

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

**PROPOSAL FOR PROFESSIONAL SERVICES
GENERAL LEGAL COUNSEL FOR THE
CITY OF EDGEWATER**

August 27, 2025

PROPOSAL FOR
PROFESSIONAL SERVICES
GENERAL LEGAL COUNSEL FOR THE
CITY OF EDGEWATER, FL

August 27st, 2025

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

Via email only
City of Edgewater
Attn: Purchasing Dept.
purchasing@cityofedgewater.org

RE: Professional Services- General Legal Counsel for the City of Edgewater

Dear Council Members,

It is the pleasure of Sabatini Law Firm, P.A., to submit this proposal to provide Legal Services for the City of Edgewater, FL. The Sabatini Law Firm has a highly experienced team specializing in local government issues. Currently, the firm provides City Attorney services for the City of Treasure Island, FL, the Town of Lake Hamilton, FL, the City of Frostproof, FL, and the Town of Howey-in-the-Hills Municipal Police Officers' Pension Board. Attorney Anthony Sabatini also serves as special counsel for labor disputes for the City of Deltona, Florida, as special counsel for the Mayor of the City of Deltona, and as counsel for the Sumter County Superintendent of Schools.

Sabatini Law Firm, P.A., a Florida professional corporation, was founded by attorney Anthony Sabatini in 2019 and is based in Lake County, Florida. Prior to founding Sabatini Law Firm, Mr. Sabatini served as a City Commissioner for the City of Eustis, Florida from 2016-2018. Mr. Sabatini also served in the Florida House of Representatives representing Florida's 32nd district, where he served on the Local Government Subcommittee and worked on many legislative proposals concerning Florida's political subdivisions. His legal experience has been primarily in the field of local government law. Currently, Mr. Sabatini serves on the County Commission for Lake County, FL.

If selected, it is anticipated that attorney Anthony Sabatini will be the primary City Attorney, with attorneys Francheska Sabatini and Gavin Rollins available as back up attorneys in the event of Mr. Sabatini's temporary unavailability. The attorneys of Sabatini Law Firm have the knowledge and experience of both serving and providing counsel to local governments and their various departments, boards, and government officials. Mrs. Sabatini has over 12 years of experience as a practicing attorney and has focused much of her practice on local government law, representing cities, community development

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

districts, utility districts, and public pension boards. The Firm's Associate Attorney, Gavin Rollins, also assists with the Firm's local government practice as of April 2025. Mr. Rollins has previously served as county commissioner for Clay County, FL and currently serves on the Lake County Water Authority Advisory Board.

Please review our proposal and feel free to reach out with any questions or if you wish to discuss anything further. You may direct any questions or comments to Anthony Sabatini at anthony@sabatinilegal.com or via telephone at 352-455-2928. We appreciate your attention to this proposal and look forward to speaking soon.

Respectfully submitted,

Anthony Sabatini
Sabatini Law Firm, P.A.

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

Firm Overview

Sabatini Law Firm, P.A., a Florida professional corporation, was founded by attorney Anthony Sabatini in 2019 and is based in Mount Dora, Lake County, Florida. The attorneys of Sabatini Law Firm possess the knowledge and experience of serving and/or providing counsel to local governments and their various departments, boards, and government officials, therefore bringing a wealth of experience in the areas of government ethics, procurement, public records, employment law, and general municipal regulations. Currently, the firm provides Town Attorney services for the Town of Lake Hamilton, FL, the City of Frostproof, FL, the City of Treasure Island, FL and the Town of Howey-in-the-Hills Municipal Police Officers' Pension Board. Attorney Anthony Sabatini also serves as special counsel for labor disputes for the City of Deltona, Florida, as special counsel for the Mayor of the City of Deltona, and as counsel for the Sumter County Superintendent of Schools.

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

The attorneys of Sabatini Law Firm focus much of their practice in Florida municipal and local government law. As municipal and local government attorneys, the attorneys of Sabatini Law Firm are well versed in the areas of public ethics and government in the sunshine laws, public records, and general municipal laws and regulations. Other areas of practice of the firm include labor and employment, civil litigation, and contract disputes.

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

The firm continues under the sole ownership of attorneys Anthony and Francheska Sabatini, with its principal office in Mount Dora, Florida. There have been no judgments or lawsuits against the firm, nor have there been any disciplinary procedures taken against an attorney of the firm by the Florida Bar Association or any relevant State regulatory agency.

The attorneys of Sabatini Law Firm are experienced with the Florida Code of Ethics for Public Officers and Employees as both local government attorneys and public officers. As current and former public officers, Attorney Anthony Sabatini and Mr. Gavin Rollins have participated personally in required ethics training for public officers. As a local government and public board attorney, Attorney Francheska Sabatini has provided such training to clients.

Lastly, the firm does not currently represent any client which may cause any potential conflicts of interest with responsibilities to the City. The firm would not undertake representation of the City or any other client if such representation would result in such a conflict.

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

Experience and Qualifications of Attorneys and Staff

As previously stated, it is anticipated that attorney Anthony Sabatini will serve as primary City Attorney, should the firm be selected. Attorneys Francheska Sabatini and Gavin Rollins will be available to assist in providing legal services and attending City Council or other Board meetings in the event Mr. Sabatini is temporarily unavailable.

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



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

Through his military career, Captain Sabatini has demonstrated investigative expertise, particularly in the conduct of AR 15-6 investigations. He has successfully led and completed more than 22 formal investigations under this regulation, addressing a wide range of serious issues, including criminal misconduct, violations of the Uniform

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

Code of Military Justice (UCMJ), ethical breaches, equal opportunity complaints, and workplace conflicts. These investigations required him to operate with a high degree of independence and discretion, often interviewing witnesses, reviewing documents, analyzing evidence, and making legal and factual determinations that directly impacted the careers and reputations of service members. His findings have informed command decisions regarding administrative actions, disciplinary measures, criminal proceedings, and systemic improvements within units.

Mr. Sabatini was also elected and served as City Commissioner for the City of Eustis from 2016 to 2018. He also served on the Community Redevelopment Agency. As a commissioner for the City of Eustis, he helped oversee a fiscal year 2017-2018 budget of \$47,000,000+ and 250+ employees. He was then elected and served in the Florida House of Representatives from 2018 to 2022. During his time in public service, Mr. Sabatini has been involved in numerous municipal law matters and served on the Local Government Subcommittee, working on issues concerning Florida's political subdivisions. He also served on the Commerce Committee, which primarily deals with regulations at the city level. Mr. Sabatini now serves as County Commissioner for Lake County, FL.

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

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

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

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

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

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



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

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

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

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

Mrs. Sabatini's representation and involvement in matters on behalf of local government clients has included representation in the areas of ethics and public records, general municipal law, land use, code enforcement, utilities, and labor. Specifically, Mrs. Sabatini has worked with local government clients' Building and Planning and Zoning departments on various land use matters and has served as code enforcement board attorney for the City of Eustis. As associate attorney, Mrs. Sabatini has been involved in general municipal law matters for the Cities of Minneola, Leesburg, and Umatilla. Mrs. Sabatini has also been involved as counsel for dependent and independent community development districts.

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

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

Gavin Rollins (FL Bar No. 1064417)



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

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

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

Summer Douglas, Office Manager/Paralegal



Summer Douglas holds an A.S. Degree in Paralegal Studies from Seminole State College and completed her undergraduate studies in Pre-Law at the University of Central Florida. She gained valuable experience through a family law internship and has extensive professional background in real estate, bringing strong legal knowledge and practical skills to her work.

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

References

1. Brittney Sandoval

Town Administrator, Town of Lake Hamilton, FL

P.O. Box 126

Lake Hamilton, FL 33851-0126

863-439-1910

Brittney@townoflakehamilton.com

Town Attorney Services (September 2024-Present)

2. Santiago Avila

Mayor, City of Deltona, FL

2345 Providence Boulevard

Deltona, FL 32725

386-624-1262

SAvila@deltonafl.gov

Legal Counsel (November 2024- Present)

3. Logan Brown

Sumter County Superintendent of Schools

2680 West County Road 476

Bushnell, FL 33513

859-338-2257

Logan.Brown@sumter.k12.fl.us

Legal Counsel (February 2025- Present)

SABATINI LAW FIRM P.A.

Anthony Sabatini
Managing Partner
Anthony@SabatiniLegal.com

Francheska Sabatini
Partner
Francheska@SabatiniLegal.com

Gavin Rollins
Associate Attorney
Gavin@SabatiniLegal.com

Sabatini Law Firm, P.A.
1601 E. 1st Avenue
Mount Dora, Florida 32757
Phone: 352-455-2928
Fax: 352-388-5126

PROPOSAL FOR PROFESSIONAL SERVICES GENERAL LEGAL COUNSEL FOR THE CITY OF EDGEWATER

August 27, 2025

Fee Schedule

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