

**PROPOSAL FOR INTERIM COUNTY ATTORNEY
SERVICES FOR LEVY COUNTY BOARD OF COUNTY
COMMISSIONERS**

Submitted by:

The Law Firm of Nabors, Giblin & Nickerson, P.A.
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Date: October 24, 2025

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October 24, 2025

Via Email

Mary Ellen Harper, County Manager
310 School Street Suite 112
Bronson, FL 32621

Re: Proposal for Interim County Attorney Services

Nabors, Giblin & Nickerson, P.A. ("NGN" or the "Firm") is pleased to submit its Proposal to Levy County (the "County") for Interim County Attorney Services. The Firm had the pleasure of serving as Interim County Attorney to Levy County in 2021 and has continued to represent the County in litigation matters and on special projects since that time.

Historically, NGN was established in 1984 so that its principals could concentrate their practice upon the representation of local governments on a statewide basis. Consistent with this concept, NGN has developed into a full-service law firm focused on the representation of local governments. NGN currently represents local governments throughout the state on a broad range of government areas, including, but not limited to, public finance, general governmental law (including issues relating to the Public Records laws and Sunshine Law), litigation and appellate law, public utilities law, employment law, land use and real estate law, administration of grant programs and development of revenue generating programs. All of these areas have proven to be complementary to each other over the years. A listing of local government representation relationships is attached under Appendix "B", which addresses our experience.

NGN understands the complexity of the legal issues that local governments face in Florida and has, among its twenty-four lawyers, experience and expertise in all areas which impact local governments. Additionally, twelve of our twenty-eight lawyers previously or currently serve as county attorneys for various counties within the State of Florida or as city attorneys for Florida municipalities so there is a clear understanding of the role of the County

Attorney and the level of service required to effectively represent the Board, the County Manager, and the County's employees. The Firm currently represents Okaloosa County, Wakulla County, DeSoto County, and Jefferson County as County Attorney. Within the past several years, the Firm has also served as the interim county attorney for several counties, including Santa Rosa, Hendry, and Levy County. In sum, the firm represents over 100 Florida local governments in one capacity or another, whether as the primary government attorney, special counsel, litigation counsel, bond counsel or otherwise.

Legal services would be provided by Heather Encinosa (current Wakulla County Attorney), Evan Rosenthal (current Jefferson County Attorney), Kerry Parsons (current Assistant County Attorney for Okaloosa County, former Citrus County Attorney), and Kirsten Mood (Assistant County Attorney for Wakulla, Jefferson, and Okaloosa). The Firm's other local government attorneys will be available to assist the County as needed.

We understand that to provide the broad scope of services necessary to effectively serve the needs of Levy County, NGN will be required to provide a wide range of legal services to the County. These areas generally include: (1) general representation in local government law; (2) land development code and comprehensive plan issues, real estate and environmental matters; (3) litigation and appellate matters; (4) contracts and procurement; and (5) transactional and financial matters. NGN has the experience and expertise in all of these areas to allow it to provide these services to the County.

NGN understands that the County currently contracts with a different law firm to advise the County regarding labor and employment matters. NGN would be happy to continue this current arrangement and oversee such other firm's continued handling of labor and employment matters. Alternatively, NGN has a robust labor and employment practice and would be willing to step into this role as well.

As NGN primarily limits its representation to governmental entities, we do not have the conflicts that often arise when a proposing firm also represents private interests. As a result, the Firm avoids conflicts such as representing the County in one matter and representing private parties with adversarial interests to the County in another. The Firm does currently serve as general counsel to the Cedar Key Water and Sewer District, but we do not foresee any conflicts between this representation and the representation of the County.

As will be demonstrated in the attachments to this Proposal, NGN has the knowledge, experience and expertise in all areas necessary to serve Levy County in its critical functions.

Levy County
October 24, 2025

Very truly yours,



By: _____

Evan Rosenthal, Shareholder
Nabors, Giblin & Nickerson, P.A.

PROFILE OF ATTORNEYS AND QUALIFICATIONS

The Firm believes that it is uniquely qualified to serve as interim legal counsel for the County. As Interim County Attorney, our mission would entail the following:

- **Protect the legal interests of Levy County in all legal matters;**
- **Serve as the primary legal advisor to the County Commission and the County's departments;**
- **Provide quality and timely legal advice, representation, and opinions;**
- **Represent the County in litigation matters and ensure that those matters are handled in a professional, effective, and efficient manner; and**
- **Assist the County in the enforcement of County ordinances and policies and in the orderly performance of County business.**

Fulfilling this mission requires NGN to provide a wide range of legal services to the County in the following areas: general representation in local government law, including the representation of the Board at meetings and the preparation of all ordinances and resolutions as needed; providing direction on matters related to the application of the Sunshine Law, the Public Records laws and the Code of Ethics; preparing agreements and, if required, enforcing the rights of the County in contracts that it has entered; providing assistance in the procurement of goods and services; representing the County in matters related to the Comprehensive Plan and Land Development Code; representing the County in real estate transactions relating to the sale or purchase of property and other interests in land; representing the County's Planning Commission; advising County staff on code enforcement matters; providing assistance to the County relating to employment matters; handling matters relating to the regulation of utility service; providing assistance related to grants and ensuring that all State and Federal requirements for compliance are satisfied; providing guidance in the consideration of alternative revenue sources to fund the various County functions; representing the County in the all financial transactions, including matters relating to the issuance of debt, and representing the County in all litigation and appeals in which the County is a party.

As will be demonstrated in this proposal, NGN has the knowledge, experience and expertise to serve the County in all of these essential functions of the County. We welcome the opportunity to be considered for the provision of these services on behalf of Levy County.

Summary of the Firm's Legal Experience

NGN has been representing counties, municipalities, special districts, and governmental authorities since the law firm was formed in 1984. One of the distinguishing characteristics of NGN is its extensive and exclusive representation of Florida local governments throughout its history. This broad practical experience in addressing the needs of numerous counties places our Firm in the unique position of being able to provide innovative solutions to the problems that may arise.

NGN has been included within the U.S. News and World Reports - Best Lawyers "Best Law Firms" rankings (Metropolitan Tier 1) for its Tallahassee office in the field of Municipal Law and for its Tampa office in the field of Public Finance Law each year beginning in 2015. Three of its attorneys have been selected as the "Best Lawyers in America", two in the designated area of "Public Finance" and one in the designated area of "Litigation-Municipal". Kirsten Mood is board-certified in local government law by the Florida Bar.

The members of the Firm have extensive experience in the representation of local governments and understand the needs of the Board and the variety of issues that they will likely address on behalf of the citizens of Levy County. An essential part of this representation is the experience in preparation of ordinances, resolutions and policies. Below is a summary of the experience of the members of the Firm who have served as chief legal officer representing cities, counties, special districts and authorities.

- Numerous members of the Firm have served as current or former local government attorneys. These include Greg Stewart (County Attorney for Okaloosa County and Interim County Attorney for Santa Rosa County); Heather Encinosa (County Attorney for Wakulla County, Jefferson County, and Interim County Attorney for Levy County); George Nickerson (County Attorney for Alachua County and Interim County Attorney for Osceola County); Kerry Parsons (County Attorney for Citrus County); Lynn Hoshihara (County Attorney for Walton County and County Attorney for Okaloosa County); Edward Dion (City Attorney for the City of Sunny Isles Beach, County Attorney for Broward County, and Village Attorney for the Village of Biscayne Park); Evan Rosenthal (Jefferson County Attorney, Deputy County Attorney for Wakulla County and Deputy Interim County Attorney for Levy County); Valerie Vicente (DeSoto County Attorney, City Attorney for City of Doral, City Attorney for City of Sunny Isles Beach, and Senior Assistant City Attorney for the City of North Miami Beach); Brad Weissman (Village Attorney for the Village of Biscayne Park and Assistant City Attorney for the City of Fort Lauderdale); Alain Boileau (City Attorney for the City of Sunny Isles Beach and City Attorney for the City of Fort Lauderdale); Kirsten Mood (Assistant Blueprint Attorney, Leon County-City of Tallahassee Blueprint Intergovernmental Agency and Assistant County Attorneys for Wakulla

County, Jefferson County, and Okaloosa County); and Matt Shaud (Assistant County Attorney for Escambia County).

- Additionally, members of the Firm currently serve as the attorney for numerous local governmental entities, authorities and agencies, including the Florida Governmental Utility Authority (Heather Encinosa serves as General Utility Counsel); the Gulf Consortium (Lynn Hoshihara serves as General Counsel); the Highway 79 Corridor Authority (Evan Rosenthal serves as General Counsel); Florida Courts E-Filing Authority (Lynn Hoshihara serves as General Counsel); the Florida Local Government Investment Trust (Lynn Hoshihara serves as General Counsel); the Leon County Housing Finance Authority (Mark Mustian serves as General Counsel); and Florida Housing Finance Corporation (Junious Brown serves as Special Counsel).
- In addition to the representation of counties, cities, special districts and authorities as the chief legal counsel, the Firm's attorneys have extensive experience representing the various boards that operate as part of a county or city government. These include Code Enforcement Boards, Planning Commissions, Boards of Adjustment, Tourist Development Councils and Contractor Competency Boards.
- Attached as Appendix "A" are the resumes, affiliations, and certifications for the Firm's legal professionals that are being designated as the primary attorneys that would provide representation to Levy County.
- Attached as Appendix "B" is a list of government entities represented by NGN. The counties the Firm currently represents are highlighted. The County is free to contact any of NGN's clients for a reference.

Apart from the representation of the governing bodies of various counties, cities, districts and boards, the members of NGN have extensive experience in all areas of county functions. This experience is summarized below.

Sunshine Law, Public Records and Ethics

We recognize the extreme importance of compliance with the Florida Sunshine and Public Records Laws and the Code of Ethics. Our Firm has vast experience in these areas. Our attorneys are often called upon to address issues relating to the application of these State law provisions and, in this role, NGN frequently advises numerous clients on compliance issues. Some of our experience in this area is summarized below.

- NGN has developed numerous public records policies and procedures to ensure compliance with the Public Records Act and the evolving requirements relating to

technological changes and social media. Such policies and procedures have been developed for numerous counties, including Nassau County, Wakulla County, Okaloosa County, Santa Rosa County, and St. Lucie County.

- Members of the Firm have also been retained to address specific issues that have arisen relating to compliance with the Florida Sunshine and Public Records Laws and the Code of Ethics. For example, we were retained by Collier County to represent it during investigations concerning allegations of unethical behavior brought against a member of the Board of County Commissioners. NGN also represented St. Johns County concerning compliance with the Florida Sunshine Law relating to the procedures utilized in the issuance of bonds. The Firm also served as counsel to the Ethics Subcommittee of the Broward County Charter Review Commission and provided legal advice regarding the Broward County Code of Ethics.
- NGN has also provided representation to counties in litigation relating to alleged violations of these statutory provisions. In this regard, we have represented Orange County, Okaloosa County and Nassau County in lawsuits alleging a violation of the Florida Sunshine or Public Records Laws. We have also represented various public officials before the Commission on Ethics relating alleged violations of the provisions of the Code of Ethics.
- Finally, Firm members have lectured extensively on the Florida Sunshine and Public Records Laws before government officials, attorneys and staff. Members of NGN also provide regular training for our clients and their various appointed and elected boards on public records laws, sunshine law, and applicable ethical laws.

Revenue Generation Programs

As Florida has grown, the need to provide the necessary infrastructure and public services to serve this growth has become a significant issue for counties and cities throughout the State. A County Attorney needs a thorough understanding of the requirements of Florida law for the implementation of revenue programs to aid in the funding of essential infrastructure and services. NGN is the preeminent law firm in the State of Florida in this area. We have extensive experience in the development and implementation of special assessments, impact fees, stormwater utility fees, franchise fees and user fees.

NGN has successfully developed and implemented special assessment programs for hundreds of local governments. These programs include assessments financing roads, water/wastewater, solid waste, fire rescue, stormwater, street lighting, neighborhood broadband infrastructure, and other functions. In addition to implementing special assessments for the provision of these essential services, the Firm has also been involved in the

use of assessments for the funding of infrastructure and redevelopment programs. Below is a summary of some of these engagements:

- NGN represented the Town of Palm Beach in the planning and implementation of the redevelopment and streetscape project for the retail and shopping area of Worth Avenue.
- NGN assisted the City of Coral Gables in implementing the redevelopment for Miracle Mile and Giralda Avenue.
- NGN represented the Town of Palm Beach in the implementation of an assessment program for the funding of a Town-wide undergrounding of utilities.
- NGN developed a special assessment program to finance redevelopment of an 11-mile portion of the U.S. 192 corridor in Osceola County.
- NGN represented Charlotte County in the creation of a special assessment program to help fund beach reconstruction and renourishment of a badly eroded beach on Manasota Key.
- NGN represented Wakulla County is developing a pioneering special assessment program to fund the provision of neighborhood broadband infrastructure pursuant to a citizen-led voluntary assessment process.

The Firm also has extensive experience in the implementation of impact fee programs to fund the cost of infrastructure required as a result of growth. The use of impact fees has substantially changed over the years due to the recent amendment to the Florida Impact Fee Act contained in Florida law. NGN is in the forefront of the State in the development of legally defensible methodologies to comply with these requirements.

A separate area of significant importance relating to alternative revenue sources is grant management. With the onset of COVID, the Federal government substantially increased the availability of Federal grant funding. With that increase, there have been significant monitoring requirements imposed by the Federal government. NGN has extensive experience in providing legal guidance on these requirements and the development of compliance policies and procedures. NGN routinely assists counties and cities with the legal aspects of federal and state grants, including ongoing HUD grants, FEMA grants, federal grants administered through the state, and project-specific Federal grants. We provided such services to the following counties and cities in grant administration: Sarasota County, Seminole County, Okaloosa County, Hernando County, Charlotte County, Santa Rosa County, Citrus County, Nassau County, Columbia County, Jackson County, Suwannee County, Levy County, Levy County, Wakulla

County, the Cities of Hialeah, Gainesville, Coral Gables, Deerfield Beach, Fernandina Beach, Margate, North Lauderdale and Titusville.

Finally, the Firm has represented numerous counties and cities in litigation over the validity of special assessments, impact fees and other fees. Among the counties that we have represented in that capacity are Lee County, Sarasota County, Hillsborough County, Polk County, Orange County, Santa Rosa County, St. Lucie County, Palm Beach County, Leon County, Nassau County, Flagler County, Putnam County, Lake County, Seminole County, Volusia County and Columbia County. We have also represented numerous cities and towns relating to the validity of various revenue sources including the cities of Tallahassee, North Lauderdale, Pembroke Pines, Tamarac, Palm Bay and the Town of Palm Beach.

Land Use and Real Estate

NGN has a broad range of experience in all aspects of governmental land use issues. We have extensive experience in the development and defense of comprehensive plan and land development code provisions. We have also represented numerous governmental entities on specific issues relating to a particular development application and whether that proposed development is consistent with the comprehensive plan and land development code.

Apart from representing counties and cities in the approval process, NGN has represented numerous governmental entities in litigation relating to land use decisions. These claims include challenges to an adopted comprehensive plan provisions before the Division of Administrative Hearings, actions under a Petition for Certiorari challenging the actions of a Board on a development application, takings (inverse condemnation) claims and actions under the Bert J. Harris, Jr. Private Property Rights Protection Act. The Firm also has experience in actions where a governmental entity institutes eminent domain proceedings to acquire a particular property for a proposed public project. Among the counties that NGN has represented in land use litigation are: Leon County, Hillsborough County, Okaloosa County, Santa Rosa County, Walton County, Jackson County, Jefferson County, Columbia County, Nassau County, St. Johns County, Flagler County, Putnam County, Lake County, St. Lucie County, Lee County, Manatee County, Polk County, Wakulla County, Marion County and Sarasota County.

NGN also has extensive experience representing governmental entities in real estate matters, including the acquisition, development and financing of real property for public financing projects. NGN represents local governments in commercial lending transactions, negotiating land use restriction agreements, mortgages, environmental indemnity agreements, credit agreements and other traditional lending documents.

Additionally, NGN has experience representing counties in code enforcement matters, including serving as counsel to code enforcement boards, serving as special magistrates for

code enforcement matters, helping to develop and draft codes, serving as counsel during code enforcement hearings, and dealing with code enforcement violations and enforcement.

Municipal Finance Practice

NGN is one of the leading public finance firms in the State of Florida. The Firm regularly serves in the traditional roles of bond counsel, underwriter's counsel, disclosure counsel, special counsel, trustee's counsel, issuer's counsel and bank's counsel in a wide variety of tax-exempt and taxable governmental financings. NGN is also a leader in the market with respect to more non-traditional public finance areas such as derivatives, tax matters and public-private financings. The Firm has developed a reputation throughout the State of Florida for providing innovative solutions for complex financing problems. In 2024, NGN was ranked as the #5 Bond Counsel firm in the Southeast Region and the #2 Bond Counsel firm in Florida based on volume of bonds issued, as set forth in the August 22, 2024 edition of *The Bond Buyer*. The Firm has consistently been ranked among the top Florida public finance law firms.

Employment Law

As indicated above, NGN understands that the County currently contracts with a different firm to advise the County regarding labor and employment matters. NGN would be happy to continue this current arrangement and oversee such other firm's continued handling of labor and employment matters. Alternatively, NGN has a robust labor and employment practice and would be willing to step into this role as well.

The Firm has experience in addressing employment matters including claims relating to discrimination, sexual harassment, hostile work environment, claims under the Americans With Disabilities Act and Family and Medical Leave Act, Veterans' Preference claims, and whistleblower complaints. NGN provides representation to numerous governmental entities throughout the State of Florida on labor and employment issues, including matters in state and Federal courts and before the EEOC, the FCHR, and the FDVA. We have also assisted clients with the development and revision of Human Resources policies to ensure they are consistent and compliant with this constantly evolving area of the law.

Litigation and Appellate Law

NGN has an active litigation and appellate practice and represents governmental entities on a wide variety of issues. We have highlighted some of the Firm's litigation experience in the discussion of the other areas that the Firm provides. Ultimately, we have the ability to represent the County in any litigation matter that might arise.

Utilities

The Firm has experience in the regulation and provision of utility services. NGN represents the Florida Governmental Utility Authority, St. Johns County, Marion County, Wakulla County, and the City of Sunrise on day-to-day operations, contracting, rate setting, development review, and connection policies. NGN provides legal guidance in the creation of government-owned water and wastewater utility systems, including situations in which a government has entered the utility business through acquisitions of investor-owned utilities. NGN has also assisted local governments in the regulation of privately-owned utilities operating within their borders. Finally, NGN possesses the expertise in the development and implementation of legally defensible water and wastewater developer agreements, refundable advance agreements, connection fees, special assessments and other techniques which may be used to grow a government's utility business.

Contracts and Procurement

NGN has demonstrated experience in all aspects of contract, procurement, and commercial law. The Firm has vast experience with the granting of franchises, licenses, and preparation of other contractual arrangements. For example, we recently assisted both Levy County and Nassau County with solid waste franchise and licensing issues.

Further, NGN has extensive experience in the procurement process, from the adoption of procurement policies and procedures to handling bid disputes. The Firm has developed procurement policies and procedures for Wakulla County, Jefferson County, Lee County, Okaloosa County, Santa Rosa County, the Florida Governmental Utility Authority, the Highway 79 Corridor Authority, the Cedar Key Water and Sewer District, and the Gulf Consortium.

Economic Development

One aspect of legal services that the Firm has been actively involved in is economic development programs. Most local governments have programs to attract new businesses to their community. The Firm has been involved in numerous economic development programs around the state and is familiar with the various tools which are at counties' and cities' disposal with respect thereto, including public private partnerships. Among the governmental entities that we have provided economic development services for include Okaloosa County, Santa Rosa County, Hamilton County, Jackson County, Columbia County, Brevard County, St. Lucie County, Osceola County, Bay County, Indian River County, Alachua County, City of Palm Bay, City of Bradenton, City of Palmetto, City of Fort Lauderdale and City of Panama City Beach.

Attorney Qualifications

Legal services would primarily be provided by Heather Encinosa (current Wakulla County Attorney), Evan Rosenthal (current Jefferson County Attorney), Kerry Parsons (current Assistant Okaloosa County Attorney), and Kirsten Mood (Assistant County Attorney for Wakulla, Jefferson, and Okaloosa). The Firm's other local government attorneys will be available to

assist the County as needed. The resumes, affiliations and certifications of the aforementioned Firm's attorneys are attached as Appendix "A".

Disbarments, Suspensions or Other Disciplinary Actions

No attorney from NGN has been disbarred, suspended or disciplined from the Florida Bar or any other organized bar associations.

ACCESSIBILITY AND RESPONSIVENESS

NGN maintains offices in Tallahassee, Tampa, and Plantation. Below are the addresses and contact information for the offices:

TALLAHASSEE OFFICE

1500 Mahan Drive, Suite 200
Tallahassee, Florida 32308
850-224-4070 Tel.
850-224-4073 Fax

TAMPA OFFICE

2502 Rocky Point Drive, Suite 1060
Tampa, Florida 33607
813-281-2222 Tel.
813-281-0129 Fax

PLANTATION OFFICE

8201 Peters Road, Suite 100
Plantation, Florida 33324
954-315-0268 Tel.

The Firm currently has 28 attorneys. The majority of the members of the Firm that will assist in providing services to Levy County will be located in the Tallahassee office. The Office Hours of the Firm's Tallahassee Office are 8:30 a.m. – 5:00 p.m.

Response time to Inquiries: NGN recognizes that it is essential that when issues arise, members of the Board, the County Manager, and employees need direction and advice in a timely manner. Therefore, as part of the Firm's approach to the provision of legal services, all members of NGN will be available to assist the County as needed. The Firm prides itself on providing accurate and responsive information in a timely manner. Given that the individuals who will be primarily providing the services to the County have extensive experience, it is anticipated that most inquiries will be responded to immediately. In the event that some research or investigation is required, the attorney shall provide the person a time estimate as to when a response will be provided.

REFERENCES

1. **WAKULLA COUNTY**
David Edwards, County Manager
3093 Crawfordville Highway
Crawfordville, Florida 32327
Phone: (850) 926-0919, Ext. 702
Email: dedwards@mywakulla.com

2. **JEFFERSON COUNTY**
Shannon Metty, County Manager
445 W Palmer Mill Rd
Monticello, FL 32344
Phone: (850) 342-0223
Email: smetty@jeffersoncounty.gov

3. **OKALOOSA COUNTY**
John Hofstad, County Manager
1250 N. Eglin Parkway, Suite 102
Shalimar, Florida 32579
Phone: (850) 651-7515
Email: jhofstad@co.okaloosa.fl.us

4. **COLUMBIA COUNTY**
David Kraus, County Manager
35 NE Hernando Avenue, Suite 203
Lake City, FL 32055
Phone: 386-758-1005
Email: david_kraus@columbiacountyfla.com

5. **CITRUS COUNTY**
Denise A. Dymond Lyn
County Attorney
110 N. Apopka Ave.
Inverness, FL 34450
Phone: (352) 341-6579
Email: Denise.Lyn@citrusbocc.com

PROPOSED COST

The Firm will strive to provide top quality representation to the County at an economic price. To remove uncertainty as to the types of legal services included and provide ease of budgeting, the Firm proposes a lump sum monthly retainer arrangement with the County. Under this approach, NGN proposes a monthly retainer in the amount of \$16,000.00. This retainer would cover all general representation of the County. The scope of general representation provided would include the representation of the County Commission and Planning Commission at regularly scheduled public meetings, the provision of legal advice and guidance to the County Commission, the County Manager and County staff, and preparation of ordinances, resolutions, intergovernmental agreements and opinions, including the drafting and review of contracts.

The retainer amount includes the Firm's in-person attendance at all regularly scheduled County Commission meetings (first and third Tuesdays of each month, NGN will arrive in the County the day prior to the meeting), all regularly scheduled Planning Commission meetings (fourth Monday of each month), and all regularly scheduled Code Enforcement Special Magistrate hearings (third Wednesday of each month). Additional in-person attendance at special meetings or for other matters is available upon request and will be billed at the hourly rates provided below.

The only exceptions from the retainer would be for the following:

A. Litigation in any State or Federal court, representation of the County before the Division of Administrative Hearings, Equal Employment Opportunity Commission, Florida Commission on Human Relations, Unemployment Compensation Commission, or other State, Federal or local administrative proceeding, would be compensated on an hourly basis at the following rates:

Partners/Of Counsel	\$300.00	per hour
Associates	\$275.00	per hour
Clerks/Paralegals	\$100.00	per hour

B. Special Projects or activities which would require more than ten (10) hours of attorney time would be charged at the above hourly rates. Prior to commencing such Project, NGN would notify the County that the Special Project would exceed ten (10) hours. This would include matters which because of their nature would require an extraordinary amount of effort. Some examples of these would be a substantial revision of the Purchasing Manual or Land Development Code, the development and implementation of a special assessment program, or other revenue program or real estate transactions. Alternatively, compensation related to Special Projects could be negotiated on a project-by-project basis.

C. Municipal bond or bank financing, which would be negotiated on a transaction-by-transaction basis.

The Firm will not charge the County for time spent in travel to the County for attendance at any regularly scheduled County Commission meetings, Planning Commission meetings, and Code Enforcement Special Magistrate meetings. Time spent in travel for attendance at special meetings or for other matters would be billed at half the above-described hourly rates. The Firm has teleconferencing and video conferencing technology and is also available to attend meetings remotely upon request.

The Firm will be reimbursed for travel expenses incurred in connection with any travel to the County in conformity with Chapter 112, Florida Statutes. The Firm will also be reimbursed for actual costs incurred in the provision of legal services including, but not limited to, filing fees, depositions, court reporter fees, witness fees, and other court related expenses, on-line research expenses, overnight delivery charges, copy and fax costs, long distance telephone costs, and other charges incurred in providing services to the County.

APPENDIX A
RESUMES, AFFILIATIONS, AND CERTIFICATIONS FOR LEGAL
PROFESSIONALS DESIGNATED AS PRIMARY ATTORNEYS

HEATHER J. ENCINOSA



**Heather J. Encinosa | Shareholder | hencinosa@ngnlaw.com
1500 Mahan Drive, Suite 200 | Tallahassee, Florida 32308
850-224-4070 Tel. | 850-224-4073 Fax**

Ms. Encinosa has dedicated her entire legal career to representing counties, cities, and other local government entities in the State of Florida. Ms. Encinosa is a 1996 graduate of the American University's Washington College of Law (summa cum laude) and a 1993 graduate of the University of Missouri (summa cum laude). Ms. Encinosa has been a member of the Florida Bar since 1997 when she joined NG&N. Ms. Encinosa is a member of the City, County, and Local Government Law Section of the Florida Bar.

Her practice includes representation of local governments on a variety of issues, including the review and negotiation of transactional documents, municipal and county home rule, constitutional and statutory interpretation, public utilities and governmental finance and tax matters.

Specifically, Ms. Encinosa serves as Wakulla County Attorney and Jefferson County Attorney representing the counties in the following practice areas: contracts and torts, procurement and purchasing, constitutional law, employment and labor, public law, litigation and appellate, administrative, finance, land use, planning and environmental, real estate and legislative. Ms. Encinosa also serves as lead counsel to the Florida Governmental Utility Authority ("FGUA"), where she provides on-going representation and advice to this governmental authority.

Ms. Encinosa serves several local governments in a special counsel capacity, touching upon all aspects of local government law. Ms. Encinosa has drafted numerous ordinances, resolutions, opinion letters, and contracts on behalf of her local government clients.

Ms. Encinosa is a frequent speaker before The Florida Bar's annual County, City, and Local Government Law section certification review course, the Florida Association of County Attorneys, the Florida Association of Counties, the Florida Government Finance Officers Association, and at NG&N's seminar on local government finance.

- Serves as county attorney to Wakulla County, Florida.
- Serves as county attorney to Jefferson County, Florida.
- Served as interim county attorney to Levy County, Florida.
- Provides ongoing, day-to-day and special representation to local governments and public utility clients.
- Represents counties and municipalities in the development, structure, and implementation of special assessment programs for services and capital facilities.
- Represents counties, municipalities, and school districts in the development, structure, and implementation of impact fees for various growth-related capital improvements, such as schools, transportation, parks and recreational facilities, fire, EMS, and libraries
- Assists clients with local government, constitutional, land use, home rule, public records, Sunshine law, and finance and tax issues.

Professional, Civic & Community Involvement

- The Florida Bar, Member.
- The Florida Bar: City, County and Local Government Law Section, Member.
- The Florida Bar Journal/News Editorial Board, Member.

- Speaker for Florida Association of County Attorneys, Florida Association of Counties Small County Coalition and Florida Government Finance Officers Association.
 - Tallahassee Families with Asian Children Leadership Council, Past Chairman.
 - Friends of Wakulla Springs, Board of Directors, Past Member.
 - Girl Scouts of America Volunteer.
 - Democratic Women's Club of Leon County, Past President.
 - Florida Association of County Attorneys Friend Award recipient, 2019.
 - Tallahassee Community Remembrance Project, Member.
 - League of Women Voters, Education Committee.
-

Education

- J.D., *summa cum laude*, The American University, Washington College of Law, 1996.
 - B.J., *summa cum laude*, The University of Missouri, 1993.
-

Areas of Practice

- Local Government Law
- Public Utilities Law
- Special Project Financing
- Land Use and Real Estate Law
- Litigation and Appellate Law
- Federal Grants

EVAN J. ROSENTHAL



**Evan J. Rosenthal | Shareholder | erosenthal@ngnlaw.com
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Mr. Rosenthal is a 2008 graduate of the University of Florida with a degree in History and a 2013 cum laude graduate of the Florida State University College of Law. Mr. Rosenthal received a certificate in environmental and land use law with high honors and was an editor for the Florida State University Law Review as well as a member of the Florida State University Journal of Land Use and Environmental Law.

As a member of the Firm, Mr. Rosenthal's practice focuses on a wide range of matters connected to local governments, including land use and environmental law, public-private partnerships, real estate law, public utilities law, state and federal grants, special districts, procurement, sunshine law and public records, special assessments, and finance and tax issues. Mr. Rosenthal currently serves as:

- Jefferson County Attorney
- Deputy Wakulla County Attorney
- Taylor County Planning Board Attorney
- General Counsel to the Cedar Key Water and Sewer District
- General Counsel to the Highway 79 Corridor Authority
- Deputy General Counsel to the Gulf Consortium
- Special Counsel to numerous other counties, cities, and special districts

Professional, Civic & Community Involvement

- The Florida Bar, Member.
- Florida House of Representatives Legislative Intern, Class of 2012.
- Committee member of the Florida Association of County Attorney's Finance & Taxation Committee.
- Member of the Environmental and Land Use Law; and City, County and Local Government Law Sections of the Florida Bar.

Education

- J.D., Florida State University, College of Law, *cum laude*, 2013.
 - Certificate in Environmental and Land Use Law, *magna cum laude*.
 - Florida State University Law Review Vol. 40, Article Editor.
 - Journal of Land Use and Environmental Law, Member.
 - Book Awards in Administrative Law, Environmental Law, and Emerging Issues in Energy Law.
- B.A. University of Florida, 2008.

Publications

- *Letting the Sunshine In: Protecting Residential Access to Solar Energy in Common Interest Developments*, 40 Fl. St. L. Rev. 995 (2013).
- *The Trend is Your Friend: Embracing and Incentivizing the Private Sector's Shift Toward Climate Consciousness*, 12 Fla. St. U. B. Rev. 175 (2013).
- *Rethinking Minimum Parking Requirements*, 5 ABA-SEER Smart Growth & Green Building Committee Newsletter 6, June 2012.

Areas of Practice

- Local Government Law
- Land Use and Real Estate Law
- Litigation and Appellate Law
- Public Utilities Law
- Public Finance

KIRSTEN H. MOOD



**Kirsten H. Mood | Associate | kmood@ngnlaw.com
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Ms. Mood is a graduate of Stanford University and a graduate of the Florida State University College of Law. Ms. Mood joined the firm in 2021 and focuses her practice in the areas of general governmental and litigation. Prior to joining the firm, Ms. Mood served as Assistant Blueprint Attorney for the Leon County – City of Tallahassee Blueprint Intergovernmental Agency and as Senior Staff Attorney to Justice Peggy A. Quince. Ms. Mood is a member of Leadership Tallahassee Class 39, Tallahassee Women Lawyers, Tallahassee Barristers, and the Florida Supreme Court Historical Society. Ms. Mood also serves on the Board of Directors for Beyond the Pantry.

Prior Professional Experience

- Assistant Blueprint Attorney, Leon County – City of Tallahassee Blueprint Intergovernmental Agency, 2018-2021.
- Senior Staff Attorney to Justice Peggy A. Quince, Florida Supreme Court, 2015-2018.

Professional, Civic & Community Involvement

- The Florida Bar, Member
- The Florida Bar City, County and Local Government Law and Young Lawyers Sections, Member.
- The Florida Bar Continuing Legal Education Committee, Young Lawyers Section Representative, 2015-2018
- The Florida Bar Eminent Domain Committee, Member 2019-2020
- Florida Association for Women Lawyers, Member
- Tallahassee Women Lawyers, Member
- Florida Supreme Court Historical Society, Member
- Tallahassee Barristers, Member
- Leadership Tallahassee, Member, Class 39
- Beyond the Pantry, Board Member

Education

- J.D., Florida State University College of Law
- B.A., Stanford University

Areas of Practice

- Litigation and Appellate Law
- Local Government Law

KERRY PARSONS



**Kerry A. Parsons | Shareholder | kparsons@ngnlaw.com
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Ms. Parsons is a 2008 cum laude graduate of Suffolk University with a bachelor's degree in Government and a 2011 graduate of Florida Coastal School of Law. Ms. Parsons joined the Firm in 2015 where she concentrates her practice in the areas of litigation and appellate law. Prior to joining the Firm, Ms. Parsons served as Citrus County Attorney from 2013 through 2014 and as Citrus County Assistant County Attorney from 2011 through 2013. Ms. Parsons now serves as the Chief Deputy County Attorney for Okaloosa County.

- Member of the Firm's Litigation and Appellate Law, General Governmental, Real Property and Grants practice areas.
- Represents clients before all state courts of the State of Florida, the United States District Court for the Middle, Northern and Southern Districts of Florida, the United States District Court for the District of Columbia, the Eleventh Circuit Court of Appeals and the United States Supreme Court.
- Provides general representation to clients on general governmental matters, real property matters, grants and procurement matters, tax and finance matters and land use issues.
- Agent of Old Republic National Title Insurance Company, qualified to issue title insurance commitments and policies and assist clients with real estate transactions and closings.
- Provides a training program to local government staff related to Federal Grant Procurements, Contracts and Reporting.

Prior Professional Experience

- County Attorney for Citrus County, Florida, 2013-2014.
- Port Authority Counsel for Citrus County, Florida 2013-2014.
- Assistant County Attorney for Citrus County, Florida, 2011-2013.

Professional, Civic & Community Involvement

- The Florida Bar, Member.
- Admitted to practice in all courts of the State of Florida, the District of Columbia, the United States District Court for the Northern, Middle and Southern Districts of Florida, the United States Court of Appeals for the Eleventh Circuit, and the United States Supreme Court.
- Member of the Environmental and Land Use Law; and City, County and Local Government Law, and Real Property Probate Law Sections of the Florida Bar.
- The Florida Bar Eminent Domain Committee, Member 2020-21.
- The Florida Bar Continuing Legal Education Committee, Member 2020- June 2023.
- The District of Columbia Bar, Member.
- Florida Municipal Attorneys Association, Member.
- Committee member of the Florida Association of County Attorney's Finance & Taxation Committee (2016-present) (Vice Chair 2023).
- Committee member of the Florida Association of County Attorney's Amicus Committee (2023-present).
- Speaker for Florida Association of County Attorneys, Florida Association of Counties Small County Coalition and Florida Bar Public Finance Seminar, and Florida Municipal Attorneys Association.

Education

- J.D., Florida Coastal School of Law, pro bono honors, 2011.
- B.S., Suffolk University, cum laude, 2008.

Areas of Practice

- Litigation and Appellate Law
- Land Use and Real Estate Law
- Local Government Law
- Federal Grants

APPENDIX B

GOVERNMENT ENTITIES REPRESENTED BY THE FIRM

The following are governmental entities for which we currently provide legal services.*
(footnotes follow the list)

Alachua, City of (2)(4)	Fort Walton Beach, City of (1)	Madison, City of (1)
Alachua County (1)(2)(5)	Fort White, Town of (2)	Malone, Town of (1)(5)
Alachua County School Bd. (1)	Franklin County School Bd. (1)	Manatee County (1)
Altamonte Springs, City of (1)	Gadsden County (1)(2)(3)(4)(5)	Manatee County School Bd. (1)(5)
Alford, Town of (2)	Gainesville, City of (2)(5)	Margate, City of (2)
Apalachicola, City of (2)	Glades County (4)	Marion County (1)(2)(5)
Apopka, City of (4)	Grand Ridge, Town of (1)	Marion County School Bd. (2)
Auburndale, City of (1)	Green Cove Springs, City of (2)	Martin County (2)
Bay County (1)(2)(3)(5)	Groveland, City of (1)	Martin County School Bd. (1)
Biscayne Park, Village of (2)	Gulf County (1)(5)	Melbourne, City of (1) (4)
Bonifay, City of (2)	Hallandale Beach, City of (2)	Miami Beach, City of (2)
Bonita Springs, City of (1)	Hamilton County (4)	Miami-Dade County (1)(2)
Bradenton, City of (1)	Hendry County (1)(2)(5)	Miami-Dade Schools (1)
Brevard County (1)(5)	Hernando County (1)	Miramar, City of (1)(2)
Bronson, Town of (2)	Hernando County School Bd. (1)(5)	Monroe County (1)(5)
Broward County (1)	Hialeah, City of (2)	Monroe County School Bd. (1)
Broward County School Bd. (1)	Highlands County School Bd. (1)	Mount Dora, City of (1)
Cape Coral, City of (1)(2)(5)	Hillsboro Beach, Town of (2)	Nassau County (1)(2)(5)
Caryville, Town of (1)	Hillsborough County (1)(2)(5)	Nassau County School Dist. (2)
Charlotte County (1)(3)(5)	Hillsborough County School Bd. (1)	Neptune Beach, City of (2)
Charlotte County School Bd. (1)(5)	Horseshoe Beach, Town of (1)	Newberry, City of (1)(2)
Chipley, City of (1)	Indian River County (1)(3)(4)(5)	New Smyrna Beach, City of (1)
Citrus County (2)(3)(5)	Indian River Co. School Dist. (1)	North Miami Beach, City of (1)(2)
Clay County (1)(2)(5)	Inglis, Town of (2)	North Port, City of (1)(2)(5)
Clearwater, City of (1)(2)	Islamorada, Village of (2)	Okaloosa County (1)(2)(4)(5)
Cocoa Beach, City of (4)	Jackson County (2)(5)	Okeechobee County (2)(5)
Collier County (1)(2)(5)	Jackson County School Dist. (1)	Orange City, City of (2)
Collier County School Bd.(1)	Jacksonville, City of (2)	Orange County (2)(1)(5)
Columbia County (1)(2)(5)	Jacksonville Beach, City of (5)	Osceola County (1)(2)(5)
Columbia County School Bd. (1)	Jay, Town of (1)	Palm Bay, City of (1)(2)
Coral Gables, City of (1)	Jefferson County (1)(2)(4)(5)	Palm Beach, Town of (2)
Crystal River, City of (2)	Lady Lake, Town of (1)	Palm Beach County (1)(4)(5)
Dania Beach, City of (2)	LaBelle, City of (1)	Palm Beach Co. School Bd. (1)
Davie, Town of (2)	Lafayette County (5)	Palm Beach Gardens (2)
DeSoto County (2)(4)	Lake Butler, City of (4)	Panama City, City of (1)
Dixie County (4)	Lake County (1)(2)(5)	Palm Coast, City of (1)
Doral, City of (2)	Lauderhill, City of (2)(4)(5)	Palmetto, City of (1)
Escambia County (1)(2)(5)	Lee County (1)(5)	Parkland, City of (2)
Estero, Village of (2)	Lee County Schools (1)(5)	Pembroke Park, Town of (2)
Flagler County (1)(4)(5)	Leon County (1)(5)	Pasco County School Dist. (1)
Flagler County School Bd. (1)	Leon County School Bd.(1)(5)	Pensacola, City of (2)
Florida Governmental Utility	Levy County (1)(2)(4)(5)	Pinecrest, Village of (3)(5)
Auth. (1)(2)(3)(5)	Longwood, City of (2)	Pinellas County (1)(2)
Fort Lauderdale, City of (2)	Lynn Haven, City of (1)	Pinellas County School Bd. (1)
Fort Myers, City of (1)(2)	Madeira Beach, City of (2)	Plantation, City of (2)

Polk County (2)(5)
Polk County School Bd. (1)(5)
Pompano Beach, City of (4)
Port St. Lucie, City of (1)
Punta Gorda, City of (2)
Putnam County (1)(2)(5)
Putnam County School Dist. (1)
St. Augustine, City of (2)
St. Johns County (1)(3)(4)(5)
St. Johns County School Bd. (1)
St. Lucie County (1)(4)(5)
St. Lucie County School Bd. (1)
St. Lucie Village, Town of (2)
St. Pete Beach, City of (1)
Santa Rosa County (2)(5)
Santa Rosa County School Dist. (2)
Sarasota County (2)(5)
Sarasota County School Bd. (1)(5)
Sebring, City of (2)
Seminole County (1)(5)
Seminole County School Bd. (1)(5)
South Miami, City of (4)
Starke, City of (1)
Sumter County School Dist. (1)
Sunny Isles Beach, City of (2)(5)
Sunrise, City of (3)(4)
Suwannee County (1)(2)(4)
Tallahassee, City of (2)(4)(5)
Tampa, City of (1)(2)
Tampa Bay Water (1)
Tequesta, Village of (1)
Titusville, City of (1)
Venice, City of (4)
Vero Beach, City of (1)
Wakulla County (1)(2)(5)
Walton County (1)(4)(5)
Walton Manors, City of (5)
Washington County (2)(5)
Wausau, Town of (1)
White Springs, Town of (1)
Wilton Manors, City of (2)(4)
Winter Garden, City of (1)(2)
Winter Haven, City of (1)
Winter Springs, City of (2)(5)

*Excludes various industrial development authorities, health facilities authorities, education facilities authorities, housing finance authorities and community development districts.

- (1) Finance representation
- (2) General government representation
- (3) Utility representation
- (4) Miscellaneous
- (5) Litigation