

STATEMENT
PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34240
Telephone: (941) 306-4730

August 5, 2024

Mr. Howard Tipton
Town Manager
Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

Services for the month of July 2024

Non-Litigation	\$ 11,454.00
Wastewater Line Claims	\$ 125.10
PZB/Building Department Matters	\$ 6,826.30
TOTAL DUE THIS BILLING :	\$ 18,405.40



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 5313
Date: 08/05/2024
Due On: 09/04/2024

Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$11,454.00)- (\$0.00	= \$11,454.00

LBKNL-1

General Counsel/Town Attorney representation -- 001-10-11-531.3102

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	07/01/2024	CODE ENFORCEMENT: Initial review of agenda for code enforcement hearings.	0.50	\$230.00	\$115.00
Service	MDM	07/01/2024	TC: Email Vice Mayor and D. Williams re: Sunshine and Public Records law reminders; email PZB Memo on same.	0.40	\$278.00	\$111.20
Service	MDM	07/02/2024	TC: Emails with S. Branham re: distribution of Sunshine law reminder to pension board.	0.20	\$278.00	\$55.60
Service	RDJ	07/02/2024	Finance: review and approve addendum to fuel card services agreement between Wex Bank and the State of Florida to allow Town to participate in fuel card program.	0.30	\$260.00	\$78.00
Service	RDJ	07/02/2024	PW: review and analyze master agreements for debris removal services with DRC Emergency Services and Ceres Environmental Services.	1.25	\$260.00	\$325.00
Service	DPL	07/03/2024	CODE ENFORCEMENT: Conference call to discuss cases on the code enforcement agenda.	0.50	\$230.00	\$115.00
Service	MDM	07/03/2024	PZB: Emails and phone calls with N. Mazzei re: protocols/policies with third party plans reviewers and certifications relating to floodplain reviews and inspections, best practices for implementation, other	1.25	\$278.00	\$347.50

community practices.						
Service	DPL	07/06/2024	ZBA: Initial review of the application for ZBA hearing in preparation for meeting coverage	0.60	\$230.00	\$138.00
Service	DPL	07/08/2024	CODE ENFORCEMENT: Communicate with officers regarding pictures and testimony for code enforcement hearings, review code of ordinances for procedural and substantive requirements of law, review pictures from officers.	1.50	\$230.00	\$345.00
Service	RDJ	07/08/2024	PW: continue reviewing master agreements for debris removal services with DRC Emergency Services and Ceres Environmental Services.	1.60	\$260.00	\$416.00
Service	RDJ	07/08/2024	TC: Review and approve addendum to interlocal agreement with Sarasota County, City of Venice, City of North Port, and City of Sarasota to provide for intergovernmental cooperation among building departments; follow-up with staff regarding same.	0.40	\$260.00	\$104.00
Service	DPL	07/09/2024	CODE ENFORCEMENT: prepare proposed orders for code enforcement hearings.	0.90	\$230.00	\$207.00
Service	MDM	07/09/2024	PZB: Emails re: Building Dept Interlocal , approval process and recording.	0.30	\$278.00	\$83.40
Service	MDM	07/10/2024	TM: Review draft Memorandum/Letter of Intent for Donations forwarded by H Tipton; edit and revise same; provide email to H Tipton with comments/edits.	0.60	\$278.00	\$166.80
Service	RDJ	07/10/2024	PZ: review and revise draft agreement with Raffelis Financial Consultants for land acquisition fee study.	1.40	\$260.00	\$364.00
Service	DPL	07/10/2024	CODE ENFORCEMENT: Appeared as counsel for Special Magistrate hearings.	1.30	\$230.00	\$299.00
Service	RDJ	07/11/2024	PW: confer with staff regarding issues related to acquisition of Olsen Associates by Foth Infrastructure & Environment.	0.40	\$260.00	\$104.00
Service	RDJ	07/11/2024	PW: complete review of master agreements for debris removal services with DRC Emergency Services and Ceres Environmental Services; confer with staff regarding issues related to same; review related documents and approve agreements.	1.10	\$260.00	\$286.00
Service	RDJ	07/12/2024	HR: review requested revisions to contract addendum with Sterling Infosystems for	0.30	\$260.00	\$78.00

new employee on-boarding services; follow-up regarding same.						
Service	MDM	07/15/2024	PZB: Emails with A Parsons re: mangrove delegation research and considerations.	0.30	\$278.00	\$83.40
Service	RDJ	07/15/2024	IT: review and approve amendment to contract with Sarasota County regarding hosting and related technology services.	0.30	\$260.00	\$78.00
Service	AF	07/16/2024	TC: Begin research on delegation of authority for mangrove trimming by FDEP to local government; Review other county/ municipality delegated authority programs; Review correspondence regarding status update; Research orders delegating authority	2.90	\$260.00	\$754.00
Service	MDM	07/16/2024	TC: Email H Tipton re: legislative considerations.	0.30	\$278.00	\$83.40
Service	AF	07/17/2024	TC: Research mangrove cutting and Sarasota Co. authority, and recent cases on same; Review delegated local government authority legal articles	0.90	\$260.00	\$234.00
Service	RDJ	07/17/2024	Finance: review service agreement with ClearGov for additional module; review related addendum and affidavit regarding same; follow-up with staff.	1.25	\$260.00	\$325.00
Service	MDM	07/17/2024	TC: Emails re: Legislative Appropriations and request submittal	0.30	\$278.00	\$83.40
Service	MDM	07/17/2024	TC: Review email undergrounding update to TC	0.20	\$278.00	\$55.60
Service	AF	07/18/2024	TC: Research on agreements with locally delegated entities for mangrove trimming; Review of agreements for information regarding authority and enforcement; confer with MM on same.	1.60	\$260.00	\$416.00
Service	AF	07/19/2024	TC: Research FDEP delegation on mangrove trimming re: enforcement and mitigation; Review Sarasota agreement for reporting requirements regarding permitting and enforcement; Review Uniform Mitigation Assessment Method regarding standardized mitigation criteria for mangroves and confer with MM on findings.	2.25	\$260.00	\$585.00
Service	MDM	07/19/2024	ZBA: Emails re: vacancy on board.	0.25	\$278.00	\$69.50
Service	RDJ	07/19/2024	Fire: review draft memorandum of understanding with Manatee County Search & Rescue related to as-needed search and rescue services; confer with	1.30	\$260.00	\$338.00

			staff regarding issues related to same; review and approve application for participation in Florida Recovery Obligation Calculation program through Florida Division of Emergency Management.			
Service	RDJ	07/19/2024	PW: review form agreement for right-of-entry for disaster-related debris removal from private property; confer with staff regarding issues related to same.	1.10	\$260.00	\$286.00
Service	RDJ	07/19/2024	PW: review proposed contract assignment from Foth Infrastructure & Environment regarding existing Olsen Associates contract; confer with staff regarding same.	0.40	\$260.00	\$104.00
Service	MDM	07/21/2024	Finance: Emails with S Smith and C Roe re: subaqueous funding by TC and canal program and coordination on same.	0.25	\$278.00	\$69.50
Service	AF	07/22/2024	TC: Pull local codes regarding delegated local government mangrove trimming and alteration programs; Review online information on local jurisdictions; Begin drafting memo overview of program. Confer with MM on same.	4.10	\$260.00	\$1,066.00
Service	RDJ	07/22/2024	PZ: finalize revisions to agreement with Raftelis Financial Consultants regarding land acquisition fee study; follow-up with staff regarding same.	0.40	\$260.00	\$104.00
Service	RDJ	07/22/2024	Police: review proposed revisions to addendum to services agreement with NEOGOV for PowerReady subscription; review related documents and follow-up with staff.	0.50	\$260.00	\$130.00
Service	AF	07/23/2024	TC: Continue draft of memo regarding delegated authority; Telephone call to other jurisdictions	0.70	\$260.00	\$182.00
Service	RDJ	07/24/2024	Police: review and approve amendment to operational assistance and voluntary cooperation agreement among various local law enforcement agencies; review related documents.	0.40	\$260.00	\$104.00
Service	AF	07/26/2024	TC: Review UMAM requirements; TC with Jupiter Island; Review delegated authority agreement with Jupiter Island and section of code	1.90	\$260.00	\$494.00
Service	AF	07/26/2024	TC: Research other municipal email and communications policies, confer with MM on same.	1.40	\$260.00	\$364.00

Service	AF	07/28/2024	TC: Review and update memo regarding mangrove trimming; Provide notes regarding TC with City of Sanibel and Jupiter Island for comparative use	0.90	\$260.00	\$234.00
Service	AF	07/30/2024	TC: Review other municipalities email and social media policy (Venice and Bradenton) for technology usage requirements. Confer with MM on same.	1.90	\$260.00	\$494.00
Service	MDM	07/30/2024	Finance: Phone call with C Roe re: consultant retention, communications , and election law requirements.	0.50	\$278.00	\$139.00
Service	AF	07/30/2024	TC: Review applicable statute FS 106.113 regarding referendum expenditure requirements, confer with MM on same.	0.40	\$260.00	\$104.00
Service	AF	07/31/2024	TC: Research election laws and rules related to referenda expenditures; Review legislative history of 106.113 FS; Research Division of Elections Opinions and other guidance on restrictions.	1.60	\$260.00	\$416.00
Service	MDM	07/31/2024	TC: Review budget resolution, millage adoption resolution, and CIE adoption resolution title block. Prepare edits/ revisions to Budget adoption resolution.	0.90	\$278.00	\$250.20
Service	MDM	07/31/2024	CE: Emails with D. Lewis re: upcoming SM hearing agenda and preparation for same.	0.25	\$278.00	\$69.50
Subtotal						\$11,454.00
Total						\$11,454.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5313	09/04/2024	\$11,454.00	\$0.00	\$11,454.00
Outstanding Balance				\$11,454.00
Total Amount Outstanding				\$11,454.00

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 5306
Date: 08/03/2024
Due On: 09/02/2024

Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$125.10)- (\$0.00) = \$125.10

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Wastewater Line Claims

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MDM	07/19/2024	Emails from J Anderson re: availability to discuss subaqueous line and coordination with Longbar reps.	0.20	\$278.00	\$55.60
Service	MDM	07/21/2024	Email J. Anderson re: availability for meeting.	0.25	\$278.00	\$69.50

Subtotal \$125.10

Total \$125.10

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5306	09/02/2024	\$125.10	\$0.00	\$125.10
Outstanding Balance				\$125.10
Total Amount Outstanding				\$125.10

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

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PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 5312
Date: 08/05/2024
Due On: 09/04/2024

Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$6,826.30)-(\$0.00	\$6,826.30

LBK/PZB Matters

PZB/Building Department Matters

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MDM	07/01/2024	St. Regis: Conf call with A Parsons, TM, P Fige and N Mazzei re: CO request , outstanding compliance issues, TCO. Review email/letter request from C Whittal. Separate phone calls to A Parsons and TM re: outstanding issues and CO request; Review additional TCO's issued by Building Dept for Buildings 1 and 3. Review Florida Building Code sections; review, revise and edit draft letter to C Whittal; multiple emails w/ A Parsons on same. Phone call and emails re: DOT maintenance agreements and approvals, TM authorization and future TC agenda.	3.40	\$278.00	\$945.20
Service	MDM	07/01/2024	582 and 592 Ranger Lane: Receipt and review departure request submittal for seawall construction.	0.50	\$278.00	\$139.00
Service	MDM	07/02/2024	St. Regis: Emails and phone calls with A Parsons and Town Staff re: Chuck Whittal emails, CO/TCO issuance at St. Regis property, threat of suit, request for meetings, outstanding items. Emails with M Garcia re: potential litigation. Consultation with K. Fernandez and other City Attorney on CO/TCO matter . Emails to Town Staff on private provider qualification requirements, TCO language development.	2.80	\$278.00	\$778.40

Service	AF	07/02/2024	St. Regis: Research Florida Building Code and state or local requirements regarding temporary certificates of occupancy to determine any additional restrictions	1.10	\$260.00	\$286.00
Service	KMF	07/02/2024	St Regis: Telephone call w/Mooney re: St. Regis certificate of occupancy issue	0.30	\$260.00	\$78.00
Service	MDM	07/03/2024	St Regis: Phone calls and emails re: TCO issuance, language in condition. Review and revise same.	1.25	\$278.00	\$347.50
Service	MDM	07/03/2024	St. Regis: Emails re: DOT interlocal for ROW maintenance and steps moving forward. Emails with B Patten re: condition satisfaction on mass transit stop. Review relevant research on TCOs, confer with A Farrington on same.	1.40	\$278.00	\$389.20
Service	AF	07/03/2024	St. Regis: Finalize research Florida Building Code and state or local requirements regarding temporary certificates of occupancy to determine any additional restrictions; Pull Sarasota County and LBK applications for TCO; Create summary of findings for client	1.60	\$260.00	\$416.00
Service	AF	07/08/2024	St. Regis: Research and review equitable estoppel and vested rights arguments raised by St. Regis counsel	0.75	\$260.00	\$195.00
Service	MDM	07/08/2024	ZBA (7017 Longboat Dr N) : Confer with D. Lewis on upcoming ZBA meeting, Code quorum and vote requirement and option to applicant	0.30	\$278.00	\$83.40
Service	MDM	07/10/2024	582 Ranger Lane: Email objections from R Lincoln (Counsel for Country Club HOA) re: seawall construction, process, and concerns. Email response to same.	0.50	\$278.00	\$139.00
Service	MDM	07/11/2024	582 Ranger Lane: Public records request from R Lincoln re: departure filed by property owners and response to same.	0.30	\$278.00	\$83.40
Service	MDM	07/12/2024	582 Ranger Lane: Emails with Building Official regarding partially constructed structure .	0.40	\$278.00	\$111.20
Service	DPL	07/15/2024	ZBA (7017 Longboat Dr N): Continue to review application for ZBA hearing, review code of ordinances for procedural and substantive requirements of the law.	1.90	\$230.00	\$437.00
Service	MDM	07/16/2024	582 Ranger Lane: Emails with Building Official re: FBC and Town Code, coordination on call relating to same.	0.80	\$278.00	\$222.40

Emails from R Lincoln requesting opportunity to object on behalf of HOA.						
Service	AF	07/16/2024	St. Regis: Review prior research and correspondence regarding vested rights and equitable estoppel; Begin researching equitable estoppel and vested rights	1.90	\$260.00	\$494.00
Service	AF	07/16/2024	582 Ranger: Research into issues of equitable estoppel and vested rights raised by M Bentley (counsel for applicant).	1.20	\$260.00	\$312.00
Service	DPL	07/17/2024	ZBA (7017 Longboat Dr N): Prepare and organize the hearing folder for the ZBA hearing, and draft opening statement on quasi-judicial requirements for board members.	1.10	\$230.00	\$253.00
Service	MDM	07/17/2024	St. Regis: Review Schwall Consulting Floodplain report.	0.50	\$278.00	\$139.00
Service	DPL	07/18/2024	ZBA (7017 Longboat Dr N): Appear as board counsel for ZBA hearing.	2.00	\$230.00	\$460.00
Service	MDM	07/19/2024	St Regis: 1561,1571, 1581, 1591, 1601, GMD: Amended TCO issuance.	0.30	\$278.00	\$83.40
Service	MDM	07/19/2024	582 Ranger Lane: Receipt and review Departure Objection submittal from R Lincoln.	0.70	\$278.00	\$194.60
Service	DPL	07/22/2024	ZBA (7017 Longboat Dr N): Follow up on ZBA hearing with MM.	0.80	\$230.00	\$184.00
Service	MDM	07/31/2024	Ranger Lane: Email from R Lincoln requesting copies of staff comments on departure.	0.20	\$278.00	\$55.60
Subtotal						\$6,826.30
Total						\$6,826.30

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5312	09/04/2024	\$6,826.30	\$0.00	\$6,826.30
Outstanding Balance				\$6,826.30

Invoice # 5312 - 08/05/2024

Total Amount Outstanding \$6,826.30

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