

SABATINI LAW FIRM P.A.

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January 15, 2026

Town of Dundee
Attn: Erica Anderson, Town Clerk
202 E. Main St.
Dundee, FL 33838

Via Email Only: EAnderson@townofdundee.com

Re: Letter of Interest – City Attorney Services

Dear Ms. Anderson,

It is the pleasure of Sabatini Law Firm, P.A. to submit this letter of interest to provide legal services for the Town of Dundee, Florida. The attorneys of Sabatini Law Firm are dedicated primarily to local government law and have the experience of representing municipalities and local government bodies in a wide range of legal matters throughout the State of Florida. Currently, the firm provides legal services to the Town of Lake Hamilton, FL, the City of Frostproof, FL, and the City of Edgewater, FL. Attorney Anthony Sabatini also serves as special counsel for labor disputes for the City of Deltona, Florida, as special counsel for the Mayor of the City of Deltona, and as counsel for the Sumter County Superintendent of Schools. Attorney Francheska Sabatini serves as counsel for the Town of Howey-in-the-Hills Municipal Police Officers' Pension Board.

Sabatini Law Firm, P.A. has significant experience providing comprehensive City Attorney services, including but not limited to compliance with Florida's Sunshine Law and Public Records Act, land use and zoning, planning and development, code enforcement, ordinance and resolution drafting, personnel and administrative matters, civil rights issues, environmental law, construction contracts, procurement, insurance requirements, eminent domain, and municipal litigation. We understand the unique legal challenges faced by small and mid-sized municipalities and pride ourselves on providing practical, solution-oriented legal advice tailored to the needs of elected officials and staff.

Firm Overview and Experience

Sabatini Law Firm, P.A., a Florida professional corporation, was founded by attorney Anthony Sabatini in 2019 and is based in Lake County, Florida. Prior to founding

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

The attorneys of Sabatini Law Firm have the experience of both representing and serving on local government bodies. With this experience, our practice is deeply rooted in Florida municipal law, with substantial experience advising city commissions, boards, and staff on governance, ethics compliance, public meetings, public records, land development regulations, and risk management. A list of client references is attached to this letter of interest as Exhibit "A", and additional references can be provided upon request.

Team Qualifications

Our team brings both legal expertise and firsthand governmental experience:

- **Anthony Sabatini, Esq., Managing Partner**, is a former City Commissioner and former Florida House Representative with legislative experience directly related to local government operations. He currently serves as a County Commissioner and City Attorney for multiple municipalities, providing extensive knowledge in Sunshine Law, public records, land use, and municipal governance.
- **Francheska Sabatini, Esq., Partner**, has over twelve years of legal experience, including more than seven years dedicated to local government law, representing cities and special districts in procurement, ethics, land use, and code enforcement matters.
- **Gavin Rollins, Esq., Associate Attorney**, is a former County Commissioner and current trustee on a regional water authority advisory board, bringing valuable insight into municipal operations and public accountability.
- **Summer Douglas, Paralegal/Office Manager**, holds an associate's degree in paralegal studies and has extensive experience in public records management and municipal support services.

Compensation

Our fees are competitive, and we are happy to discuss a compensation structure that aligns with the Town's needs and expectations. Our proposed Fee Schedule is attached to this letter of interest as Exhibit "B".

Commitment to the Town of Dundee

We are committed to providing the Town of Dundee with responsive, accessible, and professional legal services, including attendance at regular Town meetings, prompt legal guidance to Town officials and staff, and proactive support to ensure compliance

with all applicable laws and regulations. Our goal is to serve as a trusted legal partner in advancing the Town's operational and policy objectives.

We appreciate your consideration and would welcome the opportunity to further discuss how Sabatini Law Firm, P.A. can serve the Town of Dundee for their legal needs. Please feel free to reach out with any questions or if you wish to discuss anything further. You may direct any questions or comments to Anthony Sabatini at anthony@sabatinilegal.com or via telephone at 352-455-2928.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'AS', with a stylized flourish extending to the right.

Anthony Sabatini, Esq.
Managing Partner
Sabatini Law Firm, P.A.

EXHIBIT "A"- Client References

1. Brittney Sandoval
Town Administrator, Town of Lake Hamilton, FL
P.O. Box 126
Lake Hamilton, FL 33851-0126
863-439-1910
Brittney@townoflakehamilton.com

2. Nicole McDowell
City Manager, City of Frostproof
P.O. Box 308
Frostproof, FL 33843
863-635-7854
NMcdowell@cityoffrostproof.com

3. Santiago Avila
Mayor, City of Deltona, FL
2345 Providence Boulevard
Deltona, FL 32725
386-624-1262
SAvila@deltonafl.gov

4. Logan Brown
Superintendent of Schools
Sumter County School District
2680 West County Road 476
Bushnell, FL 33513
859-338-2257
Logan.Brown@sumter.k12.fl.us

EXHIBIT "B" – Proposed Fee Schedule

Service	Description of Services	Fee
Hourly Rate	All work will be billed hourly in quarter hour (0.25) increments	\$240.00 Attorney rate \$65.00 Paralegal rate
Litigation Hourly Rate	Litigation and Preparation for Litigation	\$240.00 Attorney rate \$65.00 Paralegal rate
Travel	City will not be billed for travel	N/A
Out of Pocket	Long Distance Phone Fax Copies Other	The City will not be charged for phone, fax, or copy fees. Costs such as court filing fees, court reporter fees, process servers, etc. will be passed on to the City as they are incurred.