

BRASWELL LAW, PLLC



116 NE 3RD AVENUE
GAINESVILLE, FL 32601
352-416-3417
Braswell@BraswellLawPLLC.com

April 25, 2023

Levy County
Code Enforcement Special Magistrate
Bid No.: RFP_2023_002

Application For:

Jefferson M. Braswell
Braswell Law, PLLC
116 NE 3rd Ave.
Gainesville, FL 32601
352-416-3417
Braswell@Braswelllawpllc.com

By: 

Jefferson M. Braswell, Esquire
Florida Bar No 800996
116 NE 3rd Ave.
Gainesville, FL 32601
Phone: 352-416-3417
Braswell@Braswelllawpllc.com

TAB 1



LEVY COUNTY BOARD OF COUNTY COMMISSIONERS
PROCUREMENT DEPARTMENT
P.O. BOX 310
310 SCHOOL STREET
BRONSON, FL 32621
PHONE: (352) 486-5218 EXT. 2
FAX: (352) 486-5167
EMAIL: TRETHERWAY-ALI@LEVYCOUNTY.ORG

COVER PAGE

RFP_2023_002 – CODE ENFORCEMENT SPECIAL MAGISTRATE

LAST DAY FOR QUESTIONS: 4/20/23, 5:00 PM EST

DUE DATE: 4/27/23, 2:00 P.M. EST

SUMMARY OF SCOPE: Levy County is seeking proposals from qualified attorneys or law firms to serve as a Code Enforcement Special Magistrate to conduct hearings and issue orders regarding alleged violations of County Code and ordinances and to hear and decide other matters as requested by the County.

SUBMITTAL OF PROPOSAL: Levy County only accepts electronic submittals through "E-Bidding" on the DemandStar platform, www.DemandStar.com. In order to submit a proposal in response to this solicitation the proposer must be registered with DemandStar.

For questions relating to this proposal, contact Ali Tretheway, Procurement Coordinator at tretheway-ali@levycounty.org.

ITEMS THAT MUST BE INCLUDED WITH PROPOSAL: Submitting an incomplete document may deem the proposal non-responsive, causing rejection. Please check each box for each item submitted with proposal. Prior to submitting my proposal, I have verified that all forms are attached are considered as part of my proposal:

- COVER PAGE
- COVER LETTER
- STAFF QUALIFICATIONS AND PROFESSIONAL TEAM
- RELEVANT EXPERIENCE
- SCHEDULE AND AVAILABILITY
- PROPOSED PRICING
- PROPOSAL SIGNATURE FORM
- NON-COLLUSION AFFIDAVIT
- CONFLICT OF INTEREST DISCLOSURE STATEMENT
- CONTRACT EXCEPTION FORM
- VENDOR INFORMATION FORM
- W9

Company Name: Braswell Law, PLLC

Name: Jefferson M. Braswell

Address: 116 NE 3rd Ave., Gainesville, FL 32601

Mailing Address (if different): _____

Email (Required): Braswell@braswelllawpllc.com

Telephone: 352-416-3417

FEIN: 83-0581298

By signing this form, I acknowledge I have read and understand, any my firm complies with all General Conditions and requirements set forth herein:

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

DATE SUBMITTED: 4/25/2023

THIS DOCUMENT MUST BE COMPLETED AND RETURNED WITH YOUR SUBMITTAL

BRASWELL LAW, PLLC



116 NE 3RD AVENUE
GAINESVILLE, FL 32601
352-416-3417
Braswell@BraswellLawPLLC.com

April 25, 2023

Levy County Government Center
310 School Street
Bronson, FL 32621
352-486-5218

Re: Code Enforcement Special Magistrate

To Whom it May Concern:

Braswell Law, PLLC submits this application for the Levy County Code Enforcement Special Magistrate position on behalf of its owner, Jefferson M. Braswell. Braswell Law, PLLC is an S-Corporation in the state of Florida and address is 116 NE 3rd Ave., Gainesville, FL 32601. Hours of operation are 8:00am -6:00pm. Monday-Friday. The main contact is Jefferson (Jeff) Braswell at 352-416-3417, braswell@braswelllawpllc.com.

For 34 years Mr. Braswell has been an attorney in Florida serving the citizens of Alachua County including Levy, Gilchrist, Dixie, Suwannee, Columbia, Marion, Union, and Bradford counties. In 2018 he established his own firm, Braswell Law, PLLC in the historic Duckpond area of Gainesville. Braswell Law, PLLC employs three employees and practices in various areas of law including administrative, business, construction, civil litigation, environmental, and local government planning and zoning.

Braswell Law, PLLC is dedicated to understanding what results are desired and helping the client understand what actions can be taken on their behalf. The firm works with the client every step of the way to make sure that the client understands the choices they are making and feels empowered to make them. It is a part of counseling to evaluate and reevaluate the client's case to make sure that the firm is effectively representing them and is fulfilling expectations.

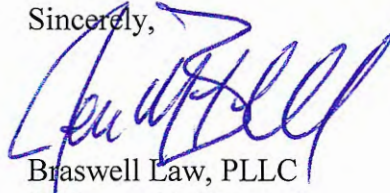
Mr. Braswell has served as the City of Gainesville Code Enforcement Magistrate for more than 8 years. His primary focus is to provide adequate due process to all citizens that may appear before him. It is of the utmost importance that the laws and requirements are understood and withheld. Although the Florida Rules of Evidence are relaxed for citizen participation, it is clear that the hearing should be conducted consistent with the Rules of Evidence and fundamental principles of due process giving all citizens an opportunity to be heard and all

witnesses to be fully examined. Providing citizens with the opportunity to be heard in each case is the cornerstone of the work.

Mr. Braswell started his career as a Levy county public defender and quickly fell in love with the community and residents. He is fortunate to still have strong relationships and clients in the community. Mr. Braswell's grandfather who was a code enforcement officer in Boaz, Alabama, and he always maintains the understanding that he is always to serve the interest of the community.

If you have any questions or concerns, please do not hesitate to contact me at 352-416-3417 or by email at Braswell@braswelllawpllc.com.

Sincerely,



Braswell Law, PLLC
Jefferson M. Braswell
Attorney at Law
Florida Bar No.: 800996
116 NE 3rd Avenue
Gainesville, FL 32601
352-416-3417
Braswell@braswelllawpllc.com

TAB 2

JEFFERSON M. BRASWELL
BRASWELL LAW, PLLC
116 NE 3RD AVE
GAINESVILLE, FL 32601

EXPERIENCE

Over 34 years of jury trial experience representing businesses, private citizens, and governmental entities on various legal issues primarily related to business disputes and construction of land developments throughout north Florida. Practice areas include contract litigation, environmental law, planning and zoning, construction litigation, administrative law, and government law.

EMPLOYMENT

Braswell Law, PLLC

Owner April 2018 - Present

Practice focused on complex jury trials, contract disputes, land development, employment, and tax issues. Continuing to assist clients with debt collection, governmental law, administrative law, and general civil law questions.

City of Gainesville, Florida

Code Enforcement Special Magistrate February 2016- Present

Serve as the Special Magistrate pursuant to Chapter 162, Florida Statutes, to hear all matters brought by the City of Gainesville's Code Enforcement Office.

Executive Board Member, North Florida Regional Hospital Corporation of America March 2016- March 2020

Gainesville, Florida

Served on the executive board to consider the reports of the Chief of Staff, Chief Medical Officer, Chief Financial Officer, Chief Executive Officer, Chief Nursing Officer, and quality control.

Scruggs & Carmichael, P.A.

July 1996- April 2018

Gainesville, Florida

Civil Litigation Attorney- Partner

Practice focused on complex jury trials, contract disputes, land development, employment, and tax issues.

Florida Department of Environmental Protection July 1992 - July 1996

Tallahassee, Florida

Assistant General Counsel- Air and Waste Section
Litigation Specialist that handled various issues related to air, solid waste, and hazardous waste.

Public Defender for the Florida 8th Judicial Circuit July 1989-July 1991
Assistant Public Defender
Represented indigent citizens charged with crimes.

EDUCATION

Vermont Law School, South Royalton, Vermont
M.S.L., Master of Environmental Law with Honors, 1992

University of Florida, Levin College of Law
Juris Doctor, 1988

University of Florida, College of Liberal Arts and Sciences
Bachelor of Arts, 1983

ACKNOWLEDGMENTS

Mentioned as the 39th largest verdict in the State of Florida for 2016-\$4.16 million
Campus Edge Condominium Association, Inc. v. Arlington Properties, Inc.

Mentioned as one of the top 100 verdicts in the State of Florida for 2007- \$2.56 million
Matinnaz Construction, Inc. v. Diamond Regal Development, Inc.

Outstanding Pro Bono Service Award for 2017 from the Supreme Court of Florida

REPRESENTATIVE SAMPLE OF CASES

Vision Construction Inc. v. James F. Bertie Case No. 04-2020-CA-000130 Successfully represented the contractor against home owner for unpaid construction costs and received a jury verdict of \$/9,000.

Trish Mader v. Shannon Homes of Gainesville, Inc. Case No. 01-2019-CA-2302 Successfully represented the contractor against the home owner for unpaid construction costs and received a verdict of \$60,000.

City of Gainesville Municipal Code Enforcement: City of Gainesville v. American East Hospitality LLC, Acted as code enforcement magistrate to penalize respondent for a dangerous abandoned building adjacent to a local high school.

City of Alachua, Florida v. Myers Brothers, Inc. and Florida Department of Environmental Protection, DOAH Case No. 17-0590- Representing an environmental permit applicant to allow land application of septage.

State of Florida Department of Revenue v. Rogue Gator Bucks, LLC., FDOR Case Number 2001963 54 - Successfully represented restaurant in regards to sales tax audit, federal tax audits, and workers compensation audits.

Whitney Aretz v. Chad Douglas, U.S. District Court Middle District of Florida Case No. 12-cv-246- Successfully represented author of trilogy of books in a copyright infringement case against claim of joint authorship.

Natures Landing Condominium Association, Inc. V. Natures Landing Management Company, Case No. 2010-CA-444- Successfully represented the condominium association against the former management company to enjoin the use of the condominium name on the internet and in advertisements.

Halcyon Manufacturing, Inc. V. Bany Dale Miller, Case No. 2007-CA-1072- Successfully represented business against former employee for civil theft and in subsequent collection actions.

Campus Edge Condominium Association, Inc. v. Arlington Properties, Inc., Case No. 2012-CA-94 - Represented the Condominium Association against the developer for fraud. After a two week jury trial obtained a verdict for \$3.66 million in compensatory damages and \$500,000 in punitive damages. Reversed on appeal.

The Tonnelier Construction Group v. Ronald J. Shema, Case No. 09-4820
Fla. 1st DCA 2010 - Successfully upheld lower court ruling in a reported case in which the Appellate Court found against a fraudulent transfer of assets by appellee.

Matinnaz Construction, Inc. v. Diamond Regal Development, Inc., Case No.: 01-06-CA-1707- Successfully represented the contractor against the developer for unpaid construction costs and received a jury verdict of \$2.56 million in damages. Reversed on appeal. On retrial, received a jury verdict for \$400,000 and awarded all attorney fees for trial and appeal.

L. Brant Blessing v. Town of Horseshoe Beach, Case No. 09-3116
Fla. 1st DCA 2009 - Successfully challenged the wrongful construction of a boathouse that violated the Town of Horseshoe Beach's building code. The boathouse was ordered to come into compliance with the applicable codes, and the Appellant agreed to pay the fees for the litigation.

JoeL. Blanchard v. D. Ray Harrison, Jr., Gilchrist County Property Appraiser, Case No. 03-4775
Fla. 1st DCA 2003 -Unsuccessfully challenged in Circuit Court and on appeal, the Property Appraiser's denial of homestead exemption for a river front home in Gilchrist County.

Paul Florence and Joan Florence v. Johnson Fletcher Insurance, Inc., Case No. 2003-CA-1990- Successfully obtained a judgement for homeowners in claim for fire insurance against agent for professional negligence due to the failure to properly purchase policy.

Ronnie Taylor Construction v. The City of Cedar Key, Case No. 98-4657
Fla. 1st DCA 1999- Challenged the City's revocation of a building permit for the construction of an office building in Cedar Key. The case was resolved amicably between the parties

Specialty Employee Leasing v. Jerry M. Rowe, Case No. 98-204
Fla. 1st DCA 1998 - Successfully defended an appeal of an unemployment compensation claim.

Watson Construction Company v. Florida Department of Transportation, Case No. 98-4101
Fla. 1st DCA 1998 - Appeal of the denial of a declaratory statement concerning of use of weight restricted highways in Alachua County.

Doris Hellerman v. Francis Akins, Levy County Property Appraiser, Case No. 98-2236
Fla. 1st DCA 1998 -Unsuccessfully challenged the increase of property taxes for approximately 180 residents of Cedar Key, Florida against the property appraiser and the Florida Department of Revenue. The case, in part, eventually lead to the passage of the Save Our Homestead amendment to the Florida Constitution.

Florida Rock Industries v. Haile Community Association v. Florida Department of Environmental Protection, Case No. 97-47 -Fla. 1st DCA 1997- Served as lead counsel for the Florida Department of Environmental Protection concerning a construction permit for a \$90 million cement factory in Alachua County for a month long formal administrative hearing. Handled all litigation issues on behalf of the Department including air construction permit, storm water permit, well permits, and solid waste permits.

Priscilla Harris v. Carolina Solite, Case No. 94-1759
Fla. 1st DCA 1996 -The FDEP's intent to issue an air permit for incineration of hazardous waste was sustained on appeal after a three week formal administrative bearing.

Florida Department of Environmental Protection v. Public Health Trust of Dade County, DIBI A Jackson Memorial Hospital, DOAH Case No. 87-5348 - Represented the FDEP in a permit dispute to allow Jackson Memorial Hospital to incinerate contaminated animal cadavers that had been injected with radioactive isotopes for medical research.

Basic Energy Corporation v. Hamilton County, Case No. 96-766
Fla. 1st DCA 1996 - The FDEP's intent to deny an air permit for the incineration of medical waste was sustained on appeal.

Browning-Ferris Industries v. Florida Department of Environmental Protection, Case No. 94-414
Fla. 1st DCA 1995 -The denial of the Appellant's application for financial assistance for petroleum rededication was upheld on appeal.

Suddath Van Lines v. Florida Department of Environmental Protection, Case No.93-2604
Fla. 1st DCA 1995 -In a reported case, the denial of the Appellant's application for financial assistance for petroleum remediation was upheld on appeal.

PERSONAL INTEREST

Enjoy outdoor activities including tennis, camping, canoeing, and sailing. Enjoy spending time with my family and traveling. Avid supporter of music and theater.

PERSONAL REFERENCES

Terry Silverman, Esq.
500 E University Ave, Suite D
Gainesville, FL 32601
352-377-0770

Paul Florence
President, Florence Recycling and Disposal, Inc.
322 SE Hawthorne Rd
Gainesville, FL 32641
352-375-9919

Legal Writing Sample

**CITY OF GAINESVILLE
MUNICIPAL CODE ENFORCEMENT**

CITY OF GAINESVILLE,
Petitioner,

SM NO.: 21-036
CE NO.: 20-2712

vs.

AMERICAN EAST HOSPITALITY LLC
Respondent,

**ORDER ON APPEAL PURSUANT TO SECTION 16-27,
CITY OF GAINESVILLE CODE OF ORDINANCES**

THIS CAUSE, having come for Public Hearing before the Special Magistrate on June 30, 2021, pursuant to Section 16-27, City of Gainesville Code of Ordinances (COO), after due notice to the Respondent, and the Magistrate having heard testimony under oath, received evidence and heard arguments, the Magistrate issues its Findings of Fact, Conclusions of Law and Order as follows:

FINDINGS OF FACT

1. The Respondent, American East Hospitality LLC, owns the property located at 2002 NW 13th St., Gainesville, Florida, also known as Alachua County Tax Parcel No. 09013-002-001 ("Property").

2. The 4-story commercial building on the Property, located adjacent to Gainesville High School, has been in a state of disrepair for approximately 10 years, and the building has been the subject of other code enforcement hearings during that time. , The building causes blight on the 13th Street corridor and the City of Gainesville, and has been an ongoing attractive nuisance. It has been the site of criminal activity due to its open nature and its proximity to Gainesville High School. , Evidence shows the derelict activities by students and youths has been ongoing within the building, and because of the difficulties in maintaining fencing to prevent trespassing on the site, the property represents a clear and present danger to students and others that find the structure an attractive nuisance. The building is an open concrete shell with the doors and windows on all stories fully removed where there is no screening and boarding off of openings to potentially stop someone from falling from the structure. The structure presents a serious hazard to life and limb by fall through unsecured window openings. The roof failed many years ago, the building is open to the elements, the elevator shaft is eroded, there is broken glass and garbage strewn about, and unauthorized residence being made.

3. Prior owners of the dilapidated building have boarded up the points of entrance into the building with plywood panels, but it was not long before the panels were taken down by

trespassers, and the plywood was not replaced. The chain link fence gate at the front of the Property has repeatedly been broken into and left in disrepair or unlocked, and the owners of the property have been derelict in making sure that the property does not pose a risk to trespassers.

4. On May 24, 2021, an inspection of the Property by a Code Inspector of the City of Gainesville revealed that the Property was still in a condition that violates Section 16-19, COO, by maintaining or allowing the existence of a dangerous building. The building on the Property is a “dangerous building” within the meaning of Section 16-17, COO, because it is vacant and not sufficiently secured to prevent easy access to trespassers, loiterers and vagrants; the building is so damaged, dilapidated, untended, unkempt, and in such a condition to have become dangerous to life, safety, health, and welfare; the building lacks working utilities and so utterly fails to provide the amenities essential to the decent living that it is unfit for human habitation and occupancy; and it has insufficient elevators. The failure to secure the building and prevent easy access is particularly critical given that this is a 4-story building with wide openings that are fall hazards.

5. The Respondent received a Notice of Violation (NOV) by certified mail, regular mail and posting of the Property and City Hall on or about May 24, 2021, and on June 7, 2021, timely filed a letter denoted as “Petition” to challenge the NOV and requesting an indefinite extension of time until the “property is transferred or the violation is abated.” The written Petition did not set forth the grounds therefore, as required by Section 16-27, and no amendment or supplemental petition was presented prior to or at the hearing that set forth the grounds for reversing or modifying the NOV.

6. A hearing was held on June 30, 2021, at which an attorney for the Respondent was present, participated, made procedural and substantive arguments, and presented information. The attorney renewed the request for extension of time not on the basis that the Respondent did not have an adequate opportunity to prepare for the hearing, but rather so that the Respondent could get security cameras and 8 hours/day security guards in place, to demonstrate that the security measures are working, and to list and sell the Property. It is important that the Respondent did not proceed with these improvements prior to the hearing and was unable to present any evidence that these actions would eliminate or reduce the imminent dangers created by the condition of the property. The Respondent did not present the testimony of any witnesses and did not address the substance of the condition of the building. No indication was given that the Respondent had evaluated the structural integrity or configuration of the building so as to permit rehabilitation and reuse or to fortify or enclose the building. Respondent had no plans to make the building safe or to eliminate the imminent hazard.

7. The condition of the Property and building were unchanged as of the date of the hearing. Unauthorized access to and residence in the building has been an ongoing problem including since May of 2020 when the Respondent represented that certain security measures would be taken but were not. Eight hours of security is not adequate when the condition of the building presents such a serious risk of death and serious injury at all hours of the day and night. Security cameras are not adequate to protect against the risk posed by the building. Given these dangerous conditions, the remedy of actual repair of the building or demolition are the minimum

remedial actions which will bring the building and Property into compliance with Chapter 16, Article II, Gainesville Code.

8. The Petitioner, City of Gainesville, incurred administrative costs in prosecuting this case in the amount of \$387.02.

CONCLUSIONS OF LAW

9. The Special Magistrate has jurisdiction over this matter pursuant to Chapter 162, Florida Statutes, and Sections 2-377(a)(10) and 16-27, Gainesville Code.

10. Pursuant to Section 16-27, COE, the Special Magistrate can sustain the notice of violation, can modify the NOV, or can withdraw the NOV. If the Special Magistrate is to find in favor of the respondent, the subject ordinance would require that the facts stated in the City of Gainesville's notice of violation are not correct or that the procedures required to enforce the subject COE were not complied with. In this case, the facts presented by the City of Gainesville at the hearing in this matter prove by clear and convincing evidence that the respondent's building is a dangerous building that violates Section 16-19, COO. In effect, the only evidence submitted by either party establishes that the building is a dangerous building that unfortunately requires demolition.

11. The facts stated in the NOV are correct and the situation covered by the NOV constitute a violation of Chapter 16, Article II, COO.

12. Based on the unrefuted evidence presented by the City of Gainesville, the demolition of the building is the minimum remedial action which will bring the Respondent's Property into compliance with Chapter 16, Article II, COO.

13. The Petitioner is entitled to recover from the Respondent administrative costs in the prosecution of this case incurred as of the date of hearing in the amount of \$387.02, pursuant to Section 162.07(2), Florida Statutes, and Section 2-387(d), Gainesville Code.

It is therefore ORDERED that:

A. The NOV dated May 24, 2021 in CE No. 20-2712 is sustained pursuant to Section 16-27, COO;

B. Respondent, American East Hospitality LLC, shall have 45 days from the date of this Order to repair or demolish the building on the Property, and if Respondent fails to do so then the Petitioner, City of Gainesville, shall be authorized to take such action and bill the Respondent in accordance with Section 16-29, COO; if the costs are not paid within ninety (90) days from the receipt of invoice, the City may place a lien against the property in the amount of the charges, including advertising, title research and related costs.

C. It is ordered that the owner must apply for a board and seal permit as described in Chapter 6 of this Code, and that if the permit is granted, the building must be boarded and sealed until such time as it is demolished or repaired so that it is no longer in violation of the terms of this article.

D. The Respondent shall pay Petitioner for costs of prosecuting this case in the amount of \$387.02.

E. An Affidavit of Compliance will be issued upon full compliance with this Order, the payment of the administration in the amount of \$387.02, and the Respondent's payment in full of any additional abatement and demolition costs incurred by City of Gainesville after entry of this Order.

F. If not complied with, this Order shall constitute a lien against Tax Parcel 09013-002-001, located at 2002 NW 13th St., Gainesville, FL and any and all real or personal property owned by American East Hospitality LLC, pursuant to Sec. 162.09, Florida Statutes, and may be recorded in Public Records of Alachua County.

DONE AND ORDERED this _____ of _____ 2021 in Gainesville, Florida.

ATTEST:

SPECIAL MAGISTRATE

Jackie Clark, Clerk of the Special Magistrate

Jefferson M. Braswell, Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the above Order has been sent to the Respondent, American East Hospitality LLC, 25 Heritage Ct., Tuxedo Park, NY 10987, and to Eric A. Dibert, Esq., Bogin, Munns & Munns, P.A., 2700 NW 43rd St. Ste C, Gainesville, FL 32606-7416 by U.S. Mail this _____ day of _____, 2021.

Jackie Clark, Clerk to the Special Magistrate

**Licenses/Certification
Certificate of Insurance**



The Florida Bar

651 East Jefferson Street
Tallahassee, FL 32399-2300

Joshua E. Doyle
Executive Director

850/561-5600
www.FLORIDABAR.org

State of Florida)

County of Leon)

In Re: 0800996

Jefferson Monroe Braswell
Braswell Law, PLLC
116 NE 3rd Ave
Gainesville, FL 32601-5428

I CERTIFY THE FOLLOWING:

I am the custodian of membership records of The Florida Bar.

Membership records of The Florida Bar indicate that The Florida Bar member listed above was admitted to practice law in the state of Florida on **June 15, 1989**.

The Florida Bar member above is an active member in good standing of The Florida Bar who is eligible to practice law in the state of Florida.

Dated this 4th day of **April, 2023**.

Cynthia B. Jackson, CFO
Administration Division
The Florida Bar

PG:R10
CTM-223018





CITY OF GAINESVILLE

Customer Copy

BUSINESS TAX STATEMENT

TAX YEAR BEGINS OCTOBER 1, 2022

AND ENDS SEPTEMBER 30, 2023

TREASURY DIVISION OF THE DEPARTMENT OF FINANCE

citybc@gainesvillefl.gov

BUSINESS TAX NO.

44690

BUSINESS NAME AND MAILING ADDRESS

8/31/2022

BRASWELL LAW, PLLC

113 NE 3RD AVE
GAINESVILLE, FL 32601

BUSINESS LOCATION

113 NE 3RD AVE

BUSINESS PHONE

352-416-3417

BUSINESS E-MAIL

braswell@braswelllawpllc.com

Based on your most recent information update, the following is an estimate of your taxes due. These amounts may change if your information has changed.

Table with 3 columns: CATEGORY, DESCRIPTION, TAX FEE. Rows include STATE LICENSE/CERTIFICATION REQUIRED, FICTITIOUS NAME REQUIREMENT, ATTORNEY/LAWYER, COMMERCIAL ZONED, PARTIAL PAYMENT, and a TOTAL TAX DUE ON OR BEFORE 10/3/2022 of \$105.00.

BUSINESS TAX ACCOUNT INFORMATION VERIFICATION

Before making payment, verify that the Business Location, Mailing Address, Business Phone, and Business Email above are correct. If changes need to be made, please call (352) 334-5024 or email citybc@gainesvillefl.gov with the change(s) and effective date(s).

METHODS OF PAYMENT

- 1. PAY ONLINE AT https://www.gainesvillefl.gov (CHOOSE "ONLINE SERVICES"), OR
2. IN PERSON OR COURIER DELIVERY AT CITY HALL, 200 E. UNIVERSITY AVE., 3RD FLOOR, GAINESVILLE, FL 32601. MON, TUES, THURS, FRI FROM 8AM-5PM & WED 9AM-5PM (DO NOT MAIL PAYMENTS TO THIS ADDRESS)
3. MAILING ADDRESS: PO BOX 490, STA. 47, GAINESVILLE, FL 32627. MAKE CHECKS PAYABLE TO: CITY OF GAINESVILLE

PENALTIES FOR LATE PAYMENTS (Receipt based on online payment time stamp or envelope postmark date)

Table with 3 columns: Fee schedules based on receipt date, Penalty, Total due. Rows show penalties for late payment from October 4, 2022 to January 1, 2023.

Payments not received on or before Friday, March 31, 2023 will be assessed an additional STATUTORY PENALTY OF \$250.

APPROVED BY FINANCE DIRECTOR



Florida Statutes require the City to obtain certain documentation PRIOR to the issuance of a business tax receipt. Please e-mail (btdocs@gainesvillefl.gov) the following documentation:

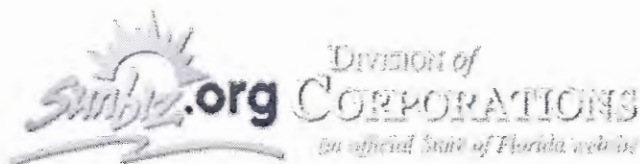
- A copy of the current fictitious name registration or completed affidavit
A copy of the current state certificate, registration or license for each licensed professional

If your business does not have current copies of the required documentation on file with the City, you will NOT receive a business tax receipt. You may pay your business tax online prior to submitting the required documents, and a business tax receipt will be e-mailed to you after the required documents are received and verified.

ALL CITY, STATE AND FEDERAL REQUIREMENTS MUST BE MET IN ORDER TO LEGALLY OPERATE A BUSINESS, PROFESSION OR OCCUPATION WITHIN THE CORPORATE LIMITS OF GAINESVILLE, FLORIDA. PAYMENT OF BUSINESS TAXES AND A RECEIPT FOR PAYMENT DO NOT IMPLY THAT A BUSINESS HAS COMPLIED WITH ANY OR ALL OTHER RELEVANT STATUTORY AND REGULATORY PROVISIONS. THE CITY OF GAINESVILLE DOES NOT REFUND BUSINESS TAXES PAID IN ERROR UNLESS THE ERROR IS A CLERICAL MISTAKE MADE BY THE CITY.

If you have any questions about the Business Tax requirements or process, email citybc@gainesvillefl.gov or call 352-334-5024

Thank you for doing business in the City of Gainesville!



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

Detail by Entity Name

Florida Limited Liability Company
BRASWELL LAW, PLLC

Filing Information

Document Number L18000120596
FEI/EIN Number 83-0581298
Date Filed 05/14/2018
State FL
Status ACTIVE

Principal Address

116 NE 3rd Avenue
GAINESVILLE, FL 32601

Changed: 03/18/2020

Mailing Address

116 NE 3rd Avenue
GAINESVILLE, FL 32601

Changed: 03/18/2020

Registered Agent Name & Address

BRASWELL, JEFFERSON M
116 NE 3rd Avenue
GAINESVILLE, FL 32601

Address Changed: 03/18/2020

Authorized Person(s) Detail

Name & Address

Title MGR

BRASWELL, JEFFERSON M
116 NE 3rd Avenue
GAINESVILLE, FL 32601

Annual Reports

Report Year	Filed Date
2021	01/09/2021

2022	01/04/2022
2023	01/18/2023

Document Images

01/18/2023 -- ANNUAL REPORT	View image in PDF format
01/04/2022 -- ANNUAL REPORT	View image in PDF format
01/09/2021 -- ANNUAL REPORT	View image in PDF format
03/16/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
05/14/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



LAWYERS PROFESSIONAL LIABILITY POLICY
DECLARATIONS

Agency:
700324

Branch:
912

Policy Number:
652229718

Insurance is provided by Continental Casualty Company,
151 North Franklin Street Chicago IL 60606
A Stock Insurance Company.

1. NAMED INSURED AND ADDRESS:
Braswell Law, PLLC
116 NE 3rd Avenue
Gainesville, FL 32601

NOTICE TO POLICYHOLDERS:
This is a Claims Made and Reported policy. It applies only to those claims that are both first made against the insured and reported in writing to the Company during the policy period. Please review the policy carefully and discuss this coverage with your insurance agent or broker.

2. POLICY PERIOD:
Inception: 05/31/2022
at 12:01 A.M. Standard Time at the address shown above
Expiration: 05/31/2023

3. LIMITS OF LIABILITY:
Inclusive of Claims Expenses
Each Claim: \$1,000,000
Aggregate: \$1,000,000
Death or Disability and Non-Practicing
Extended Reporting Period Limit of Liability: Each Claim: \$1,000,000
Aggregate: \$1,000,000

4. DEDUCTIBLES:
Inclusive of Claims Expenses
Aggregate: \$1,000

5. POLICY PREMIUM:

Annual Premium:	\$4,442.00
Surcharges/Taxes:	Amount:
Florida Insurance Guaranty Association 2022 Assessment	\$31.09
Total Amount:	\$4,473.09
Includes CNA Risk Control Credit of	\$- 360.00

Includes Lawyers Data Breach and Network Security Premium, see coverage endorsement if applicable

6. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:
G-118011-A (Ed. 06/2015), G-118012-AC (Ed. 03/1999), G-118016-ACC (Ed. 12/2011), G-118029-A (Ed. 04/2008),
G-118039-A09 (Ed. 09/2012), G-118065-A09 (Ed. 06/2015)

7. WHO TO CONTACT:

To report a claim:
CNA – Claims Reporting
P.O. Box 8317
Chicago, IL 60680-8317
Fax: 866-773-7504 / Online: www.cna.com/claims
Email: SpecialtyProNewLoss@cna.com
Lawyers Claim Reporting Questions: 800-540-0762

Authorized Representative

05/31/2022
Date

TAB 3

MINIMUM REQUIREMENTS AND EXPERIENCE

Mr. Braswell meets the minimum requirements to serve as Magistrate. He has been a certified member of the Florida Bar since 1989 and is in good standing. Mr. Braswell is familiar with the Code of Ordinances and Florida Statute Chapter 162. He has a long history of working with and for the Levy county community. As an officer of the law he has always and will always comply with the Code of Ethics of the State of Florida. He does not or will not represent clients that would create any conflicts of interest.

Mr. Braswell has served as the City of Gainesville's Code Enforcement Magistrate for the past 8 years. During this time, he has conducted hundreds of code enforcement hearings on behalf of the City of Gainesville with efficiency and professionalism. He finds this position engaging and challenging, and he hopes that his enthusiasm to serve Levy county and its citizens is evident in each hearing that he will conduct.

His primary focus as the code enforcement magistrate is provide adequate due process to all citizens that may appear before him. Although the Florida Rules of Evidence are relaxed for citizen participation, it is clear that the hearing should be conducted consistent with the Rules of Evidence and the fundamental principles of due process giving all citizens an opportunity to be heard and all witnesses to be fully examined. Providing citizens with the opportunity to be heard in each case is the cornerstone of the work.

Based on experience with conducting the hearings, many of the respondents have received previous warnings concerning their failure to comply with the orders of enforcement officers, so it is fundamental to the job to work with the staff and with the property owners in order to achieve compliance. This can and should include a number of alternative methods depending on the property owner including the use of fines, variable fines depending on progress,

additional opportunities to make progress with frequent reports back to the hearing officer, and suspended fines providing additional time for compliance. Based on years of experience and working with code enforcement staff, the ultimate goal is to get the properties cleaned up to a point that they are no longer a nuisance to their neighbors, communities, and to the city and that they are no longer detrimental to fabric of the neighborhoods.

Mr. Braswell is a solo practitioner. Mr. Braswell's practice is a highly diverse practice which primarily focuses on contract litigation including disputes concerning the development and construction of homes and commercial properties. Mr. Braswell has an extensive administrative law practice with cases before the Florida Department of Environmental Protection, Florida Department of Revenue, and the Department of Business and Professional Regulation. Mr. Braswell also enjoys a diverse local government practice and frequently appears before local city commissions and the Alachua County Commission on comprehensive plan amendments and zoning applications. Mr. Braswell appears before many other local government entities in surrounding counties and municipalities on planning and zoning matters and makes appearances before code enforcement boards. Over the last 20 years, Mr. Braswell has conducted dozens of hearings before local governments and negotiated numerous resolutions with city and county staff members.

Mr. Braswell was admitted into the Florida Bar in 1989. After graduation, he served initially as a Public Defender in Alachua, Gilchrist, and Levy Counties. After two years with the Public Defender's office, Mr. Braswell returned to law school at the Vermont Law School in South Royalton, Vermont, and he received a Masters in Environmental Law with Honors. After receiving his degree, Mr. Braswell worked for the Florida Department of Environmental Protection in Tallahassee, Florida. He worked in the Air and Waste Section as a Litigation

Specialist. He handled issues associated with solid waste, hazardous waste, petroleum contamination, and air pollution. All work conducted at the Florida Department of Environmental Protection was before the Division of Administrative Hearings giving him extensive experience in administrative hearings.

Mr. Braswell joined the law firm of Scruggs & Carmichael, P.A. in July, 1996. He started his own law office in May of 2018 in the historic Duckpond neighborhood in downtown Gainesville. His practice areas have primarily focused on complex jury trials, contract disputes, and land development issues related to land use, zoning, and environmental matters. Mr. Braswell will not have any issues in prioritizing his services as the Special Magistrate. His attendance at each of the hearings will be scheduled well in advance and no conflicts should exist.

Please see the attached resume for relevant projects and cases.

TAB 4

Schedule of Availability

Mr. Braswell has an open availability to serve the court as needed. Braswell Law's hours of operation are Monday -Friday, 8:00am - 6:00pm, however if special circumstances occur he can be available with notice outside those hours. There is no conflict or problem with the travel to Levy county.

TAB 5

PRICE PROPOSAL

Braswell Law, PLLC will provide services as the Special Magistrate for the stated price of \$300.00 per hour. Reimbursement for travel to and from Williston will be at a rate of \$100 per trip.

Braswell Law, PLLC will invoice Levy county the beginning of each month. Invoices can be emailed, mailed USPS or both.

TAB 6

PROPOSAL SIGNATURE FORM

The undersigned attests the authority to submit this proposal and to bind the proposer herein named to fully perform in accordance with the Request for Proposals (the "RFP"), if the proposer is awarded a contract by the County. The undersigned further certifies they have read the entire RFP package, and any other documentation relating to the RFP, and that this proposal is submitted with full knowledge and understanding of the requirements contained therein.

Proposer is an (please check one): INDIVIDUAL
PARTNERSHIP
CORPORATION
JOINT VENTURE
LLC

Name: Jefferson M. Braswell, Braswell Law, PLLC

Primary Office Address: 116 NE 3rd Ave.

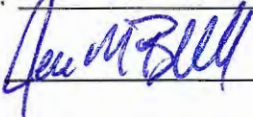
City, State, Zip: Gainesville, FL 32601

Address (Servicing Levy County if Different from Above): _____

Email Address: Braswell@Braswelllawpllc.com

Name/Title of Levy County Rep: _____

Telephone: 352-416-3417 Fax: _____

Signature:  Date: 4/25/2023

Is Proposer a small or minority business, women's business enterprise, or labor surplus area firm?
 Yes No (Check which is applicable)

Cost/Fee Proposal (attached) Yes No

Addenda are considered a binding part of the RFP and it is critical each proposer acknowledge receipt of same. Your proposal may be considered non-responsive if receipt of addendum is not acknowledged below.

Receipt of Addenda Acknowledged:

Addendum No. _____ Dated _____ Signature _____
Addendum No. _____ Dated _____ Signature _____
Addendum No. _____ Dated _____ Signature _____

NON-COLLUSION AFFIDAVIT

I, Jefferson M. Braswell of the County of Alachua

According to law on my oath, and under penalty of perjury, depose and say that:

1. I am Jefferson M. Braswell of the firm of Braswell Law, PLLC providing this proposal in response to the RFP for Code Enforcement Special Magistrate Services, and that I executed the said proposal with full authority to do so.
2. This response has been arrived at independently without collusion, consultation, communication or agreement for the purpose of restricting competition, as to any matter relating to qualifications or responses of any other responder or with any competitor; and no attempt has been made or will be made by the responder to induce any other person, partnership or corporation to submit, or not to submit, a response for the purpose of restricting competition;
3. The statements contained in this affidavit are true and correct, and made with full knowledge that Levy County relies upon the truth of the statements contained in this affidavit in awarding any contract for any services resulting from this RFP.

[Handwritten Signature]

Signature of Proposer Representative

4/25/2023

Date

STATE OF: Florida

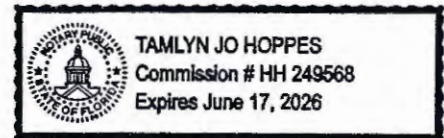
COUNTY OF: Alachua

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of April, 2023, by Jeff Braswell (name), as Attorney (title) for _____ (name of proposer). Personally known OR Produced Identification _____ (type of identification)

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 6-17-2026



CONFLICT OF INTEREST DISCLOSURE STATEMENT

The award hereunder is subject to the provisions of Chapter 112, Florida Statutes. All proposers must disclose with their proposals or bids the names of: (1) any officer, director, employee or agent of proposer is also an officer or an employee of the Levy County Board of County Commissioners; (2) any officer, partner, director or proprietor of the proposer is the spouse or child of one of the members of the Levy County Board of County Commissioners; (3) any County officer or employee who owns, directly or indirectly, an interest of five percent (5%) or more in the proposer or any of its branches or affiliates; (4) any employee, agent, lobbyist, previous employee of the Board, or other person, who has received or will receive compensation of any kind in connection with the response to this RFP.

All proposers are also required to include a disclosure statement of any potential conflict of interest that the proposer may have due to other clients, contracts, or interest associated with the performance of services under this RFP and any resulting agreement. Use additional sheets if necessary.

(1) Names of Officer, Director, Employee or Agent that is also an Employee of the Board:

(2) Names of Officer, Partner, Director or Proprietor who is spouse or child of Board Member:

(3) Names of County Officer or Employee that owns 5% or more in Proposers firm:

(4) Names of applicable person(s) who have received compensation:

Description of potential conflict(s) with other clients, contracts or interests:

City of Gainesville Code Enforcement Magistrate Contract

Check here if none of the above are applicable:

Signature: *Jefferson M. Braswell* Printed Name: Jefferson M. Braswell

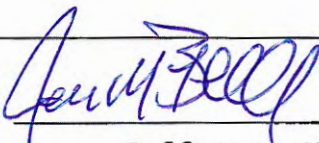
Proposer Name: Jefferson M. Braswell

Date: 4/25/2023

CONTRACT EXCEPTION FORM

Any proposer who requires/requests revision(s) to the Form of Contract (contained in Section III of this RFP) must submit this completed Contract Exception Form during the Question portion of the RFP process. The County is under no obligation to grant any exceptions and proposals that are contingent on exceptions to the Contract being granted will not be accepted. If an exception is rejected by the County and the proposer subsequently submits a proposal, the proposer is deemed to have waived their request for a Contract exception.

Request for revision to Form of Contract
Identify the specific Contract provision(s) that Proposer takes exception to:
Explain the specific revision(s) that are being requested (such as, delete the provision or modify it to state...)

Signature:  Printed Name: Jefferson M. Braswell
 Proposer Name: Jefferson M. Braswell
 Date: 4/25/2023

VENDOR INFORMATION SHEET

DATE: 4-26-23

COMPANY NAME: Braswell Law, PLLC

PHYSICAL ADDRESS: 116 NE 3rd Ave.

MAILING ADDRESS: _____

CITY: Gainesville STATE: FL ZIP: 32601

TELEPHONE NUMBER: 352-416-3417

FAX NUMBER: _____

TOLL FREE NUMBER: _____

EMAIL: Braswell@braswelllawpllc.com

FEID NUMBER: 83-0581298 OR SSN: _____

CONTACT PERSON: Jefferson M. Braswell

TITLE: Owner

CONTACT NUMBER: 352-416-3417



The information requested above is necessary to update our files or to add your name to the County's vendor list. You are a vital part of the operation of Levy County and we want to thank you for your support. The information on this form will allow us to pay you for the goods and/or services we have received in a timely manner and give us the ability to contact the necessary person in case there is a problem or question in processing.

**Request for Taxpayer
 Identification Number and Certification**

Give Form to the requester. Do not send to the IRS.

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

Print or type.
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
 Jefferson M. Braswell

2 Business name/disregarded entity name, if different from above
 Braswell Law, PLLC

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should 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 FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
 116 NE 3rd Ave.

Requester's name and address (optional)

6 City, state, and ZIP code
 Gainesville, FL 32601

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. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--	--

or

Employer identification number

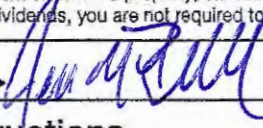
8	3		0	5	8	1	2	9	8
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Part II Certification

Under penalties of perjury, I certify that:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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 ▶ 4/25/2013

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.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.