BOARD OF COMMISSIONERS SPECIAL MEETING
THURSDAY, OCTOBER 30, 2025 – 4:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ITEMS OF BUSINESS

C.1 City Attorney Selection
RFP Response Gavin Rollins Attorney At Law.pdf
Vose Law Firm Proposal - City Attorney - Treasure Island 10-16-25.pdf
Response Letter.pdf
10.16.25 - Treasure Island RFP Submission FINAL.pdf

D. 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. C.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	October 30, 2025
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	Appointments
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	City Attorney Selection
BACKGROUND:	On September 18, 2025, the City Commission took action to terminate the current City Attorney's contract effective immediately and directed the City Manager to issue a Request for Proposal to obtain legal services. The RFP was issued with a deadline of October 20, 2025. The City Commission was given all submitted materials for review and conducted interviews with select candidates on October 27.
POLICY/PURPOSE:	Select a City Attorney
STRATEGIC PLAN RELEVANCE:	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.
ANALYSIS/DISCUSSION:	The City received four responses to RFP 26-002 from Law Firms: Vose Law Firm; Shepard, Smith, Hand, & Brackins; Nason Yeager; and Gavin Rollins. Gavin Rollins contract requires a 30-day notice of termination. The Commission will need to decide a start date for the new selected firm.
FUNDING:	Contingent on the contract awarded.
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 November 18, 2025, Regular meeting.

ATTACHMENTS:
RFP Response Gavin Rollins Attorney At Law.pdf
Vose Law Firm Proposal - City Attorney - Treasure Island 10-16-25.pdf
Response Letter.pdf
10.16.25 - Treasure Island RFP Submission FINAL.pdf

GAVIN ROLLINS
ATTORNEY AT LAW

A. TITLE PAGE

OCT 20, 2025

RFP SUBJECT:

Proposal for City Attorney Services —

City of Treasure Island, Florida

SUBMITTED BY:

Gavin Rollins, Attorney at Law

1601 E. 1st Avenue

Mount Dora, Florida 32757

Phone: (352) 328-4892

Fax: (352) 388-5126

Email: gavinrollins@gmail.com

CONTACT PERSON:

Gavin Rollins, Esq.

GAVIN ROLLINS
ATTORNEY AT LAW

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GAVIN ROLLINS
ATTORNEY AT LAW

C. LETTER OF UNDERSTANDING

Gavin Rollins, Attorney at Law, submits this proposal to provide City Attorney services for the City of Treasure Island.

Mr. Rollins understands that the role of City Attorney involves providing comprehensive legal counsel to the City Commission, City Manager, and staff, including attendance at regular and special meetings, workshops, and budget sessions; drafting and reviewing ordinances, resolutions, contracts, and interlocal agreements; ensuring compliance with state and federal law; and representing the City in administrative or judicial proceedings as needed.

As both a practicing attorney and an experienced public official, Mr. Rollins brings over 15 years of government experience, including service as a two-term City Councilman and two-term County Commissioner.

He has represented municipalities such as the City of Frostproof, the Town of Lake Hamilton, and the Sumter County Superintendent of Schools in both advisory and litigation matters, a rare dual skill set among government attorneys that allows him to handle cases in-house, saving cities significant costs associated with outside counsel.
This proposal is a firm and irrevocable offer for the engagement period.
The undersigned is duly authorized to bind the proposer:

Authorized Signatory:
/s/ *Gavin B. Rollins*

Gavin Rollins, Esq.
Attorney at Law
1601 E. 1st Avenue, Mount Dora, FL 32757
Phone: (352) 455-2928
Fax: (352) 388-5126
Email: gavinrollins@gmail.com
Principal Attorney: Gavin Rollins, Esq.
Backup Attorney: (Gavin has a network of local government attorneys that can fill in at no additional cost to the city if an emergency arises, and he will communicate this ahead of time to all commissioners if the need arises.

Conflict of Interest Statement:
Mr. Rollins does not represent any clients whose interests conflict with those of the City of Treasure Island. He does not represent real estate developers or other governmental entities with jurisdiction in or near Treasure Island.

GAVIN ROLLINS
ATTORNEY AT LAW

D. FIRM'S QUALIFICATIONS AND EXPERIENCE

Gavin Rollins, Attorney at Law
Office Locations**:** 1601 E. 1st Avenue, Mount Dora, FL, and 10451 Gulf Boulevard, Treasure Island, FL 33706

Type of Firm**:** Florida-based local government law practice and litigation.

Mr. Rollins has extensive experience in municipal law, public policy, and government operations. He has participated in hundreds of zoning actions as an elected official and now as an attorney. His legal experience began in the JAG Corps with the Army as a paralegal, then he became a commissioned Army intelligence officer, now in the rank of Major with over 18 years of service. He is also a certified history teacher and a two-term city commissioner and county commissioner.

He currently provides legal services to several Florida municipalities and public entities, including:

- City of Frostproof, Florida – City Attorney
- Town of Lake Hamilton, Florida – City Attorney
- Sumter County Superintendent of Schools – Counsel
- Multiple cities and counties in active litigation and advisory matter**s**

This broad portfolio demonstrates hands-on experience with charter interpretation, Sunshine Law compliance, procurement and public records, ethics, land use, code enforcement, and interlocal agreements.

Unlike many municipal attorneys, Mr. Rollins also maintains active litigation experience, allowing him to defend or pursue actions directly on behalf of local governments and reducing reliance on outside firms, and saving taxpayer funds.

GAVIN ROLLINS
ATTORNEY AT LAW

E. PROPOSED ATTORNEY'S QUALIFICATIONS & EXPERIENCE

1. Education
   - Juris Doctor (Cum Laude) – Florida A&M University College of Law, December 2024
   - M.S. in Education Leadership – University of West Florida, May 2019
   - B.S. in Agricultural Education & Communication (Cum Laude) – University of Florida, May 2011 (Member of the UF Hall of Fame).
2. Experience in Municipal Government
   - Two-Term City Councilman
   - Two-Term County Commissioner (Chairman, 2017)
   - City Attorney – City of Frostproof, FL
   - City Attorney – Town of Lake Hamilton, FL
   - Counsel – Sumter County Superintendent of Schools
   - Litigation Counsel – Representation of cities and counties in circuit and administrative courts, including foreclosure actions, emergency injections, and election law litigation.
3. Supplemental Experience
   - Public Relations Director, Clay County School District (2012–2016): Oversaw communications for 5,000 employees and 35,000 students; modernized internal and external messaging; conducted 70+ on-camera media interviews.
   - History & Civics Teacher, Florida public schools: Certified educator with Education Leadership and ESE endorsements.
   - Major, Florida Army National Guard: Senior Intelligence Officer with multiple state and national activations and overseas combat zone deployment; Meritorious Service Medal recipient.

4. Professional Record

No terminations, suspensions, reprimands, or disciplinary actions have been issued by the Florida Bar or any other regulatory agency.

5. References
   1. Town of Lake Hamilton – Brittney Sandoval, (863)267-4010, Address: Town Hall, 490 1st St., Lake Hamilton, FL
   2. City of Frostproof – City Manager Nicole McDowell, (863) 635-7854, 111 W. 1st Street, Frostproof, FL
   3. Sumter County Superintendent of Schools –Logan Brown, Phone: (859)-338-2257 Address: 2680 WC 476, Bushnell, FL

GAVIN ROLLINS
ATTORNEY AT LAW

F. COST / FEE PROPOSAL

The firm's proposed structure of compensation and fees is a monthly retainer (fixed fee) for all general governmental legal services performed. The proposed monthly retainer amount of $6,000.00 includes the following services:

1. Preparation for and attendance at City Commission regular meetings and workshops.
2. Preparation for and attendance at Code Enforcement Board meetings and representation of staff before the Special Magistrate.
3. Routine preparation for and attendance at Planning Board and Local Planning Agency meetings.
4. Review of ordinances, resolutions, memoranda, and contracts of a routine nature.
5. Consultation with the Mayor, City Commissioners, City Manager, and staff on day-to-day matters, including provision of legal research and advice on municipal issues.
6. Serving as chief legal advisor to the City Commission, City Manager, and City departments in accordance with the City Charter.
7. Representation of the City in negotiations for the acquisition of rights-of-way and other property interests needed by the City.
8. Maintenance of legal files and provision of copies of pertinent pleadings and orders to the City Manager. Summarizing the status of pending litigation and other legal matters for the commission.
9. Monitoring legislation and judicial opinions with potential impact on the City and providing memoranda and recommendations regarding such developments.
10. In-person office hours two (2) days per week, four (4) hours each day at a City-provided office for pre-scheduled meetings with staff or coordination of an alternate hours schedule in the best interest of the city's needs.
11. Annual training opportunities for the City Commission, Boards, and Committees on Sunshine Law, Robert's Rules of Order, and Public Records Law.
12. Exclusion of specialized legal areas typically outsourced, such as litigation, tax, public finance, pension, intellectual property, special district creation, civil rights, and labor/employment matters.
13. Compliance with Florida Statutes § 112.313 (Code of Ethics).
14. Personal attendance by Mr. Gavin Rollins at all required meetings, except in cases of illness or five-day advance notice, in which case another qualified local government attorney will attend.

1601 E 1ST AVE Mount Dora, Florida 32757
Phone: 352-328-4892 Fax: 352-388-5126 email: gavinrollins@gmail.com

In addition to the general services covered by the monthly retainer, the firm will provide Special City Attorney Services that require in-depth analysis, significant legal drafting, litigation, or other work beyond routine day-to-day matters. These services include:

1. Drafting significant amendments or new provisions to the City's land development code or city code.
2. Preparation for and attendance at City Commission special meetings and workshops.
3. Advice and research on the feasibility and legal sufficiency of statutory and home-rule alternative revenue sources, including development or implementation of special assessments, impact fees, user fees, extraordinary revenue, utility fees, or rate programs.
4. Negotiating, preparing, obtaining, delivering, and filing documents for closings on acquisitions, contributions, sales, exchanges, or dispositions of significant City assets or systems, including associated real and personal property.
5. Where insurance counsel is not available or utilized, prosecuting or defending litigation, including pre-suit mediations, validation proceedings, administrative actions, and arbitrations in the Division of Administrative Hearings, county court, circuit court, federal court, or other tribunals; and pre-suit efforts such as negotiating potential resolutions, preparing proposed settlement agreements or releases, and conducting related legal research and factual development.
6. Any litigation in which the attorney serves as counsel of record before any court, tribunal, or administrative agency.

The provision of Special City Attorney Services will be billed at the following hourly rates: **$225.00 for counsel and $65.00** for paralegals and/or law clerks. If the proposed compensation for Special City Attorney Services is within the approved budget, the City Manager may approve the services.

Expenses

The rates and fees above do not include out-of-pocket expenses such as postage, copies, court reporter fees, title search fees, or other third-party charges. Westlaw will only be charged if necessary to reimburse costs incurred outside the standard Westlaw plan and if previously approved by the City. The firm will not charge for travel to and from the City, and meetings will not charge for travel associated with legal services included in the retainer. Travel expenses related to necessary legal services in support of the City Commission will be reimbursed in accordance with the City's Travel Policy.

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: **October 20, 2025, @ 2:00 p.m.**

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

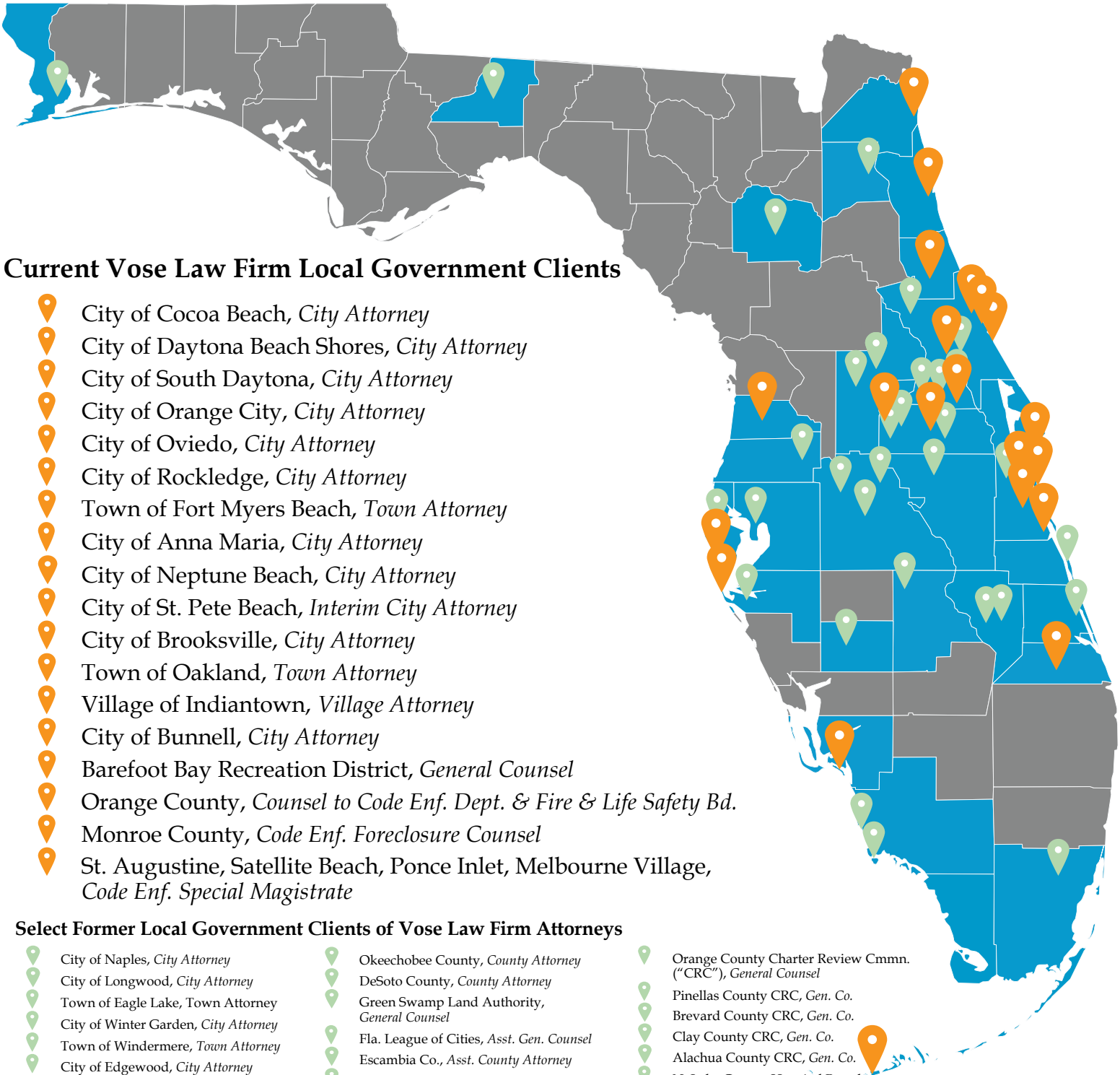
THE FLORIDA BAR BOARD CERTIFIED
CITY, COUNTY & LOCAL GOVERNMENT LAW

[‡] *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*
- City of Daytona Beach Shores, *City Attorney*
- City of South Daytona, *City Attorney*
- City of Orange City, *City Attorney*
- City of Oviedo, *City Attorney*
- City of Rockledge, *City Attorney*
- Town of Fort Myers Beach, *Town Attorney*
- City of Anna Maria, *City Attorney*
- City of Neptune Beach, *City Attorney*
- City of St. Pete Beach, *Interim 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*
- 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*
- Sun 'N Lake Impr. Dist., *General 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*
- City of Ft. Pierce, *Special Invest. Counsel*
- Lake County, *Land Use Special Magistrate*

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VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

Section C

October 16, 2025

City Commission, City of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: Charles Van Zant, City Manager

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, Orange City, 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.

Recently 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.

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.

[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".

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.

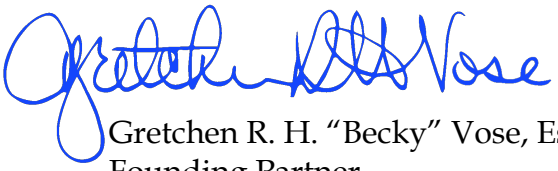
Conflict of interest disclosure – No conflicts

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, Orange City, Florida

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

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

93) Conflict Counsel/Special Counsel for City of Largo
94) Special Counsel to City of Orlando as to Eminent Domain matters
95) Special Counsel to Orange County as to Code Enforcement Foreclosures
96) Special Magistrate to the Lake County Value Adjustment Board
97) Special Magistrate to the Hillsborough County Value Adjustment Board
98) Special Magistrate to the City of Satellite Beach
99) Special Magistrate to the City of Davenport
100) Special Magistrate to the City of St. Augustine
101) Land Use Special Magistrate to Lake County
102) Special Counsel to the Orange County School Board as to eminent domain matters
103) Eminent Domain Mediation Services for Florida Turnpike Authority, FDOT, Seminole County, Orange County, Hillsborough County, Lake County, Polk County
104) Counsel to Florida State Court Administrator, Office of Court Education
105) Counsel to Florida Department of Business and Professional Regulation
106) Counsel to Florida House of Representatives
107) 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, Mayor
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: Nancy Miller, Mayor
Phone: 386-214-4227
Address: 2990 S Atlantic Ave., Daytona Beach Shores, FL 32118

Town of Fort Myers Beach – Town Attorney
Comprehensive Town Attorney Legal Services
Contact: Wil McKanney, Town Manager
Phone: 239-313-0895
Address: 6231 Estero Blvd., 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

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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



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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.

City of Neptune Beach, Florida – Present

City Attorney – As City Attorney for this Duval County municipality, provides legal advice to the City Commission, other City boards and City staff as needed, as well as drafting city ordinances and resolutions, handling real estate transactions, and conducting litigation on behalf of the City.

City of Orange City – Present

City Attorney – As City Attorney for this Lake County municipality, provides legal advice to the City Council, other City boards and City staff as needed, as well as 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

Attorney, Vose Law Firm, LLP
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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

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.

Sun 'N Lake of Sebring Improvement District

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.

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

Attorney, Vose Law Firm, LLP
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Winter Park, Florida 32789
Telephone: (407) 645-3735
Facsimile: (407) 628-5670
Email: svelo@voselaw.com

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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Email: cberryman@voselaw.com

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

City Attorney, City of Brooksville Present

City Attorney – As City Attorney for this Hernando County municipality that is the County seat, provides legal advice to the City Council, other City boards and City staff as needed, as well as drafting city ordinances and resolutions, handling real estate transactions, and conducting litigation on behalf of the City.

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).



TAYLOR R. SIMONDS

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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!**

SUSAN ROEDER
MARTIN

E-MAIL ADDRESS:
smartin@nasonyeager.com

DIRECT DIAL:
(561) 227-4591

FAX NUMBER:
(561) 982-7116

October 17, 2025

VIA FEDERAL EXPRESS – 10AM DELIVERY
Charles Van Zant, City Manager
City of Treasure Island
10451 Gulf Blvd.
Treasure Island, Florida 33706

Re: Response to Request for Proposal: City of Treasure Island's City Attorney Services (RFP 26-002)

Dear Mr. Van Zant:

On behalf of Nason, Yeager, Gerson, Harris & Fumero, P.A. ("Nason Yeager"), I am pleased to submit the attached response to your Request for Proposal (RFP 26-002), to provide City Attorney-related services encompassing comprehensive legal representation for the City of Treasure Island, City Commissioners, Charter Officials, Executive Staff, and City Boards (the "City"). As described in our proposal, Nason Yeager has a proven track record of public sector representation and is well qualified to provide legal services to the City. The three-person team that would serve the City is well versed on governmental regulations. Nason Yeager's attorneys have decades of actual work experience in the public sector, including a diverse portfolio of municipal and governmental agency practices. Several of our attorneys have practiced as in-house government attorneys including counsel to the South Florida Water Management District ("SFWMD") and interim City Attorney for the City of Port St. Lucie.

Nason Yeager has served our clients' legal needs for nearly 60 years. During this time, we have represented many municipalities and governmental agencies throughout the State in both general and special counsel capacities. Past government clients include Palm Beach County, Martin County, Pasco County, Lee County, and the cities of Atlantis, Boca Raton, Delray Beach, Riviera Beach, Port St. Lucie, Fort Lauderdale, Highland Beach, and Cape Coral. Nason Yeager enjoys an excellent statewide reputation, evidenced best by our AV rating, the highest rating conferred on law firms by Martindale-Hubbell.

Our solid experience encompasses all aspects of open government, ethics, public finance, Truth in Millage (TRIM), procurement, and right-of-way matters. We have provided required ethics training class through Treasure Coast League of Cities.

We believe that "one size does not fit all". Therefore, as outlined in this Proposal, we are committed to performing work under a customized approach, based on the City's actual needs and

priorities, and adhering to three guiding principles: (1) providing legal services in an accessible, responsive, and transparent manner that focuses on minimizing claims and litigation; (2) providing quality service in a cost-effective, efficient manner that strives to stay within the established budget; and (3) maintaining flexibility to best serve the City's actual legal needs and priorities.

Thank you for considering our proposal. We look forward to the opportunity to meet your legal needs.

Sincerely,

Susan R. Martin

Susan Roeder Martin, Esq.
For the Firm

SRM/mxc
Enclosures

Proposal To Provide City Attorney Services to

City of Treasure Island, Florida in response to Request for Proposal for City Attorney Services RFP 26-002

Submitted by:

Nason Yeager
GERSON, HARRIS & FUMERO, P.A.
ATTORNEYS AT LAW | Est. 1960

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360 Central Avenue, Suite 800
St. Petersburg, FL 33701
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Date Submitted: **October 17, 2025**

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Letter of Understanding

Susan Roeder Martin is a shareholder at Nason Yeager and is authorized to bind the proposal on behalf of the Firm. The proposal is a firm and irrevocable offer for the engagement period. Mrs. Martin's contact information is provided below.

Susan R. Martin will act as the City Attorney and will attend all regular meetings of the City Council and any special meetings and workshops requiring the attendance of the City Attorney, routine legal consultation with the City Manager and City Staff, as well as drafting, development and/or review of City ordinances, resolutions, regulations, contracts, and other legal documents. She will render opinions on legal issues affecting the City while advising the City Council and Staff on new laws and opinions of note and will represent the City in court, when necessary.

John J. Fumero and Stephen L. Conteaguero will serve as the Assistant City Attorneys. Mr. Fumero and Mr. Conteaguero have significant experience representing local governments in both general and special counsel capacities. Not only will the Assistant Attorneys be able to provide Mrs. Martin with support in her representation of the City; they are each individually capable of serving as her alternate in the event Mrs. Martin is unavailable. Mr. Fumero and Mr. Conteaguero will also serve as assets to the City by contributing valuable experience, substantial knowledge and unique perspectives related to their specialized areas of experience and practice, as explained in greater detail below.

Contact Information

Susan R. Martin, Esq.
First Central Tower
360 Central Avenue, Suite 800
St. Petersburg, FL 33701
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Fax: (561) 982-7116

John J. Fumero, Esq.
750 Park of Commerce Blvd., Suite 210
Boca Raton, FL 33487
E-Mail: jfumero@nasonyeager.com
Phone: (561) 314-3999
Fax: (561) 982-7116

Stephen Conteaguero, Esq.
750 Park of Commerce Blvd., Suite 210
Boca Raton, FL 33487
E-Mail: sconteaguero@nasonyeager.com
Phone: (561) 982-7114
Fax: (561) 982-7116

Conflicts

Nason Yeager does not have conflicts with the City. However, Mrs. Martin has been selected as a special master, and would need to resign that role. She has not yet provided these services.

Firm's Qualifications and Experience

The Law Firm

Nason, Yeager, Gerson, Harris & Fumero, P.A. has been in business since 1960. The Firm's attorneys responding to this Request for Proposal for City Attorney Service specialize in local government law and are all currently licensed to practice law in Florida.

We are a full-service law firm serving governmental entities throughout the State of Florida. With offices in Palm Beach Gardens, St. Petersburg, Boca Raton, and Fort Lauderdale, the Firm has been an integral part of Florida's legal and business community for over 60 years. Throughout its history, the Firm has served a diverse client base, with a Florida focus, utilizing innovative strategies to achieve efficient and effective solutions.

Our attorneys provide the highest caliber of legal representation coupled with personalized and accessible service to meet the exacting needs of our clients. To serve our clients, we offer a broad range of legal services pertaining to transactional and litigation matters. We provide exceptional value by providing strategic, timely and pragmatic legal counsel, with a view to the client's specific objectives and needs. These core values ensure that we persist in achieving our clients' legal and business goals.

The Firm specializes in municipal law, environmental law, administrative law, real estate law and civil litigation. We have over 50 attorneys who provide a full range of legal services geared towards helping clients achieve their goals. In order to assist with the required work, the Firm's support staff includes 14 paralegals, 19 legal secretaries, and 11 administrative/finance/general office personnel.

Nason Yeager is recognized by Martindale-Hubbell with an AV rating, the highest quality rating conferred by this nationally recognized agency and has also been recognized as one of the Top Law Firms in the United States.

The Firm provides strategic legal counsel and representation to a wide array of public and private sector clients throughout the State of Florida. Our attorneys have a proven track record of results-driven work and are highly regarded among the elite in their respective practice areas due to our diligence, work ethic, efficiency and dedication to

our clients. Results-oriented client service is how Nason Yeager continues to distinguish itself today.

Mrs. Martin is located in the St. Petersburg office. Mr. Fumero and Mr. Conteaguero operate out of the Boca Raton office.

The addresses for the Firm's offices are:

- 360 Central Avenue, Suite 800, St. Petersburg, Florida 33701
- 3001 PGA Boulevard, Suite 305, Palm Beach Gardens, Florida 33410
- 750 Park of Commerce Boulevard, Suite 210, Boca Raton, Florida 33487
- 200 S. Andrews Avenue, Suite 901, Fort Lauderdale, Florida 33301

Attorneys' Qualifications and Experience

Attorneys

Nason Yeager's attorneys, Mrs. Susan R. Martin, Mr. John Fumero, and Mr. Stephen L. Conteaguero have significant government experience as described generally below and included in their attached bios/resumes.

Susan R. Martin is board certified in State and Federal Government and Administrative Practice by the Florida Bar, and has practiced law for over 40 years, formerly as a Practice Expert Attorney with the South Florida Water Management District and earlier as a corporate attorney and Congressional Lobbyist with Florida Power and Light Company.

Mrs. Martin has handled a wide range of government issues including permitting and permit challenges, enforcement, litigation, mediation, lobbying, and appeals. She participated in the drafting and adoption of agency rules.

Mrs. Martin is on the Board of Directors for the Tampa Bay Association of Environmental Professionals and also the state board. She was the chair of the Environmental and Land Use Law Section (ELULS) of the Florida Bar, editor of the ELULS Florida Bar Journal Column, and founded the ELULS Resiliency Committee. She is a frequent speaker and author, having authored five articles in the Florida Bar Journal and six published ELULS Treatises. She is a Supreme Court Certified Mediator and a LEED accredited professional. She is AV Preeminent rated by Martindale Hubbell, the highest rating an attorney can earn from their peers.

John J. Fumero has represented and provided strategic legal counsel to public and private sector entities throughout the State of Florida for over 35 years. His practice focuses on local government, environmental, water, real estate, development/land use

law, as well as related litigation in administrative, state, and federal courts. Fumero is Board Certified as a specialist in State and Federal Government and Administrative Practice by The Florida Bar, and is AV Preeminent rated by Martindale-Hubbell, the highest rating an attorney can earn from their peers. He is a Florida Supreme Court-certified mediator and holds certification in Environmental Negotiation and Policy from Harvard Law School. He formerly served for the United States Justice Department, Environmental and Natural Resources Division, and as the General Counsel of the South Florida Water Management District.

With a proven track record of results-driven work, Fumero guides clients through the myriad of federal, state, and local environmental and water regulation/permitting, agency enforcement, project development, water management, land use entitlements, public/private partnerships, real estate development, due diligence, agency rulemaking, environmental remediation, and hazardous waste. He represents clients on a full range of projects including residential, commercial, mining, industrial, transportation, governmental public works, and marina projects, throughout the State.

From Washington, D.C. to Tallahassee, Mr. Fumero has had substantial involvement in the development of federal and state legislation and regulations. Named as Florida Trend's Legal Elite, he is a frequent author and lecturer, and one of the authors of the Florida Environmental and Land Use Law Treatise published by The Florida Bar.

Stephen L. Conteaguero practice encompasses government law, real estate, property rights, zoning/land use, environmental permitting, procurement, code enforcement, permitting, and licensing which includes sunshine, ethics, and public records laws. Currently, he serves as assistant City Attorney for the City of Okeechobee, assistant Port of Palm Beach attorney, and assistant Central County Water Control District Attorney. In support of the Firm's governmental clients, Steve regularly prepares draft legislation for staff review; reviews contract services documents and bid packages; prepares real property conveyance documents; interprets charter, building, and zoning code provisions pursuant to legal challenges; and regularly prepares legal opinions in response to staff inquiries. Steve recently drafted a municipal charter revision based on the extensive input of an appointed charter review committee and prepared the financials analysis for a municipal fund balance reserve policy.

Throughout his law school career, Mr. Conteaguero worked for the City of Miami Attorney's office, and the United States Attorney Office where he gained experience in administrative law, asset forfeiture, white collar criminal defense, civil litigation, complex business litigation, and transactional law.

Mr. Conteaguero was born and raised in Miami, Florida. He enlisted in the United States Marine Corps upon high school graduation and served as an infantryman in Operation Desert Storm. He attended The Citadel, where he obtained his Bachelor of Arts in Political Science, Magna Cum Laude. Upon graduation from The Citadel, Steve was

commissioned as a Second Lieutenant and served as an aviation logistics officer. He completed his active service and attended New York University, where he obtained a Master of Business Administration in economics and management. Mr. Conteaguero went on to attend St. Thomas University School of Law where he obtained a Juris Doctorate degree. While at St. Thomas, he served as Staff Editor of the St. Thomas University Journal of Complex Litigation.

No Litigation Concerning Performance

No Attorney proposed to serve the City has been involved in any current or pending litigation within the last five years arising out of their performance.

No Florida Bar Complaints

Mrs. Martin, Mr. Fumero, nor Mr. Conteaguero have been involved in any complaints to the Florida Bar.

Similar Local Government Engagements

As a team, the lawyers that would be serving the City, Mrs. Susan R. Martin, Mr. John Fumero, and Mr. Stephen L. Conteaguero (the "Team") have a depth and breadth of experience in local government matters such that if any one of them were to be unavailable for any reason, another team member will substitute without any disruption or reduction in service.

Our attorneys have an established track record when it comes to representing and advising local governments and other governmental entities, as both general and special counsel. Some of the legal counsel and service we provide to grateful clients include but are not limited to public contracts and procurement, human resources issues, open meeting, ethics and public records laws, zoning and land use regulations and disputes, ordinance and resolution drafting services, permit and licensing applications, code violations, community development projects, intergovernmental agreements, litigation in administrative, state or federal courts, interpretation of local, state and federal laws, ordinances and regulations, representation before state and federal agencies, and complex regulations or document preparation.

The Team is highly experienced in a variety of disciplines encompassing all aspects of local government, land-use, administrative, and real estate law, as well as litigation related to those practice areas. Most recently, the Team drafted an entire City Charter from 2020 to 2022, including the charter referendum ballot language, and saw the charter adopted by the voters. We have a proven track record of results-driven work.

City of Okeechobee, City Attorney

Nason Yeager currently represents the City of Okeechobee as City Attorney. In this role, Nason Yeager reviews and drafts ordinances, resolutions, agreements, and other documents for consideration by the City Council. We attend and represent the City at Code Enforcement hearings, Planning and Zoning meetings, and City Council meetings. Nason Yeager provides legal advice to the City Administrator and Council regarding matters concerning the police department, fire department, human resources, and other matters as they arise.

Port of Palm Beach, General Counsel

Nason Yeager serves as the primary legal advisor to the Port of Palm Beach Commission and Port staff. The Port Counsel renders opinions on legal issues affecting the Port, keeps the Port Commission and Port staff informed of federal, state and local government laws and judicial and attorney general's opinions that could affect the Port in any way, drafts contracts for the Port and reviews procurement solicitations. The Port Counsel attends Port Commission regular and special meetings, Executive Sessions, and, upon request, Commission Workshops convened from time to time. As necessary, the Port Counsel represents the Port in judicial and quasi-judicial proceedings.

Central County Water Control District, District Attorney

Nason Yeager currently represents Central County Water Control District (CCWCD) as its Attorney. In this capacity, Nason Yeager routinely updates CCWCD's policies, ordinances, and resolutions, assists CCWCD in the development, drafting, and implementation of its Water Control Plan, has aided CCWCD in a transition of the District Manager position, and is currently assisting CCWCD in responding to the impacts of Hurricane Irma by securing FEMA assistance.

City of Port St. Lucie, City Attorney

Nason Yeager formally represented the City of Port St. Lucie as City Attorney. In this role, Nason Yeager reviewed and drafted ordinances, resolutions, agreements, real estate, code enforcement and value adjustment and other documents for consideration by the City Council. We attended and represented the City at Code Enforcement hearings, Planning and Zoning meetings, and City Council meetings.

Special Magistrate, Village of Wellington

John Fumero serves as a Special Magistrate for the Village of Wellington where he hears code enforcement matters.

City of Ft. Lauderdale

Nason Yeager formally represented the City of Fort Lauderdale related to its water utility and water conservation program measures. Additionally, Nason Yeager represented the City as part of a coalition of multiple municipalities objecting to the Year-Round Water Conservation Rule proposed by the South Florida Water Management District. Nason Yeager successfully negotiated revised water

conservation measures and ordinances. Nason Yeager represented the city in the development of, and advocacy for, a regional water supply project involving multiple member municipalities.

List of References:

Laurie Cohen, Esq.
Village of Wellington
Village Attorney
Email: lcohen@wellingtonfl.gov
Phone: (561) 791-4124
Scope: Special Magistrate Services

Gary Ritter
City of Okeechobee
City Administrator
Email: gritter@cityofokeechobee.com
Phone: (863) 763-9812
Scope: City Attorney Services, Land Development Code Amendments.

Michael Stamm, Jr.
City of Pembroke Pines
Assistant City Manager/ Director
Email: mstamm@ppines.com
Phone: (954) 392-2100
Scope: (Pembroke Pines City Center) Land Development Code Amendments, Comprehensive Plans Amendments, Development Agreements, Rezoning, Platting and Subdivisions

Eric Power. AICP
City of Deerfield Beach
Planning Director
Email: epower@deerfield-beach.com
Phone: (954) 480-4206
Scope: Land Development Code Amendments, Comprehensive Plans Amendments, Rezoning, Development Agreements, Platting and Subdivisions

Corinne Lajoie, AICP
City of Dania Beach
Assistant Planning Director
Email: clajoie@daniabeachfl.gov
Phone: (954) 924-6800 Ext. 3704
Scope: (Dania Pointe) Land Development Code Amendments, Comprehensive Plan Amendments, Platting and Subdivisions, Rezoning, Development Agreements

Gregory Gay
City of Opa Locka
Planning Director
Email: ggay@opalocka.gov
Phone: (305) 953-2868
Scope: (City Attorney Services) Land Development Code Amendment, Comprehensive Plans Amendment, Rezoning, Development Agreement

Cameron D. Benson
City of Miami Gardens
City Manager
Email: cbenson@miamigardens-fl.gov
Phone: (305) 622-8000
Scope: (Topgolf Miami Gardens) Land Development Code Amendment, Comprehensive Plan Amendment, Rezoning

Nakeischea Smith
City of Miami Gardens
Planning Director
Email: nsmith@miamihardens-fl.gov
Phone: (305) 622-8000
Scope: (Topgolf Miami Gardens) Land Development Code Amendment, Comprehensive Plan Amendment, Rezoning

Specific Experience Listed in Scope of Services

We have described the Team's individual experience with each item listed in the City's Scope of Services.

Municipal Governance & Ethics Laws

Mrs. Martin and Mr. Fumero provided the required annual ethics training for government officials sponsored the Treasure Coast League of Cities. The Team has significant experience in providing legal counsel to a local government. They have a command of government and municipal practice involving Florida's Government in the Sunshine, Public Records, and Ethics laws. The Team has addressed issues relating to the specific authority and power of governmental bodies. They are all well versed and prepared to advise and represent City Commission and City officials on issues including conflicts of interest, gifts, open meeting requirements, compliance with public records requests, and other issues every government official, attorney, and employee must be aware of and diligently observe.

Drafting Ordinances, Codes and Charters

The Team has drafted countless ordinances, code provisions and policies and has experience with code enforcement proceedings. With that experience, comes good drafting skills to provide clarity and avoid pitfalls. The Team has prosecuted thousands of code enforcement matters on behalf of local governments and litigated code enforcement foreclosures and appeals. The Team is well versed in all statutory and alternative code enforcement mechanisms and capable of representing the city in whatever form of code enforcement it may choose, having prosecuted code enforcement cases before traditional code enforcement boards, special magistrates, and county court judges via the uniform citation method. The Team members have also foreclosed code enforcement liens, assisted in forfeiture proceedings, and participated in litigation related to asserting and protecting local government lien rights.

Comprehensive Planning, Land Use, Zoning, and Real Estate

The Team is well equipped to help develop, implement, and enforce land use regulations and review zoning and development approval applications. We can also assist with acquiring real property and incentivize community development. Mrs. Martin and the Team will work closely with City Manager, other officials and all City departments to assist the City in its management and direction of activities, policies, and regulations affecting the quality of life for the City's residents, businesses, and natural resources impacted by the demands of growth and developments. The Team has successfully represented local governments in a variety of planning and zoning appeals and has litigated decisions at multiple levels of state and administrative courts. We will coordinate closely with the staff to ensure that we understand and follow through on the City's desired direction and approach.

Litigation and Other Matters

Mrs. Martin and the Team are adept at handling administrative hearings before governmental administrative bodies. Mrs. Martin and Mr. Fumero have handled litigation for government clients both as plaintiff and as defendant and have worked with and guided insurance counsel on matters specific to their clients. Mr. Fumero successfully asserted the sovereign immunity of the Palm Beach County School Board against the unenforceable fees of the City of West Palm Beach. In many instances, insurance counsel, though experienced litigators, are not as knowledgeable regarding the interests and procedures of government clients. The attorneys on the Nason Yeager Team can guide insurance counsel to ensure that the City's interests are fully represented. As seasoned litigators, we can handle and provide advice on responses to subpoenas and court orders. We can also provide strategic advice on how to handle requests for information from third parties whether through litigation or public records requests.

Nason Yeager's highly regarded Dispute Resolution and Litigation practice gives our clients a distinct advantage whether negotiating the terms of a resolution or preparing a case for trial. As a core strength, Nason Yeager is well armed to litigate in any state, federal, or appellate proceeding related to a wide range of matters including complex business, real property, probate and domestic disputes. When needed, our litigators will aggressively pursue a case to favorably position our clients at trial or enable them to confidently negotiate and resolve the dispute without the need of further costly litigation.

With over 35 years of legal experience each, both Mrs. Martin, Mr. Fumero, and Mr. Conteaguero can address any non-routine legal matter the City may confront. Together, the Team has more than 80 years of experience practicing governmental law. We will coordinate closely with the City Manager and the City Council to ensure that we understand and follow through on the City's desired direction and approach.

Florida Sunshine and Public Records laws and practice before local government, legislative and quasi-judicial bodies

Mrs. Martin and Mr. Fumero for several years provided the required annual ethics training, which included Sunshine and Public Records law, for government officials sponsored the Treasure Coast League of Cities. The Team has significant experience in counseling local governments regarding compliance with Florida's Ethics, Public Records, and Government in the Sunshine laws and have provided training on those topics. For several decades, the Team has provided counsel to board members and staff in a wide variety of situations dealing with voting conflicts of interest, prohibited conflicts of interest, gifts, and open meeting requirements. They have been involved with litigation and other disputes concerning public records and matters that are statutorily exempt from production. The Team is well versed and prepared to guide the board and staff on compliance with these Florida laws that every government official, attorney, and employee must be aware of and diligently observe.

The Team has guided boards through the nuances of complying with statutory requirements for quasi-judicial proceedings related to land use and zoning, rate setting, pensions, and internal appeals, and defended the quasi-judicial decisions of boards at all levels of judicial and administrative litigation. With this experience, the board and staff will be confident that it has a legal team that can help it navigate quasi-judicial proceedings and defend any appeals of its quasi-judicial decisions, should litigation arise.

Labor and Employment

The Team has significant experience resolving a wide variety of labor and employment matters and have counseled their clients on the application of laws including workplace discrimination, wage and hour, and the Family Medical Leave Act. They have been involved in labor litigation and mediation and are knowledgeable regarding issues of

importance to employees and employers. Recently, Mr. Fumero drafted and implemented a drug-free workplace policy for a Florida governmental entity.

Public Services, ROWs and easements

For many years, Mrs. Martin and Mr. Fumero provided counsel regarding operation of the state's largest and most complex water management system. They have addressed issues related to flood control infrastructure, road maintenance, and protection against encroachment of government rights of ways and easements. They have resolved conflicts concerning reservations for canals, roads, and other public uses. Working closely with operations staff, the Team has developed an understanding of what is necessary to provide good quality public services and can provide creative solutions to solve problems.

Contracts and Procurement

The Team has drafted numerous contracts, including interlocal agreements, franchise agreements, and piggyback contracts on behalf of local governments. The Team is well versed in innovative procurement, project delivery mythologies and contracting. The Team has represented local government clients in creating public services, such as stormwater utilities, and enforcing rights-of-way and easement rights on behalf of local governments.

Public Finance

The Team has guided government clients through budget development and budget hearings to ensure that all statutorily required processes and deadlines are followed including Truth-in-millage (TRIM) matters. They have addressed issues relating to the specific authority and power of governmental bodies. The Team has worked with bond counsel on issuance of Certificates of Participation for large everglades restoration projects. Mr. Fumero has served as special counsel in public finance litigation related to a public government bond issuance in excess of $500 million. Mr. Fumero is also well versed in public private partnerships. Together, the Team is capable of financing municipal projects via a variety of mechanisms and representing the city should litigation ensue.

Cost/Fee Proposal

1. **Monthly Fee**

The Firm will be compensated $6,900 per month for legal work described in the Scope of Services provided.

2. **Legal work outside Scope of Services**

Mr. Fumero's and Mrs. Martin's standard hourly rate is $650 and hour. The Firm is pleased to offer you a discounted hourly rate for Special Counsel Legal Services that are outside of the Scope of Services.

(a) $340 per hour of attorney time for Mr. Fumero and Ms. Martin; and $290 an hour for Mr. Conteaguero; and

(b) $80 per hour of certified paralegal time.

3. **Costs and Expenses**

The Firm shall only charge for actual costs and expenses incurred and invoiced by this Firm on behalf of this engagement. Prior written authorization to proceed with Special Legal Counsel and Operation Review Services is required. The Firm may advance costs and seek reimbursement, with the underlying documentation, in our billings. There shall be no other administrative fees or costs charged to the City.

4. **Invoicing and Payment**

The Firm shall invoice the City on a monthly basis for services rendered and any expenses incurred in connection with the Firm's representation of the City. To ensure accountability and transparency, monthly invoicing shall provide detail on the individual who provided services, the amount of time incurred, and a summary of the services provided.

SUSAN ROEDER MARTIN, JD

smartin@nasonyeager.com
561-312-4280

CAREER SUMMARY

Board certified attorney with 40 years expertise in regulatory and administrative law with a private firm, government agency and Florida Power and Light Company.

PROFESSIONAL BACKGROUND

NASON YEAGER GERSON HARRIS AND FUMERO 2020-present

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) 1994-2020

FLORIDA POWER & LIGHT COMPANY (FPL) 1984-1993
Attorney and Congressional Lobbyist

EXPERTISE

* 26 years of experience providing legal services and advice to a governing board and agency staff
* Drafting legislation, rules and staff guidance documents
* Contract drafting and negotiation
* Real property document drafting and negotiation
* Public records and Section 119, Florida Statutes
* Administrative and civil litigation
* Appeals
* Enforcement and compliance
* Mediation, Florida Supreme Court Certified Mediator

RESILIENCY

* Founded the Florida Bar Resiliency Committee
* Chair of the Florida Bar Resiliency Committee, 2020-2021
* Lead Lawyer for Resiliency at SFWMD
* Program chair for several Resiliency Seminars and Webinars

BAR MEMBERSHIPS

* Florida Bar Member since 1983
* United States District Court, S.D. since 1998
* United States Court of Appeals for the 11th Circuit since 1985

CERTIFICATIONS, ACCREDIATIONS AND MEMBERSHIPS

* Florida Bar Board certified specialist
* AV rated by Martindale Hubbell
* Leadership in Energy and Environmental Design (LEED) Accredited Professional
  Chair, Environmental and Land Use Law Section (ELULS), 2021-22
* Editor of the Florida Bar Journal ELULS column, 2014 to present
* Executive Board Member, Statewide Florida Association of Environmental Professionals and Tampa Bay Association of Environmental Professionals

* Florida Trend Legal Elite
* Florida Trend Notable Women in Law

PUBLICATIONS
* 6 articles in the Florida Bar Journal
* 6 learned treatises in the Environmental and Land Use Law Section Treatise

Speaking Engagements
* Numerous speaking engagements for the Florida Bar
* Numerous speaking engagements for the Florida Chamber
* Speaking engagements with the Florida Association of Environmental Professionals

EDUCATION
Juris Doctorate, with honors, University of Florida 1983
Bachelor in Business, Florida Atlantic University 1980, class rank number 2



John J. Fumero

Attorney at Law | Board Certified State & Federal Government & Administrative Practice Lawyer

Email: jfumero@nasonyeager.com

Phone: 561-314-3999 | **Fax:** 561-221-6624

Nason Yeager
GERSON HARRIS & FUMERO, P.A.
ATTORNEYS AT LAW | Est. 1960

750 Park of Commerce Blvd., Suite 210 | Boca Raton | FL | 33487
www.nasonyeager.com

John J. Fumero is a shareholder at Nason Yeager Gerson Harris & Fumero P.A. For over 35 years, he provided strategic legal counsel to public and private sector clients throughout the State of Florida. His practice focuses on environmental, land use/development, real estate, and government law, as well as litigation in administrative, state and federal courts. Fumero is Board Certified as a specialist in State & Federal Government & Administrative Practice by the Florida Bar, and is AV Preeminent rated by Martindale-Hubbell, the highest rating an attorney can earn from their peers. He formerly served for the United States Justice Department, Environmental & Natural Resources Division, and as General Counsel of South Florida Water Management District.

With a proven track record of results-driven work, Fumero guides clients through the myriad of federal, state and local environmental and land-use permitting and entitlements, agency enforcement, water management, public/private partnerships, real estate development, due diligence, agency rulemaking, and environmental remediation. He represents clients on a full range of projects including residential, commercial, mining, industrial, transportation, governmental public works, and marina projects, throughout Florida.

From Tallahassee to Washington, D.C., Fumero has had substantial involvement in the development of state and federal environmental and land use legislation and regulations. Named as Florida Trend's Legal Elite, he is a frequent author and lecturer on environmental law topics, and an author in Florida's Environmental & Land Use Law Treatise published by the Florida Bar.

STEVE CONTEAGÜERO, ESQ. (*Admitted in Alabama and Florida)*
336 Mid Pines Road, Palm Springs, FL 33461 · 786.303.1551 · conteaguero@hotmail.com

EDUCATION

ST. THOMAS UNIVERSITY SCHOOL OF LAW, Miami Gardens, FL — May 2018
Juris Doctor Top 25% of Class
Honors: Cum Laude (cum. GPA 3.22); CALI Book Award: Legal Research and Writing; Dean's List.
Activities: Staff Editor, Journal of Complex Litigation, 2015-2017; Member, Moot Court Board 2015-2017; Public Interest Law Society; Peter T. Fay Inn of Court; Veterans of Foreign Wars.

NEW YORK UNIVERSITY, New York, NY — May 2003
Master of Business Administration, Economics
Honors: Full Fellowship, Consortium for Graduate Study in Management
Activities: Member, Association of Hispanic and Black Business Students.

THE CITADEL, Military College of South Carolina, Charleston, SC — May 1998
Bachelor of Arts, *magna cum laude*, Honors Program, Political Science (Pre-Law/Criminal Justice)
Honors: Dean's List; Phi Kappa Phi; Who's Who Among Students at American Universities.
Activities: Member, Inn of Court; Treasurer, Semper Fidelis Society (Naval R.O.T.C.); Model NATO Challenge, Washington, D.C., 1996; Pistol Team; and Boxing Club.

EXPERIENCE

CORWIN LAW, Boca Raton, FL — April 2021 – Present
Attorney
Perform jurisdictional legal research for Director. Draft pleadings, discovery, and substantive law motions in federal and state plaintiff consumer class actions and individual commercial litigation. Prepare and file consumer arbitration demands. Perform client intake and file creation.

BRESSLER, AMERY, & ROSS, P.C., Fort Lauderdale, FL — May 2020
Attorney
Prepare pleadings, discovery, dispositive motions, settlement evaluations, and case status reviews in support of first-party insurance defense casework. Negotiate settlement. Appear at hearings, attend site inspections, defend and take depositions.

VERNIS & BOWLING OF BROWARD, P.A., Hollywood, FL — July 2019 – April 2020
Attorney
Attorney: Prepared pleadings, dispositive motions, and case status updates in support of first-party insurance defense and third-party property liability defense. Attended site inspections, hearings, and depositions. Pending Florida Bar admission, provided litigation support for managing partner and trial attorney at busy insurance defense firm. Prepared discovery summaries, motions, and defense analyses.

FTI CONSULTING, Miami, FL — April 2019 – July 2019
Contract Attorney, E-discovery
Provided litigation support by performing primary and secondary (Q.C.) review and coding of documents in a multi-plaintiff financial industry case for relevance, confidentiality, sensitivity, and privilege.

EXPERIENCE, *Continued*

THE BAEZ LAW FIRM, Miami, FL — December 2018 – April 2019
Law Clerk
Provided trial support in connection with two complex criminal matters: a securities fraud case in the Eastern District of New York, and a high-profile sex crimes case in New York state court. Prepared presentations on jury instructions, financial regulation, oil pricing, and witness testimony. Prepared witness cross-examination and exhibit binders for trial. Communicated with clients and vendors.

MARKOWICZ INTERNATIONAL LAW, Aventura, FL — March 2017 – December 2018
Law Clerk
Prepared legal and regulatory documentation associated with corporate maintenance, business contracting, business sales & purchases, and capital distributions by international companies. Remote, project-based work.

MARCUS W. CORWIN, P.A., Boca Raton, FL — January 2017 – December 2018
Law Clerk
Prepared complaints, answers, and motions in Federal contract and civil cases for filing in the U.S. District Court for the Middle District of Florida, Florida Fifteenth Judicial Circuit, Maryland Circuit Court for Baltimore City, and Federal District of Arizona. Remote, project-based work.

UNITED STATES ATTORNEY'S OFFICE, Miami, FL — September 2015 – December 2015
Law Clerk
Under the supervision of an Assistant United States Attorney in the Asset Forfeiture Division, prepared memoranda of law and analyses of legal issues that are either novel or unresolved in the United States Federal Eleventh Circuit, particularly at the intersection of Federal asset forfeiture statutes and federal maritime law, state wills and trusts law, fugitive disentitlement, and the Federal Rules of Evidence.

OFFICE OF THE CITY ATTORNEY, Miami, FL — June 2015 – August 2015
Legal Internship
Under the supervision of the Chief for the Land Use and Transactional Division, prepared memoranda of opinion to the City of Miami Commission and client departments, reviewed draft legislation and contracts, and prepared draft amendments to the city code and zoning code.

IMPERATIS, Helmand, Afghanistan — March 2012 – September 2013
Movement Control Liaison
Executed personnel movement responsibilities on a wide-area basis and at key transit nodes in Afghanistan. Coordinated with U.S. military and British military points of contact to ensure timely movement of program personnel. Developed and implemented Movement Control Standard Operating Procedures (SOP) to facilitate personnel movement and accomplish operational and administrative objectives.

MIAMI TOWER, Miami, FL — January 2004 – February 2012
Property Manager
Administered and supervised all activities related to the physical, financial, and regulatory operation of a 600,000 square foot landmark Class A office building, including tenant improvements, lease administration, regulatory compliance, and local government interaction. Managed fiscal activities of the property, including on-site bookkeeping, operations analysis, and budget management.

UNITED STATES MARINE CORPS, Various — December 1989 – September 2001

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Anchorage Insurance Solutions 3801 PGA Blvd Suite 600-5941 Palm Beach Gardens FL 33410	CONTACT NAME:	JC Sola
		PHONE (A/C, No, Ext):	561-594-0194
		FAX (A/C, No):	561-422-4099
		E-MAIL ADDRESS:	jcsola@anchorageinsurances.com
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A :	MAIN STREET AMERICA PROTECTION
INSURED	Nason, Yeager, Gerson, Harris & Fumero, PA 3001 PGA Blvd # 305 Palm Beach Gardens FL 33410	INSURER B :	OLD DOMINION INSURANCE COMPANY
		INSURER C :	Technology Insurance Company
		INSURER D :	Federal Insurance Company
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☑ COMMERCIAL GENERAL LIABILITY	☑	☑	BP00099885	10/1/2025	10/1/2026	EACH OCCURRENCE	$ 1,000,000
	☐ CLAIMS-MADE ☑ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$ 5,000
	☑ POLICY ☐ PRO-JECT ☐ LOC						PERSONAL & ADV INJURY	$ Excluded
	☐ OTHER:						GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							EBL	$ 1,000,000
A	AUTOMOBILE LIABILITY	☐	☐	BP00099885	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☑ HIRED AUTOS ONLY ☑ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
D	☑ UMBRELLA LIAB ☑ OCCUR	☐	☐	CU00014213	10/1/2025	10/1/2026	EACH OCCURRENCE	$ 4,000,000
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$ 4,000,000
	☐ DED ☐ RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A	☐	TWC4677373	10/1/2025	10/1/2026	☑ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Crime	☐	☐	8264-5004	10/1/2025	10/1/2026	$500,000 (see schedule)	
B	Fiduciary Liability	☐	☐	8264-5004	10/1/2025	10/1/2026	$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Insured Locations: 3001 PGA Blvd STE 305, Palm Beach Gardens FL 33410, 750 Park of Commerce Blvd STE 210 Boca Raton FL 33487, 200 South Andrews Ave STE 901 Fort Lauderdale FL 33301

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER **Gemini Risk Partners, LLC** **720 N.Old Woodward Avenue** **Suite 202** **Birmingham, MI 48009**	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED **Nason, Yeager, Gerson, Harris & Fumero, P.A.** **3001 PGA Boulevard Suite 305** **Palm Beach Gardens, FL 33410**	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Allied World Surplus Lines Insurance Company **INSURER B :** QBE Specialty Insurance Company **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	☐ **COMMERCIAL GENERAL LIABILITY**						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	☐ _____						MED EXP (Any one person)	$
	☐ _____						PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	☐							$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	**Lawyers Professional Liability**	**N**	**N**	**0313-8421**	**6/1/2025**	**6/1/2026**	**$5,000,000 Each Claim**	**$5,000,000 Aggregate**
B	**Excess Professional Liability**	**N**	**N**	**130004885**	**6/1/2025**	**6/1/2026**		**$2,000,000 xs $5,000,000**

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Proof of Insurance
-

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Submission in response to

The City of Treasure Island
Request for Proposals for City Attorney Services
RFP 26-002

October 20, 2025

Shepard, Smith, Hand & Brackins P.A.

2300 Maitland Center Parkway, Suite 100
Maitland, Florida 32751
Office: 407-622-1772
Fax: 407-326-3349

Ryan G. Knight - City Attorney
rknight@shepardfirm.com

Abigayl Osborne-Liborio - City Attorney
aosborne-liborio@shepardfirm.com

Clifford B. Shepard - Advisor
cshepard@shepardfirm.com



SHEPARD
SMITH
HAND &
BRACKINS

RFP 26-002
City of Treasure Island, Florida

Shepard, Smith, Hand & Brackins, P.A.

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C. LETTER OF UNDERSTANDING

City of Treasure Island
Attn: Charles Van Zant, City Manager
10451 Gulf Blvd.
Treasure Island, FL 33706

Re: City Attorney Services RFP 26-002

Dear Mr. Van Zant:

We are pleased to submit this letter of understanding on behalf of Shepard, Smith, Hand & Brackins, P.A. in response to the Request for Proposal for Legal Services as City Attorney for the City of Treasure Island, Florida (the "City").

Founder and shareholder, Attorney Clifford B. Shepard, will serve as the lead advisor for Ryan G. Knight and Abigayl Osborne-Liborio as the City Attorneys. Mr. Shepard is Board Certified by the Florida Bar in City, County, and Local Government Law with over 30 years of experience. The City will also have access to the broader Firm resources, including the three other shareholders who are Board Certified. Attorney Knight and Attorney Osborne-Liborio will utilize the collective expertise of the entire firm in performing legal services on behalf of the City.

We currently serve as city or town attorneys to thirteen Central Florida municipalities: the Cities of Apopka, Maitland, Dunnellon, Dade City, Edgewood, Flagler Beach, Mascotte, Mount Dora, and Webster, the Towns of Eatonville, Melbourne Beach, and Ponce Inlet, and the Village of Highland Park. Often, we are engaged in litigation specific matters for local governments and/or special districts or agencies that we do not otherwise generally represent, and three of our attorneys serve as special magistrates and/or local hearing officers. Additional clients include one housing authority, a hospital board, and private litigation clients. We serve as special counsel to several other cities, towns, counties, municipal boards, and community redevelopment agencies. In addition, our Firm serves as general counsel to the Florida Redevelopment Association and has served as special counsel to the League of Cities.

Our practice in local government law is broad and varied. Representative matters we assist our clients with include: ordinance drafting, resolution drafting, agreement and legal instrument drafting, representing municipalities in bond issues, community redevelopment matters, police matters, collective bargaining negotiation, Sunshine Law and public records education and compliance, personnel matters, utilities matters, public works, construction, charter review, code enforcement, land use, litigation (prosecution and defense) and appeal, intergovernmental disputes and negotiations, annexations, and election-related matters.

We understand how critical it is for a law firm to provide prompt and effective legal advice to municipal policymakers. We pride ourselves on our ability to communicate in a way that instills confidence in our clients. We have established long relationships with many of the local governments we serve. As a case in point, the very first local government client represented by shareholders Mr. Shepard and Mr. Smith was the City of Maitland. That representation began over twenty years ago, and Maitland is still our client today.

We focus on the field of local government because we truly have a passion for the communities we represent and all the people who dedicate their time, attention, and energy to making their communities better. There are many long days and late nights in this practice. At the end of each day, though, it is the people who are there with us and the things we accomplish together as a team that make this field of practice so rewarding. We all consider ourselves lucky to do something we love.

All firm representatives regularly travel throughout the State of Florida to serve our clients, including the gulf coast for the CRAs of Fort Myers and Tampa, and the City of Dade City. We are based in our Maitland Office located at 2300 Maitland Center Parkway, Suite 100, Maitland, Florida 32751. Principal representatives may use secondary representatives as appropriate for coverage as outlined below:

Principal Representatives

Clifford B. Shepard Shareholder 407-622-1772 x101	Ryan G. Knight Senior Associate 407-622-1772 x111	Abigayl Osborne-Liborio Associate 407-622-1772 x126

Secondary Representatives

Drew Smith, III Shareholder 407-622-1772 x102	Andrew J. Hand Shareholder 407-622-1772 x104	Patrick Brackins Shareholder 407-622-1772 x106	Holli R. New Associate 407-622-1772 x107

We appreciate this opportunity to introduce ourselves to you and your team. It is important for the City to select a firm that will fit the City's needs and culture. We are selective in the requests we respond to and only do so when we believe we will be a great fit. Accordingly, we have submitted this material because we believe we can have a long and mutually fulfilling relationship with the City of Treasure Island. Our primary goal here is to present a clear and honest picture of our Firm, our lawyers, and our background. Thank you for your time and consideration.

I, Patrick Brackins, signing this letter, am authorized to make representations for the proposers. The proposal contained herein is a firm and irrevocable offer for the engagement period. Please refer to **Appendix A** for proof of firm ownership and authority.

Very truly yours,

Patrick Brackins, Shareholder
Shepard, Smith, Hand & Brackins, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, Florida 32751
Phone: 407-622-1772 Fax: 407-326-3349
pbrackins@shepardfirm.com

Conflict of Interest Disclosure Statement:

No existing, potential, or probable conflicts of interest exist or should arise as a result of the Firm's representation of the City of Treasure Island. The Firm does not currently represent any private clients in the City and no potential conflicts of interest or other ethical considerations are expected regarding any existing client relationships.

If representing the City, the Firm would not take on any new clients where a conflict of interest is likely to arise. In the unlikely event that a conflict of interest arises, the Firm would immediately notify both clients in writing of the conflict and explain that the Firm could not represent either party in the matter. The Firm would assist the City in finding special counsel to provide representation on the matter in which a conflict existed.

D. FIRM'S QUALIFICATIONS AND EXPERIENCE

Shepard, Smith, Hand & Brackins, P.A. is a full-service commercial law firm with a specialty in local government law. The Firm currently represents the Cities of Maitland, Apopka, Dunnellon, Edgewood, Flagler Beach, Mount Dora, Mascotte, Dade City, the Towns of Ponce Inlet, Eatonville, Melbourne Beach, and the Village of Highland Park as general counsel in all matters in which legal services are required. The Firm also serves as counsel to the CRAs of Tampa, Fort Myers, Lake Wales and represents special districts and other agencies on specific matters, such as land use and public records litigation. The Firm currently serves as counsel to the Winter Park Housing Authority, and Messrs. Shepard, Smith, Hand, and Brackins serve as local hearing officers. Counties, municipalities, and agencies routinely hire our Firm as special counsel for limited-duration assignments, including litigation. The Firm also has a long history of representing community associations and private clients in commercial litigation, real property, and transactional services.

Having served many years with numerous local governments, special districts, and agencies, we have handled a wide range of matters. As set forth herein, our Firm has demonstrated an ability to effectively represent publicly elected boards, including recalls or filling vacancies and to provide training regarding Sunshine and Public Records compliance; timely respond to legal inquiries from government officials and legislative committees such as the land planning agency; prepare documents and provide legal advice concerning right of way acquisition or sale, easements, eminent domain, annexation, and de-annexation; properly advise boards and officials, and prepare appropriate responses to Bert J. Harris Act and takings claims; provide efficient advice and document preparation as to all aspects of land use and planning, including comprehensive plan amendments and representing local governments before the Department of Economic Opportunity, environmental regulation, including coordination with water management districts and applicable federal agencies; handle multi-million-dollar contracts for public facilities, including litigation surrounding such facilities; address complex utility matters; provide specialized expertise regarding redevelopment matters; and handle all aspects of law pertaining to local governments competently, efficiently, and in a timely manner. Serving such a breadth of communities allows us to offer all our clients the information and lessons we learn in our broad scope of representation.

While we have practiced in this field for many years and have seen many things, it would be foolish to say we have seen it all. The field is always evolving. That statement is perhaps truer today than at any time in the last twenty years as the State legislature continues to redefine the meaning of "Home Rule." Accordingly, to excel in this practice area, we must be committed to continuing growth and education. We are committed to continual research, and we never stop learning.

Cliff Shepard began representing the City of Maitland as special litigation counsel in the late 1990s after primarily focusing his practice on general litigation for approximately fifteen years. When the City Attorney retired shortly after the year 2000, Cliff was retained as the City Attorney and continues to serve in that capacity today. In 2002, Cliff hired Drew Smith and together they began to grow their local government practice area, laying the foundation for the Firm.

Today, the Firm is owned and managed by Cliff, Drew, Andrew, and Patrick. All four shareholders are Board Certified by the Florida Bar in City, County, and Local Government Law. That is not an accident or coincidence. Every attorney who joins the Firm to practice local government law is advised that Board Certification is a prerequisite to becoming a shareholder. To put that in context, approximately 7% of all eligible lawyers in the Florida Bar are Board Certified in their field. Board Certification is only achieved and maintained through heightened requirements of continuing education, exhaustive vetting of one's background and qualifications, peer review by other Board-Certified lawyers in the field, and examination. We require this because our goal today is the same as it was when we first began practicing in this area: to provide the best legal representation and legal guidance to our clients that we can.

For ease of reference, the following outline details each name change of the Firm from Shepard Law Offices, P.A. forward:

- March 2008, Shepard, Smith & Cassidy, P.A.
- April 2017, Shepard & Smith, P.A.
- October 2017, Shepard, Smith, Kohlmyer & Hand, P.A.
- October 2024, Shepard, Smith, Hand & Brackins, P.A.

Having served many years for many local governments, special districts, and agencies, we have handled a wide range of matters, including land use, code enforcement, contract negotiation, union bargaining, employment actions, litigation, mediation, arbitration, public records and Sunshine Law, and essentially any other matter that our government clients have needed.

The Firm employs the following seven attorneys and four support staff, all based in our Central Florida office located in Maitland:

NAME	TITLE	FL BAR NO.
Clifford B. Shepard	Shareholder	508799
D. Andrew "Drew" Smith, III	Shareholder	583650
Andrew J. Hand	Shareholder	35859
Patrick Brackins	Shareholder	0027520
Ryan G. Knight	Senior Associate	91503
Holli R. New	Associate	1047287
Abigayl Osborne-Liborio	Associate	1063226
Edna Rosen	Office Manager/ Accountant	
Brittany LaPoten	Operations Manager	
Danita Goode	Legal Assistant	
Kevin Toolan	Legal Assistant	

The Firm and our attorneys have received the following ratings and recognition in the legal community for professional achievement:

Shepard, Smith, Hand & Brackins, P.A.

- Ranked by *Best Lawyers* as "Best Law Firms in the United States"
- Rated by *Martindale-Hubbell* as "AV Preeminent," the highest level of professional excellence

Clifford B. Shepard

- Recognized among *Best Lawyers* in Maitland, FL, in the Practice areas of Administrative and Regulatory Law since 2018
- Received an *Avvo Rating* of 10.0 as "Top Attorney State & Local Law."
- Routinely recognized in the *Florida Trend Magazine* as one of Florida's "Legal Elite" in the areas of Governmental and Administrative Law, and Commercial Litigation
- Recognized as a "Legal Elite NOTABLE Managing Partner in the special section of the 3rd annual edition of *2025 Florida Trend Legal Elite NOTABLE – Managing Partners*
- Selected to *Super Lawyers*® from 2006-2007 and 2009-2025

D. Andrew Smith, III

- In 2012, Drew attained the "AV rating" from *Martindale-Hubbell*, and is listed in the *Bar Register of Preeminent Lawyers*®
- Recognized as one of "Orlando's Attorneys of the Year" in the 2024 edition of the *Orlando Style Magazine*

Andrew J. Hand

- Recognized as one of "Orlando's Attorneys of the Year" in the 2023 edition of the *Orlando Style Magazine*
- Recognized as a "Florida Super Lawyers Rising Star" in the 2020 edition of *Law & Politics Magazine*
- Issued the LEED® AP (Leadership in Energy and Environmental Design Accredited Professional) designation in 2008
- Received Planning Award for Town of Marineland Unified Land Development Code – Awarded by American Planning Association, Florida Chapter

Patrick Brackins

- Recognized in *The Best Lawyers in America*® in 2025 and *Best Lawyers: Ones to Watch*® in America from 2021-2024 in the Practice area of Commercial Litigation

E. PROPOSED ATTORNEY'S QUALIFICATIONS & EXPERIENCE

Shareholder and founder Attorney Clifford B. Shepard is Board Certified by the Florida Bar in City, County, and Local Government Law with over 30 years of experience. Clifford will advise attorneys Ryan G. Knight and Abigayl Osborne-Liborio as the City Attorneys. The City will also have access to the collective expertise of the entire Firm in performing legal services.

Ryan G. Knight

Ryan currently serves as Town Attorney for the Town of Melbourne Beach, Special Magistrate for the City of Edgewater, attorney for the Fort Myers Community Redevelopment Agency Advisory Council, and has served the City of New Smyrna Beach in special litigation matters. He joined Shepard, Smith, Hand & Brackins P.A. in June 2023 and assists in representing the Firm's municipal clients across all areas and its private clients in commercial and complex litigation.

Ryan was born and raised in New Smyrna Beach, Florida. He received his bachelor's degree from the University of North Florida in 2007 and his law degree from Florida Coastal School of Law in 2011. After graduating law school, he gained trial experience as an Assistant Public Defender for the 7th Judicial Circuit. Subsequently, he represented insureds in insurance defense matters including general liability and complex construction defect litigation.

Ryan is admitted in the United States District Courts for the Southern District of Florida. He is a member in good standing of the Florida Bar and the Florida Municipal Attorneys Association.

Abigayl Osborne-Liborio

Abigayl Osborne-Liborio graduated from Barry University, Dwayne O. Andreas School of Law, in 2024. While in law school, Abigayl participated in the Collaborative Family Law Clinic and obtained a certificate in Collaborative Family Law.

Abigayl received a Bachelor of Science in Criminal Justice from Florida International University in 2017. After graduating, Abigayl gained significant knowledge and experience working in the legal field, focusing primarily on litigation matters including, but not limited to, landlord-tenant disputes, Risk Protection Orders petitioned on behalf of the Cities, foreclosure proceedings, and private business matters.

Abigayl was born and raised in South Florida. She has a deep passion for philanthropy and has worked with organizations such as Children's Miracle Network, Best Buddies, and Autism Speaks.

Abigayl is admitted in the United States District Courts for the Middle District of Florida and Southern District of Florida. She is a member in good standing of the Florida Bar and Orange County Bar Association.

Please refer to **Appendix B** for full Attorney Resumes.

Florida Bar Actions: No ethics or disciplinary complaints have been filed against the Firm or any attorney in the law firm by the Florida Bar or any relevant state regulatory agency.

References: All references are for municipal clients for which the Firm currently serves as City or Town Attorney in a full-service capacity, as budgeted during the annual budgeting process. Our Firm strives to exceed client expectations regarding timeliness and performs work to meet or surpass all client deadlines.

Elizabeth Mascaro
Former Town Manager, Town of Melbourne Beach
(443) 928-5317

Cindy Wilson
Regional Manager, NDC Asset Management, LLC
Winter Park Housing Authority
1001 3rd Avenue West, Suite 200, Bradenton, FL 34205
(941) 907-4109
cwilson@ndcassetmanagement.com

Marieke vanErven
Acting City Manager, City of Dade City
38020 Meridian Ave., Dade City, FL 33525
(352) 523-5050 ext. 400
mvanerven@dadecityfl.com

Michele Hylton-Terry, MPA, FRA-RA
Executive Director, Fort Myers Community Redevelopment Agency
1400 Jackson St., Fort Myers, FL 33901
(239) 321-7100
mhylton@fortmyers.gov

Demetris Pressley, CSM
Chief Administrative Officer, Town of Eatonville
307 East Kennedy Blvd., Eatonville, FL 32751
(407) 623-8912
dpressley@townofeatonville.org

Vince Sandersfeld
City Manager, City of Mount Dora
501 N. Baker St., Mount Dora, FL 32757
(352) 735-7126
sandersfeldv@ci.mount-dora.fl.us

Please refer to **Appendix C** for a list of municipal clients.

F. COST/FEE PROPOSAL

Our Firm will provide detailed monthly statements reflecting the attorney who performed each task, the time expended, and a detailed description of each task performed. Monthly invoices are provided via email to the City's requested contacts in PDF format. We will not block bill nor include vague descriptions of the work performed except where such entries pertain to active litigation to protect attorney-client privileged information and attorney work product from disclosure through a public records request. We strive to produce invoices in the same manner that we expect when submitting time entries to a court to demonstrate the reasonableness of the hours performed.

In consultation with the client, we frequently create independent matter numbers for various municipal projects, which are separately invoiced. For example, code enforcement and community development can have separate matter numbers. This process allows the City to easily track its legal service expenditure. Each litigation matter would also have its own matter number, allowing us to apprise the City of the cost of ongoing litigation quickly, and in the event of a court award of attorneys' fees and costs, to calculate and produce those records.

Our Firm is open to a monthly fixed flat fee retainer for non-litigation services. We understand the desire for such a fee proposal from a budgetary perspective. Accordingly, see our proposed fees below in your requested format:

1. Scope of Services: Includes all requested City Attorney services except as outlined separately below.

2. Monthly Retainer Fee: The Firm proposes a $20,000.00 per month flat fee for all general City Attorney Services not expressly separated in section below (pass-through, litigation, bond). Any work performed after 100 hours is subject to the below-stated hourly rates. In the event the Firm routinely performs more than 100 hours of general City Attorney Services per month on average, the City and the Firm agree to review and consider recalculating the flat rate by June 1, 2026.

   Oversight of Outside Legal Counsel will be included in the flat rate unless our Firm is actively involved in the litigation. Attending hearings with outside counsel is included in the flat rate, but participating in them will be billed at the hourly rate.

3. Hourly Rate for Litigation Services: $250.00 per hour for all attorneys in the Firm. Litigation does not include handling risk protection orders, including court time for the same. Nor does litigation include prosecuting code enforcement violations at the municipal level. However, any appeals to the circuit court of final code enforcement decisions of the City will constitute litigation and be billed at the hourly rate. All pre-litigation services, including but not limited to responding to demand letters and subpoenas, will be billed at the litigation hourly rate. Arbitrations, PERC proceedings, and pre-suit mediation constitute litigation.

4. Hourly Rate for Special Projects: For matters that are passed through or charged back to developers/applicants, the Firm proposes an hourly rate of $300.00 per hour for all shareholders and partners, $250.00 per hour for all associates, and $125.00 per hour for paralegals or law clerks.

5. Bond Counsel Fees: Hourly rate of $225.00 per hour for all shareholders, $200 per hour for associates, and $100.00 per hour for paralegals or law clerks rate, plus services as issuer's counsel is typically 0.005% of the issue.

6. Real Estate Transactions: Hourly rate of $225.00 per hour for all shareholders, $200 per hour for associates, and $100.00 per hour for paralegals or law clerks.

7. See item 3 above for litigation rates and inclusive services.

8. Personnel Hourly Rates: $100.00 per hour for paralegals or law clerks. There is no charge for general assistant or admin work by support staff.

9. Travel: The Firm agrees to the City's Travel Policy.

10. Incidentals: The Firm does not bill for routine office expenses such as photocopies, postage, or delivery charges. The Firm reserves the right to do so if, in its judgment, these expenses exceed the Firm's reasonable expectations.

11. Additional Information: The City is responsible for all costs associated with the investigation and prosecution of all litigation matters referred to the Firm, regardless of whether any recovery is made. Costs include, but are not limited to, court costs, filing fees, taxes, recording fees, overnight mail charges, deposition, or investigation costs. Invoices for such items will either be sent directly to the client for payment or will be billed to the client by the Firm. The client agrees to pay all such costs.

Appendix A

Proof of Ownership and Authority



Detail by Officer/Registered Agent Name

Florida Profit Corporation
SHEPARD, SMITH, HAND & BRACKINS, P.A.

Filing Information

Document Number	P08000030130
FEI/EIN Number	32-0242557
Date Filed	03/21/2008
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	10/07/2024
Event Effective Date	NONE

Principal Address

2300 MAITLAND CENTER PKWY., STE 100
MAITLAND, FL 32751

Changed: 01/26/2010

Mailing Address

2300 MAITLAND CENTER PKWY., STE 100
MAITLAND, FL 32751

Changed: 01/26/2010

Registered Agent Name & Address

SHEPARD, CLIFFORD B
2300 MAITLAND CENTER PKWY., STE 100
MAITLAND, FL 32751

Address Changed: 01/08/2010

Officer/Director Detail

Name & Address

Title D

SHEPARD, CLIFFORD B
2300 MAITLAND CENTER PKWY., STE 100
MAITLAND, FL 32751

Title D

SMITH, D. ANDREW III
2300 MAITLAND CENTER PKWY., STE 100
MAITLAND, FL 32751

Title D

HAND, ANDREW J
2300 MAITLAND CENTER PKWY
SUITE 100
MAITLAND, FL 32751

Title Director

Brackins, Patrick A
2300 MAITLAND CENTER PKWY., STE 100
MAITLAND, FL 32751

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	04/19/2024
2025	02/10/2025

Document Images

02/10/2025 -- ANNUAL REPORT	View image in PDF format
10/07/2024 -- Amendment and Name Change	View image in PDF format
04/19/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
02/10/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
02/18/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
10/02/2017 -- Amendment and Name Change	View image in PDF format
06/13/2017 -- Amendment	View image in PDF format
04/24/2017 -- Amendment and Name Change	View image in PDF format
01/31/2017 -- ANNUAL REPORT	View image in PDF format
03/24/2016 -- ANNUAL REPORT	View image in PDF format
01/22/2015 -- ANNUAL REPORT	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
04/04/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
01/10/2011 -- ANNUAL REPORT	View image in PDF format
01/26/2010 -- ADDRESS CHANGE	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format

04/30/2009 -- ANNUAL REPORT	View image in PDF format
03/21/2008 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Appendix B

Attorney Resumes

SHEPARD SMITH HAND & BRACKINS

Ryan G. Knight

EXPERIENCE

ASSOCIATE
Shepard, Smith, Hand & Brackins, P.A.
(June 2023 – Present)

Representation of all the firm's municipal clients, Condominium/HOA Associations, and clients in commercial and complex litigation.

- Town Attorney – Town of Melbourne Beach, Florida
- Special Magistrate – City of Edgewater

PARTNER
Boyd & Jenerette, P.A.
(August 2021 – January 2022)

SENIOR ASSOCIATE
Boyd & Jenerette, P.A.
(August 2018 – August 2021)

Perform all aspects of complex construction defect litigation as lead attorney representing contractors in both public and private construction arenas for projects including condominiums, multi-family and single-family housing, and commercial construction projects. Representation includes clients with exposure in excess of four million dollars and cases in excess of twenty million dollars as lead attorney.

ASSOCIATE
Law Offices of Jack D. Evans
(September 2013 – August 2018)

Litigated insurance defense cases as lead counsel including premises liability, automobile liability, and construction defect litigation.

ASSISTANT PUBLIC DEFENDER – FELONY DIVISION
Office of Public Defender, 7th Judicial Circuit
(2012 - 2013)

Trial experience includes ten jury selections, six jury trials and three bench trials as first-chair attorney and additional four jury trials as second-chair attorney. Responsible for all aspects of misdemeanor and felony trial. Managed caseload of over 150 cases before the Honorable David H. Foxman and Honorable Michael Hutchinson.

EDUCATION

FLORIDA COASTAL SCHOOL OF LAW

- Juris Doctor, *2011*

UNIVERSITY OF NORTH FLORIDA

- Bachelor of Business Administration in Finance, *2007*

BAR MEMBERSHIPS

- Florida
- United States District Court – Southern and Middle Districts of Florida

SHEPARD SMITH HAND & BRACKINS

Abigayl Osborne-Liborio

EXPERIENCE

ASSOCIATE
Shepard, Smith, Hand & Brackins, P.A.
(August 2024 – Present)

Assists in the representation of municipal clients and private clients. Regularly prepares and reviews ordinances, resolutions, policies, contracts, leases, and other legal documents. Prepare litigation materials, including pleadings, discovery requests and correspondence.

Perform legal research on municipal resolutions and ordinances. Analyze public policy, including proposed legislation and administrative rules, to determine the potential impact on clients. Support clients in navigating the local procurement process.

LEGAL SECRETARY
Goren, Cherof, Doody & Ezrol P.A.
(June 2019 - December 2021)

Managed a high volume of litigation files, ensuring accurate and timely organization and retrieval of documents. Coordinated scheduling for court appearances, depositions, and other legal events, ensuring timely preparation and execution. Drafted and edited various legal documents, including pleadings, motions, and correspondence.

FILE CLERK/OFFICE ADMINISTRATOR ASSISTANT
Goren, Cherof, Doody & Ezrol P.A.
(January 2018-May 2019)

Maintained both physical and electronic filing systems, including organizing, sorting, and retrieving documents. Assisted Office Administrator with project management, calendar management and inventory control.

EDUCATION

DWAYNE O. ANDREAS SCHOOL OF LAW AT BARRY UNIVERSITY, ORLANDO
- Juris Doctor, *2024*

FLORIDA INTERNATIONAL UNIVERSITY
- Bachelor of Science, Criminal Justice, 2017

BAR MEMBERSHIPS

- Florida
- Orange County Bar Association
- US District Court, Southern and Middle Districts of Florida

SHEPARD SMITH HAND & BRACKINS

Clifford B. Shepard

EXPERIENCE

SHAREHOLDER/FOUNDER
Shepard, Smith, Hand & Brackins, P.A.
(2008 - Present)

Counsels and represents private and public clients as general counsel and on specialized matters relating to local government law, charter review, real property, and civil litigation. Regularly prepares and reviews contracts, briefs, and other legal documents. Experience includes serving as:

- General Counsel for 2020 Orange County Charter Review Commission
- City Attorney for City of Maitland
- City Attorney for City of Apopka
- Town Attorney for the Town of Ponce Inlet
- Town Attorney for the Town of Eatonville
- Land Use Counsel for multiple public entities
- Litigation Counsel for multiple public and private entities
- General Counsel for Florida Redevelopment Association
- General Counsel for multiple Community Redevelopment Agencies
- Special Magistrate for the City of Kissimmee

EDUCATION

UNIVERSITY OF FLORIDA COLLEGE OF LAW

- Juris Doctor, *1985*

UNIVERSITY OF FLORIDA COLLEGE OF JOURNALISM

- B.S. Newswriting & Editing, *1981*

ACTIVITIES + HONORS

- Florida Bar Board Certified in City County & Local Government Law
- Best Lawyers in America© – since 2018
- Florida Super Lawyer – *Law & Politics Magazine*, since 2006
- Florida Legal Elite – *Florida Trend Magazine*

ACTIVITIES + HONORS (cont'd)

- Martindale-Hubbell *Bar Register of Preeminent Lawyers*®
- Executive of the Year (2019) – Volusia League of Cities
- Certified Circuit Court and Appellate Mediator
- AV Rated – Martindale-Hubbell
- *Florida Bar Journal*/*News* Editorial Board - Chairman ('93-'94)
- Member - Orange County Bar Association
- Florida Academy of Professional Mediators
- Chairman – Kids Beating Cancer (1998 – 2005)
- Member - Land Planning Agency, City of Oviedo (1988-1990)
- Member - Community Associations Institute
- Teaching Fellow - University of Florida Appellate Advocacy Program

SEMINARS GIVEN

- "Charter Amendment Processes" – Sponsored by Florida Municipal Attorneys' Association
- "Florida Sunshine Law: The Law in Plain English" – Available on DVD
- "Sunshine and Social Media: Pitfalls for the Unwary" – Sponsored by The Florida Bar
- "It's a Mad, Mad, Ad World: Advertising Challenges for City Clerks" – Sponsored by the Florida Association for City Clerks
- "Ethics for Municipal Officials" – Sponsored by Florida League of Cities
- "CRA Basics" - Sponsored by Florida Municipal Attorneys' Association
- "*Strand v. Escambia County*: What now?" – Sponsored by the Florida Redevelopment Association
- "Special Districts in Florida" – Sponsored by Lorman
- "Spoliation of Evidence: An Ounce of Prevention" - Sponsored by LHBZH
- "Writing that Makes a Difference" - Sponsored by the Florida Bar

BAR MEMBERSHIPS

- Florida
- Tennessee
- District of Columbia Court of Appeals
- United States Supreme Court
- United States Court of Appeals - Eleventh Circuit
- United States District Court – Southern, Middle, and Northern Districts of Florida
- United States Tax Court

SHEPARD SMITH HAND & BRACKINS

D. Andrew Smith, III

EXPERIENCE

SHAREHOLDER
Shepard, Smith, Hand & Brackins, P.A.
(2008 - Present)

Currently serves as City Attorney for the Cities of Flagler Beach and Edgewood, as Assistant City Attorney and Code Enforcement Prosecuting Attorney for the Cities of Maitland, Ponce Inlet, and Mount Dora, and as Code Enforcement Hearing Officer for the City of St. Cloud; has served as Special Counsel to the Cities of DeBary and Winter Springs; Special Litigation Counsel to the City of Eustis; and as Special Counsel and Charter Review Facilitator to the City of Winter Garden.

SHAREHOLDER
Langston, Hess, Bolton, Shepard & Augustine, P.A.
(2007 - 2008)

Served as Assistant City Attorney to the Cities of Maitland, Mount Dora, and Edgewood, Assistant Town Attorney to the Town of Ponce Inlet, and as Special Counsel to the City of Winter Garden.

ASSOCIATE
Langston, Hess, Bolton, Shepard & Augustine, P.A.
(2004 - 2007)

Served as Assistant City Attorney to the Cities of Maitland and Mount Dora, and Assistant Town Attorney to the Town of Ponce Inlet.

ASSOCIATE
Shepard Law Offices, P.A.
(2002 - 2004)

Served as Assistant City Attorney to the City of Maitland and Assistant Town Attorney to the Town of Windermere.

EDUCATION

WASHINGTON AND LEE UNIVERSITY SCHOOL OF LAW

- Juris Doctor, 2002

ACTIVITIES + HONORS

- Florida Bar Board Certified in City County & Local Government Law
- AV Rated – Martindale-Hubbell Legal Directory: 2012 - Present

ACTIVITIES + HONORS (cont'd)

- Florida Super Lawyers – Law & Politics Magazine: 2023, 2024
- Attorneys of the Year – Orlando Style Magazine: 2024
- Florida Super Lawyers Rising Star – Law & Politics Magazine: 2012 - 2016
- Member – Orange County Bar Association; City, County and Local Government Law Section of the Florida Bar; Environmental and Land Use Law Section of the Florida Bar; Florida Municipal Attorneys' Association
- That Others May Live Foundation, a private charity organized to provide scholarships, support, and aid to families of fallen and gravely injured United States Air Force Rescue Personnel
- Case Review Author – Washington and Lee University School of Law Environmental Law Journal: 2001 - 2002

SEMINARS GIVEN

- City of Flagler Beach Citizens Academy – "The Role of City Attorney," 2015, 2016, 2017, 2018, 2019, 2022, 2023, 2024, 2025
- Florida Association of Code Enforcement Officers – "Constitutional Issues," 2025
- Central Florida Code Enforcement Officers Association – "Constitutional Search and Seizure Protections and Best Practices," October 2019
- FLC University – "Building a Culture of Ethics," November 2011
- Lorman Education Services – "Special Districts in Florida," September 2006
- National Business Institute – "Comprehensive Planning," November 2005

BAR MEMBERSHIPS

- Florida
- US District Court Middle Districts of Florida

SHEPARD SMITH HAND & BRACKINS

Andrew J. Hand

EXPERIENCE

SHAREHOLDER
Shepard, Smith, Hand & Brackins, P.A.
(2008 - Present)

Representation regarding local government matters, land use, real property, CRAs, business, and litigation. Advised clients in all areas of law related to municipal government, drafted development documents, drafted municipal ordinances, provided extensive advice to local governments regarding Florida growth management law, provided advice to local governments regarding utilities, environmental issues, and provided advice regarding general municipal issues. Assisted clients in all aspects of business representation and complex commercial litigation. Assisted clients in commercial real estate closings and advised clients regarding "green" development issues.

- City Attorney – City of Mount Dora, Florida
- City Attorney – City of Dunnellon, Florida
- City Attorney – City of Mascotte, Florida
- City Attorney – City of Webster, Florida
- Village Attorney – Village of Highland Park
- Florida Redevelopment Association – Asst. General Counsel
- Hearing Officer – Orange County, Florida

ADJUNCT PROFESSOR OF FLORIDA LAND USE LAW
University of Florida, Frederic G. Levin College of Law
(2009)

Designed and taught an upper-level law course. Florida Land Use Law (LAW6930, Section 5457) is a "practitioner-oriented" course addressing land use law specific to the State of Florida. The course curriculum focuses on the necessity, history, and implementation of growth management controls in Florida and addresses county and municipal authority to regulate requirements mandated by Florida's Growth Management Act, comprehensive planning in Florida, zoning ordinances, creative land use controls, CRAs, CDDs, Florida takings law, and litigation relating to land use disputes.

EXPERIENCE (cont'd)

ASSOCIATE
Langston, Hess, Bolton, Shepard & Augustine, P.A.
(2007 - 2008)

Representation regarding local government matters, land use, real property, CRAs, business, and litigation.

EDUCATION

UNIVERSITY OF FLORIDA, FREDERIC G. LEVIN COLLEGE OF LAW

- L.L.M. Environmental and Land Use Law, May 2009
- Juris Doctor (cum laude), *December 2006*

UNIVERSITY OF FLORIDA, WARRINGTON COLLEGE OF BUSINESS

- Master of Science in Real Estate, May 2006
- B.S. Business Administration (cum laude), *May 2002*

ACTIVITIES + HONORS

- Orlando's Attorneys of the Year – Orlando Style Magazine: 2023
- Florida Super Lawyers Rising Star – Law & Politics Magazine: 2020
- Florida Bar Board Certified in City, County and Local Government Law
- LEED® AP (Leadership in Energy and Environmental Design Accredited Professional)
- Planning Award for Town of Marineland Unified Land Development Code – Awarded by American Planning Association, Florida Chapter

SEMINARS GIVEN

- Florida Redevelopment Association - "CRA: What you Need to Know" (October 2016)
- University of Florida, Levin College of Law, Marine and Coastal Law - "Dark Sky Legislation by Local Governments" (March 2010)
- Florida Brownfields Association - "Brownfields & Green Development" (November 2009) Moderator
- University of Florida, Levin College of Law Conservation Clinic - "A Normative Analysis of Transferable Development Rights in Florida and their Role in Takings Analysis" (April 2009)

BAR MEMBERSHIPS

- Florida
- US District Court Middle Districts of Florida

SHEPARD SMITH HAND & BRACKINS

Patrick Brackins

EXPERIENCE

SHAREHOLDER
Shepard, Smith, Hand & Brackins, P.A.
(2016 - Present)

Counsels and represents private and public clients as general counsel and as special counsel in all aspects of local government law and litigation through appeal. Regularly prepares and reviews ordinances, resolutions, policies, contracts, leases, briefs, and other legal documents. Experience includes serving as:

- City Attorney for Dade City and Mount Dora
- Special Counsel to the Orange County Code Enforcement Board (2021 – present)
- Special Counsel to the City of Clermont Code Enforcement Board (January 2023 – present)
- Counsel for the Winter Park Housing Authority (2018 – present)
- Local Hearing Officer for the City of Orlando (2017 – present)
- Assistant City Attorney for the cities of Apopka, Dunnellon, Edgewood, Flagler Beach, Maitland, and Mascotte; Assistant Town Attorney for the Towns of Ponce Inlet and Eatonville; and Assistant Village Attorney for the Village of Highland Park
- Assistant General Counsel to the 2020 Orange County Charter Review Commission
- Litigation, appellate and/or special counsel for multiple public and private entities, including the Cities of Jacksonville Beach, New Smyrna Beach, Satellite Beach, and the Citrus County Hospital Board

CAREER LAW CLERK, U.S. MAGISTRATE JUDGE
(2008 - 2016)

Drafted all orders and report and recommendations in even numbered civil cases; drafted substantive criminal orders; managed civil docket; and managed term law clerks.

STAFF ATTORNEY, FLORDA NINTH JUDICIAL CIRCUIT
(2006 - 2008)

Drafted proposed orders and opinions on appeals and first-tier writs; drafted proposed legislation.

EDUCATION

ST. THOMAS UNIVERSITY, MIAMI GARDENS

- Juris Doctor, *2006*

UNIVERSITY OF FLORIDA

- B.A., Political Science

ACTIVITIES + HONORS

- Florida Bar Board Certified in City, County and Local Government Law (2021)
- Federal Bar Association Orlando Chapter:
    - President (2021 - 2022)
    - President-Elect (2020 - 2021)
    - Secretary (2019 - 2020)
    - Director at large (2018 - 2019)
    - National Delegate (2022 – 2023)
- Middle District of Florida's Bench Bar Fund Committee (2018 – 2021)
- Former board member of Christian Service Center of Central Florida (2014 - 2018)
- Eagle Scout

BAR MEMBERSHIPS

- Florida
- Orange County Bar Association
- US District Court, Southern and Middle Districts of Florida

SHEPARD SMITH HAND & BRACKINS

Holli R. New

EXPERIENCE

ASSOCIATE
Shepard, Smith, Hand & Brackins, P.A.
(August 2023 – Present)

Assists in the representation of municipal clients. Drafts ordinances, resolutions, policies, contracts, and other legal documents. Renders oral and written legal opinions to government officials, staff, and board members. Serves as legal counsel for the Town of Eatonville Code Enforcement Board.

LAW CLERK, GOVERNMENT RELATIONS AND LOBBYING FIRM
Gazitua Letelier, P.A.
(February 2022 – December 2022)

Performed legal research on municipal resolutions and ordinances. Analyzed public policy, including proposed legislation and administrative rules, to determine the potential impact on clients. Supported clients in navigating the local procurement process.

LAW CLERK
Folds & Walker, LLC
(May 2021 – August 2021)

Drafted ordinances, resolutions, and city and departmental policies. Performed legal and factual research for impending litigation. Supported attorneys in preparing for quasi-judicial and judicial proceedings.

EDUCATION

FLORIDA INTERNATIONAL UNIVERSITY COLLEGE OF LAW

- Juris Doctor, *2022*

UNIVERSITY OF CENTRAL FLORIDA

- B.A., Legal Studies, 2017

Appendix C

Client List

CLIENT LIST

Client Name	Position	Duration
Apopka	City Attorney	2014-2022, 2023-present
Avon Park	CRA Attorney	2024-present
Clermont	Code Enforcement Officer	2022-present
Dade City	City Attorney	2023-present
Davenport	*City Attorney*	*2017-2020*
Dunnellon	City Attorney	2013-present
Eatonville	Town Attorney	2022-present
Edgewater	Special Magistrate	2025-present
Edgewood	City Attorney	2008-present
Flagler Beach	City Attorney	2008-present
Florida Redevelopment Association	General Counsel	2010-present
Fort Myers	CRA Attorney	2023-present
Highland Park	Village Attorney	2023-present
Howey-in-the-Hills	*Special Magistrate*	*2022*
Jacksonville Beach	CRA Attorney & General Counsel	2011-present
Kissimmee	Special Magistrate	2021-present
Lake Wales	CRA Attorney	2024-present
Maitland	City Attorney	1998-present
Mascotte	City Attorney	2008-present
Melbourne Beach	Town Attorney	2024-present
Mount Dora	City Attorney	2008-2016, 2023-present
New Smyrna Beach	*Special Counsel*	*2019-2024*
Ocala	*Special Counsel*	*2022-2023*
Orange County	Code Enforcement Officer & Hearing Officer	2020-present
Orlando	Hearing Officer	2018-present
Ormond Beach	*Special Counsel*	*2023-2024*
Palm Coast	*Special Counsel*	*2020*
Pensacola	CRA Attorney	2024-present
Ponce Inlet	Town Attorney	2008-present
Port Richey	*Special Counsel*	*2020-2022*
Saint Cloud	Special Magistrate	2015-present
Sebring	CRA Attorney	2022-present
Tampa	CRA Attorney	2024-present
Webster	City Attorney	2025-present
Winter Garden	*Special Counsel*	*2008,2015,2016,2019,2023-2024*
Winter Park Housing Authority	General Counsel	2018-present
Winter Springs	*Special Counsel*	*2021-2022*