*
- City of Ft. Pierce, *Special Invest. Counsel*
- Orange County Charter Review Cmmn. ("CRC"), *General Counsel*
- Pinellas County CRC, *Gen. Co.*
- Brevard County CRC, *Gen. Co.*
- Clay County CRC, *Gen. Co.*
- Alachua County CRC, *Gen. Co.*
- N. Lake County Hospital Board of Trustees, *General Counsel*
- City of Bradenton, *Charter Review Counsel*
- Lake Co., Hillsborough Co., *VAB Magistrate*
- Hillsborough Co., *VAB Magistrate*
- Lake County, *Land Use Special Magistrate*

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VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

April 17, 2025

City Commission, City of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: Jessica Zamora HR Director

Re: Letter of Interest for Interim City Attorney Services for the City of Treasure Island, Florida

Dear Mayor Doctor, Vice-Mayor Vasquez, Commissioner Clark, Commissioner Czyszczon, and Commissioner Dickey:

It is with pleasure that Vose Law Firm LLP submits this letter of interest to provide Interim City Attorney Services for the City of Treasure Island, Florida.

The Vose Law Firm is a statewide local government law firm with offices in St. Petersburg, Winter Park, Fort Myers, and Cocoa Beach. **We have particular expertise in representing coastal municipalities, and our attorneys currently provide city/town attorney services for St. Pete Beach, Cocoa Beach, Fort Myers Beach, Daytona Beach Shores, Anna Maria, Neptune Beach, and South Daytona.** We are also currently the city/town/village attorney for the inland local governments of Brooksville, Rockledge, Bunnell, Indiantown (Florida's newest municipality), and Oakland. We also provide significant legal services to Monroe County (the "Florida Keys"), Pinellas County, and Orange County.

We propose that Vose Law Firm LLP would be named the Interim City Attorney of Treasure Island, with **Ralf Brookes, Wade Vose, Becky Vose, and Nancy Stuparich,** as the lead attorneys for Treasure Island. These lead attorneys are the most experienced of all the attorneys of our firm and they each have extensive experience representing coastal communities. All four of these lead attorneys dramatically exceed the requirements set forth in the request for letters of interest, and they collectively have over 130 years of experience representing local governments. These four attorneys have held the position and served as City Attorney, Town Attorney, Village Attorney, County Attorney, and General Counsel for well over thirty (30) different Florida local governments. Our firm is rated AV Preeminent by Martindale-Hubbell, and our firm has been listed in the Bar Register of Preeminent Lawyers. Our firm's other expert local government attorneys would also always be available to provide legal services as needed for the City of Treasure Island.

I. Expertise representing coastal municipalities

The attorneys of our firm have extensive expertise in the representation of coastal municipalities due to our history of providing city attorney services to eleven (11) "coastal cities" – St. Pete Beach, Naples, Anna Maria, Fort Myers Beach, Cocoa Beach, Daytona Beach Shores, South Daytona, Neptune Beach, Bradenton Beach, Madeira Beach, and Yankeetown.

Representing coastal communities takes particular expertise – We have it!

Due to our vast experience representing municipalities throughout the state, we recognize that representing coastal communities is "different" from representing truly inland communities. We represent both – but our first love is for our coastal communities. The expertise needed to properly represent a coastal municipality is different from, and much broader than that necessary to represent an inland community. A truly excellent municipal attorney representing a coastal community must understand the "different" issues that arise in such areas. Examples of our experience representing our coastal cities follow:

Experience representing cities recovering from hurricanes – we have it!

The attorneys of our firm have extensive experience representing municipalities recovering from the devastation of hurricanes. Not all hurricanes are alike and can have different impacts on different communities. Our firm currently provides city attorney services to St. Pete Beach, Anna Maria, Fort Myers Beach, and Daytona Beach Shores, all of which have been devastated by hurricanes in the last few years.

Currently, our attorneys are guiding the City of St. Pete Beach, the City of Anna Maria, and the Town of Fort Myers Beach through recovery efforts from last year's back-to-back destruction caused by Hurricanes Helene and Milton. We are ready, willing, and able to take on similar efforts to assist the City of Treasure Island.

Our firm is the Town Attorney for Fort Myers Beach, which was almost obliviated by Hurricane Ian in the fall of 2022. While recovering from Hurricane Ian, the Town was again damaged by flooding caused by Hurricanes Helene and Milton. These storms have caused the Town to take an in-depth review of its resiliency efforts to protect its residents and beaches from future storms, as well as building back the many residences and businesses that were destroyed (including Town Hall) to restore the Town as a vibrant beach community. Nancy Stuparich and Becky Vose are continuing to guide Fort Myers Beach through this extremely difficult recovery effort with the assistance of Senators Rick Scott and Ashley Moody, and Congressman Byron Donalds.

While serving as City Attorney for Naples, both Nancy Stuparich and Ralf Brookes assisted that City in its recovery efforts from Hurricane Ian. Hurricane Ian caused

significant damage in neighborhoods that had previously not experienced flooding to that magnitude, as well as damage to 5th Avenue, one of the City's renowned business districts and economic drivers.

We are also the City Attorney for Daytona Beach Shores, which was the municipality most severely impacted on the East Coast of Florida by both Hurricanes Ian and Nicole. The storms caused severe damage to 93 buildings and 24 high rise hotels and condominiums by undermining their foundations due to storm surge. Becky Vose worked with the City's staff and City Commission to implement innovative procedures and processes for the city to work hand in hand with residents and stakeholders in recovery efforts and create resiliency to future storms. She has also navigated the difficult funding issues resulting from the damage to that city, and the rebuilding efforts necessitated by the storms.

When Hurricane Irma effectively destroyed the Historic Anna Maria Pier in 2017, (as well as doing significant damage to the entire barrier island city), Becky Vose worked with the Mayor and City Commission of Anna Maria to navigate the difficult process of funding and permitting the reconstruction of the pier which involved working with the Army Corp of Engineers, the FDEP and other regulatory agencies. FEMA issues as to reconstruction, repairs, compliance, and efforts to keep flood insurance rates down, have been a continuing theme in Anna Maria since 2015 when our firm took over as City Attorney, and Becky Vose has been able to navigate the complex issues involved to assist that city towards recovery. A portion of the Anna Maria Pier was again recently destroyed by Hurricanes Milton and Helene, and Becky Vose is currently working with that city on funding, permitting and other issues involved with that recovery effort.

Experience dealing with the "alphabet" agencies and concepts – we have it!

FEMA compliance issues can truly be a trap for the unwary, and a municipal attorney must be ready, willing, and able to address the plethora of FEMA issues that can arise in a coastal municipality. Those issues are vital, because if there are mistakes made as to FEMA floodplain compliance, flood insurance rates (which are almost always required in a coastal area for financing), can skyrocket because of mistakes. In addition, it is important that a municipal attorney be able to assist his/her government in the work needed to receive the maximum amount of FEMA reimbursements available. We have extensive expertise in this area of the law, most recently in the cities of St. Pete Beach, Anna Maria, Daytona Beach Shores and Naples and the Town of Fort Myers Beach.

We have significant experience dealing with Coastal Construction Control Line (CCCL) and Erosion Control Line (ECL) issues in our coastal cities. A city attorney representing a coastal municipality must have a good working knowledge of both CCCL and ECL issues (including Customary Use issues), to appropriately serve the municipality, particularly in a time when significant construction is taking place, and decisions must be made as to appropriate approvals.

When a municipality is attempting to receive necessary permits and coastal permitting through the Florida Department of Environment Protection (FDEP), the Army Corps of Engineers (USACE), the Florida Fish and Wildlife Conservation Commission (FWC), the Southwest Florida Water Management District (SWFWMD), and the other "alphabet" agencies, it is vitally important that the municipal attorney have experience doing that work. We do!

Experience working with large tourist venues and hotel development and redevelopment – we implement YOUR policies and goals.

The attorneys of our firm have extensive experience dealing with the complex issues involved in tourism and related development and redevelopment. In Cocoa Beach, St. Pete Beach, Fort Myers Beach, Naples, and Anna Maria, we have been extremely involved in the intricacies of the myriad issues involved in tourism and economic development as well as the push-pull between balancing the interests of the permanent residents of the municipalities with the interests of the hotels, vacation rentals, and other tourist venues that fuel the tourism-based economies of those cities.

We understand the issues and are ready, willing, and able to implement the policy preferences of the elected officials in each of the cities we represent, regardless of those preferences. As a practical matter, we know that when elected officials change, often the preferences of those newly in charge are different from the preferences of previous office holders. We are adept at shifting course when appropriate (as dictated by the then current elected officials) and we are equally comfortable assisting neutral, pro-development or pro-resident elected bodies in accomplishing *their collective* goals.

Pinellas County knowledge and connections – we have them!

Wade Vose, Managing Partner of the Vose Law Firm, who is Board Certified by the Florida Bar in City, County & Local Government Law and one of the designated team members to represent Treasure Island, served two consecutive terms as the General Counsel for the Pinellas County Charter Review Commission in 2015-2016 and again in 2023-2024. As a result, Wade is extremely familiar with both the Pinellas County Charter and its dynamics relating to cities in the County (which are unique and could be daunting if not fully understood), as well as the personnel and officials in Pinellas County Government. Wade can be extremely helpful to the City of Treasure Island due to his extensive knowledge of Pinellas County government as well as his connections with officials in that government.

Comprehensive Plan and zoning changes – different for coastal communities – we know!

The Vose Law Firm has been the City Attorney of Cocoa Beach since 2017. Since that time that city has gone through two major comprehensive plan (and charter) re-

writes that involved extensive public hearings, public input and even charter amendment referenda to ensure that the changes to the comprehensive plan were in line with the will of the elected officials of that coastal and tourism-based community. Central to the changes to the comprehensive plan were the major considerations of height, density, and intensity, as well as the extremely important coastal-specific issues related to flood control, lagoon protection, hurricane preparedness, infrastructure issues, docks, lagoon access, parking, traffic, beach management, vacation rentals, evacuation plans, and a plethora of other issues particular to a city located in a tourism intense barrier island. Having an attorney fully aware and attuned to coastal-specific issues will be vital for the successful completion of any comprehensive plan and/or zoning changes by a city like Treasure Island.

In addition, our firm is the first and only Village Attorney for the Village of Indiantown – Florida's newest municipality. Shortly after the Village of Indiantown was incorporated at the end of 2017, our firm was hired as its first Village Attorney. Our Managing Partner, Wade Vose, has served as Indiantown's Village Attorney since that time. Because Indiantown was newly formed, it needed to develop and adopt its own comprehensive plan, as well as its own land development regulations. Wade Vose was instrumental in making all that "happen". He likes to say that they "built the plane while they were flying it!"

In addition to the other extremely competent attorneys of our firm experienced in coastal city planning issues, Nancy Stuparich, who is currently the Town Attorney of Fort Myers Beach and former City Attorney of Naples, is both a lawyer (with a J.D. from University of Florida), and a planner (with a Masters Degree in Planning from Florida State University).

Moratorium ("pause in development") – we have successfully done it for our clients!

When major changes are being considered for either a comprehensive plan or a zoning code, it is typically prudent for a city to adopt an appropriately limited moratorium on development likely to be impacted by the contemplated changes. This practice is legally appropriate when done correctly and can protect a city from a flurry of development applications filed to "get in under the wire" before new regulations are enacted. Our firm has extensive experience in successfully guiding cities through the moratorium process, particularly in Anna Maria, Oakland, and Brooksville. Our firm would be honored to assist Treasure Island through this important process if the City so desires.

Customary Use – preserving the beach for the public – we did it for Cocoa Beach!

The Vose Law Firm was the City Attorney for Cocoa Beach in 2018 when HB 631 threatened to restrict public access to that city's 6-mile stretch of beloved and beautiful Atlantic Ocean beach. Becky Vose and Wade Vose hit the ground running and

shepherded that city through the process of historical research and putting together material for public hearings to adopt that city's Customary Use Ordinance before the statutory deadline. We are following SB 1622 which would repeal the current Florida Statute relating to customary use (Sec. 163.035 Fla.Stat.) If any customary use issues were to arise in Treasure Island, our firm would be the right firm to have on the City's side!

Vacation Rentals / Bert Harris Claims – we have the experience!

Our firm was hired by the City of Anna Maria in 2015 to be City Attorney and take on the dilemma involved with Vacation Rentals that were essentially taking over the city. We drafted one of the very first Vacation Rental Ordinances in the State of Florida, and it has been copied by municipalities all over the state. We also defended the City of Anna Maria in three different court challenges to the newly enacted Vacation Rental Ordinance and won each of the challenges.

Subsequently, our firm defended Anna Maria as to 115 Bert Harris Claim challenges to the restrictions of the Vacation Rental Ordinance. We were able to settle every one of those claims without the City of Anna Maria having to pay any damages to any claimant.

We also drafted the first Vacation Rental Ordinance in Cocoa Beach and recently drafted a new noise ordinance dealing with Vacation Rentals. In addition, we recently successfully defended the City of Naples as to its pre-2011 prohibitions of Vacation Rentals in certain zoning districts.

Workforce housing – we understand it!

The need for more workforce housing is a recurring theme in coastal communities due to the typically high costs associated with housing in coastal locations and the extensive need for service workers in tourist-oriented locations. Our firm has worked with the cities of Fort Myers Beach, Anna Maria, Naples, and Cocoa Beach to fill that need. Such efforts (as well as numerous other development issues) are influenced by the recently enacted legislation – the "Live Local Act" – SB 102. We are currently watching HB 943 and SB 1730, which, if passed, could have a dramatic impact on our clients. Our firm keeps up with the newest trends in this regard and will work with Treasure Island in any efforts it may want to make in this regard.

Other coastal legal issues – We have the experience!

We have also extensively worked with our coastal municipalities as to a panoply of additional coastal legal issues such as beach restoration and renourishment, dealing with issues as to coastal resilience, sea level rise, innovative drainage plans, rain garden easement issues, dock and water access issues, and dune protection. Our depth of field

and practical experience representing coastal communities is unparalleled in the State of Florida and would be a great asset to the City of Treasure Island.

II. Representing governmental entities is what we do!

Our firm has deep roots in local government law. Our founder, Becky Vose, began her career as an Assistant City Attorney for Orlando in 1973 after she graduated number 1 in her law school class at the University of Florida, and has continued consistently representing local governments through the present day. From those five decades of experience, we've learned that issues that affect one of our local government clients frequently affect many of them. Our attorneys work in a collegial fashion in which we consistently share best practices and innovate ways to best serve our local government clients. Our firm specializes in Local Government Law, and we only represent governmental agencies.

There will never be a conflict when our firm represents your City!

Local government representation is not a sideline or afterthought for our firm, and our local government clients are the complete focus of our firm. Our firm does not represent developers, vendors, or other commercial interests that might create a conflict with our local government representation. We are strictly a law firm that represents local governments. Importantly, the attorneys of our firm are essentially immune from pressure that might come to bear upon attorneys and firms with mixed or less focused practices.

Fixed fee billing – including litigation!

Our firm typically serves its governmental clients on a fixed fee, all-inclusive basis – including most litigation. To our knowledge, we are the only local government firm that includes litigation in its fixed fees. In that way, the interests of our firm are *always* aligned with our client's interests. Unlike some firms that essentially "make their money when their clients get in trouble", we have a financial incentive to keep our clients "out of trouble." But when litigation occurs or is proactively needed, we immediately step in, take aggressive actions that resolve our client's problems in a quick and favorable manner. We don't draw out cases or take unnecessary depositions to run up a bill; rather, we determine the best outcome for our clients and take definitive and proactive actions to resolve litigation quickly and in our clients' best interests.

Due to our offered unique billing arrangement of flat fee billing, there will never be any hesitancy on the part of elected officials or staff to contact our attorneys as to each and every matter in which there may be a legal issue involved. Many municipalities with attorneys who charge an hourly rate can suffer "sticker shock" when unexpected litigation occurs and legal fees get extremely high. Our flat fee structure protects our governmental clients from such an experience. Having a law firm that does not charge

additional fees for litigation can also be extremely helpful in negotiating a resolution of a dispute. When one side of a dispute is not fearful of runaway legal fees, (such as a city with a flat fee attorney contract including litigation), and the other side has such fears, the non-fearful party definitely has a "leg-up" in the negotiations.

We provide COMPLETE legal services to our clients!

The attorneys of our firm provide *complete* legal services to each of our governmental clients. Our expert local government lawyers handle simple and complex litigation of all sorts, transactional matters including, but not limited to all manner of conveyances, leases, easements, road vacations, title insurance, and closings, comprehensive representation as to development matters, zoning, comprehensive plans, platting, development agreements, ordinances and resolutions, labor and employment, TRIM compliance, eminent domain, code enforcement, CRA representation, historic preservation, vacation rental regulation, environmental law issues, general aviation airport legal issues, public works issues, contract drafting and review – the list goes on and on.

In fact, **included with this proposal under "Specific Municipal and other Local Government Experience by Topic" is a 15 page single spaced listing of examples of some of the legal services we have provided our governmental clients over the years**. With approximately 125 cumulative years of our attorneys representing local governments, there is little, if anything, we have not handled.

24/7/365 Availability

Our attorneys are available 24/7/365. If one or more of our attorneys are ill or on vacation, the other equally qualified attorneys of our firm are ready, willing, and able to step up and provide legal services as needed. Utilizing our firm as City Attorney is truly the equivalent of an in-house multi-attorney legal department with paralegal support, without the expenses that would otherwise be associated with such a legal department.

We have the depth of field to handle all your legal work

We have learned in our extensive experience representing governmental entities that the need for legal services does not always happen in a predictable, uniform pace for our clients. There are times when the legal needs of an individual client are intense and multitudinous, and at those times, we have the depth of field and resources to assign multiple attorneys to one client at the same time to address and resolve all the pending issues. You can rest assured that our firm is ready, willing, and able to assign the appropriate attorneys to address all the issues of the City of Treasure Island in a successful and timely manner.

Introducing the team of lawyers who will primarily represent Treasure Island!

Ralf Brookes is Of Counsel to the Vose Law Firm and has approximately thirty-five (35) years of experience representing local governments in Florida. Ralf is Board Certified by the Florida Bar in City County and Local Government Law and is currently providing city attorney legal services to St. Pete Beach, Naples, and Kenneth City. He has also served as City Attorney for the cities of Madeira Beach and Bradenton Beach and Town Attorney for Yankeetown. He also has served as an Assistant County Attorney for Sarasota County and was Land Use Litigation Counsel for Monroe County (the "Florida Keys").

Wade Vose is the managing partner of the Vose Law Firm and has continuously practiced local government law for the last 21 years. Wade is Board Certified by the Florida Bar in City, County and Local Government Law, and is rated AV Preeminent by Martindale-Hubbell. Wade serves as City Attorney for the City of South Daytona, City Attorney for the City of Rockledge, Village Attorney for the Village of Indiantown (Florida's newest municipality), and Special Magistrate for the City of Satellite Beach. Throughout his career, Wade has also served as County Attorney for Okeechobee County, City Attorney for the City of Bunnell, Town Attorney for the Town of Pierson, Chief Assistant City Attorney for the City of Deltona, Counsel to the Pinellas County Redistricting Board, and General Counsel to a total of eight (8) County Charter Review Commissions in five (5) different charter counties (Orange – 2011-2012, 2015-2016, 2023-2024; Pinellas – 2015-2016, 2023-2024; Brevard – 2015-2016; Clay – 2018; Alachua – 2019-2020), in addition to a range of other specialized representation statewide.

Founding Partner Becky Vose has continuously practiced local government law for the last 51 years, after graduating number one from her law school class at the University of Florida Law School. Becky is rated AV Preeminent by Martindale-Hubbell. Becky has held the position of City Attorney for fifteen (15) cities – Naples, Cocoa Beach, St. Pete Beach, Daytona Beach Shores, Fort Myers Beach, Anna Maria, Brooksville, Winter Garden, Edgewood, Longwood, Windermere, Oakland, Eagle Lake, St. Cloud, and Deltona. She has done major work for Orange County government on matters ranging from complex environmental litigation to the defense of §1983 Civil Rights claims. Becky also represented the Orange County Property Appraiser in a multi-year complex intellectual property lawsuit about the software utilized by the Property Appraiser's office. She also held the positions of General Counsel to the North Lake County Hospital Board of Trustees and the Green Swamp Land Authority. Becky has taught at numerous continuing legal education seminars to other attorneys and has regularly presented instructional sessions for employees and officials of governmental clients. In 1980, Becky opened the Orlando branch office of Shutts & Bowen, where she served as its first managing partner and chairperson of its Real Estate Department.

Partner Nancy Stuparich has been practicing law for 37 years and is the current **Town Attorney for the Town of Fort Myers Beach**. Nancy formerly served as **City Attorney**

for the City of Naples, City Attorney for Dade City, Town Attorney of Oakland, City Attorney of Brooksville, County Attorney for DeSoto County, Assistant County Attorney for Escambia County, and Assistant General Counsel to the Florida League of Cities. Nancy is both a lawyer and a planner with a Masters Degree in Planning from Florida State University. She is also Certified as a Labor Relations Professional by the Florida Public Employers Labor Association, and she is designated an FRA-Redevelopment Professional by the Florida Redevelopment Association.

Our philosophy of local government representation

Our firm is highly proactive in minimizing our governmental clients' legal exposure. In addition, the attorneys of our firm have the highest degree of professionalism and ethics, and we always work closely with elected officials and staff in recognizing and solving problems. Not only is minimizing our clients' legal exposure best for our municipal clients, but it is absolutely necessary from our firm's standpoint since **our firm typically represents its municipalities on a fixed fee all-inclusive basis, *including litigation.***

The attorneys of our firm understand that a municipality that has a reputation of vigorously defending its interests will be the object of fewer lawsuits. Therefore, our firm strives to maintain the delicate balance of providing legal advice that serves the best interests of the municipality while avoiding unnecessary litigation. But if litigation becomes necessary, the Vose Law Firm vigorously provides a strong and effective offense or defense as needed. It is our firm's belief that our best interests are inexorably tied to the best interests of our clients. **If our clients benefit, so do we!**

Means and methods of litigation

Our firm uses completely different means and methods of representing our clients in litigation than are typical with firms that charge by the hour.[1] Instead of the typical practice of law firms filing repetitive motions, memoranda of law, unproductive discovery, and having repeated hearings, all resulting in high hourly billings,[2] our firm takes a different tack in litigation. When faced with litigation, we first analyze the case fully, do the appropriate legal research and determine a strategy that will result in an early "kill shot" that dispenses with the litigation, or, if that is not feasible, we devise a strategy leading to a quick and successful trial.

Occasionally our local governmental clients decide that instituting litigation is important for their interests, and our litigation strategies also greatly benefit our clients

[1] It should be noted that Becky Vose of our firm was an equity partner of the large Miami-based law firm of Shutts & Bowen for 10 years, and Nancy Stuparich was formerly an attorney with the Weiss Serota law firm, so we are very familiar with typical litigation practices when legal work is billed by the hour.

[2] When these strategies are used by both sides in litigation, with both sides billing hourly for their work, it is sometimes referred to by attorneys as "doing the dance".

in those situations. Rather than "litigating a case to death" as is so often the case when litigation is billed by the hour, **our attorneys devise an effective and quick strategy to obtain our client's desired results in the most expeditious manner possible**. This not only achieves our client's goals quickly, but also minimizes the distraction and time consuming work often imposed upon other city staff and elected officials during the pendency of litigation.

Examples of our successful litigation strategy

An example of our firm's litigation strategy that greatly benefitted a former local government client of the Vose Law Firm was demonstrated in the *Manji v. City of Deltona* case. When the Vose Law Firm became the city attorney of Deltona, (a city with a population of over 87,000), the firm inherited numerous lawsuits. One of those cases was the *Manji* case, which was an inverse condemnation action in which there was a multimillion dollar claim of damages against the city. The case had been pending for seven years, and five different attorneys had worked on it for the city. Sadly, there had been little substantive progress on the case during that time, even though hundreds of thousands of dollars had been paid to the city's attorneys for the litigation. The files for the case filled 14 banker's boxes containing massive amounts of court filings, research paperwork, notes, deposition transcripts, and discovery materials.

After thoroughly reviewing the case, doing the appropriate legal research, and talking with the City Manager, the Vose Law Firm recommended noticing the case for trial, and at the same time making an offer of judgment of $50,000. This was approved by the City Commission. The offer of judgment was declined by the plaintiffs and Becky Vose tried the case two months later in a two-day bench trial. The city won the case, and the court found that the city had no liability whatsoever. The Vose Law Firm then filed a motion to assess fees and costs against the plaintiffs based on the offer of judgment, and at mediation of that motion, **the plaintiffs agreed to pay the City of Deltona $100,000.** Soon after this successful result, virtually all the other cases that had been languishing under previous Deltona city attorneys were quickly and advantageously resolved by the Vose Law Firm through negotiation and mediations. It should be noted that although the City of Deltona had been for many years a virtual "punching bag" for litigation, once the word went out in the legal community that the city's attorney would not "do the dance", future litigation essentially went away.

It is our sincere belief that our firm's means and methods of litigation, which result in excellent results in a short time frame, are in the best interests of our local government clients. **Our litigation strategies and our fixed fee billing, including litigation, would benefit the City of Treasure Island greatly.**

There would be no additional billing for any ancillary legal services, research expenses (such as Westlaw/Lexis fees), travel or miscellaneous expenses, (phone, fax, courier, etc.) and no other costs or expenses, (other than the pre-approved out of pocket

expenses mentioned in the next paragraph), that would be billed separately. There would be no other expenses or fees charged, regardless of the time needed or complexity involved in any legal matter.

Pre-approved out of pocket costs, (such as court filing fees, and court reporter fees), would be billed at cost, with no mark-up or multiplier. There would be no separately billed copying charges.

Budgetary predictability – unlimited access to best local government legal talent available

Our flat fee arrangement would give budgetary predictability as to the City Attorney expenses of the City, *including most litigation,* while providing unlimited access to the best local government legal talent available in the state.

Hiring our firm on a flat fee is truly the equivalent of having a large in-house legal staff at a small fraction of the cost. From our experience, litigation cannot always be avoided, and sometimes litigation is needed to proactively protect the best interests of the municipality. Those are the times when legal expenses can get out of hand if the municipality is paying for its legal services by the hour. Our clients believe that it is a wise choice to pay a flat fee that includes litigation fees each month to ensure budgetary predictability and prevent the frightening experience of out-of-control legal costs. **This arrangement would take the fear of litigation costs out of the equation when third parties threaten litigation if the City does not meet the demands of that third party.**

The attorneys of our firm will truly become a part of the City of Treasure Island.

The attorneys of the Vose Law Firm have realized over the years that a flat fee arrangement results in more frequent contact between the attorneys on one side, and the staff and elected officials on the other, which almost always results in less "false starts," and unintentional legal errors by government staff. The end result in having the municipality's lawyers involved in projects and work from the very beginning, is that litigation is avoided, and legal work to "fix" a problem is kept to a minimum. The attorneys of the Vose Law Firm wish to truly be a part of the City of Treasure Island and work diligently to keep the City out of trouble and ensure the smooth running of the City without unnecessary litigation or problems.

The Vose Law Firm has a fast paced and active practice; however, rest assured that we have the time, ability, desire, commitment, and passion to provide prompt, high quality legal services to the City of Treasure Island as its Interim City Attorney at an affordable price. We would be honored and thrilled to provide Interim City Attorney services for the City of Treasure Island, and the attorneys of the Vose Law Firm are ready, willing and able to immediately take over the representation of the City. We are pleased

to confirm that our lead attorneys will be available for City meetings as described in the solicitation for letters of interest.

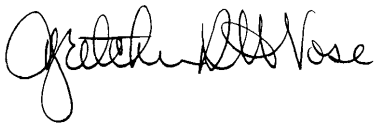
At any time, the full resources of the Vose Law Firm would be available to the City of Treasure Island for one reasonable, flat monthly payment. That includes the active involvement and representation by nine (9) highly experienced and competent local government, land development, and litigation attorneys of the firm, including two attorneys (both lead attorneys in the proposal) who are both Board Certified by the Florida Bar in City, County, and Local Government Law. The depth of field and legal expertise as to local government, land use, and litigation representation will be the best available in Florida.

Because of our extensive local government, and coastal land use experience, we believe that we would be an ideal law firm to represent the City of Treasure Island as its Interim City Attorney. Our preferred "all inclusive" fee arrangement "including litigation", would result in budgetary predictability as to legal services, as well as unlimited access to nine (9) expert local government lawyers.

We are used to taking over the legal representation of a municipality upon a moment's notice, without the municipality or the firm missing a beat. We assure you that if chosen, we will perform the City of Treasure Island's legal work in a timely and professional manner, and you will be exceptionally satisfied with our legal services.

The point of contact for this proposal is Becky Vose, available by cell phone at 407-448-0111, and by email at bvose@voselaw.com. Thank you in advance for your review and consideration of our proposal.

Sincerely,



Gretchen R. H. "Becky" Vose, Esq.
Founding Partner

SECTION 2

EXPERIENCE OF VOSE LAW FIRM ATTORNEYS

RALF BROOKES

Of Counsel, Vose Law Firm, LLP
324 West Morse Blvd.
Winter Park, Florida 32789
Telephone: (407) 645-3735
Facsimile: (407) 628-5670
Email: rbrookes@voselaw.com



EDUCATION AND BAR DATA

Legal — **University of Florida College of Law**
Gainesville, FL, Juris Doctorate (J.D.), 1988
Jessup's Cup Moot Court Team
UF Law Center for Governmental Responsibility Fellowship

Undergraduate — **University of Miami, Coral Gables, FL**
Bachelor of Science Degree, Marine Sciences & Geology (B.S. 1985)

Admitted/Member — Florida Bar – Admitted and Member in Good Standing since 1988 – Bar No. 778362
U.S. District Court, Southern District of Florida
U.S. District Court, Middle District of Florida
U.S. District Court, Northern District of Florida
Admin. Law Section – Florida Bar – Executive Council, 1991-1999
City, County, and Local Government Law Section – Florida Bar
Environmental & Land Use Law Section – Florida Bar, Executive Council, 1993-2001
Florida Municipal Attorney's Association Member

Certification — **Board Certified in City, County and Local Government Law**

Speaker/Presenter — Florida Municipal Attorney's Association
- Noise Ordinances

The Florida Chamber of Commerce
- Growth Management Short Course
- Environmental Permitting Short Course

The Florida Bar, Continuing Legal Education (CLE) Programs
- City, County and Local Government Section of the Florida Bar
- Environmental and Land Use Law Section of the Florida Bar
- Administrative Law Section of the Florida Bar
- University of Florida Law program, speaker and guest

lecturer

Continuing Legal Education, CLE-International Programs,

- Dealing With Government
- Litigating Land Use and Takings Claims
- Defending Local Government Land Use Denials
- Regulatory Takings under the U.S. and Florida Constitution
- Wetlands Regulations

Southwest Florida Chamber of Commerce

- "Issues 08" Southwest Florida Legislative Delegation
- A Sustainable Southwest Florida: Creating a Vision. Participant City Attorney

PROFESSIONAL EXPERIENCE

CITY ATTORNEY EXPERIENCE:

Naples, Florida (Collier County, pop. 19,115) Interim City Attorney 2023 – present
Naples, Florida (Collier County, pop. 19,115) Co-City Attorney 2020 - 2023
Town of Yankeetown, Florida, (Levy County, pop. 760) City Attorney 2006 – present
City of Madeira Beach, Florida (Pinellas County, pop. 4,406) City Attorney 2017-2020
City of St Pete Beach, Florida (Pinellas County, pop. 10,086) City Attorney 2007-2008
City of Bradenton Beach Florida, (Manatee County, pop.1,536) 2004 – 2009

As City/Town Attorney: Meet with and advise City Manager and Departments; Municipal Law; Contracts, RFQs/RFPs; Disputes, Litigation, Comprehensive Plan Amendments, Land Development Code Amendments and review of development application, variances, planned developments, development agreements; legislation, ordinances, audits, sunshine law, public records law; grants, government and public works projects.

COUNTY ATTORNEY EXPERIENCE:

Monroe County (the "Florida Keys"): Land Use Litigation Counsel (1992-1998) Representing Monroe County Florida in land use litigation in state and federal courts, serve as counsel for Growth Management Division, counsel for Planning Department, Planning Commission and Code Enforcement; prepared and defended vacation rental ordinance, noise ordinances, resolutions and land development regulations, development agreements, comprehensive plan amendments, defended Monroe County in state and federal court.

Sarasota County Assistant County Attorney (1990 – 1992). Advise County Attorney, Board of County Commissioners of Sarasota County; Planning Commission, Planning,

Natural Resources, Code Enforcement, Solid Waste Departments, interagency and interlocal agreements; Pollution Control

LAW SCHOOL TEACHING

University of Florida Law School – Conservation Clinic and Environmental and Land Use Law Program, **Practitioner in Residence 2013** under direction of Professors Ankersen, Flournoy and Hamann

Florida Gulf Coast University (FGCU) - Adjunct Professor Environmental Law (2005 – 2014), Environmental & Land Use Law Masters of Public Administration Program PAD 5620.

MEDIATOR/ARBITRATOR/ALTERNATIVE DISPUTE RESOLUTION

- **Mediator** and **Special Magistrate/Master, Fla. Stat. 70.51 Land Use & Dispute Resolution Act:** Alternative dispute resolution process for land use applications
- **Florida Court Appointed Arbitrator** – Florida Supreme Court Approved Training

WADE CHRISTOPHER VOSE



Managing Partner, Vose Law Firm LLP
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Facsimile: (407) 628-5670
Email: wvose@voselaw.com

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EDUCATION AND BAR DATA

Legal	**University of Florida College of Law** **Gainesville, FL** J.D. with Honors, May 2003 Book Awards: Environmental Law Intellectual Property Law Family Law Recipient of the Levin College of Law Leonard Scholarship
Undergraduate	**University of Florida** **Gainesville, FL** B.A. in Political Science, with Honors, May 2000 National Merit Scholar / Florida Academic Scholar Omicron Delta Kappa Leadership Honorary
Preparatory	**Bishop Moore Catholic High School** **Orlando, FL** Graduated with Highest Honors, May 1996 Student Body President & Valedictorian
Admitted	Florida Bar – Admitted & Member in Good Standing since 2003 Bar No. 685021 U.S. District Court, Middle District of Florida U.S. District Court, Northern District of Florida U.S. District Court, Southern District of Florida Orange County Bar Association City, County, and Local Government Law Section – Florida Bar Environmental & Land Use Law Section – Florida Bar
Certification	**Board Certified in City, County and Local Government Law**

PROFESSIONAL EXPERIENCE

Vose Law Firm LLP (Winter Park, FL)

Managing Partner – As managing partner of an AV-rated statewide local government law firm serving as City Attorney for ten cities and County Attorney for one county, in addition to extensive specialized representation for local governments statewide, responsible for overseeing every segment of the local government representation process, including representation of local government commissions, councils, and boards, client counseling of elected officials, city and county managers/administrators, department heads, staff, and appointed officials, evaluation of claims and defenses, development of litigation strategies, preparation of ordinances, resolutions, development agreements, pleadings, discovery, motions, and memoranda, and argument before trial and appellate courts. January 2004 to present.

City of South Daytona, Florida (South Daytona, FL)

City Attorney – Wade Vose serves as City Attorney to the City of South Daytona, a residential and business-friendly city bordering the Halifax River. Responsible for providing legal advice to City Council and other City boards at public meetings as needed, advising all city departments, drafting city ordinances and resolutions, and conducting litigation on behalf of the City. November 2020 to present.

Village of Indiantown, Florida (Indiantown, FL)

Village Attorney – As Village Attorney to Florida's newest municipality, just formed at the end of 2017, responsible for providing legal advice to the Village Council, Village Manager, Village boards and staff as the Village charts its own course, drafting ordinances, resolutions, and agreements, handling real estate transactions, and conducting litigation on behalf of the Village. September 2018 to present.

City of Rockledge, Florida (Rockledge, FL)

City Attorney – Wade Vose serves as City Attorney to the City of Rockledge, Brevard County's oldest city, located along the picturesque Indian River. Responsible for providing legal advice to City Council and other City boards at public meetings as needed, advising all city departments, drafting city ordinances and resolutions, and conducting litigation on behalf of the City. December 2024 to present.

City of Cocoa Beach, Florida (Cocoa Beach, FL)

City Attorney – Vose Law Firm, Becky Vose, and Wade Vose jointly serve as City Attorney to the City of Cocoa Beach, the famous beach community on Florida's Space Coast. Responsible for providing legal advice to City Commission and other City boards at public meetings as needed, advising all city departments, drafting city ordinances and resolutions, and conducting litigation on behalf of the City. July 2017 to present.

City of Bunnell, Florida (Bunnell, FL)

City Attorney – As City Attorney for this Flagler County city that serves as county seat and is the second largest city geographically in Florida (after Jacksonville), responsible for providing legal advice to City Commission and other City boards at public meetings as needed, advising all city departments including planning, finance, police, grants, and public works, drafting city ordinances and resolutions, handling real estate transactions, and conducting litigation on behalf of the City. October 2013 to present.

City of Anna Maria, Florida (Anna Maria, FL)

City Attorney – Vose Law Firm, Becky Vose, and Wade Vose jointly serve as City Attorney to the City of Anna Maria, an idyllic coastal city on Anna Maria Island in the Gulf of Mexico. Responsible for providing legal advice to City Commission and other City boards at public meetings as needed, advising all city departments, drafting city ordinances and resolutions, and conducting litigation on behalf of the City. March 2015 to present.

City of Satellite Beach, Florida (Satellite Beach, FL)

Special Magistrate – As the first Code Enforcement Special Magistrate for the City of Satellite Beach, a coastal city located near Patrick Air Force Base in Brevard County, responsible for serving as an impartial magistrate to adjudicate violations of the City of Satellite Beach code of ordinances. February 2017 to present.

Okeechobee County Board of County Commissioners (Okeechobee, FL)

County Attorney – As County Attorney for the only county strategically located in both Florida's Treasure Coast and Florida's Heartland, responsible for protecting the legal interests of Okeechobee County by providing comprehensive and quality legal services to the Board of County Commissioners, the County Administrator, and Department Heads, providing legal advice to the Board of County Commissioners and other county boards at public meetings, drafting county ordinances and resolutions, drafting and reviewing county contracts, and conducting litigation on behalf of the County. November 2019 to March 2025.

2024 Orange County Charter Review Commission (Orlando, FL)

General Counsel – As General Counsel to the commission empowered by the Orange County Charter to conduct a comprehensive study of all phases of county government and place proposed charter amendments on the ballot for voter approval, responsible for advising the 2024 Orange County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, preparation of charter amendment and ballot language, and preparation of CRC final report. April 2023 to November 2024.

2024 Pinellas County Charter Review Commission (Clearwater, FL)

General Counsel – As General Counsel to the commission empowered by the Pinellas County Charter to review, on behalf of the citizens of Pinellas County, the operation of county government in order to recommend amendments to the Pinellas County Charter, responsible for advising the 2024 Pinellas County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. September 2023 to November 2024.

2016 Orange County Charter Review Commission (Orlando, FL)

General Counsel – As General Counsel to the commission empowered by the Orange County Charter to conduct a comprehensive study of all phases of county government and place proposed charter amendments on the ballot for voter approval, responsible for advising the 2016 Orange County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, preparation of charter amendment and ballot language, and preparation of CRC final report. March 2015 to November 2016.

2016 Pinellas County Charter Review Commission (Clearwater, FL)

General Counsel – As General Counsel to the commission empowered by the Pinellas County Charter to review, on behalf of the citizens of Pinellas County, the operation of county government in order to recommend amendments to the Pinellas County Charter, responsible for advising the 2016 Pinellas County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. September 2015 to November 2016.

2016 Brevard County Charter Review Commission (Viera, FL)

General Counsel – As General Counsel to the commission empowered by the Brevard County Charter to review and propose amendments to the Brevard County Charter, responsible for advising the 2016 Brevard County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. October 2015 to November 2016.

2020 Alachua County Charter Review Commission (Gainesville, FL)

General Counsel – As General Counsel to the commission empowered by the Alachua County Charter to review and propose amendments to the Alachua County Charter, responsible for advising the 2020 Alachua County Charter

Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. October 2019 to November 2020.

2018 Clay County Charter Review Commission (Green Cove Springs, FL)

General Counsel – As General Counsel to the commission empowered by the Clay County Charter to review and propose amendments to the Clay County Charter, responsible for advising the 2018 Clay County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, and preparation of charter amendment and ballot language. December 2017 to July 2018.

2012 Orange County Charter Review Commission (Orlando, FL)

General Counsel – As General Counsel to the commission empowered by the Orange County Charter to conduct a comprehensive study of all phases of county government and place proposed charter amendments on the ballot for voter approval, responsible for advising the 2012 Orange County Charter Review Commission ("CRC") as to all legal matters, including legality and constitutionality of CRC actions and proposed charter amendments, representation of CRC at public meetings, preparation of charter amendment and ballot language, and preparation of CRC final report. August 2011 to November 2012.

Pinellas County, Florida (Clearwater, FL)

Counsel, County Attorney Oversight Committee – The County Attorney Oversight Committee is a unique collegial body created pursuant to Section 4.02 of the Pinellas County Charter, consisting of the seven members of the Pinellas County Commission, plus the five Pinellas County constitutional officers (Sheriff, Tax Collector, Property Appraiser, Supervisor of Elections, and Clerk of the Circuit Court), organized to select, terminate, and annually review, the Pinellas County Attorney. As Counsel to the Committee, responsible for providing outside and impartial legal advice throughout its process of selection, termination, and annual review of the Pinellas County Attorney. February 2017 to present.

Counsel, County Redistricting Board – The County Redistricting Board is a board created pursuant to Section 3.04 of the Pinellas County Charter, appointed by the Board of County Commissioners after each decennial census to develop and propose county redistricting plans to the BOCC. As Counsel to the Board, responsible for providing outside and impartial legal advice throughout its redistricting proposal development process, including application of the Pinellas County Charter's unique CRB criteria modeled on the Florida Constitution's Fair Districts standards. August 2021 to December 2021.

Town of Pierson, Florida (Pierson, FL)

Town Attorney – As Town Attorney for the Town of Pierson, a small Volusia County town known as the "Fern Capital of the World," responsible for providing legal advice to the Town Council and other Town boards at public meetings, advising all Town staff, drafting ordinances and resolutions, and conducting litigation on behalf of the Town. June 2015 to present.

City of Deltona, Florida (Deltona, FL)

Chief Assistant City Attorney – Vose Law Firm and its Founding Partner, Becky Vose, served for over half a decade as City Attorney to the City of Deltona, an 87,000 resident community in Volusia County. As Chief Assistant City Attorney, responsible for providing legal advice to City Commission and other City boards at public meetings, as necessary, drafting of city ordinances and ordinance amendments, and litigation on behalf of the City. June 2011 to February 2017.

Eighth Judicial Circuit State Attorney's Office (Gainesville, FL)

Certified Legal Intern – Responsible for prosecution of criminal cases as the sole Certified Legal Intern in the Bradford County, Florida office of the Eighth Circuit State Attorney's Office. January 2003 to May 2003.

Ninth Judicial Circuit of Florida (Orlando, FL)

Judicial Law Clerk - Clerked for Circuit Judge Walter Komanski. Responsible for conducting legal research, drafting legal memoranda, final judgments and other judicial orders, and assisting the judge throughout a variety of trials and hearings. May 2001 to August 2001.

PROFESSIONAL ACTIVITIES, AWARDS, AND COMMUNITY INVOLVEMENT

Orange County Government

Authority Member – Orange County Industrial Development Authority (2014 to 2016) **–** Serve as one of five governing members of an industrial development authority responsible for issuing industrial development revenue bonds for the purpose of financing the costs of industrial or manufacturing plants, research and development parks, agricultural processing or storage facilities, warehousing or distribution facilities, headquarters facilities, tourism facilities, educational facilities, commercial projects in enterprise zones, and health care facilities.

Chairman – Neighborhood Grants Advisory Board (Chairman – Oct. 2008 to Oct. 2009, Vice Chairman – Oct. 2007 to Oct. 2008, Member – Aug. 2006 to May 2011) **–** Responsible for approving criteria for neighborhood grant programs, overseeing the application review process, approval of recommended grant recipients, hearing appeals from grant applications, and monitoring progress of grant recipients.

Board Member – Orange Blossom Trail Development Board (August 2007 to Oct. 2010) **–** Responsible for promoting the economic, social, and aesthetic revitalization of the south Orange Blossom Trail area.

Orlando Business Journal

Forty Under 40, Class of 2009 – Recipient of the Orlando Business Journal's prestigious Forty Under 40 Award, spotlighting forty of the Central Florida region's top young business and civic leaders who demonstrate consistent, outstanding professional achievement and a commitment to community service.

"Reader's Choice – Best Law Firm, 2009 & 2010" – Voted by the readers of the Orlando Business Journal.

Winter Park Chamber of Commerce

Member, Government Affairs Committee – Member of the Winter Park Chamber committee responsible for advocacy on behalf of the Winter Park business community at the local and state level and educating Chamber membership about current affairs effecting the Winter Park business community.

BusinessForce - Orlando Regional Chamber of Commerce

Alumnus, Class 1 – Central Florida Political Leadership Institute – Member of the exclusive 25-person inaugural class of Business Force's Political Leadership Institute, a program designed to identify and equip Central Florida's next generation of elected leaders before they formally choose to run for a specific public office.

Rotary Club of Winter Park

Member of Board of Directors (July 2011 to June 2012)

Leadership Winter Park

Class Member, Class 20 (September 2009 to August 2010)

Leadership Orlando

Alumnus, Class 72 (March 2007 to October 2007)

Leadership Apopka

Alumnus, Class 1 (January 2008 to November 2008)

Orange County Bar Association

Committee Member – Young Lawyers Oath of Admissions Committee (June 2004 to September 2005)

Tiger Bay Club of Central Florida

Member (January 2005 to present)

Apopka Area Chamber of Commerce

Businessman of the Year 2008-2009

Chairman – Apopka Area Political Alliance (Apopka Chamber PAC) (August 2008 to February 2012)
Chairman – Issues & Government Affairs Committee (August 2007 to August 2009)
Member of Board of Directors (June 2007 to February 2012)

Biographical Sketch - Wade C. Vose

Wade Vose is the managing partner of the Vose Law Firm. He is Board Certified by the Florida Bar in the area of City, County, and Local Government Law, and rated AV Preeminent by Martindale-Hubbell. He is a native Floridian and proud "double Gator" having graduated with Honors from the University of Florida College of Law.

Wade serves as the City Attorney for the City of South Daytona, City Attorney for the City of Rockledge, Co-City Attorney for the City of Cocoa Beach, Village Attorney for the Village of Indiantown (Florida's newest municipality), and Special Magistrate for the City of Satellite Beach. Throughout his career, Wade has also served as County Attorney for Okeechobee County, City Attorney for the City of Bunnell, Town Attorney for the Town of Pierson, Chief Assistant City Attorney for the City of Deltona, Counsel to the Pinellas County Redistricting Board, Counsel to the Seminole County Tax Collector's Office, Counsel to the Seminole County Supervisor of Elections' Office, and General Counsel to a total of eight (8) County Charter Review Commissions in five (5) different charter counties (Orange – 2011-2012, 2015-2016, 2023-2024; Pinellas – 2015-2016, 2023-2024; Brevard – 2015-2016; Clay – 2018; Alachua – 2019-2020), in addition to a range of other specialized representation statewide.

Wade lives in Maitland with his wife and three daughters.

GRETCHEN R. H. ("BECKY") VOSE



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Email: bvose@voselaw.com

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EDUCATION AND BAR DATA

Law Degree:	J.D. with High Honors. 1973. University of Florida College of Law, Gainesville, Florida
Grade Average:	3.6 (four point system) Number 1 in Class
Undergraduate Degree:	B.A. in English with High Honors. 1970 Emory University, Atlanta, Georgia
Member/Admitted:	Florida Bar – Member in Good Standing since 1973 50 YEAR MEMBER – FLORIDA BAR Bar No. 169913 U.S. District Court, Middle District of Florida U.S. Fifth Circuit Court of Appeals U.S. Eleventh Circuit Court of Appeals U.S. Court of Appeals for Federal Circuit Orange County Bar Association
Rated:	AV by Martindale-Hubbell (highest rating awarded) Listed in Martindale-Hubbell Bar Register of Preeminent Lawyers

BAR RELATED ACTIVITIES AND HONORS

City, County & Local Government Law Section of Florida Bar
Chairperson, Women in Law Committee, Orange County Bar Association
Fee Arbitration Committee, Orange County Bar Association
Central Florida Association of Women Lawyers
Member, Eminent Domain Committees, Florida Bar and American Bar
Volunteer Guardian Ad Litem Orange Co. Legal Aid Soc. - Cited for Exceptional Service
Volunteer to Homeless Advoc. Program of Orange Co. Bar – Cited for Exceptional Service

LAW SCHOOL POSITIONS AND HONORS

Editorial Board, University of Florida Law Review
Order of the Coif
Senior Class President - University of Florida Law School
Law Center Scholarship
Chairperson of Council of Ten

PUBLICATION

Environmental Survival Kit for Real Estate Professionals (Book and disk. Purchased in the 1990's by the Florida Board of Realtors to be used for continuing education purposes.)

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

Assistant City Attorney, Orlando, Florida
Managing Partner/Chairperson, Real Estate Department, Shutts & Bowen Orlando office
Founding Partner, Vose Law Firm, LLP
City Attorney, City of Cocoa Beach
City Attorney, City of Anna Maria
City Attorney, City of Daytona Beach Shores
City Attorney, City of Brooksville
City Attorney, City of Naples
City Attorney, City of Winter Garden
City Attorney, City of Edgewood
City Attorney, City of St. Cloud
City Attorney, City of Eagle Lake
City Attorney, City of Longwood
City Attorney, City of Windermere
City Attorney, City of Deltona
Town Attorney, Town of Fort Myers Beach
Town Attorney, Town of Oakland
General Counsel for North Lake County Hospital Board of Trustees
Attorney for City of Orlando Code Enforcement Board
Special Counsel to City of Orlando as to Eminent Domain matters
Special Counsel to Cities of Ocoee and Casselberry
Special Counsel to Orange County Sheriff's Office
City Prosecutor for City of Orlando
Special Counsel to Orange County as to Code Enforcement Foreclosures
Special Counsel to Orange County as to Environmental Claims
Special Litigation Counsel to Orange County Property Appraiser
General Counsel for Green Swamp Land Authority
Counsel to Orange County Fire and Life Safety Code Board of Adjustments and Appeals
Special Counsel to Orange County as to §1983 Civil Rights Litigation
Eminent Domain Mediation Services for: FDOT; Florida Turnpike Authority; Seminole, Orange, Hillsborough, Lake and Polk Counties
Certified Circuit Court Mediator
Nominated for Appointment to Fifth District Court of Appeal

Biographical Sketch - Gretchen R. H. "Becky" Vose

Becky Vose graduated first in her law school class at the University of Florida College of Law, in 1973. While a law student, she was Senior Class President, Chairperson of the Council of Ten, on the editorial board of the University of Florida Law Review, and recipient for three years of a Law Center Scholarship. Upon graduation, she was tapped for membership in Order of the Coif.

In 1973, Becky was admitted to the Florida Bar and began her legal career as an Assistant City Attorney for Orlando. Thereafter she formed the law firm that is the predecessor to the Vose Law Firm. In 1981, she was recruited by Shutts & Bowen to open a branch office in Orlando and served as its managing partner. She was honored by being nominated by the Judicial Nominating Commission for a seat on the Fifth District Court of Appeal.

Over her 50 years of local government representation, Becky Vose has held the position of City Attorney for twelve (12) cities – Daytona Beach Shores, Anna Maria, Brooksville, Winter Garden, Edgewood, Longwood, Windermere, Oakland, Eagle Lake, St. Cloud, Deltona, and Co-City Attorney of Cocoa Beach. She also has done major work for Orange County government as to matters ranging from complex environmental litigation and the defense of §1983 Civil Rights claims. She also represented the Orange County Property Appraiser (OCPA) in a multi-year complex intellectual property lawsuit about the software utilized by the Property Appraiser's office. She also held the positions of General Counsel to the North Lake County Hospital Board of Trustees and the Green Swamp Land Authority.

Becky has taught at numerous continuing legal education seminars to other attorneys and has regularly presented seminars and instructional sessions for employees and officials of governmental clients. Ms. Vose is rated A-V Preeminent, which is the highest rating given by Martindale-Hubbell, and she has also been listed in the Martindale-Hubbell Bar Register of Preeminent Lawyers.

NANCY ANN M. STUPARICH



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Facsimile: (407) 628-5670
Email: nstuparich@voselaw.com

EDUCATION AND BAR DATA

Florida State University, B.A., cum laude, 1982. (Government/International Affairs)
University of Florida, J.D., 1985 (Law)
Florida State University, MPA & MSP, 1997 (Public Administration/Urban Planning)

Admitted: Florida Bar – Member in Good Standing (No. 646342)
U.S. District Court, Middle District of Florida

PROFESSIONAL EXPERIENCE & POSITIONS HELD

Public Sector:

City Attorney – City of Naples, FL Responsibilities include management of the Vose Law Firm's representation of the City of Naples. Primary duties include attendance and providing legal support to the mayor and city council members, appointed members of city boards including but not limited the Planning Advisory Board, the Design Review Board, Code Enforcement Board, etc., Charter Officers (City Manager and City Clerk) as well as city staff. Additional responsibilities include supervision and coordination with other members of the Vose Law firm performing legal services.

Assistant City/Town Attorney for the cities of Fort Myers Beach, Anna Maria, Bunnell, Cocoa Beach, Oakland, Brooksville Florida. Responsibilities include providing support to Vose Law Firm attorneys serving as primary City Attorney in these cities. Duties and responsibilities vary and can include attending public meetings, drafting ordinances, resolutions, policies, agreements, collective bargaining negotiations and other legal documents, representing the city in circuit/county court and quasi-judicial hearings.

Deputy County Attorney for Okeechobee County Duties and responsibilities can vary and include review of contract documents, ordinances, policies, attendance at Planning Board meetings, Code Enforcement Special Magistrate hearings, Construction Industry Licensing Board public hearings, Canvassing Board public meetings, representing the County in county court hearings.

City Attorney, Dade City, Florida. Responsibilities included providing legal counsel to the City of Dade City Commission, its Charter Officers, and Police Chief. Duties and responsibilities included attending public meetings, drafting ordinances, resolutions, policies, agreements and other legal documents, purchase and sale of real estate, monitoring pending insurance claims; working with outside counsel; and other duties as needed.

Special Magistrate, City of Davenport, Florida. Preside as the special magistrate for review of code enforcement cases presented by the City of Davenport Code Enforcement Officer.

County Attorney, DeSoto County, Florida. Responsibilities included independently providing legal services to the DeSoto County Board of County Commissioners; drafting written and providing oral legal opinions; participation in public hearings and workshops of the BCC, Planning Board, Code Enforcement Special Magistrate; drafting ordinances, resolutions and negotiation of contracts; defending the county in litigation matters; working with outside legal counsel and staff; and other duties as needed.

Assistant County Attorney, Escambia County, Florida. Responsibilities included representing the county on general county government matters at workshops, public hearings and in court; drafting ordinances, resolutions and contracts; negotiating and completing the purchase, sale and disposition of county real estate assets; serving as the attorney to the Board of Adjustment, Planning Board and the Escambia County Canvassing Board; responding to questions from staff and County Commissioners regarding local government issues; and other projects as assigned by the County Attorney. Awarded recognition as "Employee of the Month" for work and coordination of a tri-party agreement bringing minor league hockey to the county.

Assistant General Counsel, Florida League of Cities. Responsibilities included legislative lobbying; serving as a liaison to the Governor's Property Rights Study Commission II; legal research concerning municipal issues; preparing appellate briefs; preparing the Florida Municipal Attorneys Newsletter; assisting and document drafting for the purchase of Sittig Hall; serving as staff to the Juvenile Justice/Criminal Policy Committee; responding to correspondence and questions from member city officials; and other duties as assigned.

Director Growth Management, Escambia County, Florida. Responsibilities included directing and managing the Escambia County Department of Growth Management, which consisted of the Divisions of Development Services (development order approval), Long-Range Planning (county-wide growth management planning) and Technical Services (management functions); presentations to the Board of County Commissioners and other public groups; and other duties as assigned by the County Administrator.

Of Counsel, Weiss, Serota, Helfman, Pastoriza, Cole, & Boniske, P.L. Responsibilities included providing legal services to various municipalities regarding land use and local government matters; representing quasi-judicial boards; drafting ordinances and resolutions; researching municipal codes, and other duties as assigned.

Staff Attorney, Second District Court of Appeal. Responsibilities included preparing legal memoranda; reviewing appellate briefs and pleadings; presenting oral argument waived cases to panels of three appellate judges; and assisting in drafting & proofing appellate opinions for the Honorable Judge John Scheb (deceased).

Trial Court Law Clerk, 10th Judicial Circuit. Responsibilities included reviewing civil complaints and pleadings; preparing legal memoranda and providing assistance to several circuit civil judges on complex litigation; and other duties as assigned.

Public Sector Appointments (Former):
Member of the City of Clermont Community Redevelopment Board
Member of the Northwest Florida Water Management District Board
Member of the City of Pensacola Planning Commission

Private Sector Representation (Former):

General Counsel, Maruti Fleet Management, Inc. Responsibilities included management of pending insurance claims with adjusters, mediation and settlement of pending litigation, contract review, and personnel issues.

Risk Manager, Florida Lawyers Mutual Insurance Company. Responsibilities included developing and delivering risk management services to insured attorneys to avoid potential legal malpractice claims; presentation of continuing legal education seminars to attorneys; drafting a risk management newsletter and digital risk alerts.

Associate, Freeman, Haber, Rojas & Stanham, LLP. Responsibilities included closing real estate transactions involving primarily foreign clients; drafting corporate documents, agreements and real estate documents; review of title and land use issues; review of commercial leases; supervision of paralegals; and legal research.

Underwriting Counsel, Attorneys Title Insurance Fund, Inc. Responsibilities included identifying and resolving title defects; teaching attorneys and paralegals real estate closing procedures using ATIDS and DoubleTime software program; publication of legal articles for THE FUND CONCEPT; speaking and participating as a panelist at the Fund's Annual Assembly and Affiliate Assembly; and other duties as assigned.

Title Attorney, Lawyers Title Insurance Corporation. Responsibilities included coordinating and closing commercial real estate transactions; reviewing and preparing

real estate documents in conjunction with the issuance of title insurance; responding to underwriting questions; and other duties as assigned.

PROFESSIONAL, COMMUNITY AFFILIATIONS, PUBLICATIONS & ACTIVITIES:

CURRENT: Certified as a Labor Relations Professional by the Florida Public Employers Labor Association; Designated a FRA-Redevelopment Professional by the Florida Redevelopment Association; member of the City, County & Local Government Section of The Florida Bar; member of the Environmental and Land Use Section of The Florida Bar; member of the Animal Law Section of The Florida Bar. FORMER: Appointed member of the 18th Judicial Circuit Unauthorized Practice of Law Committee "B"; member of Impact Lake County; member of the South Lake Chamber of Commerce Economic and Policy Committee; Florida Land Use & Environmental Dispute Resolution Special Magistrate for Lake County, Florida, graduate of the City of Oviedo Citizens Police Academy, member of the Executive Council of the City, County and Local Government Section of The Florida Bar; member of the LOMAS Advisory Board; The Florida Bar Convention Committee; former member of The Florida Bar Senior Committee, The Florida Bar Diversity Committee and other local bar associations; Certified Circuit Court Mediator (24865R); participant in the Hillsborough County Guardian Ad Litem Program; co-chair of the International Energy Conference, Rio de Janiero, Brazil; member of Leadership Miami; member of the American Planning Association; chair of the Organizing Committee for the Quietwater Thunder Formula One/Two Power Boat Grand Prix Race--Pensacola Sports Association; graduate Leadership Pensacola; adjunct professor for real estate at University of West Florida, Legal Administration Program; member, Junior League of Pensacola; sustainer in Miami Junior League; graduate, City of Pensacola Citizens Police Academy; graduate, Escambia County Sheriff's Citizens Law Enforcement Academy; member of Five Flags Rotary International; member of Panhandle Tiger Bay Club; member Escambia and Santa Rosa County Bar Association; member of Pensacola Runners Association, race director, 1997 Downtown Christmas 5K Run & inaugural 1998 PRA Downtown Christmas Parade Dash; co-author of "Private Property Rights: Regulating the Regulators" published in The Florida Bar Journal, January 1996; Tallahassee Women Lawyers Board Member.

PERSONAL:

Native Floridian from Tampa, Florida current residence in Clermont, Florida (aka "Choice of Champions"); enjoys travel; runner/triathlete who completed a marathon in all 50 states and participated in several Ironman races (Florida, Brazil, Louisville, Texas, Kalamar), finisher of the Great Floridian Triathlon (Clermont, Florida).

PAUL R. WATERS



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EDUCATION AND BAR DATA

Law Degree:	**Florida Coastal School of Law** **Jacksonville, Florida** Juris Doctor, May 2004
Undergraduate Degree:	**University of Central Florida** **Orlando, Florida** B.A. in Legal Studies, May 1998 Dean's List
Member/Admitted:	Florida Bar – Admitted and member in good standing – Bar No. 817651 Texas Bar – Inactive – Bar No. 24102728

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

City of Bunnell, Florida (Bunnell, FL) - Present

City Attorney – As City Attorney to this Flagler County city that serves as county seat and is the second largest city geographically in Florida (after Jacksonville), responsible for providing legal advice to City Commission and other City boards at public meetings as needed, advising all city departments including planning, finance, police, grants, and public works, drafting city ordinances and resolutions, handling real estate transactions, and conducting litigation on behalf of the City.

Assistant City/Town/Village Attorney (Various Municipalities) - Present

Provides effective legal services and counseling to the cities of Daytona Beach Shores, South Daytona, Cocoa Beach, Anna Maria, and Brooksville; the Village of Indiantown, and the Town of Oakland with a client-centered approach. Duties include drafting ordinances, resolutions, policies, agreements, legal memoranda, and other legal documents; representing municipalities throughout all phases of litigation, including developing and executing litigation strategies, drafting motions, pleadings, and written discovery, as well as preparing municipal staff and law enforcement officers for hearings; and advising boards on substantive and procedural legal issues during public hearings and workshops.

Okeechobee County (Okeechobee, FL)

Assistant County Attorney – Executes comprehensive and quality legal strategies and services for the Board of County Commissioners. Duties include preparing legal documents, including ordinances, resolutions, and contracts, and advising and representing County staff.

Vilano Management and Postal Fleet Services (St. Augustine)

Corporate Counsel (2020 – 2022)

- Advise other senior leaders on legal issues involved with operating a $300M per year transportation company.
- Oversee regulatory compliance and respond to investigations from the Department of Labor that arise from 2,000 employees
- Oversee regulatory compliance and respond to investigations from the Department of Transportation involved with operating a fleet of over 1,500 tractor trailers
- Perform contract negotiations and draft vendor agreements, sub-contracts, real estate leases, employee leasing agreements, and equipment leasing agreements
- Handle personnel matters including disciplinary actions, lay-offs, non-disclosure agreements, draft personnel manuals, and oversee employee health & wellness plans
- Supervise litigation involving alleged wrongful termination (discrimination and retaliation), wage and hour disputes, breach of contract and insurance claims for trucking accidents

Florida Department of Business and Professional Regulation (Tallahassee)

Deputy Secretary of Professional Regulation (August 2017 – January 2019)

- Agency head in charge of six divisions and 20 professional boards
- Managed the regulation of over 900,000 professionals
- Responsible for the activities of over 450 employees
- Presented before legislative committees and conduct bill analysis

Executive Director, Florida State Boxing Commission (July 2014 - August 2017)

- Coordinated all professional boxing and mixed martial arts events throughout Florida
- Managed over 60 Commission staff and event officials
- Led project to re-write administrative rules governing combat sports
- Supervised sanctioning of reality television series "The Ultimate Fighter"

Deputy General Counsel (June 2013 - August 2014)

- Managed over 50 attorneys and office staff
- Supervised prosecution of 2,500 cases annually before agency's professional boards
- Acted as legal advisor to General Counsel and senior managers
- Served as informal hearing officer

- Conducted bill analysis, handled legislative requests and responded to media inquiries

Chief Attorney (Oct. 2010 - June 2013)

- Managed over 15 attorneys and office staff
- Supervised prosecution of over 1,000 cases annually
- Conducted hearings before Construction Industry Licensing Board

Staff Attorney (Oct. 2008 - Oct. 2010)

- Prosecuted construction contractors for violations of Florida statutes and administrative rules

Finlay Property Development, Construction and Property Management (Jacksonville)
Assistant Corporate Counsel (2005 – 2008)

- Supervised due diligence for tax-credit, construction and perm loan closings
- Litigated cases involving breach of contract, liens and construction defects
- Conducted residential closings for in-house title company (Best American Title)

Biographical Sketch – Paul R. Waters

Paul Waters is a partner with the Vose Law Firm. He serves as City Attorney for the City of Bunnell, and as an assistant city/county attorney for each of the firm's other local government clients. Since joining the firm in 2022, Mr. Waters has handled most of the firm's appeals, including a recent victory after oral argument before the Sixth District Court of Appeals that upheld the validity of the City of Naples' fertilizer ordinance. This ruling paves the way for other local governments to maintain clean water free from harmful pollutants that cause algae blooms, fish kills and pose human health risks. In addition, Mr. Waters successfully defended a petition for writ of certiorari challenging a city's decision to deny a development permit application. He also litigates other permit denial cases and code enforcement lien foreclosures.

Mr. Waters has a wealth of government legal representation experience, having held various supervisory legal and executive positions within the Florida Department of Business and Professional Regulation (DBPR) over an eleven-year period. He served as Deputy Secretary, which is the Agency's most senior position in charge of regulating almost one million licensees and 20 of the State's largest regulatory boards, many that directly impact local governments, including the Construction Industry Licensing Board, the Building Code Commission, the Building Code Administrators Board, and the Real Estate Commission just to name a few.

As Deputy Secretary, Mr. Waters often testified before legislative committees and met daily with legislators and senior gubernatorial staff to resolve complex policy and legal issues. In addition, Mr. Waters served as Deputy General Counsel, which is the lead attorney in charge of seventy prosecuting attorneys and support staff which prosecuted

thousands of cases annually before the Agency's boards and the Division of Administrative Hearings. He also served as the Executive Director of the Florida Athletic Commission, which oversaw all professional boxing and MMA events held in the State, many of which were major televised events including the sanctioning of the reality television show "The Ultimate Fighter."

Finally, Mr. Waters served as the Agency's informal hearing officer for a contentious casino license denial case. The case made its way to the Florida Supreme Court, which upheld Mr. Waters' decision and legal analysis.

After leaving DBPR and prior to working for the firm, Mr. Waters served three years as General Counsel for a national transportation company, which was the second largest government contractor for the United States Post Office. In that role, he oversaw regulatory compliance with federal and state departments of labor and departments of transportation arising from over 2,000 employees and 1,500 tractor trailers. Mr. Waters settled lawsuits involving wrongful termination for alleged discrimination, alleged retaliatory firings of whistleblowers, and allegations of hostile work environment. He was instrumental in the dismissal of a Department of Justice investigation involving alleged unpaid fringe benefits and wages. Finally, Mr. Waters managed outside insurance attorneys defending the company in truck accident lawsuits, some of which involved fatalities.

After graduating the University of Central Florida with a Bachelor of Arts (BA) degree in Legal Studies from the University of Central Florida, Mr. Waters served as an environmental and zoning code enforcement officer for Volusia County where he enforced one of Florida's first sea turtle lighting ordinances that "darkened" almost 36 miles of Volusia's beachfront, a very controversial program at the time. It was that experience of presenting cases before Volusia County's Code Enforcement Board that led Mr. Waters to attend law school at the Florida Coastal School of law, where he received the degree of Juris Doctor.

Mr. Waters is licensed in Florida and Texas (inactive), and he is a member of the Middle District of Florida's Federal Court Bar. He is also a member of the Volusia County Bar Association. While not working, Mr. Waters enjoys spending time outdoors with his wife and 16-year-old son surfing, fishing, and jogging.



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EDUCATION AND BAR DATA

Law Degree:	**Florida State University College of Law** **Tallahassee, Florida** J.D., *cum laude* Certificate in Environmental, Natural Resources, & Land Use Law, with *honors* Dean's List
Undergraduate Degree:	**University of South Florida** **Tampa, Florida** B.A. in Economics and Philosophy, *cum laude* Dean's List
Member/Admitted:	Florida Bar – Admitted and member in good standing – Bar No. 1025600

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

Sun 'N Lake of Sebring Improvement District - Present

General Counsel – As General Counsel to an independent special district with a population of 9,000, responsible for providing legal advice to the district Board of Supervisors and other district boards at public meetings as needed, advising all district departments, drafting district and reviewing district resolutions and agreements, handling real estate transactions, and conducting litigation on behalf of the district.

Barefoot Bay Recreation District - Present

General Counsel – As General Counsel to the largest Ch. 418 recreation district in Florida, located in southern Brevard County, responsible for providing legal advice to the district Board of Trustees and other district boards at public meetings as needed, advising all district departments, drafting district and reviewing district resolutions and agreements, handling real estate transactions, and conducting litigation on behalf of the district.

Assistant City/Town/Village Attorney (Various Municipalities) - Present

Provides effective legal services and counseling to the cities of Daytona Beach Shores, South Daytona, Bunnell, Cocoa Beach, Anna Maria, and Brooksville; the Village of Indiantown, and the Town of Oakland with a client-centered approach. Duties include drafting ordinances, resolutions, policies, agreements, legal memoranda, and other legal documents; representing municipalities throughout all phases of litigation, including developing and executing litigation strategies, drafting motions, pleadings, and written discovery, as well as preparing municipal staff and law enforcement officers for hearings; and advising boards on substantive and procedural legal issues during public hearings and workshops.

Okeechobee County (Okeechobee, FL)

Assistant County Attorney – Executes comprehensive and quality legal strategies and services for the Board of County Commissioners. Duties include regular representation of the Okeechobee County Construction Industry Licensing Board and the Okeechobee County Planning Board at public hearings; preparing legal documents, including ordinances, resolutions, and contracts; advising and representing the County's building officials regarding the enforcement of the Florida Building Code and the International Property Maintenance Code; assisting in prosecuting code enforcement violations and related appeals; and representing the County in all related appellate litigation.

Cole, Scott & Kissane, P.A. (Orlando, FL)

Associate Attorney/ Law Clerk – Represented businesses and individuals in construction and commercial litigation matters. Practice included defending and asserting construction defect claims, including actions for breach of contract, contractual indemnity and defense, and other commercial claims. Drafted legal memoranda, motions, pleadings, and targeted written discovery to further client objectives. Negotiated and secured settlements on behalf of clients. Deposed expert witnesses in large, complex litigation cases. Led pre-trial process in construction defect case resulting in settlement for under targeted amount. Practiced under supervised practice program while studying for the Florida Bar from May 2020 to November 2020.

City of Tallahassee

City Attorney's Office (Tallahassee, FL) Law Clerk – Provided high-quality research memoranda on a range of legal issues. Drafted pleadings, motions, and written discovery. Attended deposition preparation meetings and observed hearings in federal court. Managed small-claims cases from factual intake phase to initiate litigation. Drafted advisory opinions for city leadership on federal and state constitutional issues. Assisted in developing and executing litigation strategies. Assisted in drafting contracts.

Cobb Cole, P.A. (Daytona Beach, FL)

Summer Associate – Provided high-quality, effective legal services and research for clients over two summers. Executed legal strategies through drafting legal memoranda, motions, pleadings, and written discovery in state and federal court. Attended hearings, mediations, and assisted in settlement negotiations. Drafted contracts. Assisted in preparing development agreement with Florida county for mixed-use project. Interacted with clients regularly and attended client meetings.

RECENT REPRESENTATIVE EXPERIENCE

- Represented Okeechobee County and the Okeechobee County Sheriff's Office in a civil action under 828.073, Fla. Stat., to take custody of neglected horses and dogs while securing $60,000.00 judgement in County's favor.
- Represented the City of South Daytona in Florida's Fifth District Court of Appeal involving second-tier certiorari review of code enforcement fine reduction hearing concerning a nearly half-million dollar fine.
- Represented the City of Daytona Beach Shores in civil action under 828.073, Fla. Stat., to take custody of neglected dogs while securing judgment for all costs in City's favor.
- Represented the Okeechobee County Building Official on direct appeal of Construction Industry Licensing Board Decision to uphold the condemnation of buildings.
- Advised the City of Bunnell during a public meeting of legal requirements to adopt tentative millage and budget under Florida law.

BAR AND COMMUNITY RELATED ACTIVITIES

City, County & Local Government Law Section of Florida Bar
Environmental and Land Use Law Section of Florida Bar
Young Lawyers Division of the Florida Bar

PERSONAL

A native of Central Florida, Garrett is an Attorney for the Vose Law Firm and is an integral part of the firm's local government practice. Garrett regularly advises municipalities and counties on a range of legal issues, including representing numerous city and county boards during public hearings and related litigation.

Garrett received his Bachelor of Arts in Economics and Philosophy from the University of South Florida in Tampa, Florida. He then went on to earn a Juris Doctor and Certificate in Environmental, Natural Resources, & Land Use Law from the Florida State University College of Law. During his time at Florida State, Garrett focused primarily on litigation, land use, and related environmental courses. Garrett built on this area of focus as a summer associate with one of Central Florida's most respected law firms during both of his law school summers. However, it was not until Garrett worked as a law clerk for the City of Tallahassee that he became inspired to apply his love for litigation and land use law to a local government practice.

Following a litigation practice at one of Florida's largest civil litigation firms, Garrett found his home at the Vose Law Firm. Garrett now counsels local government clients in numerous areas, including representation in trial and appellate litigation, advising boards on substantive and procedural issues during public hearings and workshops, and training staff with an eye to avoiding litigation in the first place. Garrett enjoys the fast-paced, collaborative nature of local government representation and strives to deliver outstanding client-centered legal services to the firm's clients.

When he is not rooting on his South Florida Bulls or Florida State Seminoles, Garrett enjoys cooking, enjoying the outdoors at a golf course or on the water, and spending time with his friends and family.



STEPHANIE M. VELO

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EDUCATION AND BAR DATA

Law Degree:	**University of Florida College of Law** **Gainesville, Florida** J.D. with Honors Certificate in Real Estate and Land Use Law
Undergraduate Degree:	**University of Hawaii** **Honolulu, Hawaii** B.A. in English and Spanish Sigma Delta Pi National Collegiate Hispanic Honor Society
Member/Admitted:	Florida Bar – Member in Good Standing – Bar No. 1025182

LAW SCHOOL POSITIONS, ACTIVITIES, AND HONORS

Environmental and Land Use Law J.D. Fellowship
University of Florida Levin College of Law President's Scholarship
Book Award in Florida Administrative Law
Teaching Assistant for Conservation Real Estate and Legal Writing
Study Abroad, University of Costa Rica, International Environmental Law
Journal of Technology Law and Policy

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

Town Attorney – Town of Oakland, Florida. Present.

Provide comprehensive legal services to the Town of Oakland, a growing municipality in northwest Orange County. Attend all town meetings and provide the majority of legal services for the municipality.

Assistant City/Village Attorney (Various Municipalities) Present

Responsible for providing legal services to the cities of Anna Maria, Cocoa Beach, South Daytona, and Brooksville; and the Village of Indiantown. Duties include all legal work including, but not limited to, the drafting of ordinances, resolutions, polices, agreements, legal memoranda, and other legal documents; representation of municipalities in litigation and other legal disputes; participation in public

hearings and workshops of the governing body; and providing written and oral legal opinions to municipal staff and public officials.

Monroe County (Key West, FL) Present

Special Counsel as to Code Enforcement Foreclosure – Duties include drafting pleadings and motions, evaluating the County's code enforcement liens, conducting legal research, and appearing at hearings on behalf of Monroe County.

Okeechobee County (Okeechobee, FL)

Deputy County Attorney – Duties include assisting the County Attorney with providing comprehensive and quality legal services to the Board of County Commissioners; drafting and review of documents, including ordinances, resolutions, policies, and contracts; and attendance at public hearings before the Code Enforcement Special Magistrate and Construction Industry Licensing Board.

Salter Feiber, P.A. (Gainesville, FL)

Law Clerk – Responsible for conducting legal research; drafting legal memoranda; reviewing real estate contracts, land surveys, title reports, and real property encumbrances; and assisting supervising attorneys with the drafting of pleadings and motions, as well as contracts, easements and other transactional documents.

Florida Division of Administrative Hearings (Tallahassee, FL)

Judicial Law Clerk – Clerked for Administrative Law Judge Cathy Sellers. Responsible for conducting legal research, drafting legal memoranda and final orders, reviewing evidence and proposed orders, and assisting the Administrative Law Judge through hearings conducted pursuant to Chapter 120, Florida Statutes.

Alachua Conservation Trust (Alachua, FL)

Legal Intern – Responsible for conducting legal research; reviewing title reports; drafting conservation easements, option contracts, and legal memoranda; and preparing conservation easement baseline documentation reports prior to closing.

BAR AND COMMUNITY RELATED ACTIVITIES

Florida Bar Section and Division Memberships:

City, County & Local Government Law Section of Florida Bar
Environmental and Land Use Law Section of Florida Bar
Real Property, Probate, and Trust Law ("RPPTL") Section of Florida Bar
Young Lawyers Division of the Florida Bar

Real Property Litigation Committee ("RPPTL" Section)

Volunteer Assistant – Assisted Committee Chair and Legislative Co-Liaison with evaluating proposed legislation affecting real property transactions and litigation. Prepared and gave presentations at Section/Committee meetings in order to educate Section members and evaluate their support for the proposed legislation.

LANGUAGE ABILITIES

Spanish – Conversational. While studying abroad in law school, analyzed Costa Rican environmental resource management law in order to develop recommendations for the management and conservation of the Tempisque Watershed and Parque Nacional Palo Verde, a national park designated to be a wetland of international importance under the Ramsar Convention and listed in the Montreux.



CHLOE E. BERRYMAN

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EDUCATION AND BAR DATA

Law Degree:	**University of Florida Levin College of Law** **Gainesville, Florida** J.D., *cum laude* Top 10% of Class Dean's List and President's Honor Roll
Undergraduate Degree:	**University of Central Florida** **Orlando, Florida** B.S. in Psychology, *cum laude* Burnett Honors College Honors in the Major Minor in Crime, Law, and Deviance Certificate in Behavioral Forensics Psi Chi Honors Society
Member/Admitted:	Florida Bar – Member in Good Standing – Bar No. 1032129

LAW SCHOOL POSITIONS, ACTIVITIES, AND HONORS

Order of the Coif
University of Florida Levin College of Law President's Scholarship
Book Award in Appellate Advocacy
Teaching Assistant for Legal Writing and Appellate Advocacy
Florida Law Review, Managing Editor
Vice President of the Criminal Law Association

PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD

Assistant City/Village Attorney (Various Municipalities) Present

Responsible for providing legal services to the cities of Anna Maria, Brooksville, Bunnell, Cocoa Beach, Daytona Beach Shores, and South Daytona; the Village of Indiantown; and the Town of Fort Myers Beach. Duties include all legal work including, but not limited to, drafting ordinances, resolutions, polices, agreements, legal memoranda, and other legal documents; representation of municipalities

across all stages of litigation, including appellate litigation and other legal disputes; participation in public hearings and workshops of the governing body; providing written and oral legal opinions to municipal staff and public officials; and advising boards on substantive and procedural legal issues during public hearings and workshops. Guides and represents municipalities through union-related issues heard by the Public Employees Relation Commission (PERC).

Okeechobee County (Okeechobee, FL)

Deputy County Attorney – Provides comprehensive and quality legal services to the Board of County Commissioners. Duties include preparation and review of legal documents, including ordinances, resolutions, policies, and contracts; attendance at public hearings before the Code Enforcement Special Magistrate; and assisting in prosecuting code enforcement violations.

Counsel to the Okeechobee County Canvassing Board – Provides legal services, including written and oral legal opinions, to the Okeechobee County Canvassing Board and attends public meetings.

2024 Orange County Charter Review Commission (Orlando, FL)

Deputy General Counsel – Conducted research and prepared written legal opinions to assist the General Counsel in advising the 2024 Orange County Charter Review Commission ("CRC") as to the legality and constitutionality of CRC actions and proposed charter amendments. Compiled, analyzed, and summarized data from historical documents, special laws, and local government charters throughout Florida.

2024 Pinellas County Charter Review Commission (Clearwater, FL)

Deputy General Counsel – Conducted research and prepared written legal opinions to assist the General Counsel in advising the 2024 Pinellas County Charter Review Commission ("CRC") as to the legality and constitutionality of CRC actions and proposed charter amendments. Compiled, analyzed, and summarized data from historical documents, special laws, and local government charters throughout Florida.

Rohe Law, P.A. (Tavares, FL)

Summer Associate/Associate Attorney – Represented clients at various stages of family law litigation. Represented clients at fact-intensive hearings, including temporary relief hearings concerning alimony, timesharing, and child support. Drafted pleadings, motions, stipulations, proposed orders, and discovery requests and responses. Negotiated on behalf of clients at settlement conferences and mediations. Drafted settlement agreements to creatively resolve cases involving complex legal and factual issues. Second chaired dissolution of marriage trial involving minor children with psychological experts. Researched complex issues concerning a variety of areas of law including family law, constitutional law, real

property, trusts, and corporations. Drafted clear and organized memoranda analyzing research findings.

Intimate Partner Violence Assistance Clinic (Gainesville, FL)

Certified Legal Intern – Provided legal assistance to indigent survivors of domestic violence. Interviewed clients and developed safety plans tailored to each client's needs. Drafted pleadings and represented clients in court proceedings.

University of Florida, Levin College of Law (Gainesville, FL)

Research Assistant – Researched and analyzed complex legal and psychological issues, including the applicability of the insanity defense to police officers with Post-Traumatic Stress Disorder. Drafted detailed memoranda on findings.

Office of the State Attorney, Eighth Judicial Circuit (Gainesville, FL)

Summer Intern – Researched and analyzed case and statutory law to assist attorneys in prosecuting criminal felony cases. Analyzed and summarized evidence in preparation for litigation.

BAR AND COMMUNITY RELATED ACTIVITIES

City, County & Local Government Law Section of Florida Bar
Environmental and Land Use Law Section of Florida Bar
Young Lawyers Division of the Florida Bar

PROFESSIONAL PUBLICATIONS

Chloe E. Berryman, Note, *Holding Social Media Providers Liable for Acts of Domestic Terrorism*, 72 FLA. L. REV. 1329 (2020).

Chloe Berryman, Christopher J. Ferguson, & Charles Negy, *Social Media Use and Mental Health Among Young Adults*, 89 PSYCHIATRIC Q. 307 (2018).



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EDUCATION AND BAR DATA

Law Degree:	**Stetson University College of Law** **Gulfport, Florida** J.D., *cum laude* Top 25% of Class Dean's List
Undergraduate Degree:	**University of Central Florida** **Orlando, Florida** B.S. in Marketing Dean's List
Member/Admitted:	Florida Bar – Member in Good Standing – Bar No. 1050253

LAW SCHOOL POSITIONS, ACTIVITIES, AND HONORS

William C. Vis Int'l Commercial Arbitration Moot Team, Student Coach & Team Captain
Dispute Resolution Board
Research Assistant for Law Through the Lens of Poetry
Teaching Assistant for International Sales Law & Arbitration
Stetson Ambassadors, Deputy Chair of Program Development
Stephanie A. Vaughan Excellence in Advocacy Award

PROFESSIONAL POSITIONS HELD

Akerman, LLP (Orlando, FL)

Summer Associate/Associate Attorney – Managed docket of complex commercial litigation matters, including high-profile art fraud, business litigation disputes valued in excess of seven figures, negotiation of settlement, and judgment enforcement proceedings. Engaged in motion practice and advocacy in various litigation arenas, including commercial tenant/landlord litigation, franchise law, business contract disputes, insurance disputes, and personal injury. Researched complex legal issues and applied legal arguments in multiple national jurisdictions.

Doyle Conflict Resolution (Naples, FL)

Law Clerk – Acted in advisory capacity to arbitrator in granting awards by analyzing, reviewing, and presenting determinations of fact and law. Drafted non-binding arbitration court orders with attention to strict deadlines.

The Law Offices of Hoyt & Bryan, LLC (Oviedo, FL)

Law Clerk – Implemented and trained office in new digital system for tracking probate processes. Edited and wrote new content for partners' line of estate planning client-advising books. Researched relevant case law and legal developments in areas of Elder Law, Pet Law, and Wills, Trusts & Estates including for presentation at the 2021 Annual Florida Bar Convention and 2021 Western CPE Conference.

BAR AND COMMUNITY RELATED ACTIVITIES

Young Lawyers Division of the Florida Bar
Entertainment, Arts & Sports Law Section of the Florida Bar

PUBLICATIONS

COLLATERAL DAMAGE: A Novel; Parliament House (2019); ISBN: 987-0578457321
AN INFINITE PULL (2024); ISBN: 979-8218358532

SECTION 3

EXPERIENCE OF THE VOSE LAW FIRM

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Approach to Providing City Attorney Services

"When our clients succeed, so do we!"

The most important services a city attorney can provide are: i) timely, accurate and thorough legal services that meet the needs of the city; ii) proactive resolution of pending claims to prevent future claims against the city; and iii) to creatively formulate legal strategies to accomplish the goals of the City Commission. There are a myriad of ways to accomplish these goals, and the attorneys of the Vose Law Firm are skilled in achieving excellent results for their clients, and in keeping their clients out of unnecessary litigation.

Our firm uses a collaborative approach to legal services.

One way that the attorneys of the Vose Law Firm ensure timely, accurate, and thorough legal services for their clients is the use of a collaborative approach to the rendering of services. The attorneys and paralegals of the firm have regular weekly meetings to discuss pending issues and cases. As new issues arise, informal meetings are held daily to discuss them again. In this way, at any one time, more than one attorney in the firm is fully cognizant of outstanding issues. In the unlikely event that the attorney who is primarily responsible to a client is unavailable to deal with an emergency, there will always be a back-up attorney to provide the needed services. Opinions rendered by the attorneys of the firm are typically reviewed by another attorney in the firm before such opinion is issued.

If chosen to represent the City of Treasure Island, we propose that the Vose Law Firm would be named interim City Attorney, with **Ralf Brookes, Wade Vose, Becky Vose, and Nancy Stuparich as lead attorneys** for the City of Treasure Island. These lead attorneys are the most experienced attorneys of our firm, and they each have extensive experience representing coastal cities.

The collaborative approach to interim City Attorney services proposed for the City of Treasure Island is the same manner and approach utilized by our firm in its representation of its other local government clients. It is common that similar issues arise in multiple local governments, and our clients benefit, both financially and substantively from the collaborative representation by multiple attorneys in our firm. This collaborative approach to our representation of local government clients has historically worked extremely well to ensure uninterrupted, thorough, and expert representation of our local government clients. The axiom, "two heads are better than one," is almost always true, and nine heads are even better!

We understand that we work *for* the City Commission.

When our firm represents a city, we work ***for*** the City Commission, and we work ***with*** the city manager and city staff. In virtually all the local governments we represent we have an extremely cordial and positive relationship with *both* the elected governing body and the government staff. Our work is easier, and results are better, when the City Attorney, the City Manager, and staff work harmoniously, but rest assured, we understand that we work *for* the elected officials.

We also understand that we are not members of the City Commission – no one voted for us. Our personal policy preferences (even if we have any, which we usually do not) never influence our legal advice. All the attorneys of our firm are friendly and work well with others, but we are extremely strong willed when someone attacks or sues one of our clients. We only represent local governments, so we do not have to worry about divided loyalties when dealing with local businesses or developers.

We are dedicated to formulating creative legal strategies to accomplish the City Commission's goals.

We also understand that our job is not to be the ones who say "no" all the time. We've seen it time and again in interactions between commissions or staff and their attorney, where the attorney, unhelpfully, just says "no, we can't do that" or "no, that's illegal," without helping to find an alternative.

Rather, our job, as we see it, is to creatively, insightfully, help you come up with a way to accomplish your goals. Often, we find that folks may have a goal they want to achieve, and also an idea about how to get there. Sometimes the way they think of getting there has some legal problems or risks, or sometimes it is outright illegal. But we see it as our job to see where you're trying to get, and creatively say "we can't get there this way, but we can get there this way or this way," and then the goal you're trying to accomplish would be legally defensible and on a much more secure footing.

When you need us, we *will* be there.

The attorneys of our firm are available to our clients at all hours and days, including weekends, holidays and evenings. We know that when our clients need us, we have to be available – and we are. All the attorneys of our firm always keep their cell phones available and turned on (except when muted during meetings). We also monitor our emails regularly.

Recently, Nancy Stuparich answered a quickly set up conference call relating to an emergency that had just occurred in one of our cities. Nancy answered the call even though she was on vacation out of state. After several minutes of discussing the situation,

Becky Vose, who was also on the conference call, noticed a persistent whistling sound on the phone. Becky asked what the sound was and Nancy, who is a tri-athlete, responded that she had answered the call at about mile 11 of a marathon that she was running. She had been fully participating in the conference call, making excellent recommendations to our client, while running a marathon. That is an example of the energy and enthusiasm our firm brings to our clients.

At any time, the full resources of the Vose Law Firm will be available to the City of Treasure Island. That includes the active involvement and representation by nine (9) highly experienced and competent local government attorneys of the firm. **The depth of field and legal expertise as to local government representation that will be available to the City of Treasure Island from the Vose Law Firm is the best available in Florida.**

We *only* represent local governments, not developers or vendors.

It is common for law firms to have several lawyers who sometimes represent local governments, while those same lawyers, and other lawyers in the same firm, also represent private clients. Those private clients often include clients that sue local governments, or that have direct dealings with local governments, such as developers or vendors. Those firms cannot help but have conflicts and divided loyalties.

Our firm is completely different because we *only* represent local governments. We do not represent clients that sue local governments. We also do not represent developers or vendors with interactions with local governments. We are extremely careful not to create situations in which our firm has a conflict with any of our local government clients. If chosen as interim City Attorney for the City of Treasure Island, our loyalty will never be divided.

The City of Treasure Island would receive our firm's highest priority, and we have the skills and availability to fully accommodate the City's work.

The Vose Law Firm has a fast paced and active practice; however, rest assured that we have the time, ability, and passion to provide prompt, high quality legal services to the City of Treasure Island. Because of our extensive history performing governmental attorney work, the attorneys of the Vose Law Firm have a thorough understanding of the scope of work that will be required of the interim City Attorney for the City of Treasure Island. Because we look to the long term while representing local governments, and because of our fixed fee arrangement with our clients, we will strive to keep the City out of trouble and proactively work with the City for the mutual benefit of the City and our law firm. **Again, when our clients succeed, so do we!**

Specific Municipal and other Local Government Experience by Topic

General Legal Services Performed for other Local Government Clients

The attorneys of the Vose Law Firm regularly attend meetings and advise City/County Councils/Commissions, as well as other boards, including but not limited to CRA, Planning and Zoning, Code Enforcement, for each of the governmental entities that we represent. We strive to get out in front of issues and encourage open communication and dialogue from government administration and board members. The Vose Law Firm regularly advises clients on the following matters:

- ***Attendance and legal representation at County Commission, City Council, City Commission, and other board meetings***
- ***The "Sunshine Law"***
- ***The "Public Records Law" (sometimes referred to as FOIA)***
- ***The ethical standards of elected and appointed officials and employees***
- ***Home Rule***
- ***Exercise of police power***
- ***Practices and procedures of local governments***
- ***Legislative vs. Quasi-judicial matters***
- ***Voting conflicts***
- ***Full and public disclosure of financial interest***
- ***Parliamentary Procedures***
- ***Other matters relating to public service as an elected official***
- ***All other areas of municipal law***

The Vose Law Firm and its attorneys have provided such counsel to the myriad of local governmental agencies represented by them over the years when holding the following positions:

1) City Attorney, City of Naples, Florida
2) City Attorney, Cocoa Beach, Florida
3) City Attorney, Anna Maria, Florida
4) City Attorney, South Daytona, Florida
5) City Attorney, Daytona Beach Shores, Florida
6) City Attorney, Brooksville, Florida
7) City Attorney, Dade City, Florida

8) City Attorney, Deltona, Florida
9) City Attorney, Edgewood, Florida
10) City Attorney, St. Cloud, Florida
11) City Attorney, Eagle Lake, Florida
12) City Attorney, Longwood, Florida
13) City Attorney, Winter Garden, Florida
14) City Attorney, Bunnell, Florida
15) City Attorney, St. Pete Beach
16) City Attorney, Bradenton Beach
17) City Attorney, Madeira Beach
18) City Attorney, Kenneth City
19) County Attorney, Okeechobee County, Florida
20) County Attorney, DeSoto County, Florida
21) Village Attorney, Indiantown, Florida
22) Town Attorney, Windermere, Florida
23) Town Attorney, Oakland, Florida
24) Town Attorney, Pierson, Florida
25) Town Attorney, Yankeetown
26) General Counsel to the Seminole County Supervisor of Elections
27) General Counsel to the Seminole County Tax Collector
28) General Counsel to the Pinellas County County Attorney Oversight Committee
29) Special Counsel to City of Indian River Shores to rewrite Land Development Code
30) Assistant City Attorney Marco Island, Florida
31) Assistant City Attorney Miami Lakes, Florida
32) City Prosecutor for City of Orlando
33) City Prosecutor for City of Edgewood
34) City Prosecutor for City of Winter Garden
35) City Prosecutor for the City of St. Augustine
36) Counsel to the City of Bradenton as to Charter matters
37) General Counsel to 2024 Orange County Charter Review Commission
38) General Counsel to 2016 Orange County Charter Review Commission
39) General Counsel to 2016 Pinellas County Charter Review Commission
40) General Counsel to 2016 Brevard County Charter Review Commission
41) General Counsel to 2018 Clay County Charter Review Commission
42) General Counsel to 2020 Alachua County Charter Review Commission
43) Counsel to the Pinellas County County Attorney Oversight Committee
44) Counsel to the 2021 Pinellas County Redistricting Board
45) Counsel to the City of Cocoa Beach Charter Review Committee
46) Counsel to the City of Bunnell Charter Review Committee
47) Counsel to the City of Deltona Charter Review Committee
48) Counsel to the Dade City Charter Review Committee
49) Counsel to the City of Longwood Charter Review Committee
50) Counsel to the City of Winter Garden Charter Review Committee

51) Counsel to the City of St. Cloud Charter Review Committee
52) Counsel to the Town of Pierson Charter Review Committee
53) Counsel to the Town of Oakland Charter Review Committee
54) Counsel to the Town of Edgewood Charter Review Committee
55) Counsel to City of Orlando Civil Service Board
56) Counsel to Eagle Lake Planning and Zoning Board
57) General Counsel for Green Swamp Land Authority
58) Special Counsel to City of Ocoee
59) Counsel to the City of Cocoa Planning and Zoning Board
60) Counsel to City of St. Cloud Planning and Zoning Board
61) Counsel to the City of Naples
62) Counsel to the Escambia County Planning Board
63) Special Counsel to City of Casselberry
64) Counsel to the City of Cocoa Beach CRA
65) Counsel to City of Orlando Historic Preservation Board
66) Counsel to the City of Deltona Collective Bargaining Committee
67) Counsel to the City of Cocoa Beach Board of Adjustment
68) Counsel to the City of Brooksville Planning Commission
69) Special Counsel to Orange County as to Environmental Claims
70) Counsel to the Dade City Planning Board
71) Counsel to the Naples Design Review Board
72) Counsel to the City of Orlando Zoning Board
73) Counsel to the City of Deltona Planning and Zoning Board
74) Counsel to the City of Naples Planning Advisory Board
75) Counsel to City of Orlando Board of Adjustments
76) Counsel to City of St. Cloud Civil Service Board
77) Counsel to the City of St. Cloud Code Enforcement Board
78) Counsel to the City of St. Augustine Code Enforcement Board
79) Special Litigation Counsel to Orange County Property Appraiser
80) Counsel to City of Longwood Code Enforcement Board
81) Attorney for Orange County Fire & Life Safety Code Board of Adjustments & Appeals
82) Counsel to City of Longwood Planning and Zoning Board
83) Counsel to the City of St. Augustine Planning and Zoning Board
84) Counsel to City of St. Cloud Pension Board
85) Counsel to the City of Orlando Board of Adjustments and Appeals
86) Special Counsel to Orange County as to §1983 Civil Rights Litigation
87) Attorney to the Orange County Code Enforcement Department
88) Special Counsel to the Orange County Sheriff's Office
89) Special Counsel to the Town of Oakland as to land development and litigation matters
90) Attorney for North Lake County Hospital Board of Trustees
91) Special Counsel to City of DeLand
92) Conflict Counsel/Special Counsel for City of Largo

93) Special Counsel to City of Orlando as to Eminent Domain matters
94) Special Counsel to Orange County as to Code Enforcement Foreclosures
95) Special Magistrate to the Lake County Value Adjustment Board
96) Special Magistrate to the Hillsborough County Value Adjustment Board
97) Special Magistrate to the City of Satellite Beach
98) Special Magistrate to the City of Davenport
99) Special Magistrate to the City of St. Augustine
100) Land Use Special Magistrate to Lake County
101) Special Counsel to the Orange County School Board as to eminent domain matters
102) Eminent Domain Mediation Services for Florida Turnpike Authority, FDOT, Seminole County, Orange County, Hillsborough County, Lake County, Polk County
103) Counsel to Florida State Court Administrator, Office of Court Education
104) Counsel to Florida Department of Business and Professional Regulation
105) Counsel to Florida House of Representatives
106) Special Counsel to Monroe County regarding code enforcement matters

Specific Legal Services Performed for other Local Government Clients

A. Administrative matters and proceedings

The Vose Law Firm's extensive administrative experience includes not only dealing with administrative matters and proceedings within the municipalities we represent, but also dealing with administrative matters and proceedings in state, federal and county venues.

B. Code of Ordinances, and Comprehensive Plan issues

The attorneys of the Vose Law Firm work every day on issues relating to code of ordinances, and comprehensive plans. We regularly draft and amend ordinances, comprehensive plan provisions. We also interpret ordinances, comprehensive plan provisions, and charter provisions (as applicable) as well as defend them in court.

C. Code Enforcement

The attorneys of our firm handle all code enforcement matters for all the governmental agencies we represent. In addition, the Vose Law Firm has represented the Orange County code enforcement department continuously since 1993 and also represents the code enforcement department in Monroe County. Our firm also has extensive experience litigating code enforcement matters in court, including code enforcement lien foreclosures and defense of suits against our clients relating to code enforcement.

D. Contract Law

The attorneys of Vose Law Firm have extensive experience drafting a plethora of contracts (routine and specialized) on virtually all subjects dealt with by local government agencies. We hold a license for unlimited access to AIA documents if those are desired to be used by the City in certain instances. In addition, the attorneys of our firm are extremely experienced in litigating issues relating to governmental contracts.

E. Drafting and reviewing Ordinances and Resolutions

Our firm regularly drafts, reviews and interprets ordinances and resolutions for our local government clients, and we also advise clients as to when new ordinances or resolutions may be necessary. We will draft or review every ordinance or resolution before it goes onto the agenda to ensure quality and legal sufficiency.

F. Federal, State and local ethics laws

As a part of our firm's representation of our clients as county or city attorney we are intimately involved in all aspects of ethics laws that apply to such counties or cities and its employees, officers, board members and vendors. As a regular part of the services we provide to our clients, our attorneys give the required Four Hour Ethics Course if requested as well as instruct other board members as to ethics matters while also providing information as to Sunshine Law and public records law matters.

G. Constitutional Law

A thorough understanding of both the Florida Constitution and the United States Constitution are absolutely vital to providing legal services to our governmental clients and all of our attorneys are well educated on these subjects and keep abreast of evolving case law regarding constitutional matters.

H. Other Federal, State and Municipal Laws & Ordinances

There are a plethora of federal and state laws that significantly impact local government law and the attorneys of the Vose Law Firm are extremely familiar with such laws and keep up with the ever evolving changes in the laws. As soon as we are hired by a governmental agency to act as its attorney, our attorneys become totally familiar with that client's ordinances.

I. Land Use and Zoning

The Vose Law Firm and its attorneys have practiced in the field of land use law as part of their representation of all their governmental clients over the years. Our attorneys have extensive experience writing and interpreting zoning and land use ordinances and comprehensive plan provisions and dealing with Florida's Comprehensive Growth Management Act, zoning, development agreements, platting issues, development orders,

and enterprise zones. Nancy Stuparich has an MPA & MSP in Public Administration and Urban Planning from Florida State University and is a Redevelopment Professional (FRA-RP) certified by the Florida Redevelopment Association. Wade Vose has been instrumental in the development of the new comprehensive plan and land development regulations for Florida's newest municipality, the Village of Indiantown. Becky Vose completed a re-write of the Town of Indian River Shores land development code. They have been involved in significant land use litigation on behalf of public clients. The reported case of City of Orlando vs. The School Board of Orange County was handled by Ms. Vose and helped establish the appellate law in Florida relating to the effect of municipal zoning on other public uses.

J. Litigation in State and Federal Courts

The Vose Law Firm has handled litigation in both state and federal courts for virtually all cities we have represented as city attorney. The firm currently is handling civil litigation for Okeechobee County, the City of Brooksville, the City of South Daytona, the City of Daytona Beach Shores and the City of Cocoa Beach. As outside counsel, our firm has successfully represented in litigation Orange County, the Orange County Property Appraiser, and Monroe County.

K. Leases and Agreements

Our firm has extensive experience in drafting and reviewing leases involving our governmental clients, whether the client is the landlord or the tenant. We are also adept at litigating issues relating to leases and other landlord/tenant issues.

L. Property Easements

The attorneys of the Vose Law Firm frequently draft and interpret property easements of all types for the local governments they represent. They also have extensive experience in the acquisition of easements for their clients.

M. Purchase, Lease and Sale of City Real Property

The attorneys of the Vose Law Firm regularly handle the purchase, lease and/or sale of real property on behalf of our clients. Currently, Becky Vose is handling the purchase by Fort Myers Beach of property for its new Town Hall, and recently handled the sale of property for the City of Daytona Beach Shores and handled litigation to clear title to certain land owned by the City of Cocoa Beach in preparation for the sale of the property to a third party.

N. Public Utility Matters

The attorneys of the Vose Law Firm handle all public utility matters for our clients. In addition, our firm has extensive experience rendering legal advice and drafting documents relating to utility taxes and utility franchise agreements. The representation of each of the clients of the firm has included the drafting and reviewing of numerous franchise agreements with various utility companies. The representation of the City of St. Cloud included handling the complex transaction between the Orlando Utilities Commission and St. Cloud as to the "take over" of the St. Cloud electrical system by the OUC.

O. Public Records and Sunshine Law Matters

Rendering legal advice to our clients as to both public records and Sunshine Law matters is an almost daily occurrence for our attorneys. As a regular part of the services we provide to the clients we represent, our attorneys teach the required Four Hour Ethics Course if requested, as well as giving regular training on ethics, Sunshine law, and public records matters to other board members. In addition, we have experience litigating matters implicating the public records law and/or the Sunshine Law.

P. Provide advice and counsel at staff meetings as directed by the our governmental clients.

One aspect of getting in front of issues involves having an open dialog with staff about issues that will come before the Commission in future meetings. We encourage Commissioners and staff to call, text, or email us about any concerns they may have about an agenda item. Some issues require research or preparation, and we strive to resolve all relevant issues prior to the meeting so that the agenda item does not need to be pulled due to a legal concern.

Q. Address legal issues affecting financial matters of our clients, including user fees, impact fees, franchise fees, and special assessments.

Virtually all of our governmental clients over the last 50 years have received extensive assistance from the attorneys of our firm on financial matters, including, but not limited to, user fees, impact fees, and special assessments.

R. Review Requests for Proposals, bid invitation documents, development review applications, agenda items, and other pertinent matters as directed.

The attorneys of the Vose Law Firm regularly review, then assist and advise their local government clients on purchasing and procurement matters, development review applications, all agenda items, and any other legal issues that arise in the course of the representation of the governmental entities we represent.

S. Address and advise clients in community development issues including, but not

limited to, land use law, Florida's Comprehensive Growth Management Act, zoning, code enforcement, development agreements, development orders, developments of regional impact, and condemnation.

The Vose Law Firm and its attorneys have practiced in the field of land use law as part of their representation of virtually all their governmental clients over the years. Becky Vose has been representing local governments for 50 years and has handled all manner of land use, zoning, CRAs, and other such matters. The attorneys of the Vose Law Firm have extensive experience writing and interpreting zoning and land use ordinances and dealing with Florida's Comprehensive Growth Management Act, zoning, redevelopment districts, code enforcement, development agreements, development orders, developments of regional impact, and enterprise zones. Wade Vose has been instrumental in the development of the new comprehensive plan and land development regulations for Florida's newest municipality, the Village of Indiantown. The Vose Law Firm completed a re-write of the Town of Indian River Shores land development code. They have been involved in significant land use litigation on behalf of public clients as well as private clients. The reported case of City of Orlando vs. The School Board of Orange County was handled by Ms. Vose and helped establish the appellate law in Florida relating to the effect of municipal zoning on other public uses.

T. Address and advise City in utility taxes and utility franchise agreements as they relate to Florida governmental agencies.

The Vose Law Firm has extensive experience rendering legal advice and drafting documents relating to utility taxes and utility franchise agreements. The representation of each of the clients of the firm has included the drafting and reviewing of numerous franchise agreements with various utility companies. The representation of the City of St. Cloud included handling the complex transaction between the Orlando Utilities Commission and St. Cloud as to the "take over" of the St. Cloud electrical system by the OUC. The firm is currently negotiating a new franchise agreement with Duke Energy for electrical service to the Town of Oakland.

U. Address and advise City on special assessments and special assessment collections and liens.

The Vose Law Firm has provided general legal services in the areas of special assessments and special assessment collection and liens for each of the governments represented by the firm. In addition, the firm did extensive work for the City of Longwood in reviewing and collecting long over-due special assessments, and the firm has represented Orange County as to CEB lien foreclosures and settlements for the last 25 years.

V. Address and advise governments in the additional following areas: Sunshine Law and public records law; home rule; exercise of police power; practice and procedures before local government land use issues, legislative, and quasi-judicial bodies; and all

other areas of municipal law.

The Vose Law Firm regularly advises clients on the matters above as part of its day to day practice. These are among the most common questions facing local government officials, and as City Attorney, we encourage City staff and officials, including not just the City Commission, but also board members for advisory boards, to contact us if they have any questions about any of these matters. Additionally, we remain in regular contact with county staff to advise staff on the law as well as providing opinions on best practices and procedures.

W. Responding to requests from City Commissioners or City staff within the time period required by the City.

The attorneys at the Vose Law Firm are aware that advising local governments is not strictly an 8 to 5 affair. It is our practice to answer every phone call from a client immediately unless we are in another meeting or in court. When possible, we text the person calling if we are not immediately available to let the caller know when to expect a return call. If something cannot wait, typically it will be easy for a client to reach out to another attorney in the firm and get answers to questions. We are available after hours and on weekends as well, whether for meetings or for situations that are time sensitive.

X. ***Representation of local governments in diverse litigation in state, federal and appellate courts, and Alternative Dispute Resolution experience.***

All of the attorneys of the Vose Law Firm have significant experience with alternative dispute resolution techniques. Becky Vose became certified as a certified circuit court mediator in the 1990s and has mediated hundreds of cases, most of which involved at least one governmental agency.

Y. Condemnation (Eminent Domain) under Florida law

The Vose Law Firm's eminent domain experience includes the full range of eminent domain practice including initial pre-litigation advice and drafting of resolutions, preparation of all pleadings, numerous contested as well as uncontested Order of Taking hearings, settlement negotiations and drafting of settlement documents, mediations, jury trials, and appeals. In addition, they have extensive experience dealing with issues of public use, incidental private use, necessity, inverse condemnation, business damages, severance damages, damages to non-profit entities, historically significant properties, cost to cure, consolidation of parcels, and down-zoning issues. The firm has recently successfully completed eminent domain proceedings for the City of Deltona.

As both an Assistant City Attorney for Orlando and as Special Counsel to the City of Orlando, Ms. Vose represented the City of Orlando for over 15 years in eminent domain litigation. During that time, she represented the City as to numerous acquisitions including

rights-of-way, pedestrian walkways, park lands, land for parking areas, easements for sewage transmission lines, sites for public utility facilities, as well as many other public use projects. As Special Counsel to the City, she handled on a contract basis the acquisition of the property for the Gertrude Walk pedestrian walkway through downtown Orlando as well as the City of Orlando Arena property, (Phases II and III). Ms. Vose also has extensive experience as counsel to property owners of condemned land, and has acted as a certified circuit court mediator in over 100 eminent domain mediations.

Z. Counsel and legal services to local government pension boards, and work with employee pension plans including Florida Statutes, Chapter 175 and Chapter 185 Special Risk Plans

The attorneys of the Vose Law Firm have provided legal services to the Cities of Winter Garden, Longwood, Deltona, Edgewood, Eagle Lake, and St. Cloud relating to employee pension plans including Florida Statutes, Chapter 175 and Chapter 185 Special Risk Plans.

AA. All aspects of construction law and public works (water and wastewater) issues

The attorneys of the Vose Law Firm have extensive experience representing both public and private clients as to virtually all aspects of public works matters, including water and waste water issues, construction law including, but not limited to regulatory compliance, bid solicitations, bid protests, construction contracts, construction litigation, warranty issues, delay damages, etc. The firm has provided extensive legal services as to Public Works (water and waste water) issues for each city represented by the firm.

BB. The creation and administration of Tax Increment Financing Districts (CRAs)

The Vose Law Firm provided legal services to the cities of Naples, Cocoa Beach, Brooksville, Dade City, Winter Garden, Longwood, Edgewood, Deltona, Bunnell, and St. Cloud relating to Tax Increment Financing Districts (CRAs). In addition, as general counsel for the North Lake County Hospital Board of Trustees, the firm had significant experience challenging the authority of municipal tax increment financing districts from imposing charges on the special taxing district.

CC. Environmental law including representation before and negotiations with, various State and Federal regulatory agencies

The attorneys of Vose Law Firm have represented public and private clients with regard to environmental matters in conjunction with governmental representation and private real estate practice. As counsel to the Green Swamp Land Authority, such representation included extensive dealings with the Florida Department of Environmental Protection, the Department of Community Affairs, and two water management districts. While an Assistant City Attorney for Orlando, Ms. Vose worked on the permitting for the Iron Bridge Road Sewage Treatment Plant and for various drainage and other public works projects.

As the City Attorney for Longwood, the firm represented the City in matters relating to a RCRA site on City property and was responsible for negotiations with the Florida Department of Environmental Regulation, [now the Florida Department of Environmental Protection (DEP)], and for matters relating to negotiations with the environmental company hired to evaluate the clean-up of the property.

The attorneys of Vose Law Firm have been extensively involved in the permitting of various environmental features have also represented numerous property owners in negotiations with the FDEP and in litigation over environmental contamination issues. Ms. Vose co-authored the book, *Environmental Survival Kit for Realty Professionals*, a book designed to protect realty professionals from losses due to environmental problems. The Florida Board of Realtors purchased the rights to such publication for purposes of including the publication among its educational materials.

DD. Collective bargaining/Labor Law

The Vose Law Firm has represented local governments it has represented as to numerous collective bargaining matters. The attorneys of the firm currently represent Okeechobee County in its ongoing negotiations with I.A.F.F. Local 2918 relating to city/county fire consolidation issues. In recent years, the attorneys of the firm recently handled the collective bargaining negotiations for the City of Deltona relating to the negotiations with I.A.F.F. Local 2913, and recently successfully concluded collective bargaining negotiations with the Fraternal Order of Police on behalf the City of Bunnell. The attorneys of the firm are now beginning the bargaining process for the fire union at the City of Brooksville. The attorneys of the Vose Law Firm also have extensive experience representing their cities in labor arbitrations, unfair labor practices issues, and general issues relating to employment law.

EE. Municipal and County Charters

The Vose Law Firm and its attorneys have extensive experience in representing cities and counties with regard to charter government, including but not limited to charter amendments, charter review, and the interaction of municipal and county ordinances under governing county charter provisions. Notably, Wade Vose and Vose Law Firm LLP have twice served as General Counsel to the Orange County Charter Review Commission, joining former Orange County Mayor and U.S. Senator Mel Martinez as the only other attorney to have served twice as General Counsel to the Orange County Charter Review Commission. Mr. Vose prepared the ballot title, ballot summary, and amended charter language for each of the 2012 and 2016 CRC-initiated charter amendments, with a specific focus on both clarity of the ballot language for the voter, and strict compliance with the exacting standards of Section 101.161, Fla. Stat. and the extensive specialized case law governing the wording of ballot referenda.

In 2013-2014, Mr. Vose served as counsel to the City of Bunnell Charter Review Committee, which was engaged in a comprehensive review of its city charter. Mr. Vose

provided substantial legal and procedural guidance to that committee throughout its deliberations, resulting in Mr. Vose preparing the ballot titles, ballot summaries, and charter amendment language for seven (7) charter referendum questions placed on the municipal ballot. In 2014, Mr. Vose also served as counsel and facilitator to the City of Deltona Charter Review Committee, which resulted in three (3) charter referendum questions prepared by Mr. Vose placed on the municipal ballot. Mr. Vose recently completed assisting the Town of Pierson with a comprehensive review and rewrite of its town charter, which had not been revised or modernized since 1929.

Mr. Vose and the Vose Law Firm also served as General Counsel to the 2016 Pinellas County (home of St. Petersburg, Clearwater, and Largo) Charter Review Commission, notably the formative first time that CRC has chosen an attorney unaffiliated with the Pinellas County Attorney's Office. Pinellas County is the most urbanized county in the State of Florida, and Mr. Vose and the Vose Law Firm represented that CRC as it reconsidered the balance of power between the County and its 24 municipalities, as well as between the County and its constitutional officers. In addition, Mr. Vose and the Vose Law Firm served as General Counsel to the 2016 Brevard County Charter Review Commission, 2018 Clay County Charter Review Commission, and the 2020 Alachua County Charter Review Commission.

FF. Municipal Bonds

The Vose Law Firm and its attorneys have extensive experience representing municipalities in a variety of municipal bond matters as local bond counsel. The firm has the appropriate expertise to work hand in hand with professional bond counsel and financial consultants to accomplish bonding for a variety of municipal purposes.

GG. Representation of clients relating to gambling issues and "Internet Cafes"

The Vose Law Firm and its attorneys have represented local governments in matters relating to gambling and Internet Cafes. The cities of Cocoa Beach, South Daytona, Bunnell, and Deltona have faced numerous issues as to illicit gambling activities in the city limits and the Vose Law Firm has provided expert legal services which successfully addressed those issues.

HH. Medical Marijuana issues

The attorneys of the Vose Law Firm have made numerous presentations on the subject of medical marijuana and the appropriate manner for local governments to deal with matters related to that subject. Wade Vose has made numerous public presentations to groups of local government officials on this subject, and has been on several television presentations on this issue. Both Wade Vose and Becky Vose have drafted medical marijuana ordinances for the respective clients they represent. Each client has dealt with

the issue in a different way dependent upon the respective concerns of each of the local governments represented.

II. Bert J. Harris Act matters

The attorneys of the Vose Law Firm have been heavily involved in defending local governments in Bert J. Harris litigation. A few years ago, the City of Anna Maria received in the last year over 100 Bert J. Harris claims, and the local government lawyers of the Vose Law Firm were actively involved in handling those claims. Those claims have been settled with no financial payments by the City.

JJ. Vacation Rental Issues

The City of Anna Maria hired the Vose Law Firm as its City Attorney in the middle of its life and death struggle with Vacation Rentals that were about to "take over" the City. The Vose Law Firm drafted one of the State of Florida's first Vacation Rental Ordinances and successfully defended that ordinance (which evolved over time) in five different legal challenges. The City of Anna Maria has one of the few Vacation Rental Ordinances that has withstood multiple legal challenges, and the City is now flourishing with well-regulated Vacation Rentals. The Vose Law Firm also recently wrote a Vacation Rental Ordinance for the City of Cocoa Beach, which has very different concerns regarding Vacation Rentals.

KK. Forfeiture

The attorneys of the Vose Law Firm have handled extensive forfeiture matters for the clients it has represent over the years. However, due to recent changes in legislation, the firm's local government clients are not as inclined to file forfeitures due to prohibitively high costs involved (unrelated to legal expenses).

LL. Pension matters

The attorneys of the Vose Law Firm regularly interface with pension counsel representing various pension boards and give their cities legal advice regarding the effect pension matters will have on the governmental entity. The firm recently represented the City of Brooksville regarding the closing of a pension plan after the disbandment of that city's police department.

MM. Representation of Government-Owned General Aviation Airport

Our firm also has extensive experience representing a government-owned general aviation airport. Our firm is County Attorney for Okeechobee County, which operates an active general aviation airport (ICAO: KOBE) and its associated Fixed Base Operator ("FBO"), and our firm has represented the airport in a multitude of matters, including,

but not limited to advice concerning compliance with FAA Grant Assurances, disposal of derelict and abandoned aircraft under Sec. 705.183, Fla. Stat., acquisition of a FBO, operation by the County as an FBO, adoption of airport regulations, fees, and service charges under Sec. 332.08, Fla. Stat., hangar leases and evictions, FDOT certifications, agreements with rental car providers, airport protection zoning, and specialized litigation involving an approved airport master plan.

NN. Other specific local government experience not listed above

The Vose Law Firm has also represented cities relating to the following matters:

i) Civil rights defense – USCA, Title VII litigation
ii) Litigation relating to qualifications for election
iii) Redistricting to comply with Federal Court Orders
iv) Disputes between governmental entities relating to zoning and land use
v) Intergovernmental agreements
vi) FEMA reimbursement issues
vii) Labor law, employee disputes, and employee discharge hearings
viii) Historic Preservation
ix) Construction Industry Board of Appeals – establishment and representation
x) Public Employee Relations Commission hearings and appeals
xi) Adult entertainment and bookstore ordinances; bingo regulation
xii) Trap, Neuter, Release feral cat control
xiii) Plasmapheresis facility regulation
xiv) Arbor ordinances and regulation
xv) Sexual harassment litigation
xvi) Age discrimination litigation
xvii) Police legal advisor issues
xviii) Alarm ordinance regulation
xix) Cable TV regulation
xx) Cell phone tower regulations
xxi) Leasing of public property for private use
xxii) Local counsel for bond issues
xxiii) Land banking for future public use
xxiv) Federal grant applications and administration
xxv) Defense of inverse condemnation claims due to restrictive zoning
xxvi) Marina leases
xxvii) Sale/lease back agreements for city
xxviii) Code Enforcement foreclosures
xxix) Annexation disputes
xxx) Noise ordinances
xxxi) Inverse condemnation actions relating to environmental damages
xxxii) Residential Prison Diversion Programs

xxxiii) Mortgage Foreclosure Registration
xxxiv) HUD Uniform Relocation Act requirements
xxxv) Construction Regulation Boards
xxxvi) ADA compliance issues
xxxvii) Customary Beach Use Ordinances
xxxviii) Declarations of Emergency
xxxix) Dogs on the beach regulations and ordinance

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Local Government Client References

City of Cocoa Beach – City Attorney
Comprehensive City Attorney Legal Services
Contact: Keith Capizzi
Phone: 321-271-4520

City of Anna Maria – City Attorney
Comprehensive City Attorney Legal Services
Contact: Mark Short, Mayor
Phone: 941-398-3903

City of Daytona Beach Shores – City Attorney
Comprehensive City Attorney Legal Services
Contact: Kurt Swartzlander, City Manager
Phone: 386-547-9238

Town of Fort Myers Beach – Town Attorney
Comprehensive Town Attorney Legal Services
Contact: Andy Hyatt, Town Manager
Phone: 239-313-0895

City of South Daytona – City Attorney
Comprehensive City Attorney Legal Services
Contact: Les Gillis, City Manager
Phone: 386-322-3014

City of Brooksville – City Attorney
Comprehensive City Attorney Legal Services
Contact: Christa Tanner, Mayor
Phone: 352-585-7604

SECTION 4

FEE PROPOSAL

VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Fee Proposal

$37,500 per month, all-inclusive including Litigation

The Vose Law Firm proposes to provide unlimited, and complete interim City Attorney legal services to the City of Treasure Island, including Litigation, for $37,500 per month. That lump sum fee would include all the services described in the Request for Letters of Interest, attendance at meetings, litigation (including oversight and monitoring of litigation covered by insurance defense), local bond counsel work, and representation of the City's enterprise funds, but does not include Special Magistrate Services (which legally cannot be provided by either an inside or outside City Attorney due to conflict issues), insurance defense litigation, and general bond counsel work.

There would be no additional billing for any ancillary legal services, research expenses (such as Westlaw/Lexis fees), travel or miscellaneous expenses, (copying, phone, fax, courier, etc.) and no other costs or expenses, (other than the pre-approved out of pocket expenses mentioned below), that would be billed separately. There would be no other expenses or fees charged, regardless of the time needed or complexity involved in any legal matter. Pre-approved out of pocket costs, (such as court filing fees, and court reporter fees), would be billed at cost, with no mark-up or multiplier.

Our flat fee proposal would give complete budgetary certainty as to interim City Attorney and litigation attorney expenses of the City, while providing unlimited access to the best local government legal talent available in the state.

Hiring our firm on a flat fee is the equivalent of having a large in-house legal staff at a small fraction of the cost. From our experience, litigation cannot always be avoided, and sometimes litigation is needed to proactively protect the best interests of the city. Those are the times when legal expenses can get out of hand if the city is paying for its legal services by the hour. Our clients believe that it is a wise choice to pay a flat fee that includes litigation fees each month to ensure budgetary certainty and prevent the frightening experience of out of control legal costs.

Many governmental agencies with attorneys who charge an hourly rate can suffer "sticker shock" when unexpected litigation occurs, or a unique and time-consuming legal issue arises, and legal fees get extremely high. An example is a Volusia County municipality, Ponce Inlet, with a population of approximately 3,000, that was represented by an attorney who charged hourly fees for litigation and was faced with legal fees of well over $5 million dollars that were the product of 12 years of litigation over a land use

matter. That litigation was settled in 2019 with both parties ending up paying their own legal fees, and both parties essentially "walking away".

Our fixed fee structure (including day to day legal services, litigation and all special projects) protects our governmental clients from such an experience. Having a law firm that does not charge additional fees for litigation can also be extremely helpful in negotiating a resolution of a dispute. When one side of a dispute is not fearful of runaway legal fees, (such as a local government with a fixed fee attorney contract including litigation), and the other side has such fears, the non-fearful party definitely has a "leg-up" in the negotiations.

Our fixed fee arrangement would provide budgetary certainty and would result in the City of Treasure Island having *unlimited* access to and support from nine (9) highly skilled and experienced local government attorneys. This arrangement would take the fear of litigation costs out of the equation when third parties threaten litigation if the City does not meet the demands of that third party.

The attorneys of the Vose Law Firm have realized over the years that an all-inclusive retainer results in more frequent contact between the attorneys on one side, and the staff and elected officials on the other, which almost always results in less "false starts," and unintentional legal errors by staff. The end result in having the government's lawyers involved in projects and work from the very beginning, is that litigation is avoided, and legal work to "fix" a problem is kept to a minimum. The attorneys of the Vose Law Firm wish to truly be a part of the City of Treasure Island and work diligently to keep the City out of trouble and ensure the smooth running of the City without unnecessary litigation or problems.

The attorneys of our firm understand that governmental entity that has a reputation of vigorously defending its interests will be the object of fewer lawsuits. Therefore, our firm strives to maintain the delicate balance of providing legal advice that serves the best interests of the government while avoiding unnecessary litigation. But if litigation becomes necessary, the Vose Law Firm vigorously provides a strong and effective offense or defense as needed. It is our firm's belief that our best interests are inexorably tied to the best interests of our clients. **If our clients benefit, so do we!**

AGENDA ITEM NO. D.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	May 14, 2025
SUBMITTED BY:	Lisa-Marie Kennedy, Human Resources
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	ICMA Interim City Manager Update
BACKGROUND:	.
POLICY/PURPOSE:	Update to the ICMA Interim City Manager Search.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	.
MOTION:	

ATTACHMENTS: