



# **BAREFOOT BAY RECREATION DISTRICT**

**Board of Trustees Special Meeting**

**General Counsel Contract**

**December 17, 2021**

**9:00 AM- Building D&E**

**Welcome**

**Pledge of Allegiance to the Flag**

**Roll Call**

**General Counsel Award of Contract**

**Attorney's Report**

**Adjournment**

If an individual decides to appeal any decision made by the Recreation District with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (FS 286.0105). Such person must provide a method for recording the proceedings verbatim. Barefoot Bay Recreation District Regular Meeting

**Board of Trustees****Meeting Agenda Memo**

Date:

Friday, December 17, 2021

**Title:****Approval of New General Counsel Contract**

Section &amp; Item:

Department:

District Clerk

Fiscal Impact:

\$90,000 per year

Contact:

John W. Coffey, ICMA-CM

Attachments:

Draft contract, proposal

Reviewed by General Counsel: Yes

Approved by:

John W. Coffey, ICMA-CM, Community Manager

**Requested Action by BOT**

Approval of new General Counsel contract with Vose Law Firm, LLP.

**Background and Summary Information**

On October 8, 2021, General Counsel Repperger submitted his resignation letter to the BOT. Subsequently, the BOT authorized a recruitment process that resulted in seven applicants and interviews of the top three ranked firms. On December 1, 2021, the BOT authorized Chairman Maino and Community Manager Coffey, ICMA-CM to negotiate a contract with John Cary of Vose Law Firm, LLC.

The attached proposed contract is for five years, with a 60 day out clause for both parties. Cost is \$7,500.00 per month excluding risk management insurance defense and general bond counsel work.

Staff recommends the BOT approve the contract for General Counsel services with Vose Law Firm, LLC at an annual cost of \$90,000.

## **GENERAL COUNSEL AGREEMENT BAREFOOT BAY RECREATION DISTRICT**

**THIS AGREEMENT** is made and entered into this 17th day of December, 2021, by and between the BAREFOOT BAY RECREATION DISTRICT BOARD OF TRUSTEES, hereinafter “BBRD,” and VOSE LAW FIRM LLP, hereinafter referred to as the “General Counsel.”

### *WITNESSETH*

**WHEREAS**, the General Counsel is a law firm made up of attorneys who are duly licensed, authorized, and admitted to practice law in the State of Florida; and

**WHEREAS**, BBRD is an Independent Special District in need of legal services in order to provide quality governance; and

**WHEREAS**, BBRD desires to retain the General Counsel to provide legal services as General Counsel for BBRD; and

**WHEREAS**, the General Counsel has agreed to serve in such capacity for BBRD and perform the duties of its General Counsel.

**NOW, THEREFORE**, in consideration of the foregoing, and the premises and the promises, covenants and agreements herein contained, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties BBRD and the General Counsel agree as follows:

1. The General Counsel has been selected by and shall serve at the pleasure of the BBRD Board of Trustees. The General Counsel shall work *with* the BBRD Community Manager and Staff but shall work *for* and shall be accountable *to* the BBRD Board of Trustees.

2. The term of this Agreement shall be five (5) years, with further terms thereafter as determined by the then sitting Board of Trustees. The Board of Trustees by majority vote shall have the authority to terminate this Agreement at any time, and the General Counsel agrees to continue to provide legal services for no less than 60 days after termination, if requested by the Board of Trustees. Should the General Counsel terminate the Agreement, it shall give no less than sixty (60) days advance written notice.

3. The General Counsel shall furnish to the BBRD all applicable professional and legal services, including, personnel, management, materials, and related items, and shall perform all operations necessary to satisfactorily carry out its duties as follows:

A. Attend all meetings of the BBRD Board of Trustees as designated and directed by the BBRD.

B. Defend the BBRD as directed by the BBRD in all legal matters and litigation and/or work with assigned claims counsel in liability matters.

C. Prosecute such legal causes as directed by the BBRD.

D. Draft such resolutions, agreements, laws, and other legal documents as required by the BBRD.

E. Render such legal opinions, advice, and legal counseling as requested by the BBRD.

F. File proceedings to validate obligations, certificates, or bonds to be issued by the BBRD and/or work with outside counsel for this purpose.

G. Prepare necessary legal documents and close all real estate transactions entered into by the BBRD.

H. Provide legal advice to BBRD Community Manager, and/or designees, related to BBRD operations.

I. Such other legal services as requested by the BBRD including review of and/or amendments to the BBRD Charter and/or Deed of Restrictions.

4. Should the General Counsel have an unavoidable conflict, (none of which are anticipated, and which the General Counsel agrees not to intentionally create), the General Counsel shall assist the BBRD in retaining appropriate legal counsel for the matter in which the conflict exists.

5. The attorneys providing services on behalf of the General Counsel shall be members in good standing of The Florida Bar.

6. The General Counsel shall be available as appropriate for legal workshops for the BBRD and its boards, committees, and agencies to discuss pending BBRD legal issues and to provide for adequate training for the members of such bodies and BBRD staff to ensure, to the maximum extent practicable, a high quality and high functioning independent special district government for the BBRD. The General Counsel shall not be involved in BBRD political campaigns.

7. The General Counsel shall be compensated at the monthly rate of \$7,500.00, which will be paid in arrears by the BBRD in accordance with its normative processes and procedures. No itemization of specific work performed shall be required or provided. This compensation shall cover all general and litigation legal services, and there shall be no additional charges for travel time, travel expenses, or legal research tools such as Westlaw or Lexis. With regard to other out of pocket expenses, (such as court reporter fees, or filing fees), the General Counsel may transmit invoices in the name of the BBRD for services to the BBRD for payment in accordance with its normative processes and procedures or may advance such expenses and separately bill the BBRD therefor. Partial months of service shall be compensated based upon a daily rate determined by dividing the monthly rate by the number of days in the month and multiplying such quotient by the number of calendar days included in the term of the contract.

8. The General Counsel shall take all actions that reflect highly upon the BBRD and shall act in a manner that advances the BBRD and its programs, projects and activities.

9. As an independent contractor providing legal services, the General Council agrees to maintain appropriate malpractice insurance covering at least \$1,000,000 per claim.

10. The rights, obligations, and remedies of the parties as specified under this Agreement shall be interpreted and governed in all respect by the laws of the State of Florida. Venue for any litigation involving this Agreement shall be the Circuit Court in and for Brevard County, Florida. The parties agree that any suit, action, or other legal proceeding arising hereunder shall be before a judge and each hereby intentionally, voluntarily, and knowingly waive any right the parties may have to a trial by jury. In any action or proceeding between the parties arising out of this Agreement or the transaction contemplated hereby, the prevailing party in such action or proceeding shall be entitled to recover all costs of such action or proceeding incurred by it, including reasonable attorneys' fees for resolution of such dispute, including negotiations at trial and on appeal.

11. Pursuant to Florida Statutes, Section 119.0701, the General Counsel agrees to:

a) Keep and maintain public records required by the BBRD to perform the service.

b) Upon request from the BBRD's custodian of public records, provide the BBRD with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under BBRD's procedures or as otherwise provided by law.

c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the General Counsel does not transfer the records to the BBRD.

d) Upon completion of the contract, transfer, at no cost, to the BBRD all public records in possession of the General Counsel or keep and maintain public records required by the BBRD to perform the service. If the General Counsel transfers all public records to the BBRD upon completion of the contract, the General Counsel shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the General Counsel keeps and maintains public records upon completion of the contract, the General Counsel shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the BBRD, upon request from the BBRD's custodian of public records, in a format that is compatible with the information technology systems of the BBRD.

**IF THE GENERAL COUNSEL HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GENERAL COUNSEL'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

**STEPHANIE BROWN, DISTRICT CLERK**

**[SBROWN@BBRD.ORG](mailto:SBROWN@BBRD.ORG)**

**772-664-3141**

**BAREFOOT BAY RECREATION DISTRICT**

**OFFICE OF THE DISTRICT CLERK**

**625 BAREFOOT BLVD.**

**BAREFOOT BAY, FL 32976**

**IN WITNESS WHEREOF**, the parties hereto have executed and delivered this instrument on the day and year indicated above and the signatories below to bind the parties set forth herein.

This Agreement entered into shall be effective as of the last day of execution by either party below.

Signed, sealed and delivered  
in the presence of:

Witness:

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**BAREFOOT BAY RECREATION  
DISTRICT**

By: \_\_\_\_\_

Printed Name: MICHAEL R. MAINO

As its: Chairman

Date: \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

Witness:

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**VOSE LAW FIRM, LLC**

By: \_\_\_\_\_

Printed Name: John Cary

As its: Partner and Authorized Agent

Date: \_\_\_\_\_

**RESPONSE TO INVITATION TO BID**  
**LEGAL SERVICES**  
**FOR**  
**BAREFOOT BAY RECREATION DISTRICT**  
**BY**



**Contact Persons:**

**Gretchen R. H. "Becky" Vose, Esq.  
or John M. Cary, Esq.<sup>†</sup>**

**Vose Law Firm LLP  
324 W. Morse Blvd.  
Winter Park, FL 32789  
211 24<sup>th</sup> Street, #302  
Cocoa Beach, FL 32931**

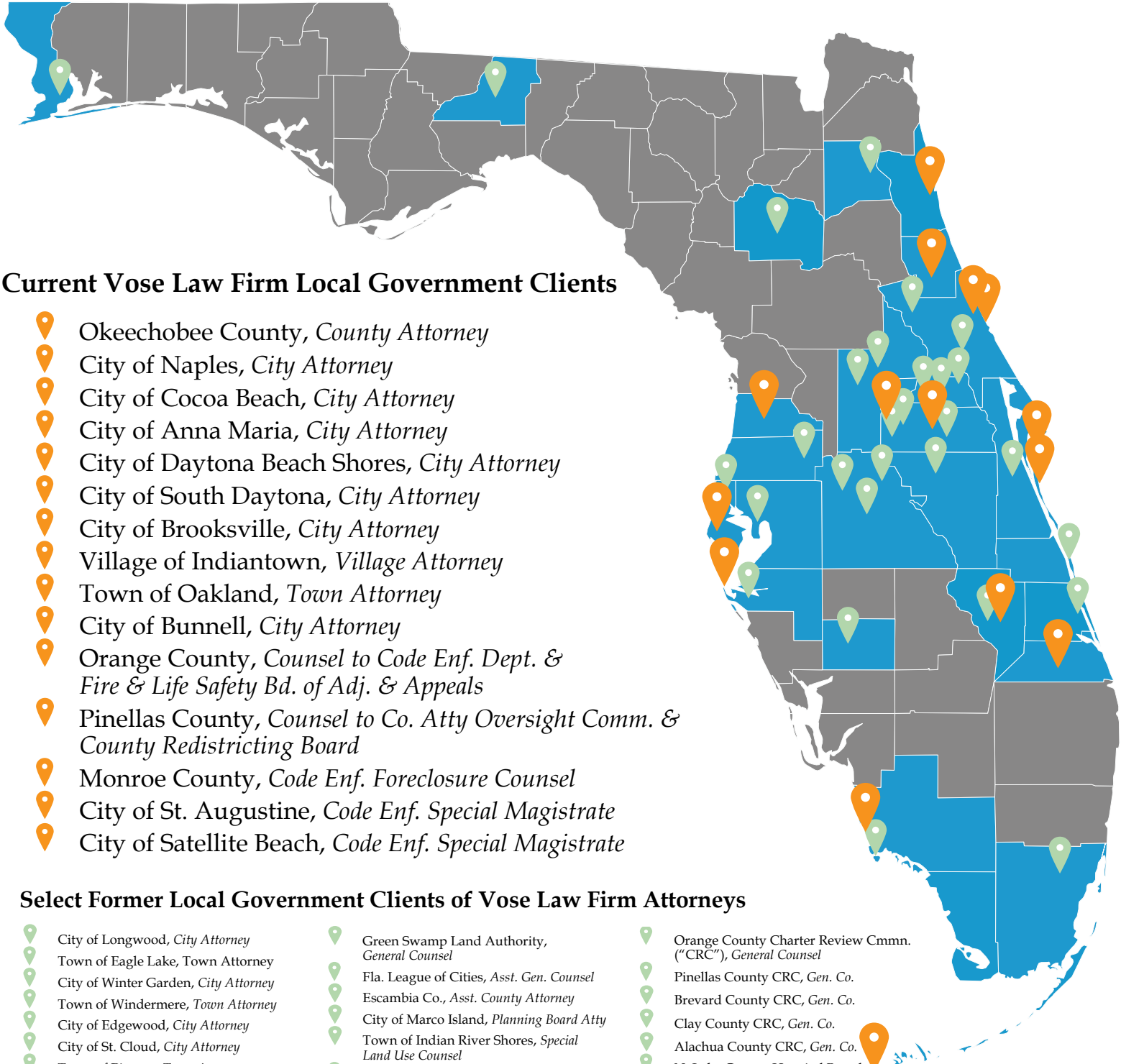
**Phone: 407-645-3735  
Toll-Free: 1-866-789-VOSE  
Fax - 407-628-5670  
E-mail: [bvose@voselaw.com](mailto:bvose@voselaw.com)  
Web: [www.voselaw.com](http://www.voselaw.com)**

*<sup>†</sup> John M. Cary - Board  
Certified in City, County and  
Local Government Law*


















**Dated: November 5, 2021**





























**Current & Former Local Government Clients**



**Current Vose Law Firm Local Government Clients**

-  Okeechobee County, *County Attorney*
-  City of Naples, *City Attorney*
-  City of Cocoa Beach, *City Attorney*
-  City of Anna Maria, *City Attorney*
-  City of Daytona Beach Shores, *City Attorney*
-  City of South Daytona, *City Attorney*
-  City of Brooksville, *City Attorney*
-  Village of Indiantown, *Village Attorney*
-  Town of Oakland, *Town Attorney*
-  City of Bunnell, *City Attorney*
-  Orange County, *Counsel to Code Enf. Dept. & Fire & Life Safety Bd. of Adj. & Appeals*
-  Pinellas County, *Counsel to Co. Atty Oversight Comm. & County Redistricting Board*
-  Monroe County, *Code Enf. Foreclosure Counsel*
-  City of St. Augustine, *Code Enf. Special Magistrate*
-  City of Satellite Beach, *Code Enf. Special Magistrate*

**Select Former Local Government Clients of Vose Law Firm Attorneys**

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



# Table of Contents

## **Tab 1. Introduction / Letter of Transmittal / Executive Summary**

Current and Former Local Government Clients (Map) .....	2
Letter of Transmittal / Executive Summary of Proposal .....	4

## **Tab 2. Profile of Attorneys and Qualifications .....**

Principal and Secondary Representatives .....	9
---	---

### Resumes

John M. Cary .....	10
Gretchen R. H. "Becky" Vose .....	13
Wade C. Vose .....	17
Nancy Ann M. Stuparich .....	25
Ralf Brookes .....	29
Garrett Olsen .....	32
Stephanie Velo .....	35

Firm Qualifications and Experience .....	37
--	----

## **Tab 3. Accessibility and Responsiveness .....**

## **Tab 4. References .....**

## **Tab 5. Proposed Cost .....**



November 5, 2021

Board of Trustees  
Barefoot Bay Recreation District  
625 Barefoot Blvd.  
Barefoot Bay, FL 32976  
Attn: Stephanie Brown, District Clerk

**Re: Legal Services for Barefoot Bay Recreation District**

Dear Board of Trustees:

**Overview of Firm and Local Government Representation Experience**

It is with pleasure that the Vose Law Firm LLP makes this proposal to provide Legal Services for the Barefoot Bay Recreation District ("Barefoot Bay"). All of the attorneys of our firm specialize in local government representation and have extensive local government, code/restriction enforcement, and litigation experience. Our attorneys have provided legal counsel to over one-hundred (100) local governmental agencies, including holding the position and serving as County Attorney, City Attorney, Town Attorney, and Village Attorney, for twenty (20) different Florida local governments, and having collective local government, code/restriction enforcement, and litigation experience of well over one hundred (100) years. **The attorney who would serve as General Counsel, John Cary, is Board Certified by the Florida Bar in the area of City, County, and Local Government Law. Furthermore, he is a resident of South Brevard, as he lives with his family in the city of West Melbourne.**

**Our firm currently serves as County Attorney for Okeechobee County, City Attorney for the cities of Naples, Cocoa Beach, Anna Maria, Brooksville, Bunnell, South Daytona and Daytona Beach Shores, Village Attorney for the Village of Indiantown, and Town Attorney for the Town of Oakland.** Our attorneys also serve as Special Magistrate for the cities of St. Augustine and Satellite Beach. Our firm is outside counsel for code enforcement litigation for both Orange County and Monroe County. In addition, we are conflict council for both the cities of Bradenton and Largo.

**Extensive specific experience with Code/Restriction Enforcement**

Not only has our firm historically represented all of its local government clients in code/restriction enforcement matters, but our firm has continuously represented Orange

County Code Enforcement as to enforcement actions for the last 28 years – since 1993. Those enforcement actions have involved foreclosures of liens (which currently is not permitted in Barefoot Bay) but has also extensively involved suits for injunctive relief – specific performance – that would be particularly applicable to enforcement of Deed of Restrictions (“DOR”) litigation in Barefoot Bay. Due to our extensive experience and successful representation of Orange County in these cases, our firm was recently hired by Monroe County to handle its code/restriction enforcement litigation.

Our experience representing Orange County in such litigation means that we can hit the ground running from day one and won't face the learning curve that a firm that does not have that extensive experience – particularly in regard to suits involving injunctive relief as is appropriate (due to DOR restrictions) in Barefoot Bay.

Although Vose Law Firm's main office is in Winter Park, with a satellite office in Cocoa Beach, this would not present an impediment to providing legal services to Barefoot Bay. As illustrated on the Map of Local Government Clients immediately after our proposal's cover sheet, the attorneys of our firm are used to traveling significant distances to serve our clients. Actually, Barefoot Bay would be one of our geographically “closest” clients. Also, our proposed General Counsel for Barefoot Bay, John Cary, lives in West Melbourne, just a short drive to Barefoot Bay.

If chosen to represent Barefoot Bay, it is proposed that the Vose Law Firm will be the independent special districts' counsel, with joint primary responsibility in John Cary, who would hold the title “General Counsel”, Becky Vose, and Stephanie Velo for managing the relationship with Barefoot Bay, and attending Board of Trustee meetings and other district meetings as needed. 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 assigned attorneys do not have any current time conflicts with regularly scheduled Barefoot Bay meetings.

Our firm provides legal services, including litigation, to our local government clients on a fixed fee, all-inclusive basis. Our fixed fee proposal would give Barefoot Bay complete budgetary certainty as to Attorney expenses, including litigation, while providing unlimited access to the best local government legal talent available in the state. At any time, the full resources of the Vose Law Firm will be available to Barefoot Bay for one reasonable, fixed monthly payment. That includes the active involvement and representation by seven highly experienced and competent local government attorneys of the firm. The depth of field and legal expertise as to local government representation will be the best available in Florida.

Many local governments 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. Our fixed fee structure (including

litigation and all special projects) protects our local government 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.

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 Barefoot Bay as its legal counsel at an affordable price.

The Vose Law Firm is rated A-V by Martindale-Hubbell, which is the highest rating awarded by that legal directory, and the firm has been listed in Martindale-Hubbell’s Register of Pre-Eminent Lawyers. All attorneys in our firm are licensed by and in good standing with The Florida Bar.

### **Summary of Fee Proposal**

**Our firm provides legal services to our local government clients on a fixed fee, all-inclusive basis.** The Vose Law Firm would provide *all legal services* for Barefoot Bay, including general legal services, attendance at meetings, litigation, and local bond counsel work, but not including insurance defense (handled by insurance counsel), and general bond counsel work, for the monthly retainer of \$7,500 per month, (\$90,000 per year).

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 extra charge for attorney time, paralegal time, copying, travel time, telephone, facsimile or word processing charges, and no charge for Westlaw, Lexis, or other legal research fees. No “overhead factor,” “administrative fees” or “travel expenses” would be charged.

**This arrangement would provide budgetary certainty and would result in Barefoot Bay having *unlimited* access to and support from seven (7) 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 Barefoot Bay does not meet the demands of that third party, and would similarly protect Barefoot Bay when an unusual and time consuming legal issue arises.

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. The result in having the local 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 Barefoot Bay and work diligently to keep the independent special district out of trouble and ensure the smooth running of Barefoot Bay without unnecessary litigation or problems.

The attorneys of our firm also understand that local government 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 local 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.

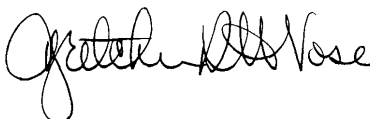
### **Conclusion**

We would be honored and thrilled to provide Legal Services for Barefoot Bay, and the attorneys of the Vose Law Firm are ready, willing and able to immediately take over the representation of the independent special district. Because of our extensive local government experience, we are used to taking over the legal representation of a local government upon a moment's notice, without the local government or the firm missing a beat.

We assure you that if chosen, we will perform Barefoot Bay's legal work in a timely and professional manner, and you will be exceptionally satisfied with our legal services.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gretchen R. H. Vose". The signature is fluid and cursive, with the last name "Vose" being more prominent.

Gretchen R. H. "Becky" Vose  
Founding Partner

## **Tab 2**

# **PROFILE OF ATTORNEYS AND QUALIFICATIONS**

# Principal and Secondary Representatives

If chosen to represent Barefoot Bay Recreation District, it is proposed that the Vose Law Firm will be the independent special district's attorney, with John Cary, (Board Certified by the Florida Bar in the area of City, County, and Local Government Law), holding the title "General Counsel" and the primary joint responsibility of John Cary, Becky Vose and Stephanie Velo attending Barefoot Bay Board of Trustee and other meetings as needed.

When our firm represents a local government, *all* of our attorneys are available to our clients to provide services for one reasonable monthly retainer fee (which includes litigation). Our firm's collaborative approach to representation of local government clients has historically worked extremely well to ensure uninterrupted, thorough, and expert representation. This arrangement provides unlimited access to the best local government legal talent available in the state. The depth of field and legal expertise as to local government, code/restriction enforcement, and litigation representation will be the best available in Florida.

All of the attorneys of our firm specialize in local government representation and have extensive local government experience. Our attorneys have provided legal counsel to over one-hundred (100) local governmental agencies, including holding the position and serving as County Attorney, City Attorney, Town Attorney, and Village Attorney for twenty (20) different Florida local governments, and having collective local government experience of well over one hundred (100) years. The designated General Counsel for Barefoot Bay, John Cary, is Board Certified by the Florida Bar in the area of City, County, and Local Government Law.

Our firm currently serves as County Attorney for Okeechobee County, and City Attorney for the cities of Naples, Cocoa Beach, Anna Maria, Brooksville, Bunnell, South Daytona and Daytona Beach Shores, Village Attorney for the Village of Indiantown, and Town Attorney for the Town of Oakland. Our attorneys also serve as Special Magistrate for the cities of St. Augustine and Satellite Beach. Our firm is outside counsel for code enforcement litigation for both Orange County and Monroe County. In addition, we are conflict council for both the cities of Bradenton and Largo.

Resumes for our attorneys follow in this Proposal.



# JOHN M. CARY

Partner, Vose Law Firm, LLP  
324 West Morse Blvd.  
Winter Park, Florida 32789  
Telephone: (407) 645-3735  
Cell: (321) 324-3530  
Facsimile: (407) 628-5670  
Email: [jcary@voselaw.com](mailto:jcary@voselaw.com)



## EDUCATION AND BAR DATA

---

Law Degree: J.D., 2009  
Florida State University College of Law  
Tallahassee, Florida

Master's Degree: MPA, 2004  
University of Central Florida  
Orlando, Florida

Undergraduate Degree: B.A. in Geography and Planning, 2001  
University of Akron  
Akron, Ohio

Member/Admitted: Florida Bar – Admitted and member in good standing since 2009 – Bar No. 68441  
Michigan Bar – Admitted 2010 (inactive) – Bar No. P74524  
Colorado – Admitted 2011 (inactive) – Registration No. 43337

## BAR AND COMMUNITY RELATED ACTIVITIES

---

Florida Bar Certified in City, County & Local Government Law  
City, County & Local Government Law Section of Florida Bar  
St. Johns County Bar Association  
Brevard County Bar Association  
St. Augustine Inn of Court  
Federalist Society – Jacksonville chapter  
Rotary Club of St. Augustine - Sunrise

## MILITARY SERVICE

---

United States Air Force Officer 2001-2006  
Cavalier Air Force Station, ND - Missile Warning Crew Commander 2005-2006  
Cape Canaveral Air Force Station, FL - Chief of Training 2001-2005  
Vandenberg Air Force Base, CA – Space and Missile Operations Training 2001



## **PROFESSIONAL AND GOVERNMENTAL POSITIONS HELD**

---

City Attorney, City of Brooksville

City Attorney, City of Bunnell

City Attorney, City of Daytona Beach Shores

Town Attorney, Town of Oakland

Deputy County Attorney, Okeechobee County

Assistant City Attorney, City of Cocoa Beach

Assistant City Attorney, City of Anna Maria

Assistant Village Attorney, Village of Indiantown

Assistant City Attorney, City of St. Augustine

Special Magistrate, City of St. Augustine

Senior Supervising Attorney, Office of Court Education, Florida Office of State Courts Administrator

Chief Attorney of Professions, Florida Department of Business and Professional Regulation

Attorney, Judiciary Committee, Florida House of Representatives

Chief Compliance Official, City of Ocala

## BIOGRAPHICAL SKETCH

### JOHN CARY

Mr. Cary is Board Certified by the Florida Bar in City, County, and Local Government. He received his Bachelors of Arts (BA) degree from the University of Akron in Akron, Ohio, and received his Master's of Public Administration (MPA) from the University of Central Florida, taking courses focusing on Urban and Regional Planning. He received his Juris Doctor (JD) from the Florida State University School of Law in 2009, following five years as a Space and Missile Operations officer in the United States Air Force, where he was stationed at Cavalier Air Force Station, North Dakota, Cape Canaveral Air Force Station, Florida, and Vandenberg Air Force Base, California.

Mr. Cary was inspired to attend law school while taking the Land Use and Planning Law course in the final semester of his MPA degree. While he enjoyed planning and zoning and transportation issues, he really loved the legal aspects of land use. In law school, he took as many land use and local government-related courses as he could.

Mr. Cary began his legal career with the City of Ocala as the Chief Compliance Official. He then went on to serve in all three branches of the state government as an attorney for the House of Representatives Judiciary Committee, the Chief Attorney of Professions for the Department of Business and Professional Regulation, and the Senior Supervising Attorney/Operations Manager for Court Education in the Office of State Courts Administrator.

Mr. Cary then returned to his roots as a local government attorney, becoming the Assistant City Attorney for the City of St. Augustine. In addition to assisting the City Attorney in all manner of legal matters, Mr. Cary served as the advisor to the Planning and Zoning Board, the Code Enforcement, Adjustments and Appeals Board, the Lincolnville Community Redevelopment Agency, the Civil Service Board, and as police advisor to the St. Augustine Police Department. Mr. Cary prosecuted all municipal code violations as well as coordinated and assisted outside counsel in multiple litigation matters involving the City and represents the City in all Land Use and Environmental Dispute Resolution petitions.

Mr. Cary is now a partner at the Vose Law Firm, where he serves as an assistant city/county attorney for each of the firm's local government clients. Additionally, Mr. Cary was recently selected by the City of St. Augustine to serve as its Special Magistrate. Mr. Cary is a member of the Florida Bar, in addition to being licensed to practice law in Michigan and Colorado. He lives in West Melbourne and is a member of the local bar association in Brevard and Volusia Counties, the St. Augustine Inn of Court, and the St. Augustine Sunrise Rotary Club.

# GRETCHEN R. H. ("BECKY") VOSE

Senior Partner and Founder, Vose Law Firm, LLP  
324 West Morse Blvd.  
Winter Park, Florida 32789  
Telephone: (407) 645-3735  
Cell: (407) 448-0111  
Facsimile: (407) 628-5670  
Email: bvose@voselaw.com



## 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 December 14, 1973 – 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 Advocacy Program of Orange County Bar – Cited for Exceptional Service

## **LAW SCHOOL POSITIONS AND HONORS**

---

Editorial Board, University of Florida Law Review

Order of the Coif

University of Florida Law School, Senior Class President

Law Center Scholarship

Chairperson of Council of Ten

Verdict staff

Judicial Intern

Foundation Press Award

Co-chairman from Florida Bar Law Student Division to Young Lawyers Section Bar  
Review Study Course Committee

## **PUBLICATIONS**

---

*Politics Proof Estate Planning & Asset Protection* (Book – Published Jan. 2009 by HamiltonBlaine) A guide to shielding your family, businesses, and assets from the legal and financial chaos brought on by 21<sup>st</sup> Century politics.

*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

Senior Partner, Vose Law Firm, LLP

City Attorney, City of Cocoa Beach

City Attorney, City of Anna Maria

City Attorney, City of Brooksville

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 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 City of Ocoee

Special Counsel to City of Casselberry

Special Counsel to Orange County Sheriff's Office

City Prosecutor for City of Orlando

City Prosecutor for City of Edgewood

City Prosecutor for City of Winter Garden  
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:  
    Florida Department of Transportation  
    Florida Turnpike Authority  
    Seminole County  
    Orange County  
    Hillsborough County  
    Lake County  
    Polk County  
Certified Circuit Court Mediator  
Nominated for Appointment to Fifth District Court of Appeal

## BIOGRAPHICAL SKETCH

### GRETCHEN R. H. ("BECKY") VOSE

Ms. 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, recipient for three years of a Law Center Scholarship, recipient of the Foundation Press Award, member of the Verdict (law school newspaper) staff, Judicial Intern, and Co-Chairman from the Florida Bar Law Student Division to Young Lawyers Section Bar Review Study Course Committee. Upon graduation, Ms. Vose was tapped for membership in Order of the Coif.

In 1973, Ms. Vose 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, Ms. Vose was recruited by Shutts & Bowen to open a branch office in Orlando. Ms. Vose opened the office and served as its first managing partner and partner in charge of the Real Estate Department. While at Shutts & Bowen, Ms. Vose was honored by being nominated by the Judicial Nominating Commission for a seat on the Fifth District Court of Appeal. After 10 years of partnership in Shutts & Bowen, Ms. Vose withdrew from that firm and moved her law practice to Winter Park.

Over the years, Ms. Vose represented numerous large corporate entities, such as Walgreens, BellSouth Telecommunications, Regions Bank, and M&I Bank, innumerable smaller and regional corporations, individuals, and governmental agencies. Ms. Vose has held the positions of City Attorney for the cities of Cocoa Beach, Anna Maria, Brooksville, Winter Garden, Edgewood, Longwood, Windermere, Oakland, Eagle Lake, St. Cloud, Daytona Beach Shores, and Deltona, and has also done major work for Orange County government as to outside counsel 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. Ms. Vose is one of the primary litigators in the firm with an excellent history of successful results representing both private and public entities.

Ms. Vose has taught at numerous continuing legal education seminars and presentations to other attorneys. In addition, Ms. Vose has regularly presented seminars and instructional sessions for employees and officials of both private and governmental clients. Both Ms. Vose and the Vose Law Firm are rated A-V, which is the highest rating given by Martindale-Hubbell. Ms. Vose and the Vose Law Firm have also been listed in the Martindale-Hubbell Bar Register of Preeminent Lawyers.



# WADE CHRISTOPHER VOSE

Managing Partner, Vose Law Firm, LLP  
324 West Morse Blvd.  
Winter Park, Florida 32789  
Telephone: (407) 645-3735  
Cell: (321) 299-2289  
Facsimile: (407) 628-5670  
Email: wvose@voselaw.com



## EDUCATION AND BAR DATA

---

<b>Legal</b>	<b>University of Florida College of Law Gainesville, FL</b> J.D. with Honors, May 2003 Book Awards: Environmental Law Intellectual Property Law Family Law Recipient of the Levin College of Law Leonard Scholarship
<b>Undergraduate</b>	<b>University of Florida Gainesville, FL</b> B.A. in Political Science, with Honors, May 2000 National Merit Scholar / Florida Academic Scholar Omicron Delta Kappa Leadership Honorary
<b>Preparatory</b>	<b>Bishop Moore Catholic High School Orlando, FL</b> Graduated with Highest Honors, May 1996 Student Body President Valedictorian
<b>Admitted</b>	Florida Bar – Admitted and 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 Orange County Bar Association City, County, and Local Government Law Section – Florida Bar Environmental & Land Use Law Section – Florida Bar
<b>Certification</b>	<b>Board Certified in City, County and Local Government Law</b>

## PROFESSIONAL EXPERIENCE

---

### **Vose Law Firm LLP (Winter Park, FL)**

**Partner** – As partner in an AV-rated law firm focusing in local government representation, real estate and development law, and complex business litigation, responsible for every segment of the representation and litigation process, including representation of government boards, client counseling, evaluation of claims and defenses, development of litigation strategies, preparation of pleadings, discovery, motions, and memoranda, and argument before trial and appellate courts. January 2004 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 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 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, a vibrant beach city on a barrier island off the east coast of Florida. 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 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.



**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.

**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 present.

**Seminole County Supervisor of Elections (Sanford, FL)**

**General Counsel** – Responsible for providing legal advice and representation concerning compliance with all statutory and regulatory requirements relating to the rights and duties of Supervisor of Elections under Florida law, legal representation with respect to interactions with the Florida Division of Elections, legal representation relating to the Seminole County budgeting and budget amendment processes, representation, advice, and preparation of proposed legislation relating to legislative affairs matters meetings with legislators, legislative and administrative staff, concerning legislative affairs matters, and all other related matters as requested by the Supervisor of Elections. February 2019 to August 2020

**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 January 2020.

### **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 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.

### **Seminole County Tax Collector (Sanford, FL)**

**Outside Counsel** – Responsible for providing legal advice and representation concerning compliance with all statutory and regulatory requirements relating to the rights and duties of Tax Collector under Florida law, initiating, maintaining, and defending lawsuits on behalf of the Tax Collector, land use and construction law matters relating to the siting, construction and maintenance of branch offices, labor law matters relating to Tax Collector employees, legal representation relating to statutorily-governed interactions with the Seminole County Property Appraiser and the Seminole County Clerk of the Circuit Court, legal representation relating to Department of Revenue budgeting and budget amendment processes, representation, advice, and preparation of proposed legislation relating to legislative affairs matters, and all other related matters as requested by the Tax Collector. January 2017 to April 2019.

### **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.

**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, preparation of charter amendment and ballot language, and representation in litigation challenging proposed charter amendments. October 2019 to present.

**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.

**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.

### **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.

### **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** (November 2014 to May 2018) - 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.

#### **City of Maitland**

**Member – Board of Zoning Adjustment** (November 2014 to December 2016) – Responsible for reviewing requests for variances from the regulations of each City of Maitland zoning district as they relate to area, size of structures, yards and open spaces, heights, etc., with the only appeal of their rulings to the Orange County Circuit Court.

#### **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.

#### **The Federalist Society – Orlando Lawyer Division**

**Vice President** (2003 to 2008) – The Federalist Society is an organization of 25,000 lawyers, law students, and scholars dedicated to the purpose of sponsoring fair, serious, and open debate about the proper role of the courts, the rule of law, and the need to enhance individual freedom.

#### **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 Beach Area Chamber of Commerce**

**Businessman of the Year 2008-2009**

**Chairman - Apopka Beach 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)



# NANCY ANN M. STUPARICH

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



## ***EDUCATION / BAR DATA / CERTIFICATIONS***

---

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

Certified as a Labor Relations Professional by the Florida Public Employers Labor Association;

FRA-Redevelopment Professional by the Florida Redevelopment Association;

## ***PROFESSIONAL EXPERIENCE & POSITIONS HELD***

---

### **Public Sector (Current):**

**City Attorney of Naples, Florida.** Duties include all legal work for City of Naples, including, but not limited to representation of 7 member City Council as well as other city boards and commissioners, drafting of ordinances, resolutions, policies, agreements and other legal documents.

### **Public Sector (Past):**

**City/Town Attorney,** for the cities of Dade City, Bunnell, Oakland, and Brooksville Florida.

**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.

**Deputy County Attorney for Okeechobee County.** Duties and responsibilities varied and included 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.

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

**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: 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; member of The Florida Bar City, County & Local Government Section. FORMER: 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 Janeiro, 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 currently residing 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) and RAGBRAI (Register's Annual Great Bicycle Ride Across Iowa), Volunteer at Challenge Daytona, knowledge of conversational Italian & Spanish.

# RALF BROOKES

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



## EDUCATION AND BAR DATA

---

<b>Legal</b>	<b>University of Florida College of Law</b> <b>Gainesville, FL, Juris Doctorate (J.D.), 1988</b> Jessup's Cup Moot Court Team UF Law Center for Governmental Responsibility Fellowship
<b>Undergraduate</b>	<b>University of Miami, Coral Gables, FL</b> Bachelor of Science Degree, Marine Sciences & Geology (B.S. 1985)
<b>Admitted/Member</b>	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
<b>Speaker/Presenter</b>	Florida Municipal Attorney's Association <ul style="list-style-type: none"><li>• Noise Ordinances</li></ul> The Florida Chamber of Commerce <ul style="list-style-type: none"><li>• Growth Management Short Course</li><li>• Environmental Permitting Short Course</li></ul> The Florida Bar, Continuing Legal Education (CLE) Programs <ul style="list-style-type: none"><li>• City, County and Local Government Section of the Florida Bar</li><li>• Environmental and Land Use Law Section of the Florida Bar</li><li>• Administrative Law Section of the Florida Bar</li><li>• University of Florida Law program, speaker and guest lecturer</li></ul> Continuing Legal Education, CLE-International Programs, <ul style="list-style-type: none"><li>• Dealing With Government</li></ul>

- 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:**

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

# GARRETT M. OLSEN

Attorney, Vose Law Firm, LLP  
324 West Morse Blvd.  
Winter Park, Florida 32789  
Telephone: (407) 645-3735  
Email: golsen@voselaw.com



## 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

---

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

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

### **Okeechobee County (Okeechobee, FL) - Present**

**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  
324 West Morse Blvd.  
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

---

### **Assistant City/Town/Village Attorney** (Various Municipalities) Present

Responsible for providing legal services to the cities of Naples, Anna Maria, Cocoa Beach, South Daytona, and Brooksville; the Village of Indiantown, and the Town of Oakland. Duties include all legal work including, but not limited to, the drafting of ordinances, resolutions, policies, 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.

### **Okeechobee County** (Okeechobee, FL) Present

**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.

**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.

**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 Record.

# Subject Matter Experience and Qualifications of our Attorneys

- A. *Attend and provide advice as directed by the Manager or elected Officials and attend and provide advice and counsel at Board or Commission meetings, and other meetings of local government boards including, but not limited to, Planning and Zoning Board and other advisory boards or committees to the Commission, as directed by the Manager.*

The Vose Law Firm regularly attends meetings and advises County and City Commissions and Councils, as well as other boards, including Planning and Zoning and other advisory boards and committees, for each of the counties and cities that we represent. We strive to get out in front of issues and encourage open communication and dialogue from administration and board members. The Vose Law Firm regularly advises clients on the following matters:

- *Attendance and legal representation at City Council, City Commission, County Commission, and other board meetings*
- *The “Sunshine Law” and “Public Records Law”*
- *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*
- *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) County Attorney, Okeechobee County, Florida
- 2) County Attorney, DeSoto County, Florida
- 3) City Attorney, Naples, Florida
- 4) City Attorney, Cocoa Beach, Florida
- 5) City Attorney, Anna Maria, Florida
- 6) City Attorney, Brooksville, Florida
- 7) City Attorney, Daytona Beach Shores, Florida
- 8) City Attorney, South Daytona, Florida
- 9) City Attorney, Dade City, Florida

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

- 53) Counsel to City of St. Cloud Planning and Zoning Board
- 54) Counsel to the Escambia County Planning Board
- 55) Special Counsel to City of Casselberry
- 56) Counsel to the City of Cocoa Beach CRA
- 57) Counsel to City of Orlando Historic Preservation Board
- 58) Counsel to the City of Deltona Collective Bargaining Committee
- 59) Counsel to the City of Cocoa Beach Board of Adjustment
- 60) Counsel to the City of Brooksville Planning Commission
- 61) Special Counsel to Orange County as to Environmental Claims
- 62) Counsel to the Dade City Planning Board, Vose Law Firm
- 63) Counsel to the City of Orlando Zoning Board
- 64) Counsel to the City of Deltona Planning and Zoning Board
- 65) Counsel to City of Orlando Board of Adjustments
- 66) Counsel to City of St. Cloud Civil Service Board
- 67) Counsel to the City of St. Cloud Code Enforcement Board
- 68) Counsel to the City of St. Augustine Code Enforcement Board
- 69) Special Litigation Counsel to Orange County Property Appraiser
- 70) Counsel to City of Longwood Code Enforcement Board
- 71) Attorney for Orange County Fire & Life Safety Code Board of Adjustments & Appeals
- 72) Counsel to City of Longwood Planning and Zoning Board
- 73) Counsel to the City of St. Augustine Planning and Zoning Board (John)
- 74) Counsel to City of St. Cloud Pension Board
- 75) Counsel to the City of Orlando Board of Adjustments and Appeals
- 76) Special Counsel to Orange County as to §1983 Civil Rights Litigation
- 77) Attorney to the Orange County Code Enforcement Department
- 78) Special Counsel to the Orange County Sheriff's Office
- 79) Special Counsel to the Town of Oakland as to land development and litigation matters
- 80) Attorney for North Lake County Hospital Board of Trustees
- 81) Special Counsel to City of DeLand
- 82) Conflict Counsel/Special Counsel for City of Largo
- 83) Special Counsel to City of Orlando as to Eminent Domain matters
- 84) Special Counsel to Orange County as to Code Enforcement Foreclosures
- 85) Special Magistrate to the Lake County Value Adjustment Board
- 86) Special Magistrate to the Hillsborough County Value Adjustment Board
- 87) Special Magistrate to the City of Satellite Beach
- 88) Special Magistrate to the City of Davenport
- 89) Special Magistrate to the City of St. Augustine
- 90) Land Use Special Magistrate to Lake County
- 91) Special Counsel to the Orange County School Board as to eminent domain matters
- 92) Eminent Domain Mediation Services for Florida Turnpike Authority, FDOT, Seminole County, Orange County, Hillsborough County, Lake County, Polk



- County
- 93) Counsel to Florida State Court Administrator, Office of Court Education
- 94) Counsel to Florida Department of Business and Professional Regulation
- 95) Counsel to Florida House of Representatives

***B. Attend and provide advice and counsel at staff meetings as directed by the Manager.***

One aspect of getting in front of issues involves having an open dialog with the County Manager about issues that will come before the County Commission in future meetings. We will attend staff meetings as requested to ensure proper preparation for Commission meetings. We also encourage Commission members 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 doesn't need to be pulled due to a legal concern.

***C. Prepare drafts or revisions to ordinances and resolutions, including review and recommended revision(s) to existing resolutions and ordinances.***

Our firm regularly drafts ordinances and resolutions for our local government clients. 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.

***D. Assist County staff in preparation of contracts including, but not limited to, construction projects, as well as other areas of local government law.***

The attorneys of Vose Law Firm have extensive experience drafting a plethora of legal documents (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.

***E. Address legal issues affecting financial matters of the local government, including user fees, impact fees, franchise fees, and special assessments.***

Virtually all of our local government clients over the last 45+ 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.

***F. 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.

***G. Address and advise local government 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 local government clients over the years, and have (in the past) also represented numerous private clients before various local governmental agencies. Becky Vose has been representing local governments for over 45 years and has handled all manner of land use, zoning, CRAs, and other such matters. John Cary was the primary attorney representing the Planning and Zoning Board and the Code Enforcement Board as an in-house attorney for the City of St. Augustine, and, in addition to having a law degree from Florida State University, Mr. Cary has a master's degree (MPA) in Public Administration with an emphasis on Urban and Regional Planning from the University of Central Florida. While at St. Augustine, he worked with Planning staff to update the city's comprehensive plan through the Evaluation and Appraisal Review (EAR) process, and represented the city in a 70.51 mediation that resulted in a settlement that maintained a critical zoning classification in the city's historic district.

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. Mr. 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.

***H. Address and advise City in utility taxes and utility franchise agreements as they relate to Florida local governments.***

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 local government 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.

***I. Address and advise local government 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 local 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 over 25 years.

***J. Represent the local government in litigation.***

The Vose Law Firm has handled litigation for all local governments represented by the firm. The firm currently is handling certain civil litigation for Okeechobee County, litigation for the City of Brooksville, and land use litigation for the City of Cocoa Beach. Becky Vose won a hotly contested inverse condemnation case which had been pending for seven years. Prior attorneys for that city had repeatedly delayed the trial of that case. When Ms. Vose was appointed City Attorney, she fast-tracked the case, and went to trial. The judgment in the case was completely in favor of the City of Deltona, and eliminated a possible liability of the City of approximately \$1 Million. The Vose Law Firm was successful in recovering \$100,000 for the reimbursement to the City of Deltona of costs, expert witness fees, and attorney's fees against the losing parties in that suit.

***K. Address and advise local government 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 local government 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 or County Attorney, we encourage staff and officials, including not just the County 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 staff to advise staff on the law as well as providing opinions on best practices and procedures.

***L. The County Attorney shall be expected to make a reasonable effort to respond to requests from County Commission or County staff within the time period required by the County.***

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.

Additionally, the following is a summary of specific qualifications of the Vose Law Firm in local government representation:

***I) 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.

***II) 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.

***III) 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.

*IV) Utility taxes and utility franchise agreements as they relate to Florida local governments*

*V) All aspects of construction law and public works (water and waste water) 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.

*VI) The creation and administration of Tax Increment Financing Districts (CRAs)*

The Vose Law Firm provided legal services to the cities of Cocoa Beach, Dade City, Winter Garden, Longwood, Edgewood, Deltona, Bunnell, and St. Cloud. Nancy Stuparich holds the designation FRA as a Redevelopment Professional by the Florida Redevelopment Association. 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.

*VII) 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.

#### *VIII) Collective bargaining/Labor Law*

The Vose Law Firm has represented local governments it has represented as to numerous collective bargaining matters. Nancy Stuparich is Certified as a Labor Relations Professional by the Florida Public Employers Labor Association. 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 handled the collective bargaining negotiations for the City of Deltona relating to the negotiations with I.A.F.F. Local 2913, and successfully concluded collective bargaining negotiations with the Fraternal Order of Police on behalf the City of Bunnell. The attorneys of the firm are recently bargained with 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.

#### *IX) 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.

#### ***X) Local Government Bonds***

The Vose Law Firm and its attorneys have extensive experience representing local governments in a variety of 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.

#### ***XI) Representation of local governments 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. Both the cities of 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.

#### ***XII) 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 cities they represent. Each municipality has dealt with the issue in a different way dependent upon the respective concerns of each of the local governments represented.

#### ***XIII) 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 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.

#### ***XIV) 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.

#### ***XV) Forfeiture***

The attorneys of the Vose Law Firm have handled extensive forfeiture matters for the cities 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).

#### ***XVI) Pension matters***

The attorneys of the Vose Law Firm regularly interface with pension counsel representing various pension boards and give their clients legal advice regarding the effect pension matters will have on the local government entity. The firm is now representing the City of Brooksville regarding the closing of a pension plan after the disbandment of that city’s police department.

#### ***XVII) Other specific local government experience not listed above***

The Vose Law Firm has also represented local governments 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) Rental Regulatory Ordinances
- xxxv) HUD Uniform Relocation Act requirements
- xxxvi) Construction Regulation Boards
- xxxvii) ADA compliance issues
- xxxviii) Customary Beach Use Ordinances
- xxxix) Declarations of Emergency
- xl) Dogs on the beach regulations and ordinance

## Tab 3

# ACCESSIBILITY AND RESPONSIVENESS



# Accessibility and Responsiveness

***“When our clients succeed, so do we!”***

The most important services an attorney representing a local government can provide are: i) timely, accurate and thorough legal services that meet the needs of the government; ii) proactive resolution of pending claims to prevent future claims against the government; and iii) creatively formulate legal strategies to accomplish the goals of the Board of Trustees. 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.

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

John Cary, who would be the designated General Counsel to Barefoot Bay, lives in West Melbourne. Becky Vose, who would be John Cary’s primary backup attorney, is the City Attorney of Cocoa Beach and has a condominium on the Indian River just south of Cocoa Beach. Therefore, our attorneys would essentially be readily available to be at Barefoot Bay whenever needed. Our office hours are typically between 8:00 am to 5:00 pm; however, 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 (now the City Attorney of Naples) 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.

With the availability of remote technology, our attorneys are essentially immediately available when our clients need us. If it is imperative that in person presence by an attorney is needed, and a Zoom meeting would not be acceptable to the district, we could typically accommodate that request within one or two hours, depending upon the then current location of our attorneys.

**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 (usually using remote technology) to discuss pending issues and cases. As new issues arise, informal meetings are held daily to discuss them, again, usually remotely. 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 Barefoot Bay, it is proposed that the Vose Law Firm will be the independent special districts' counsel, with joint primary responsibility in John Cary, (who would hold the title "General Counsel"), Becky Vose, and Stephanie Velo for managing the relationship with Barefoot Bay, and attending Board of Trustee meetings and other district meetings as needed. 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 assigned attorneys do not have any current time conflicts with regularly scheduled Barefoot Bay meetings.

Our attorneys pride themselves in being able to typically respond with substantive advice to elected and appointed officials of our local governments in a matter of minutes when contacted. If legal research is needed to respond to an inquiry, we always acknowledge the request, then promptly do the legal research needed to accurately and fully respond to the question.

The collaborative approach to City Attorney services proposed for Barefoot Bay is the same manner and approach utilized by our firm in its representation of its other local government clients including, but not limited to, the Cities of Cocoa Beach, Naples, Anna Maria, Daytona Beach Shores, South Daytona, Brooksville, Bunnell, the Town of Oakland, and the Village of Indiantown, as well as Okeechobee County, Orange County, and Monroe County. 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 seven heads are even better!

At any time, the full resources of the Vose Law Firm will be available to Barefoot Bay. That includes the active involvement and representation by seven (7) highly

experienced and competent lawyers of the firm. Three (3) of the attorneys, including John Cary who would act as the Barefoot Bay General Counsel to the Board of Trustees, are Board Certified by The Florida Bar in City, County, and Local Government Law. Another has dual masters degrees in both Public Administration and Urban Planning, is designated as a Certified Labor Relations Professional by the Florida Public Employers Labor Association, and holds the FRA designation (Redevelopment Professional) by the Florida Redevelopment Association. **The depth of field and legal expertise as to local government representation that will be available to Barefoot Bay from the Vose Law Firm is the best available in Florida.**

**We understand that we work *for* the Board of Trustees.**

When our firm represents a local government, we work *for* the elected body, and we work *with* the local government's manager and 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 manager/staff. Our work is easier, and results are better, when the General Counsel, the 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 elected body – 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 local governments. 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 elected body'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 boards 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 to get 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.

**Our firm will have *no* conflicts with Barefoot Bay.**

It is common for large 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 legal counsel to Barefoot Bay, our loyalty will never be divided.**

**Barefoot Bay would receive our firm's highest priority, and we have the skills and availability to fully accommodate Barefoot Bay'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 Barefoot Bay. Because of our extensive history performing local government legal work, the attorneys of the Vose Law Firm have a thorough understanding of the scope of work that will be required of the legal counsel to Barefoot Bay. 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 our clients out of trouble and proactively work with the Board of Trustees and staff for the mutual benefit of Barefoot Bay and our law firm. When our clients succeed, so do we!

***"It is our firm's belief that our best interests are inexorably tied to the best interests of our clients."***

Our firm's business model of representing local government clients based upon an all-inclusive flat rate including litigation perfectly aligns our firm's interests with the interests of our clients. There are no temptations to pad hours, or to not be as diligent as possible to keep our clients out of trouble. All the "hourly rate" jokes about lawyers cannot be applied to our firm. As a result, we are extremely proactive in anticipating and avoiding pitfalls that could result in our clients being sued.

If, however, one of our clients wants to accomplish something that requires us to file suit on behalf our client, we "go for the jugular" and resolve litigation we file with a minimum of fuss and without unnecessary posturing and wasted legal theatrics. Typically, we resolve lawsuits quickly and decisively, saving the staff of our local governments a great deal of work, and accomplishing the goals of our clients expeditiously and virtually always in a manner that has excellent results for our clients.

An example of proactive and client-centered legal work provided by the Vose Law Firm was for the City of Anna Maria when the firm took over as City Attorney in 2015. Anna Maria had been told by its previous city attorney that there was nothing that could be done about the burgeoning problems with vacation rentals that were plaguing the city. Approximately half of the beloved “bungalows” in Anna Maria that had been the historic residence of choice in the over hundred-year history of that city had already been torn down, and been replaced with what the native Anna Maria citizens pejoratively referred to as “McMansions”. Most “McMansions” held vacation rentals that housed up to 22 people each on a small (50’ x 100’) bungalow lot. The problems with vacation rentals were tearing the city apart. At the direction of the Anna Maria City Commission the attorneys of the Vose Law Firm drafted a comprehensive vacation rental ordinance that imposed reasonable, but strict, restrictions on vacation rentals. The Vose Law Firm successfully defended the ordinance in three different court challenges, and settled with \$0 paid to any claimants, over 100 Bert Harris claims.

Another litigation technique 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 claim of damages against the city in excess of \$2 Million. The case had been pending for seven years, and five different attorneys had worked on it for the city, but there had been little substantive progress on the case during that time.

After thoroughly reviewing the case, 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 in a two-day 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**, even though the legal fees charged to Deltona by the Vose Law Firm were approximately one-third of that amount. Soon after this successful result, several 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.

Another recent example of the Vose Law Firm’s successful local government representation is litigation involving a proposed RaceTrac service station in the Town of Oakland. Oakland had held firm in its position to prevent direct access from State Road 50 to the site of the proposed RaceTrac, and instead required access via a signalized side street. This was despite RaceTrac having received a conditional permit for the state road access from the FDOT. After being turned down by the town, the owner of the property

to be utilized by RaceTrac, represented by the Lowndes Drosdick law firm, filed a petition for certiorari in the Orange County Circuit Court and litigation ensued. The Vose Law Firm was successful in that litigation and the court ruled that the Town of Oakland had the right to deny direct access from a state road despite a conditional permit from the FDOT.

The attorneys of our firm understand that a local government 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 our clients 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.

## Tab 4

# REFERENCES



# References

## **County Attorney, Okeechobee County**

Okeechobee County  
304 NW 2<sup>nd</sup> St.  
Okeechobee, FL 34972

**Reference:**            **Terry Burroughs, Chairman**  
Phone: 863-697-6325  
Email: tburroughs@co.okeechobee.fl.us

## **City Attorney, City of Naples**

City of Naples  
735 8<sup>th</sup> Street South  
Naples, FL 34102

**Reference:**            **Teresa Heitmann, Mayor**  
Phone: 239-351-0600  
Email: theitmann@naplesgov.com

## **City Attorney, City of Cocoa Beach**

City of Cocoa Beach  
P.O. Box 322430  
Cocoa Beach, FL 32932-2430

**References:**        **Ben Malik, Mayor**  
Phone: 321-794-6668  
Email: bmalik@cityofcocoaabeach.com

**James McKnight, City Manager**  
Phone: 321-868-3248  
Email: james.mcknight@cityofcocoaabeach.com

## **City Attorney, City of Anna Maria**

City of Anna Maria  
10005 Gulf Drive  
Post Office Box 779  
Anna Maria, FL 34216-0779

**Reference:**            **Dan Murphy, Mayor**  
Phone: 941-708-6130 ext. 124  
Email: ammayor@cityofannamaria.com

**Town Attorney, Town of Oakland**  
Town of Oakland  
220 N. Tubb Street  
Oakland, FL 34760

**Reference:**            **Stephen Koontz, Town Manager**  
Phone: 407-656-1117 ext. 2102  
Email: skoontz@oaklandfl.gov

## Tab 5

# PROPOSED COST

# Proposed Cost

**“\$7,500 per month, all-inclusive including litigation.”**

**The Vose Law Firm proposes to provide unlimited, and complete Legal services to Barefoot Bay for the monthly retainer amount of \$7,500 per month (\$90,000 per year). That lump sum fee would include general legal services, attendance at meetings, litigation and local bond counsel work, but does not include Risk Management (insurance defense) or 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 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.

Our flat fee proposal would give complete budgetary certainty as to the Legal expenses of Barefoot Bay, including litigation, 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 a government. Those are the times when legal expenses can get out of hand if the government 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 local governments 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.

Our fixed fee structure (including litigation and all special projects) protects our local government 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 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 Barefoot Bay having *unlimited* access to and support from seven 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 Barefoot Bay 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 local 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 Barefoot Bay and work diligently to keep it out of trouble and ensure the smooth running of Barefoot Bay without unnecessary litigation or problems.

The attorneys of our firm also understand that a local government 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 local 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.