

SABATINI LAW FIRM P.A.

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

Anthony Sabatini
Anthony@SabatiniLegal.com

Francheska Sabatini
Francheska@SabatiniLegal.com

RFQ 2025-006
Legal Services for Town Council
Of the Town of Howey-In-The-Hills, FL

Due July 22, 2025

Proposal Package

RFQ 2025-006

Legal Services for Town Council of the

Town of Howey-In-The-Hills, FL

Due July 22, 2025

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Town of Howey-in-the-Hills
Attn: Victoria Roszkiewicz
101 N Palm Ave.
Howey-in-the-Hills, Florida 34737

RE: RFQ 2025-006; LEGAL SERVICES FOR TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA.

Dear Ms. Roszkiewicz:

It is the pleasure of Sabatini Law Firm, P.A., and Attorney Francheska Sabatini to submit this proposal to provide Legal Services for the Town Council of the Town of Howey-In-The-Hills, FL. The Sabatini Law Firm has a highly experienced team specializing in local government issues. Currently, the firm provides Town Attorney services for the Town of Lake Hamilton, FL, the City of Frostproof, FL, and the City of Treasure Island, FL. The firm also represents the Town of Howey-in-the-Hills Municipal Police Officers' Pension Board, the Mayor of the City of Deltona, and the Sumter County Superintendent of Schools. The firm is based in Mount Dora, Lake County, FL.

If selected, it is anticipated that attorney Francheska Sabatini will act as the primary Town Attorney. Attorney Francheska Sabatini has over 12 years of experience as a practicing attorney and has focused much of her practice on local government law, representing cities, community development districts, and municipal boards. As a municipal attorney, Mrs. Sabatini routinely conducts legal research and interpretation, drafts and reviews legislation for municipal clients, attends council meetings, and provides legal advice on a wide range of municipal issues. In addition to her municipal law practice, attorney Sabatini also focuses much of her practice on real estate law, regularly handling real estate transactions from contract to closing. If selected, Attorney Sabatini is committed and prepared to work closely with the Town to provide effective and efficient legal counsel.

The firm's associate attorney, Gavin Rollins, will assist as backup attorney in the event Mrs. Sabatini is temporarily unavailable. Attorney Rollins has previously served as county commissioner for Clay County, FL and currently serves on the Lake County Water Authority Advisory Board. His legal practice is also highly focused on the firm's local government clients.

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Please review our proposal package and feel free to reach out with any questions or if you wish to discuss anything further. You may direct any questions or comments to Francheska Sabatini at francheska@sabatinilegal.com or via telephone at 407-965-6380. We appreciate your attention to this proposal and look forward to speaking soon.

Respectfully submitted,

Francheska Sabatini
Sabatini Law Firm, P.A.

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Firm and Attorney Qualifications

Sabatini Law Firm, P.A., a Florida professional corporation, was founded by attorney Anthony Sabatini in 2019 and is based in Mount Dora, Lake County, Florida. The attorneys of Sabatini Law Firm focus much of their practice in Florida municipal and local government law. The firm currently provides legal representation to the Town of Howey-in-the-Hills Municipal Police Officers' Pension Board. The firm also represents the City of Treasure Island, FL, the Town of Lake Hamilton, FL, the City of Frostproof, FL, and provides counsel for the Office of the Mayor of the City of Deltona, the Sumter County Superintendent of Schools, and for labor disputes for the City of Deltona, Florida.

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

The firm is composed of two partners and one associate attorney. Attorney Francheska Sabatini has over 12 years of experience as a practicing attorney, with over seven years focusing on local government law in Florida. Her area of practice also includes real estate transactions, commonly handling real estate transactions from contract negotiation and drafting, due diligence, and closing. The firm's associate attorney, Gavin Rollins, also comes from a background in local government, having served as county commissioner in Clay County, FL from 2014-2020 and currently serving on the Lake County Water Authority Advisory Board. The attorneys of Sabatini Law Firm have the unique experience of both serving and providing counsel to units of local government in Florida.

As municipal and local government attorneys, the attorneys of Sabatini Law Firm are well versed in the areas of public ethics and government in the sunshine laws, land use and zoning matters, code enforcement, and general municipal law. Other areas of practice of the firm include labor and employment, civil litigation, and contract disputes. The firm continues under the sole ownership of attorneys Anthony and Francheska Sabatini, with its principal office in Mount Dora, Florida. There have been no judgments or lawsuits against the firm, nor have there been any disciplinary procedures taken

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against an attorney of the firm by the Florida Bar Association or any relevant State regulatory agency.

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

It is anticipated that Attorney Francheska Sabatini would serve as the designated Town Attorney, should Sabatini Law Firm be selected. Mrs. Sabatini attended the Florida A&M University College of Law and graduated cum laude (J.D., 2012). Additionally, she attended the George Washington University Law School where she obtained a Master of Laws with an emphasis in Environmental Law. Mrs. Sabatini was admitted to practice law in the State of Florida in 2012 and continues as a member in good standing with the Florida Bar.

Attorney Sabatini currently serves as Assistant Attorney for the City of Frostproof and the Town of Lake Hamilton, handling a wide range of municipal matters including but not limited to ordinance drafting and review, sunshine and public records laws, land use and development matters, and code enforcement issues. Attorney Sabatini also previously served as Code Enforcement Board Attorney for the City of Eustis, FL.

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

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

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

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

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

Mr. Sabatini holds a bachelor's in history and philosophy from the University of Florida, where he graduated magna cum laude (B.A., 2012). He also attended the University of Florida Levin College of Law (J.D., 2017) and has been a member in good standing with the Florida Bar since 2019. Mr. Sabatini also serves as a Captain in the Florida Army National Guard, bringing over 16 years of dedicated military service.

Through his military career, Captain Sabatini has demonstrated investigative expertise, particularly in the conduct of AR 15-6 investigations. He has successfully led and completed more than 22 formal investigations under this regulation, addressing a wide range of serious issues, including criminal misconduct, violations of the Uniform Code of Military Justice (UCMJ), ethical breaches, equal opportunity complaints, and workplace conflicts. These investigations required him to operate with a high degree of independence and discretion, often interviewing witnesses, reviewing documents, analyzing evidence, and making legal and factual determinations that directly impacted the careers and reputations of service members. His findings have informed command decisions regarding administrative actions, disciplinary measures, criminal proceedings, and systemic improvements within units.

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

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Local Government Subcommittee, working on issues concerning Florida's political subdivisions. He also served on the Commerce Committee, which primarily deals with regulations at the city level. Mr. Sabatini now serves as County Commissioner for Lake County, FL.

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

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

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

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

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Gavin Rollins (FL Bar No. 1064417)

It is anticipated that Attorney Gavin Rollins will assist as backup attorney in the event Attorney Francheska Sabatini is temporarily unavailable. Attorney Gavin Rollins brings a broad background in public service to the firm's local government practice. He began his public service as a two-term City Council member in Keystone Heights, where he focused on responsive government and lake quality. He then served two elected terms on the Clay County Commission (2014–2020), where he championed fiscal responsibility, infrastructure improvements, and government transparency. He currently serves as a trustee on the Lake County Water Authority.

Mr. Rollins is also a Major in the Florida Army National Guard part-time, where he serves as an intelligence officer, and previously as a company commander. He deployed to the Horn of Africa in support of counter-terrorism missions and has received numerous awards, including the Meritorious Service Medal. He is also a certified history teacher with years of classroom experience. He holds a bachelor's degree from the University of Florida, where he was inducted into the UF Hall of Fame, a master's in education leadership from the University of West Florida, and a Juris Doctor (cum laude) from Florida A&M University College of Law. Attorney Rollins currently assists with the firm's local government and civil litigation practice.

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Fee Proposal

Service	Description of Services	Fee
Monthly Retainer or Hourly Rate	General municipal representation as described in the Scope of Work, including meeting attendance, draft and review of proposed ordinances/resolutions or City contracts, and Correspondence/communications with or on behalf of City.	\$5,000 monthly retainer Or Hourly: \$225.00 Attorney rate \$65.00 Paralegal rate
Hourly Services outside of Retainer	Services not included in retainer billed hourly in quarter hour (0.25) increments	\$225.00 Attorney rate \$65.00 Paralegal rate
Litigation Hourly Rate	Litigation and Preparation for Litigation	\$225.00 Attorney rate \$65.00 Paralegal rate
Travel	City will not be billed for travel	Included in retainer
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.

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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
Town Attorney Services

2. Nicole McDowell

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

3. Rick Thomas

Chief of Police, Town of Howey-in-the-Hills, FL
111 N Palm Avenue
Howey in the Hills, FL 34737
352-324-2030
Rthomas@howey.org

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Additional Required Information

Judgments/ Lobbying

There have been no judgments or lawsuits against the firm, nor have there been any disciplinary procedures taken against an attorney of the firm by the Florida Bar Association or any relevant State regulatory agency. Neither the firm nor any of its attorneys are presently in violation of any statutes or regulatory rules that may impact the firm's operations, including the those of the Florida Bar Association. There are no lobbyists employed by the firm.

Conflicts

Currently, Attorney Francheska Sabatini provides legal counsel to the Town of Howey-in-the-Hills Municipal Police Officers' Pension Board, which would cause a conflict of interest with representation of the Town. Should Sabatini Law Firm be selected, Attorney Sabatini would step down as Attorney for the Police Officer's Pension Board.

The firm does not represent any other clients that would present a conflict of interest with the firm's responsibilities to the Town. If selected, the firm would not undertake any representation that would cause such a conflict.

References

Florida public sector references have been provided in this proposal (See page 10)

Public Sector Clients

The following is a list of the firm's public sector clients for the past 5 years:

1. City of Treasure Island
2. City of Frostproof
3. Town of Lake Hamilton
4. Town of Howey-in-the-Hills Municipal Police Officers' Pension Board
5. Sumter County Superintendent of Schools
6. City of Deltona, Office of the Mayor

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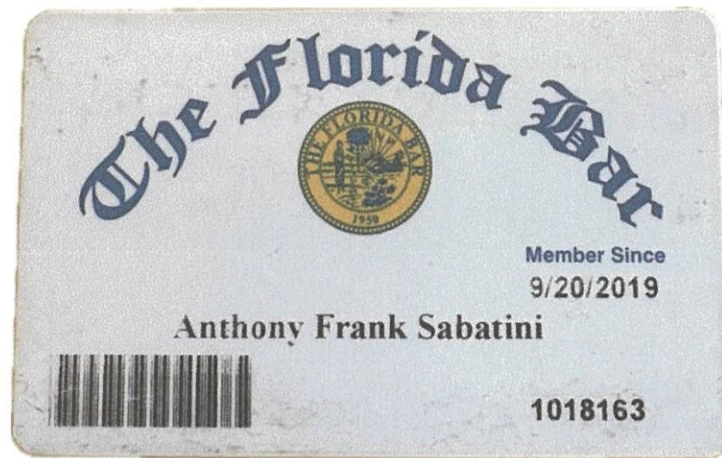
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Attachments

- a. Copies of Florida Bar licenses
- b. Corporate Information (Sunbiz)
- c. W-9
- d. Insurance Certificates
- e. Statement on Public Entity Crimes
- f. Drug-Free Work Place Certification
- g. Copies of billing invoices for public sector clients for last 12 months





GAVIN BENJAMIN ROLLINS

Member Since
4/14/2025



1064417



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SABATINI LAW FIRM P.A.

Filing Information

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Effective Date	09/25/2019
State	FL
Status	ACTIVE

Principal Address

411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Changed: 01/18/2023

Mailing Address

411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Changed: 01/18/2023

Registered Agent Name & Address

SABATINI, ANTHONY F
411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Address Changed: 01/18/2023

Officer/Director Detail

Name & Address

Title President

SABATINI, ANTHONY F
411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Title VP

SABATINI, FRANCHESKA
411 N DONNELLY ST
#313
MOUNT DORA, FL 32757

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	02/05/2024
2025	02/09/2025

Document Images

02/09/2025 -- ANNUAL REPORT	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
08/03/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
02/27/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
09/25/2019 -- Domestic Profit	View image in PDF format

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Anthony Sabatini	
	2 Business name/disregarded entity name, if different from above. Sabatini Law Firm PA	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 411 N Donnelly St. #313	Requester's name and address (optional)
	6 City, state, and ZIP code Mount Dora, FL 32757	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
8	4	-	3	1	6	8	1	5	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 2/5/25
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

**SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a), *FLORIDA
STATUTES*, ON PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY
PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS.**

This sworn statement is submitted to the TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

by: Francheska Sabatini, Vice President
(print individual's name and title)

for: Sabatini Law Firm
(print name of entity submitting sworn statement)

whose business address is: 411 N. Donnelly St. #313, Mount Dora, FL 32757
and (if applicable) its Federal Employer Identification Number (FEIN) is: 84-3168152
(If the entity has no FEIN, include the Social Security Number of the individual signing
this sworn statement: - - - - -).

I understand that a "public entity crime" as defined in Paragraph 287.133 (1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentations.

I understand that "convicted" or "conviction" as defined in Section 287.133 (1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or non contendere.

I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

- a. A predecessor or successor of a person convicted of a public entity crime; or
- b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an

**SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a), *FLORIDA
STATUTES*, ON PUBLIC ENTITY CRIMES**

arm's length agreement shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, and partners. Shareholders, employees, members, and agents who are active in management of an entity.

Based on information and belief, the statement, which I have marked below, is true in relations to the entity submitting this sworn statement. (Indicate which statement applies). Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, *FLORIDA STATUTES*, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

**SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA
STATUTES, ON PUBLIC ENTITY CRIMES**

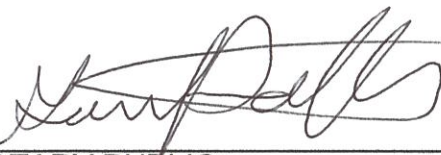


Signature

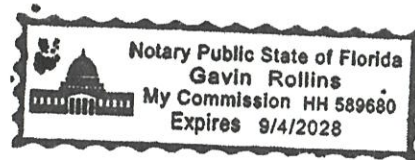
STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was sworn to and subscribed before me this 16th day
of July, 2025 by Francheska Sabatini
who is personally known to me or produced as identification:



NOTARY PUBLIC



State of Florida

Print Name: Gavin Rollins

Council No.: _____

Council Expires: 9/4/2028

TOWN OF HOWEY-IN-THE-HILLS

DRUG-FREE WORKPLACE COMPLIANCE FORM

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals, which are equal with respect to price, quality, and service, are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

(The undersigned vendor in accordance with Section 287.087, Florida Statutes, hereby certifies that Sabatini Law Firm, P.A. does): (Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Subsection 1.
4. In the statement specified in Subsection 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contender to, any violation of Chapter 893, *Florida Statutes*, or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than 5 days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

TOWN OF HOWEY-IN-THE-HILLS

DRUG-FREE WORKPLACE COMPLIANCE FORM

As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.



Signature

STATE OF FLORIDA

COUNTY OF LAKE

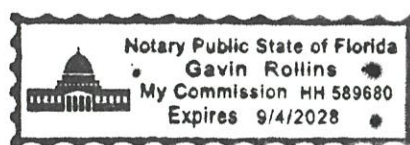
The foregoing instrument was sworn to and subscribed before me this 16th day
of July, 2025 by Francheska Sabatini

who is personally known to me or produced as identification:

Seal / Stamp



NOTARY PUBLIC



State of Florida

Print Name: Gavin Rollins

Council No.: _____

Council Expires: 9/4/2028

Public Sector Clients
Billing Invoices



INVOICE

12

Sabatini Law Firm P.A.
411 N Donnelly St
Suite #313
Mount Dora, FL 32757
(352)-455-2928
Anthony@SabatiniLegal.com

Date: Jul 1, 2025

Due Date: Jul 1, 2025

Balance Due: \$5,390.00

Bill To:

TOWN OF LAKE HAMILTON

Item	Quantity	Rate	Amount
JUNE 2025	24.5	\$220.00	\$5,390.00
A			
.75 lot split review with Jeffrey ball 6.2.25			
.5 email review on lot split 6.2.25			
.5 jeff ball extension letter review 6.4.25			
.25 call with Jeffrey Ball on Kokomo Road access issue 6.5.25			
.25 call with Brittany about de-annexations 6.13.25			
.5 call on baker act and RPO 6.18.25			
.25 call w Brittany on police termination 6.18.25			
.25 research on police probation period 6.18.25			
1.0 287g agreement review 6.25.25			
1.0 p/z meeting prep 6.25.25			
2.5 p/z meeting 6.25.25			
1.5 town hall meeting 6.27.25			
1.25 interlocal agreement review / research 6.29.25			
F			
6/2- Call with Charter review member 0.5			
6/3- Review GIS Agreement - 1.25			
6/3 - Call with Town Administrator RE agenda review and public records question- 0.25			
6/3 - Attend monthly meeting 1.25			
6/9- Review paver ordinance- 1.0			
6/11- Review Duke Easement- 1.25			
6/12- Research/ correspondence re legal opinion on code enforcement address- 0.75			

6/12- Charter review meeting - 0.5

6/18- Review WWTF Construction Addendum- 0.5

6/18- Review ECFRPC Agreement for EAR- 0.75

6/19- Charter Amendments Draft - 1.75

6/19- Memo to council RE annexations - 1.25

6/23- Attend CRC meeting- 0.5

6/24- P/c from CRC member- 0.25

6/25- Review Dundee Citrus Growers purchase closing documents- 1.0

6/30- July meeting agenda review- 1.25

TOTAL 24.50 x 220 = \$5390

Subtotal:	\$5,390.00
Tax (0%):	\$0.00
Total:	\$5,390.00



INVOICE

11

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Jun 1, 2025

Due Date: Jun 1, 2025

Bill To:
TOWN OF LAKE HAMILTON, FL

Balance Due: \$4,455.00

Item	Quantity	Rate	Amount
MAY 2025	20.25	\$220.00	\$4,455.00
///AS			
.75 email review from Lowndes law on behalf Jeffrey ball 5.2.25			
.5 insurance call with adjuster on A&A case 5.7.25			
.5 settlement agreement review 5.7.25			
.25 call with Jeffrey on property 5.30.25			
.5 follow up research property email 5.30.25			
.75 clerk contract review 5.31.25			
.5 filing close out of contract case 5.31.25			
///FS			
5/1- Ridge Capital letter review, case law research, call with planner- 2.25			
5/5- Agenda Review- 1.5			
5/6- Attend Monthly Meeting- 3.25			
5/7- Review alcohol resolution - 0.5			
5/12- Draft response letter to Lowndes RE Ridge Capital Development- 1.5			
5/12- Review AMENDMENT 2 TO LOAN AGREEMENT WW531642- 0.5			
5/15- Correspondence re plat/ fencing requirements (Scenic Terrace) - 0.75			
5/19- Prepare Dundee CGA purchase agreement- 1.25			
5/20- Call with Town Manager and Clerk re pending matters, follow up correspondence re public records request- 0.75			
5/20- Attend budget workshop - 2.25			
5/23- Correspondence with Town re Feltrim Lakes extension -0.5			
5/28- Review Charter Review Committee Resolution, review charter for first meeting- 1.0			
5/29- CRC meeting -0.75			
5/30- Call with Community Development Director - 0.25			
Total 20.25 x 220 = \$4455			

Subtotal:	\$4,455.00
Tax (0%):	\$0.00
Total:	\$4,455.00



INVOICE

1

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Bill To:
LAKE HAMILTON, FL

Date: Apr 1, 2025

Due Date: Apr 1, 2025

Balance Due: \$6,285.00

Item	Quantity	Rate	Amount
APRIL 2025; LEGAL SERVICES	26.25	\$220.00	\$5,775.00

4.0 canvassing board 4.1.25
.25 call with jeff ball about incorrect plats submitted 4.2.25
.25 research on sewer statute 4.2.25
1.5 agenda review 4.8.25
1.0 canvassing board audit meeting 4.8.25
3.75 city Council meeting 4.8.25
.25 call with Steve Elias about impact fee waivers 4.9.25
.5 agenda review of Board of adjustment on variances 4.10.25
.5 background research on Senate Bill 184. 4.15.25
.25 sign and review lift station form 4.15.25
.5 call with jeff on sb 184. 4.16.25
1.0 Dundee agreement review 4.16.25
.5 Jeffrey ball document access review and call 4.28.25

///
Associate Gavin Rollins:

1.0 research on construction co. Lawsuit 4.29.25
2.5 drafting 4.29.25
.25 filing 4.29.25

///

4/1- Review sewer ordinance; related statutory research, correspondence- 1.5

4/10- Review notice to property owners re sewer connections - 0.5

4/15- Review Bill analysis for call with Planner (RE SB184)- 0.5

4/21- Draft Resolution regarding permit fee waivers for storm repairs- 2..25

4/22- Review SRF Loan Agreements; related correspondence- 2.5

4/25- Correspondence re annexation ordinance legal description- 0.25

4/29- Review 5/6 foreclosure agenda items- 0.5

////

26.25 x 220 = 5775

Costs:	1	\$510.00	\$510.00
Court filing 400			
Summons 10			
Service 100			
 Total= \$510			

Subtotal:	\$6,285.00
Tax (0%):	\$0.00
Total:	\$6,285.00



INVOICE

9

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Bill To:
LAKE HAMILTON, FL

Date: Mar 26, 2025

Due Date: Mar 26, 2025

Balance Due: \$5,225.00

Item	Quantity	Rate	Amount
MARCH 2025	23.75	\$220.00	\$5,225.00

1.25 agenda review 3.3.25
 1.0 PRWC water agreement outside research 3.3.25
 1.5 special meeting 3.4.25
 3.0 town council meeting 3.4.25
 .25 correspondence with land use attorney applicant over FLU map amendment 3.5.25
 .25 research related to land use attorney applicant over FLU map amendment 3.5.25
 .25 correspondence with jeff ball over FLU application. 3.5.25
 .25... 15 minute call with Jeffrey and Jacqueline about moratoriums... 3.6.25
 .25 15 m call with mayor Wagner 3.17.25
 .5 barrios engineering review of letter and materials 3.25.25
 .25 carson email reviews 3.26.25
 .25 Call with Jacqueline about ordinance and charter conflicts 3. 28. 25.
 .25 Call with Jeffrey Bahl about threatening letter concerning false entitlement to land developer 3. 28. 25.
 2.0 signature training certification 3.31.25

///

3/4- Correspondence RE updates on ROW vacation issue- 0.5

3/5- Research RE SFWMD regulations and city regulations; draft memo for council- 3.0

3/6- Research and correspondence re changing hearing process for FLU amendments, zonings and annexations- 0.75

3/10- Work on Water Capacity Fee ordinance, review/ research- 1.0

3/12- Review meeting recording RE masonry wall requirements, related research and correspondence- 2.0

3/17- Review Special meeting agenda/resolution- 0.5

3/21- Attend special meeting- 0.5

3/21- Code research RE election notice publication- 0.25

3/26- Wastewater project legal opinion/ resolution, review correspondence- 0.75

3/27- Wastewater legal opinion letter- 0.25

3/28- Call with planner RE prior plan preliminary approval issue - 0.25

03/31- Legal opinion letter, resolution updates, water plans and well improvements- 0.5

03/31- Red light camera/magistrate issue review, related correspondence; research re FL Stat. Traffic enforcement statutes, authorization of cost recovery, draft resolution- 2.25

23.75 x 220 = \$5,225

Subtotal: \$5,225.00

Tax (0%): \$0.00

Total: \$5,225.00

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Mar 1, 2025

Due Date: Mar 1, 2025

Bill To:
TOWN OF LAKE HAMILTON

Balance Due: \$6,105.00

Item	Quantity	Rate	Amount
LEGAL SERVICES, FEBRUARY 2025:	27.75	\$220.00	\$6,105.00
15m incentive gift for employee's law review 2.3.25			
1 hr 30m agenda review 2.3.25			
4hr town meeting 2.4.25			
30m call on councilwoman Cora Roberson and review 2.5.25			
45m evidence review 2.5.25			
30m review board of adjustment agenda and materials 2.5.25			
30m in-person meeting board of adjustment 2.6.25			
15m loan agreement final review and sign 2.10.25			
15m email and research of statute 166.033 with Jeff Ball 2.20.25			
15m email with Jaqueline on city vacancy responses 2.11.25			
30m piggy-back contract email and research 2.12.25			
15 minute call with Cora Robertson 2-20 1-25			
15 minute call with Mayor Wagner 2-20 1-25			
15m review of set back issue and Ashton woods developer 2.18.25			
15m email with deldrion on 1099s 2.21.25			
15m call with deltrion on 1099 policies and procedures 2.24.25			

15m doc review and sign off 2.25.25

15m conversation with councilman Slavens 2.14.25

4hr draft lawsuit 2.9.25

Lake Ham Time February FS

2/5 Review Force Main Utility Easement; related correspondence- 1.25

2/6- Review church force main easement- 0.5

2/7- Review Evergreen Solutions contract - 1.5

2/10- Research/correspondence re: condition on construction plan approvals- 0.75

Correspondence re water pledged funds legal opinion- 0.5

2/11 P/c re water/sewer service area expansion- 0.25

2/12 Research RE CCNA; "piggy backing" agreements; water/sewer service area expansion- 1.5

2/13 Work on ROW vacation resolution- 1.0

2/13 Research/ correspondence re Scenic Terrace PUD issues- 1.5

2/14- Review wall ordinance; related p/c and correspondence- 1.25

2/20- Correspondence re ordinance notice requirements- 0.5

2/21- Review business impact estimate- wall ordinance- 0.75

2/21- SRF legal opinion revisions- 0.5

2/25- Correspondence re advisory membership conflict question - 0.25

2/27- Review water capacity letter; LDR requirements- 0.5

Review correspondence; LGH1 Quintana Mixed Use - 0.25

$27.75 \times 220 = \$6105$

SABATINI LAW FIRM P.A.

411 N Donnelly St. • Suite #313 • Mount Dora, FL 32757
(352) 455-2928 • SabatiniLawFirmPA.com

INVOICE

7

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Feb 1, 2025

Due Date: Feb 1, 2025

Bill To:
TOWN OF LAKE HAMILTON, FL

Balance Due: \$4,125.00

Item	Quantity	Rate	Amount
JANUARY 2025 LEGAL SERVICES:	18.75	\$220.00	\$4,125.00

1hr 15m agenda review 1.6.25

2hr council meeting 1.7.25

1hr review of documents for PZ meeting 1.14.25

2hr planning and zoning meeting 1.15.25

30m audit report review 1.8.25

30m review and signature of TLC Diversified, contract review 1.8.25

15m review and signature on intra-agency document 1.10.25

15m review of health records request for employee 1.14.25

15m contract case review; potential lawsuit 1.16.25

15m review legal notice requiring for property acceptance 1.21.25

30m review of business impact estimate form 1.21.25

15m review of review DOAH letter 1.22.25

15m discussion of resign-to-run-law Jacqueline 1.22.25

15m review of ordinance template 1.14.25

15m staff report review 1.31.25

///

1/6 Finish review of TLC Contract; General Conditions: 1.75

1/8 Research RE Municipal Right of Way Vacation- 2.0

1/13- Review research/ correspondence on dual office holding question 0.5

1/24- Review budget amendment resolution; research on related questions on amendment adoption- 1.25

1/28- Revise/update legal opinion letter for Water Plant and Well Improvements- 0.5

1/28- Review sick time amendment agenda item, personnel policy; related correspondence - 1.75

1/30- Redline and Review Water Conservation ordinance- 1.25

TOTAL 18.75 X \$220 = \$4,125

Subtotal:	\$4,125.00
Tax (0%):	\$0.00
Total:	\$4,125.00



INVOICE

6

SABATINI LAW FIRM P.A.
411 N DONNELLY ST STE 313
MOUNT DORA, FL 32757

Date: Jan 3, 2025

Due Date: Jan 3, 2025

Bill To:
CITY OF LAKE HAMILTON, FL

Balance Due: \$3,465.00

Item	Quantity	Rate	Amount
DECEMBER:	15.75	\$220.00	\$3,465.00
15m email review 12.2.24			
1hr 15m agenda meeting prep 12.3.24			
3hr 15m meeting 12.3.24			
15m workers comp emails revue 12.7.24			
15m 1st amendment conversation \$ workers comp update 12.10.24			
2hr prep for constitution class			
12/4 Amendments to Animal Ordinance following council comments; related correspondence	1.0		
12/12 Review bid award documents and special meeting agenda items	2.0		
12/16 Attend special council meeting	3.5		
12/18 Work on review of TLC Diversified Contract; research on relevant statutory updates; related correspondence	2.0		
15.75 x 220 = \$3465			
Subtotal:			\$3,465.00
Tax (0%):			\$0.00
Total:			\$3,465.00



INVOICE

5

SABATINI LAW FIRM P.A.
411 N DONNELLY ST STE 313
MOUNT DORA, FL 32757

Date: Dec 1, 2024

Due Date: Dec 1, 2024

Bill To:
TOWN OF LAKE HAMILTON

Balance Due: \$4,345.00

Item	Quantity	Rate	Amount
NOVEMBER	19.75	\$220.00	\$4,345.00
1hr agenda review 11.4.24			
2hr 30m council meeting 11.5.24			
30m P/Z prep (meeting cancelled) 11.12.24			
15m call with Doug Leonard about annexations 11.14.24			
30m agenda review 11.19.24			
45m special meeting 11.20.24			
15m call with Brittney 11.22.24			
30m animal ordinance review 11.25.24			
11/4 Office meeting RE Hamilton Bluff annexation enclave and notice issues; legal research and related correspondence 2.0			
11/5 Work on plat street scrivener's error issue; related research; review resolution 1.25			
11/14 P/C with Town Planner RE pending CDDs and annexations 0.5			
11/19 Research RE PUD Ordinance planning commission review; related correspondence 2.0			
11/21 P/C with Town Planner RE Annexation questions 0.25			
11/21 Research RE Dog/Animal Ordinances 2.5			
11/22 Enclave Annexation research; call with Town Planner 1.75			
11/22 Draft Animal Ordinance for December meeting 3.25			
TOTAL: 19.75 x \$220 =			
\$4,345			



INVOICE

4

SABATINI LAW FIRM P.A.
411 N DONNELLY ST STE 313
MOUNT DORA, FL 32757

Date: Nov 1, 2024

Due Date: Nov 1, 2024

Bill To:
TOWN OF LAKE HAMILTON, FL

Balance Due: \$6,490.00

Item		Quantity	Rate	Amount
Lake Hamilton Time	10.1.24—10.31.24. OCTOBER	29.5	\$220.00	\$6,490.00

October 2024

10/1 Review agenda, research, attend monthly council meeting 5.0

10/8 P/C and emails with engineer and developer re plat signatures; related research; respond to engineer and developer attorney 2.75

10/14 review correspondence/ revisions to pledged revenues letter 0.5
Research re plat requirements; p/c and related correspondence with engineer and developer attorney 1.5

10/15 Work on street weight limit ordinance 3.0
Research re “non-taxable” parcels 2.0

10/16 Review Chapter 274, related correspondence re surplus property 1.5

10/16 Review Business Impact Ordinance; make edits for second reading 2.0

10/18 Review Chapter 190 re planner’s CDD questions, review CDD petitions; related correspondence 4.25

10/22 Correspondence and office meeting re CDD petitions; scheduling hearings 1.5

10/22 Review and Respond to correspondence from claims adjuster re Claim #424872 Ramos Collazo v. Town of Lake Hamilton; review police report 1.0

10/28 Review water /sewer utilities ordinance 2.25

10/31 Review/revise Hamilton Bluff annexation ordinance; review statutory requirements; correspondence and p/c re enclave and notice issues 2.25

TOTAL: 29.5 @ \$220.00

Total: \$6,490

Subtotal:	\$6,490.00
Tax (0%):	\$0.00
Total:	\$6,490.00



INVOICE

3

SABATINI LAW FIRM P.A.
MOUNT DORA, FL

Bill To:
TOWN OF LAKE HAMILTON, FL

Date: Oct 1, 2024

Due Date: Oct 1, 2024

Balance Due: \$5,000.00

Item	Quantity	Rate	Amount
MONTHLY LEGAL RETAINER ; OCTOBER 2024	1	\$5,000.00	\$5,000.00

Subtotal: \$5,000.00

Tax (0%): \$0.00

Total: \$5,000.00

SABATINI LAW FIRM P.A.

411 N Donnelly St. • Suite #313 • Mount Dora, FL 32757
(352) 455-2928 • SabatiniLawFirmPA.com

INVOICE

2

ANTHONY F. SABATINI, ESQ.
FL BAR No. 1018163
anthony@sabatinilegal.com
SABATINI LAW FIRM, P.A.
411 N DONNELLY ST, STE #313
MOUNT DORA, FL 32757
T: (352)-455-2928

Date: Sep 1, 2024

Due Date: Sep 1, 2024

Balance Due: \$5,000.00

Bill To:

TOWN OF LAKE HAMILTON, FL

Item	Quantity	Rate	Amount
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MONTHLY LEGAL RETAINER ; SEPTEMBER 2024	1	\$5,000.00	\$5,000.00
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Subtotal: \$5,000.00

Tax (0%): \$0.00

Total: \$5,000.00



INVOICE

1

ANTHONY F. SABATINI, ESQ.
FL BAR No. 1018163
SABATINI LAW FIRM, P.A.
411 N DONNELLY ST, STE #313
MOUNT DORA, FL 32757
T: (352)-455-2928
anthony@sabatinilegal.com

Date: Sep 1, 2024

Balance Due: \$1,443.75

Bill To:
TOWN OF LAKE HAMILTON
LAKE HAMILTON, FL

Item	Quantity	Rate	Amount
Billing:	8.25	\$175.00	\$1,443.75
AUGUST 8/1—8/31			
\$175 per hour			
1hr. agenda review and council meeting prep. 8/9			
1hr council meeting. 8/9			
1hr ordinances review 8/9			
15m work email concerning police chief applications and research 8/13			
30m email HR review for employee concerns 8/13			
1hr drafted by administrator and attorney contracts 8/14			
30m re-draft of contracts 8/15			
1hr land review and opinion 8/19			
1hr budget meeting 8/20			
1hr council meeting 8/20			
8.25 x 175 = \$1,443.75			

Subtotal: \$1,443.75
Tax (0%): \$0.00
Total: \$1,443.75



INVOICE

8

Sabatini Law Firm P.A.

411 N Donnelly St
Suite #313
Mount Dora, FL 32757
(352)-455-2928

Date: Jul 1, 2025

Due Date: Jul 1, 2025

Balance Due: \$3,725.00

Bill To:

CITY OF FROSTPROOF

Item	Quantity	Rate	Amount
Legal services; MONTHLY RETAINER JULY 2025	1	\$3,100.00	\$3,100.00
EXTRA SERVICES (June 2025)	2.5	\$250.00	\$625.00
6/17- 1.5 special budget workshop			
6/19- 1.0 special budget workshop			

Subtotal: \$3,725.00

Tax (0%): \$0.00

Total: \$3,725.00



INVOICE

7

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Bill To:
CITY OF FROSTPROOF, FL

Date: Jun 1, 2025

Due Date: Jun 1, 2025

Balance Due: \$3,100.00

Item	Quantity	Rate	Amount
MONTHLY RETAINER; JUNE 2025	1	\$3,100.00	\$3,100.00

Subtotal: \$3,100.00

Tax (0%): \$0.00

Total: \$3,100.00

SABATINI LAW FIRM P.A.

411 N Donnelly St. • Suite #313 • Mount Dora, FL 32757
(352) 455-2928 • SabatiniLawFirmPA.com

INVOICE

6

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: May 1, 2025

Due Date: May 1, 2025

Bill To:
CITY OF FROSTPROOF, FL

Balance Due: \$3,100.00

Item	Quantity	Rate	Amount
MONTHLY RETAINER, MAY 2025	1	\$3,100.00	\$3,100.00

Subtotal: \$3,100.00

Tax (0%): \$0.00

Total: \$3,100.00



INVOICE

5

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Bill To:
FROSTPROOF, FL

Date: Apr 1, 2025

Due Date: Apr 1, 2025

Balance Due: \$3,100.00

Item	Quantity	Rate	Amount
MONTHLY RETAINER, APRIL 2025	1	\$3,100.00	\$3,100.00

Subtotal: \$3,100.00

Tax (0%): \$0.00

Total: \$3,100.00



INVOICE

4

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Mar 1, 2025

Due Date: Mar 1, 2025

Bill To:
CITY OF FROSTPROOF
FROSTPROOF, FL

Balance Due: \$4,100.00

Item	Quantity	Rate	Amount
LEGAL SERVICES, March 2025	1	\$3,100.00	\$3,100.00
Additional legal services	4	\$250.00	\$1,000.00
Feb. 2025			
Frostproof Time February			
2/4 Research, correspondence re FL Bldg. Code Fees overages/ spending requirements-	1.0		
2/5 Correspondence and statutory research on building permit fee rebates/reductions-	1.5		
2/19- Research, correspondence re Lake Clinch utility bankruptcy issue-	1.5		
TOTAL:4.0 @ \$250=			\$1,000

Subtotal: \$4,100.00
Tax (0%): \$0.00
Total: \$4,100.00

SABATINI LAW FIRM P.A.

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(352) 455-2928 • SabatiniLawFirmPA.com

INVOICE

4

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Mar 1, 2025

Due Date: Mar 1, 2025

Bill To:

CITY OF FROSTPROOF
FROSTPROOF, FL

Balance Due: \$4,100.00

Item	Quantity	Rate	Amount
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LEGAL SERVICES, March 2025

1

\$3,100.00

\$3,100.00

Additional legal services

4

\$250.00

\$1,000.00

Feb. 2025

Frostproof Time February

2/4 Research, correspondence re FL Bldg. Code Fees overages/ spending requirements- 1.0

2/5 Correspondence and statutory research on building permit fee rebates/reductions- 1.5

2/19- Research, correspondence re Lake Clinch utility bankruptcy issue- 1.5

TOTAL:4.0 @ \$250= \$1,000

Subtotal: \$4,100.00

Tax (0%): \$0.00

Total: \$4,100.00

SABATINI LAW FIRM P.A.

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INVOICE

3

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Feb 1, 2025

Due Date: Feb 1, 2025

Bill To:
CITY OF FROSTPROOF, FL

Balance Due: \$3,100.00

Item	Quantity	Rate	Amount
FEBRUARY 1--28, 2025; MONTHLY LEGAL SERVICES RETAINER	1	\$3,100.00	\$3,100.00

Subtotal: \$3,100.00

Tax (0%): \$0.00

Total: \$3,100.00

SABATINI LAW FIRM P.A.

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INVOICE

3-B

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Feb 1, 2025

Due Date: Feb 1, 2025

Bill To:
CITY OF FROSTPROOF, FL

Balance Due: \$1,937.50

Item	Quantity	Rate	Amount
January 2025 Extra Legal Services	7.75	\$250.00	\$1,937.50
1/13- Title Review, Valencia Phase II Tract A plat - 1.0			
1/27- Review ROW relocation issue; review previous plat- 1.0			
1/28- Review of Duke Franchise renewal; related research- 2.0			
1/28- Review Lemon-X DBA Bevolution (now Sunny Sky) agreement; Research on issue re: fees for holding capacity; related correspondence - 1.75			
1/30- Research re wastewater capacity fees; "user fees"- 2.0			
TOTAL: 7.75 @ \$250			

Subtotal: \$1,937.50

Tax (0%): \$0.00

Total: \$1,937.50

SABATINI LAW FIRM P.A.

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INVOICE

2

SABATINI LAW FIRM P.A.
411 N DONNELLY ST STE 313
MOUNT DORA, FL 32757

Date: Jan 1, 2025

Due Date: Jan 1, 2025

Bill To:
CITY OF FROSTPROOF, FL

Balance Due: \$3,100.00

Item	Quantity	Rate	Amount
MONTHLY RETAINER; JANUARY LEGAL SERVICES	1	\$3,100.00	\$3,100.00

Subtotal: \$3,100.00

Tax (0%): \$0.00

Total: \$3,100.00



INVOICE

1

SABATINI LAW FIRM P.A.
411 N DONNELLY ST STE 313
MOUNT DORA, FL 32757

Bill To:
City of Frostproof, FL

Date: Dec 1, 2024
Due Date: Dec 1, 2024
Balance Due: \$3,100.00

Item	Quantity	Rate	Amount
MONTHLY RETAINER, DECEMBER 2024	1	\$3,100.00	\$3,100.00

Subtotal: \$3,100.00

Tax (0%): \$0.00

Total: \$3,100.00



INVOICE

2

Sabatini Law Firm P.A.

411 N Donnelly St
Suite #313
Mount Dora, FL 32757
(352)-455-2928

Date: Jul 1, 2025

Due Date: Jul 1, 2025

Balance Due: \$6,337.50

Bill To:

CITY OF TREASURE ISLAND

10451 Gulf Blvd.
Treasure Island, FL 33706

Item	Quantity	Rate	Amount
Legal services; MONTHLY RETAINER; JUNE, 2025	1	\$6,000.00	\$6,000.00
Additional Services (June 2025)	1.5	\$225.00	\$337.50
1.0 special meeting prep 6.23.25			
.5 special meeting on manager selection 6.24.25			

Subtotal: \$6,337.50

Tax (0%): \$0.00

Total: \$6,337.50



INVOICE

1

SABATINI LAW FIRM
411 N DONNELLY ST, STE 313
MOUNT DORA, FL 32757

Date: Jun 1, 2025

Due Date: Jun 1, 2025

Bill To:

Balance Due: \$1,522.50

CITY OF TREASURE ISLAND
10451 Gulf Blvd.
Treasure Island, FL 33706

Item	Quantity	Rate	Amount
MAY 2025	0.16	\$6,000.00	\$960.00
Monthly Retainer (partial for May 27—31, 2025)			
16% of monthly retainer = \$960			
Additional legal services:	2.5	\$225.00	\$562.50
1.0 preparation for special meeting on city manager selection 5.27.25			
1.0 special meeting on city manager selection 5.27.25			
.5 case review of small claims case and substitution of counsel 5.28.25			
///			
2.5 x 225 = \$562.50			

Subtotal: \$1,522.50

Tax (0%): \$0.00

Total: \$1,522.50



INVOICE

4

SABATINI LAW FIRM P.A.
411 N DONNELLY ST. STE 313
MOUNT DORA, FL 32757

Date: Jul 1, 2025

Due Date: Jul 1, 2025

Bill To:

Balance Due: \$2,500.00

SUMTER COUNTY SCHOOL DISTRICT
2680 West County Road 476
Bushnell, FL 33513

Item	Quantity	Rate	Amount
Legal Services; Monthly Retainer 7.1.25--7.31.25	1	\$2,500.00	\$2,500.00

Subtotal: \$2,500.00

Tax (0%): \$0.00

Total: \$2,500.00



INVOICE

3

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Jun 1, 2025

Due Date: Jun 1, 2025

Bill To:

Balance Due: \$2,500.00

SUMTER COUNTY SCHOOL DISTRICT
2680 West County Road 476
Bushnell, FL 33513

Item	Quantity	Rate	Amount
Legal Services; Monthly Retainer 6.1.25--6.30.25	1	\$2,500.00	\$2,500.00

Subtotal: \$2,500.00

Tax (0%): \$0.00

Total: \$2,500.00



INVOICE

2

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: May 1, 2025

Due Date: May 1, 2025

Bill To:

Balance Due: \$2,500.00

SUMTER COUNTY SCHOOL DISTRICT
2680 West County Road 476
Bushnell, FL 33513

Item	Quantity	Rate	Amount
Legal Services; Monthly Retainer 5.1.25--5.31.25	1	\$2,500.00	\$2,500.00

Subtotal: \$2,500.00

Tax (0%): \$0.00

Total: \$2,500.00



INVOICE

1

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Mar 17, 2025

Due Date: Apr 1, 2025

Bill To:

SUMTER COUNTY SCHOOL DISTRICT
2680 West County Road 476
Bushnell, FL 33513

Balance Due: \$2,500.00

Item	Quantity	Rate	Amount
Legal Services; Monthly Retainer 4.1.25--4.30.25	1	\$2,500.00	\$2,500.00

Subtotal: \$2,500.00

Tax (0%): \$0.00

Total: \$2,500.00



INVOICE

2

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: Feb 18, 2025

Due Date: Feb 18, 2025

Bill To:
MAYOR SANTIAGO AVILA JR.,
IN HIS CAPACITY AS MAYOR OF THE CITY OF
DELTONA, FL.

Balance Due: \$5,781.25

Item	Quantity	Rate	Amount
LEGAL SERVICES FOR MAYOR SANTIAGO AVILA JR.,	28.75	\$375.00	\$10,781.25

IN HIS CAPACITY AS MAYOR OF THE CITY OF DELTONA, FL.

JAN.:

1.0 conference with mayor Santiago concerning false criminal allegations 1.10.25

.25 call to SAO officer 1.10.25

.25 Email to SAO officer 1.10.25

FEB:

1.5 Review of all travel materials and charter rules 2.3.5

1.0 in person conference with Santiago Avila mayor 2.4.25

3.0 background review of charter and travel policy for the city 2.5.25

2.0 draft of press release response 2.4.25

2.25 draft of legal letter for council 2.5.25

.5 public record request reviews and conversation 2.6.25

1.0 PRR request and associated evidence review 2.10.25

1.0 evidence review from other commissioners 2.12.25

1.5 reading quasi-judicial rules and supplemental policies 2.13.25

1.5 prep meeting with Santiago Avila 2.27.24

.5 phone conference with city staff 2/17/25

3.0 evidence and testimony prep for quasi-judicial hearing 2.16.25

1.5 new emails and last minute rulings changes review 2.17.25

5.0 city comm. meeting and quasi-judicial hearing 2.17.25

2.0 review and drafted response to newly filed FL comm. ethics complaint 2.18.25

28.75 x 375 = \$10,781.25

previously paid retainer (de. 20--jan. 20) of \$5,000	1	-\$5,000.00	-\$5,000.00
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Subtotal:	\$5,781.25
Tax (0%):	\$0.00
Total:	\$5,781.25



INVOICE

1A

SABATINI LAW FIRM P.A.
411 N DONNELLY ST, STE 313
MOUNT DORA FL 32757

Date: May 1, 2025

Due Date: May 1, 2025

Bill To:

City of Deltona
2345 Providence Boulevard
Deltona, FL 32725

Balance Due: \$656.25

Item	Quantity	Rate	Amount
APRIL 2025 LEGAL SERVICES	1.75	\$375.00	\$656.25
(Florida Commission on Ethics Complaint, brought by Vanessa Buck, against the City of Deltona Mayor for alleged sexual harassment and retaliation.)			
1.0 intake call and meeting 4.9.25			
.5 relevant materials review and emails review 4.10.25			
.25 follow up call and background overview 4.27.25			
1.75 x 375 = 656.25			
Subtotal:			\$656.25
Tax (0%):			\$0.00
Total:			\$656.25



INVOICE

1

SABATINI LAW FIRM P.A.
411 N DONNELLY ST STE 313
MOUNT DORA, FL 32757

Date: Dec 20, 2024

Due Date: Dec 20, 2024

Bill To:

Balance Due: \$5,000.00

MAYOR SANTIAGO AVILA
City of Deltona
2345 Providence Boulevard
Deltona, FL 32725

Item	Quantity	Rate	Amount
RETAINER; LEGAL SERVICES FOR MAYOR SANTIAGO AVILA JR., IN HIS CAPACITY AS MAYOR OF THE CITY OF DELTONA, FL.	1	\$5,000.00	\$5,000.00

Subtotal: \$5,000.00

Tax (0%): \$0.00

Total: \$5,000.00