

PROPOSAL TO PROVIDE ZONING HEARING OFFICER SERVICES FOR THE:

*City North Port, Florida*

*RFP#2015-31*

*Zoning Hearing Officer*

Submitted by:

**Schneck Legal**

February 28, 2015

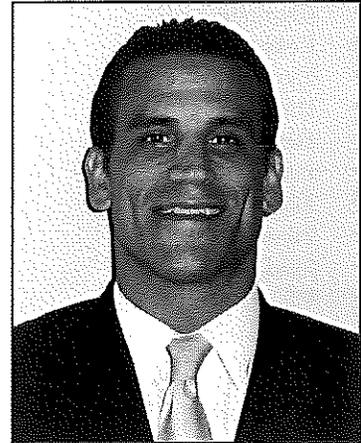
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## NORTH PORT HEARING OFFICER SERVICES RFQ – SCHNECK LEGAL

### PROFILE

Schneck Legal is a recently established law firm founded by its owner, Jed R. Schneck, to provide legal and governmental affairs services in Florida and Pennsylvania. Schneck Legal is backed by Mr. Schneck's institutional knowledge of government agencies on the local, state and federal levels. Drawing on this knowledge and his work experiences, Schneck Legal offers interrelated practices areas aimed at empowering public and private sector clients with control over their legal and policy matters, both in terms of decision-making and costs. Advances in virtual office technology have created a more mobile and flexible legal marketplace. Clients now have new options when selecting the manner, scope and costs of their representation. Utilizing virtual and traditional law office experiences, Schneck Legal offers representation uniquely fitted to the needs and expectations of each client. This fitted representation gives Schneck Legal's clients the ability to stay informed throughout the engagement, and make confident, cost-effective decisions on their legal matters and governmental affairs.



Jed R. Schneck, as the sole shareholder and sole employee of Schneck Legal, will be the attorney responsible for the overall coordination, oversight and quality control of the services provided as the City of North Port's ("City" or "North Port") Zoning Hearing Officer ("Hearing Officer"). Mr. Schneck shall prioritize the work of the Hearing Officer to ensure local availability and accessibility in the manner required by the City to complete the Scope of Work and all other tasks as necessary. Schneck Legal's use of virtual technology is intended to give public sector clients increased, and more convenient access to its attorney. Use of virtual desktop infrastructure, cloud-based computing systems and mobile devices, give Schneck Legal a longer, and more nimble reach than traditional brick and mortar law offices. Whether in person, over the phone, or in a virtual meeting room, Schneck Legal is equipped to quickly address client needs throughout the state.

### STATEMENT OF QUALIFICATIONS

Prior to joining private practice, Mr. Schneck served as an Assistant County Attorney in Lee County, Florida. In his role at the Lee County, Mr. Schneck also served as counsel to the Lee County Port Authority, the Lee County Metropolitan Transportation Planning Organization ("MPO"), and the now defunct Southwest Florida Expressway Authority. Additionally, Mr. Schneck served as an Assistant General Counsel at the Florida Department of Transportation ("FDOT") in Tampa, Florida. In total, Mr. Schneck has been practicing for over eleven years in the areas of administrative, contract, code enforcement, building code & construction, environmental, governmental, land use & zoning, real property and transportation law. For your consideration, below is the Resume of Mr. Schneck demonstrating in more detail his previous work experience.

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### FLORIDA LOCAL GOVERNMENT LAW

As his resume indicates, Mr. Schneck has extensive experience in representation of public and private sector clients in judicial and quasi-judicial hearings that include such subject matters as code enforcement, environmental permitting, land use and zoning, professional licensure, unemployment compensation and traffic infractions. Mr. Schneck has both prosecuted code enforcement actions on behalf of local governments, and defended clients in code enforcement proceedings in various counties and municipalities throughout Florida. In particular, Mr. Schneck has appeared before construction licensing boards, environmental boards, adjustment and appeal boards, bid protest panels, zoning boards, county courts, circuit courts and Chapter 120, Fla. Stat., administrative hearings. In addition to these appearances, Mr. Schneck has drafted numerous pleadings and submittals for these types of proceedings, including several findings of facts and conclusions of law. Specific local government codes researched and interpreted by Mr. Schneck on behalf of his clients, include, among others:

Jurisdiction: Village of Wellington

Cases/Issues: Several zoning and related code enforcement violations related to an equestrian operation.

Hearings: None.

Period of Performance: 2011-2014

Jurisdiction: Town of Ft. Myers Beach

Cases/Issues: One case involving the final phase of a Development of Regional Impact for a high-rise condominium and golf course community.

Hearings: None.

Period of Performance: 2013-2014

Jurisdiction: Lee County

Cases/Issues: Rezoning, special exception and variance requests.

Hearings: One public hearing on a rezoning request

Period of Performance: 2011

#### **Environmental Law:**

Jurisdiction: Florida Department of Administrative Hearings

Cases/Issues: Several cases involving environmental resource permits, coastal construction permits, water use permits, and enforcement actions

Hearings: One administrative hearing involving an environmental resource permit

Period of Performance: 2005-2014

Jurisdiction: Florida Circuit Court

Cases/Issues: Three cases involving environmental resource permits and enforcement actions.

Hearings: Several hearings involving various procedural arguments

Period of Performance: 2011-2014

#### **Land Use Code and Other Regulations:**

Jurisdiction: Lee County

Cases/Issues: Several cases involving the adjustment and appeals of building code standards.

Hearings: Estimated five-ten public hearings involving the aforesaid matters.

Period of Performance: 2005-2011

#### **Civil Violation Proceedings and Code Enforcement:**

Jurisdiction: Lee County

Cases/Issues: Several cases involving construction contracting license violations, hazardous waste disposal violations, land development code violations, landscape and fertilizer violations, water restriction violations, airport rules violations.

Hearings: Estimated five-ten quasi-judicial or county court hearings involving the aforesaid matters.

Period of Performance: 2005-2011

#### **Other Hearing Officer or Administrative Law Judge Experience:**

Other relevant Hearing Officer or Administrative Law Judge experience can be found below.

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### LITIGATION AND QUASI-JUDICIAL PROCEEDINGS

Schneck Legal has the skills and abilities to aggressively litigate a case in civil or administrative venues. An aggressive posture can favorably position clients at trial or enable them to confidently negotiate and resolve the dispute without the need of further costly litigation. However, under certain circumstances, such a strategy may result in a waste of valuable resources and time. Emphasizing costs savings, reduction of risk, and informed decision-making, Mr. Schneck has successfully negotiated and resolved numerous disputes, in and out of court, related to a wide range of matters that include: bid protest and procurement,

Below are a few samples of regulatory and project support accomplishments. Similar accomplishments and actions can be found in the Dispute Resolution section further below.

#### **Estero Parkway Extension Flyover Project**

Summary and Results: Construction on this \$35 million project was halted shortly after Tropical Storm Fay, when the roadway contractor roadway was issued a Notice of Violation (“NOV”) and stop work order by the South Florida Water Management District (“SFWMD”) for violations of the project’s dewatering permit and the resultant downstream turbidity levels flowing into an Outstanding Florida Waterbody. Mr. Schneck immediately engaged the SFWMD enforcement and compliance staff to quickly negotiate a resolution via a short form consent agreement and a nominal civil penalty, which was passed on directly to the roadway contractor. This immediate reaction and resolution prevented any further delay and facilitated timely completion of this critical four-lane roadway and bridge extending over I-75 directly connecting two major north-south corridors in South Lee County.

#### **Bonita Beach Road Four-Lane Widening Project**

Summary and Results: Mr. Schneck assisted Lee County staff in advancing a critical roadway-widening project in Bonita Springs, FL. Following the housing market collapse in Southwest Florida, a large developer in bankruptcy and foreclosure could not fulfill the obligations within its development order to first construct roadway infrastructure to offset development impacts. In an effort to fast track the roadway project, Mr. Schneck quickly drafted and utilized a “cash right-of-way bond” to served as the funding mechanism for the roadway project, and as the surety instrument to ensure completion of acceptable work within the road right-of-way. This cash bond allowed the successor-in-interests to begin the roadway construction and build the residential components of the development project. As a result of this innovative bonding, Lee County accepted the completed roadway for perpetual maintenance and received a much-needed economic boost for the project and the subsequently residential development.

#### **Renewal of Lee County’s Public Water Supply Permit**

Summary and Results: Mr. Schneck assisted County staff in defending an application to the SFWMD for renewal of a consumptive use permit from three sources of water (Caloosahatchee River, Green Meadows Wellfield, and the Corkscrew Wellfield). Utilizing a proactive approach, Lee County Utilities timely received this critical permit that will provide water supply to over 250,000 people without the need of additional costly studies and modeling. Additionally, the permit conditions and backup documentation thwarted two permit challenges by adjacent landowners, which were each successfully dismissed from Chapter 120, Fla. Stat., proceedings via mediated settlements at little cost to the County.

#### **Lee County’s Offsite Regional Mitigation Area for Public Works Projects**

Summary and Results: Mr. Schneck provided strategic counsel to staff in responding to the U.S. Army Corps of Engineers (“Corps”) withdrawal of the County’s regional offsite mitigation area (“ROMA”) permit application. Mr. Schneck mobilized to meet with high-ranking military and civilian Corps officials, resulting in concurrence from the Corps that Lee County could continue to pursue its desired ROMA permit application. Securing the option to create ROMA’s for capital projects on County conservation lands is a critical to advancing much needed infrastructure and saves tax payers millions of dollars that would otherwise be spent on much more costly mitigation options, like mitigation banks.

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#### **POLICY SUPPORT**

Schneck Legal’s project support and advancement abilities are enhanced by its in depth knowledge of local, state and regional water policy. Mr. Schneck is deeply familiar with the development and implementation of water policy, programs and initiatives that directly impact North Port, both at the state and federal levels. These include, among others:

- Regional Water Use Planning;
- Numeric Nutrient Criteria;
- Minimum Flows and Levels (“MFL”) Rulemaking;
- Consumptive Use Permitting Consistency Rulemaking (“CUPcon”); and
- Implementation of Total Maximum Daily Loads (“TMDL”) and the Basin Action Management Plans (“BMAP”) for the same.

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## APPROACH TO WORK

Schneck Legal uses the following proven approach to representing local government clients:

1. Gain comprehensive and detailed knowledge of the client, and its goals and priorities;
2. Apply advanced level and skilled expertise to the matter at hand; and
3. Utilize demonstrated abilities to effectively and efficiently deliver solutions to the client and achieve its objectives.

The tasks of a Hearing Officer require a comprehensive and detailed knowledge of Florida's land use laws, as well as North Port's codes and priorities. As stated above, Schneck Legal has been deeply engaged in land use & zoning and related issues for several years. With extensive knowledge and expertise comes good judgment and discretion. Having worked in, or with, various local, regional, state, and federal agencies, Mr. Schneck understands the critical need for good judgment in representation of a public agency. Representation of public sector clients is a majority of what Mr. Schneck does, and has done. Thus, he has a command of, not only zoning issues, but also, other governmental issues that are critical to successful performance of the City's Hearing Officer, such as sunshine, public records and ethics laws. Schneck Legal's learned expertise provides North Port an efficient and effective option to handle code enforcement issues, whether simple or complex.

Furthermore, Mr. Schneck possesses the knowledge and expertise to make independent decisions and exercise sound judgment when necessary. Decision-making and deadlines have always been, and will always be, part and parcel of the legal and government arenas. Expedient decision-making as a Hearing Officer will require regular, effective communication. The ability to present ideas and concepts effectively in writing, and orally, is key to providing the requested Hearing Officer Services. Such communication is necessary with various audiences, including City staff, attorneys and the general public. Through numerous court appearances or filings, public meeting presentations, comment letters and public speaking engagements, Mr. Schneck has the proven ability to communicate effectively, orally, in writing, and in presentation format to any targeted audience.

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## MANAGEMENT PLAN

Mr. Schneck shall provide the project management services, and coordinate with the North Port staff. Mr. Schneck has demonstrated the ability to plan, organize, and manage resources to successfully complete specific objectives, while maintaining scope, quality, time and budget restrictions. In partnership with City staff, Schneck Legal will use its best judgment to determine the amount of time and resources necessary to complete the specific tasks and work in the most efficient and cost-effective manner.

The management plan and objective for performing the Hearing Officer Services is timely and effectively reviewing, hearing and making fair and equitable decisions on those matters that come before the Hearing Officer. In order to meet the management plan objectives, Schneck Legal shall:

1. Have a sound grasp of the facts and legal issues that are necessary for each matter to be heard before the Hearing Officer;
2. Perform a thorough review of the record and research of the appropriate North Port Codes and Florida law prior to each hearing;
3. Utilize all available resources in order to efficiently research all legal issues in each case. Effective research and preparation will allow for a clear and efficient hearing process; and
4. Encourage and facilitate a fair and equitable resolution to the particular matter before the Hearing Officer. The Hearing Officer may conduct case-management conferences, if necessary.

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## METHODOLOGY

Schneck Legal shall utilize the following methodology in performing the services:

1. Full detailed review of all pleadings and documentation;
2. Following each hearing, perform a detailed review of the record;

advising on collections, ethics and open government, personnel, risk management, taxation and public safety issues. Litigation duties included representing Lee County and Lee County Port Authority in county court and state administrative hearings.

Assistant General Counsel at Florida Department of Transportation, Office of the General Counsel

Tampa, FL (District 7), 2003 – 2005

Advised senior District officials on all civil and administrative legal matters related to intergovernmental agreements and contracts, preparation and execution of real estate conveyance instruments, access management and environmental permitting, and all other legal issues affecting District operations. Supervised the District's public records request process. Prepared memoranda, motions, briefs, discovery and other legal documents for general law and condemnation proceedings, and assisted in representing the District in those proceedings.

Law Clerk at Florida Department of Transportation, Office of the General Counsel

Tampa, FL (District 7), 2002 – 2003

Conducted research on contract and civil liability, public records law and eminent domain cases. Prepared legal opinions concerning specific issues raised by various District officials. Managed and organized public records requests for the entire District. Attended team meetings, assisted in developing legal arguments and strategies for the District and performed other duties as required.

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PUBLICATIONS & PAPERS

Author, Florida Environmental & Land Use Law Treatise, Chapter 9.1, *Federal Regulation of Waters and Wetlands – Overview*, Jun. 2014

Author, Florida Environmental & Land Use Law Treatise, Chapter 9.2, *Section 10 Permits for Work In or Affecting Navigable Waters of the United States*, Jun. 2014

Author, Florida Environmental & Land Use Law Treatise, Chapter 9.5, *Federal Regulation of Waters and Wetlands – Permit Application Considerations*, Jun. 2014

Co-Author, White Paper for Florida Municipal Attorneys Association's 32nd Annual Seminar, *Florida's Public Private Partnership Act of 2013: An Opportunity for Development of Local Government Infrastructure*, Jul. 2013

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SPEAKING ENGAGEMENTS

Faculty, Florida Water Law & Policy Conference, Orlando, *Regional Water Challenges: Lake Okeechobee, Caloosahatchee & St. Lucie System*, Feb. 2014

Guest Speaker, Lee County RESTORE Act Advisory Committee, Ft. Myers, *Overview of draft U.S. Treasury Regulations*, Sept. 2013

Guest Speaker, Florida Engineering Society, Calusa Chapter, Ft. Myers, *Numeric Nutrient Criteria*, Nov. 2011

Panel Speaker, Lee County Local Government Presentation, Ft. Myers, *Open Meetings and Public Records, Standards of Conduct, Code of Ethics, and Filing Disclosures*, Jun. 2008

Panel Speaker, Career Days for Lee County Middle School Students, Cape Coral and Ft. Myers, *Legal Careers & Law School*, Spring 2007

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TRAINING COURSES & SEMINARS

Annual Ethics Seminar, Palm Beach County Planning Congress, South Florida's Culture of Corruption: Challenges For Land Use & Planning Professionals, 2012

Land Use Symposium, Current Legislation and Executive Growth Management Initiatives, 2010

Public Finance and Tax Seminar, 2008

Toll Projects Seminar, 2008

Basics of Airport Law Workshop, 2007

FEMA Incident Command System and National Incident Management System Certified, 2007

Schneck Legal | 5030 Champion Blvd., G11-108 | Boca Raton, FL 33496  
239.839.2041 | jschneck@schnecklegal.com | www.schnecklegal.com

violations resulted in a reduction of code violations and greater consumer protection for Lee County citizens and their potable water supply.

Rick Roberts, Chief Code Enforcement Officer  
Lee County Community Development – Code Enforcement  
1500 Monroe Street  
Ft. Myers, FL 33901  
Email: [rroberts@lcegov.com](mailto:rroberts@lcegov.com)  
Office: (239) 850-8120  
Fax: (239) 485-8340

Period of Performance: 2005 – 2011

Services Offered and Results: Mr. Schneck advised Community Development and Code Enforcement staff on numerous building code and construction licensing issues. In particular, Mr. Schneck reviewed and provided legal opinions on contractor license applications the Construction Licensing Board, exceptions and variances to building code requirements Board of Adjustment and Appeals, and proposed amendments to the building code and contractor license regulations. Additionally, Mr. Schneck prosecuted violators of Lee County's building codes and contractor license requirements before the Construction Licensing Board and represented Code Enforcement in Count Civil Court, which resulted in greater consumer protection for the public and maintained the integrity of Lee County codes.

Michael Stone, President  
Equestrian Sports Production  
14440 Pierson Road  
Wellington, FL 33414  
Email: [mstone2811@gmail.com](mailto:mstone2811@gmail.com)  
Office: (561) 739-5867  
Cell: (561) 784-1101

Period of Performance: 2011 – 2014

Services Offered and Results: Mr. Schneck advised the owners and operators of the world class Palm Beach International Equestrian Center ("PBIEC") on numerous local, state and federal land development regulations, code enforcement issues and zoning matters related to the operation, development and planned expansion of a 5,000-horse capacity equestrian event center. Engaging agencies included, the Village of Wellington, the South Florida Water Management District, the Environmental Protection Agency and the U.S. Army Corps of Engineers. During this time, Mr. Schneck assisted in securing local and state development approvals, and successfully defended challenged to the same for the Global Dressage Equestrian Center ("GDEC") and a 230+ acre commercial/equestrian/residential mix use development surround the PBIEC and the ("GDEC").

David Gensen, PE  
Barron Collier Companies  
2600 Golden Gate Parkway  
Naples, FL 34105  
Email: [dgcenson@barroncollier.com](mailto:dgcenson@barroncollier.com)  
Phone: (239) 262-2600  
Cell: (239) 404-3337

Period of Performance: 2013 – 2014

Services Offered and Results: Mr. Schneck represented a Barron Collier owned land-holding entity in Circuit Court litigation and before the South Florida Water Management District regarding the development of a high-rise condominium on Ft. Myers Beach. The property was entangled in a decades old dispute regarding an adjacent golf course and water management system, and the authorized land uses thereon. Mr. Schneck assisted in successfully securing the land entitlements necessary to move forward with the sale of the property.

Chris Helfrich, Director of Utility Services  
City of Boca Raton Utility Services  
1401 Glades Road

11000 Terminal Access Road  
Fort Myers, FL 33913  
Email: [mfischer@flylcpa.com](mailto:mfischer@flylcpa.com)  
Office: (239) 590-4600  
Fax: (239) 590-4688

Period of Performance: 2007 – 2011

Services Offered and Results: Mr. Schneck advised Lee County Port Authority officials on various issues related to the development and operation of the Southwest Florida International Airport and Page Field Airport. Mr. Schneck's assistance resulted in successful development and implementation of environmental mitigation strategies for capital projects, successful prosecutions of violations to airport rules and regulations, development and implementation of aircraft lien procedures, compliance with state and federal grant conditions and FAA airport revenue diversion regulations, and protection of airport flight paths through implementation and enforcement of the airport zoning districts.

Richard R. Vickers, Former General Counsel  
Florida Department of Transportation, District Seven  
Email: [richardv@smolkerbartlett.com](mailto:richardv@smolkerbartlett.com)  
Office: (813) 223-3888  
Fax: (813) 228-6422  
Cell: (813) 417-1719

Period of Performance: 2002 – 2005

Services Offered and Results: Mr. Schneck advised Senior FDOT officials on all civil and administrative legal matters impacting District Seven operations. During his tenure at FDOT, Mr. Schneck successfully defended the District Seven Office in Florida's Attorney General Open Government Mediation Program, ensured the District Seven Office's compliance with Florida's comprehensive public records law by overseeing 1,400 annual requests, and discovered flaws and initiated changes to two standard FDOT operating forms.

Don Scott, Executive Director  
Lee County Metropolitan Planning Organization  
815 Nicholas Parkway E.  
P.O., Box 150045  
Cape Coral, FL 33915  
Email: [dscott@lccmpo.com](mailto:dscott@lccmpo.com)  
Office: (239) 244-2220, Ext. 1  
Fax: (239) 790-2695

Period of Performance: 2005 – 2011

Services Offered and Results: Mr. Schneck performed the day-to-day legal services for MPO staff and served as legal counsel to the MPO Board and advisory committees at their respective public meetings. During this time, Mr. Schneck ensured the MPO's compliance with state and federal regulations and continued transportation project funding through several controversial MPO Board actions and issues. These actions and issues included: the rejection of \$10 million improperly earmarked by Congress for I-75/Coconut Road, removal of the County Road 951 Project and the Colonial Boulevard Flyover Project from the Long Range Transportation Plan, and project prioritization for American Recovery and Reinvestment Act funds. Additionally, with Mr. Schneck's assistance, the MPO successfully implemented substantial changes to the MPO's operating agreement as required by amendments to its governing statute, Section 339.175, Fla. Stat., and assisted in formation the MPO's Transit Oversight Committee.

**PROPOSAL SUBMITTAL SIGNATURE FORM**

The undersigned attests to his/her authority to submit this proposal and to bind the firm herein named to perform as per Agreement, if the firm is awarded the Agreement by the City.

The undersigned further certifies that he/she has read the Request for Proposal, Terms and Conditions, Insurance Requirements and any other documentation relating to this request and this proposal is submitted with full knowledge and understanding of the requirements and time constraints noted herein.

As addenda are considered binding as if contained in the original specifications, it is critical that the firm acknowledge receipt of same. The submittal may be considered void if receipt of an addendum is not acknowledged.

Addendum No. 1 Dated 2-13-15 Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_ Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_ Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Company Name SCHNECK LEGAL

239-839-2041 jschneck@schnecklegal.com N/A  
Telephone # E-Mail Fax #

5030 CHAMPION BLVD., G11-108  
Main Office Address

BOCA RATON FL 33496  
City State Zip Code

Address of Office Servicing City of North Port, if different than above:  SAME AS ABOVE

Office Address

City State Zip Code

Telephone # E-mail Fax #

JED R. SCHNECK, DIRECTOR  
Name & Title of Firm Representative

 2-28-15  
Signature Date

Do you accept Visa?  YES  NO

**THIS PAGE MUST BE SUBMITTED WITH PROPOSAL**

**STATEMENT OF ORGANIZATION**  
**(Information Sheet for Transactions and Conveyances Corporation Identification)**

The following information will be provided to the City of North Port for incorporation in legal documents. It is, therefore, vital all information is accurate and complete. Please be certain all spelling, and capitalization is exactly as registered with the state or federal government. *If the field does not apply to you, please note N/A in that field.*

Company: (Legal Registration) Schneck Legal, PA  
Type of Entity (Sole Proprietor, Corporation, LLC, LLP, Partnership, etc.): Florida Professional Association

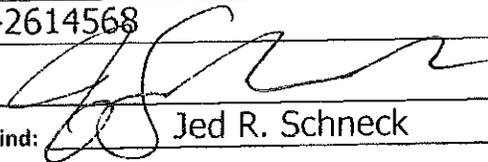
APPOINTEE, IF FOREIGN CORPORATION, MAY BE REQUIRED TO OBTAIN A CERTIFICATE OF AUTHORITY FROM THE DEPARTMENT OF STATE, IN ACCORDANCE WITH FLORIDA STATUTE §607.1501 (visit <http://www.dos.state.fl.us/>).

Business Address: 5030 Champion Blvd., G11-108

Phone: 239-839-2041 Fax: N/A

E-Mail jschneck@schnecklegal.com

Federal Identification Number: 47-2614568

Signature of person authorized to bind: 

Print Name and Title of person authorized to bind: Jed R. Schneck

Contact Name and Title for this Proposal, if different than above: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail \_\_\_\_\_

Respondent shall submit proof that it is authorized to do business in the State of Florida unless registration is not required by law.

Is this a Florida Corporation:  Yes or  No (Please Check One)

If not a Florida Corporation,  
In what state was it created: \_\_\_\_\_  
Name as spelled in that State: \_\_\_\_\_

What kind of corporation is it:  "For Profit" or  "Not for Profit"

Is it in good standing:  Yes or  No

Authorized to transact business  
in Florida:  Yes or  No

State of Florida Department of State Certificate of Authority Document No.: P15000001542

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Does it use a registered fictitious name:  Yes or  No

DBA (if any): Schneck Legal

**Names of Officers:**

President: \_\_\_\_\_ Secretary: \_\_\_\_\_

Vice President: \_\_\_\_\_ Treasurer: \_\_\_\_\_

Director: Jed R. Schneck Director: \_\_\_\_\_

Other: \_\_\_\_\_ Other: \_\_\_\_\_

**Name of Corporation (As used in Florida):**

Schneck Legal, P.A.

(Spelled exactly as it is registered with the state or federal government)

**Corporate Address:**

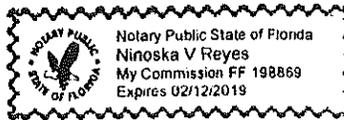
Post Office Box: N/A  
City, State Zip: \_\_\_\_\_  
Street Address: 5030 Champion Blvd., G11-108  
City, State, Zip: Boca Raton, FL 33496

STATE OF Florida

COUNTY OF Palm Beach

Sworn to and subscribed before me this 23 day of February, 2015, by Jed R Schneck who  is personally known to me or  has produced his/her driver's license as identification.

Ninoska V Reyes  
Notary Public - State of Florida  
Print Name: Ninoska V. Reyes  
Commission No: 198869



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**INSURANCE REQUIREMENTS:**

**WORKERS COMPENSATION:** Coverage to apply for all employees for Statutory Limits in compliance with the applicable state and federal laws. The policy must include Employers' Liability with a limit of \$100,000 each accident; \$100,000 each employee; and \$500,000 policy limit for disease.

**COMPREHENSIVE GENERAL LIABILITY:** Occurrence form required. Aggregate must apply separately to this contract/job. Minimum \$1,000,000 each occurrence; \$1,000,000 general aggregate.

**BUSINESS AUTOMOBILE LIABILITY:** All owned, non-owned hired. \$1,000,000 each accident for property damage and bodily injury with contractual liability coverage.

**PROFESSIONAL LIABILITY INSURANCE:** with minimum \$1,000,000 per occurrence for this project with a \$1,000,000 policy term general aggregate. Coverage shall be extended beyond the policy year term either by a supplemental extended reporting period (ERP) with as great of duration as available, with no less coverage and reinstated aggregate limits, or by requiring that any new policy provide a retroactive date no later than the inception date of claims made.

**SPECIAL REQUIREMENTS:** City of North Port is to be named additional insured on Comprehensive Commercial General Liability Policy.

All certificates of insurance must be on file with and approved by the City before commencement of any work activities under this agreement.

Any and all deductibles to the above referenced policies are to be the responsibility of the successful Appointee. Current valid insurance policies meeting the requirements herein identified shall be maintained during the duration of the contract period. Renewal certificates shall be sent to the City thirty (30) business days prior to any expiration date. There shall be a thirty (30) business day notification to the City in the event of cancellation or modification of any stipulated insurance coverage. It shall be the responsibility of the Appointee to insure that all appointees comply with the same insurance requirements that he/she is required to meet. All certificates of insurance meeting the required insurance provisions shall be forwarded to the City of North Port Purchasing Office.

**NOTE:**

**Evidence of Insurance.** Certificate of Insurance showing coverage, forms, limits. Actual insurance certificates will be required from recommended Appointee within five working days after being awarded this appointment.

**INSURANCE:** Have you reviewed the Insurance requirements above and are capable of providing the requested insurance?

yes  No

**THIS PAGE MUST BE SUBMITTED WITH PROPOSAL**

## Binder for Lawyers Professional Liability Insurance

Pending the issuance of a Policy in the form described below, Monitor Liability Managers (Monitor) on behalf of Carolina Casualty Insurance Company, binds coverage as described below, effective February 17, 2015.

Insured:	Schneck Legal
Policy Number:	1378792
Policy Form:	LPL 29300 (04-09)
Binder Period:	February 17, 2015 to March 19, 2015
Policy Period:	February 17, 2015 to February 17, 2016
Policy Type:	Primary

### Limit of Liability

Limit of Liability:	\$500,000 per Claim; \$1,000,000 in the Aggregate
Deductible:	\$5,000
Premium:	

*Indicated on page 5 that the firm is capable of meeting insurance requirements.*

*This is evidence of current coverage.*

08 This **Spectrum Policy** consists of the Declarations, Coverage Forms, Common Policy Conditions and any  
15 other Forms and Endorsements issued to be a part of the Policy. This insurance is provided by the stock  
BX insurance company of The Hartford Insurance Group shown below.

SBM

**INSURER:** SENTINEL INSURANCE COMPANY, LIMITED  
ONE HARTFORD PLAZA, HARTFORD, CT 06155  
COMPANY CODE: A

**Policy Number:** 21 SBM BX1508 DV



**SPECTRUM POLICY DECLARATIONS**

**Named Insured and Mailing Address:** SCHNECK LEGAL P.A.  
(No., Street, Town, State, Zip Code) SCHNECK LEGAL P.C.  
5030 CHAMPION BLVD # G11-108  
BOCA RATON FL 33496

**Policy Period:** From 02/17/15 To 02/17/16 365 DAYS  
12:01 a.m., Standard time at your mailing address shown above. **Exception:** 12 noon in New Hampshire.

**Name of Agent/Broker:** BB&T OSWALD TRIPPE & COMPANY/PHS  
**Code:** 226148

**Previous Policy Number:** NEW

**Named Insured is:** PROFESSIONAL CORP

**Audit Period:** NON-AUDITABLE

**Type of Property Coverage:** NONE

**Insurance Provided:** In return for the payment of the premium and subject to all of the terms of this policy, we agree with you to provide insurance as stated in this policy.

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**TOTAL ANNUAL PREMIUM IS:** \$425 MP

FLORIDA FC SURCHARGE:	\$	.42
FL EMERG MGMT SURCH:	\$	4.00
FCIT EMERG ASSESS	\$	3.60
FL FIGA REG 2011:	\$	1.55

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Countersigned by *Susan B. Castaneda*  
Authorized Representative

02/17/15  
Date

**SPECTRUM POLICY DECLARATIONS (Continued)**

**POLICY NUMBER:** 21 SBM BX1508

Location(s), Building(s), Business of Named Insured and Schedule of Coverages for Premises as designated by Number below.

**Location:** 001            **Building:** 001

5030 CHAMPION BLVD STE G11  
BOCA RATON                      FL 33496

**Description of Business:**  
LAWYERS & LAW FIRMS

**Deductible:** NO COVERAGE

**BUILDING AND BUSINESS PERSONAL PROPERTY LIMITS OF INSURANCE**

**BUILDING**

NO COVERAGE

**BUSINESS PERSONAL PROPERTY**

**REPLACEMENT COST**

NO COVERAGE

**PERSONAL PROPERTY OF OTHERS**

**REPLACEMENT COST**

NO COVERAGE

**MONEY AND SECURITIES**

INSIDE THE PREMISES  
OUTSIDE THE PREMISES

NO COVERAGE  
NO COVERAGE

**SPECTRUM POLICY DECLARATIONS (Continued)**

**POLICY NUMBER:** 21 SBM BX1508

Location(s), Building(s), Business of Named Insured and Schedule of Coverages for Premises as designated by Number below.

**Location:** 002            **Building:** 001

117 FOX RD  
SCHUYLKILL HAVEN PA 17972

**Description of Business:**

LAWYERS & LAW FIRMS

**Deductible:** NO COVERAGE

**BUILDING AND BUSINESS PERSONAL PROPERTY LIMITS OF INSURANCE**

**BUILDING**

NO COVERAGE

**BUSINESS PERSONAL PROPERTY**

**REPLACEMENT COST**

NO COVERAGE

**PERSONAL PROPERTY OF OTHERS**

**REPLACEMENT COST**

NO COVERAGE

**MONEY AND SECURITIES**

INSIDE THE PREMISES

NO COVERAGE

OUTSIDE THE PREMISES

NO COVERAGE

**SPECTRUM POLICY DECLARATIONS (Continued)**

**POLICY NUMBER: 21 SBM BX1508**

<b>BUSINESS LIABILITY</b>	<b>LIMITS OF INSURANCE</b>
<b>LIABILITY AND MEDICAL EXPENSES</b>	<b>\$1,000,000</b>
<b>MEDICAL EXPENSES - ANY ONE PERSON</b>	<b>\$ 10,000</b>
<b>PERSONAL AND ADVERTISING INJURY</b>	<b>\$1,000,000</b>
<b>DAMAGES TO PREMISES RENTED TO YOU ANY ONE PREMISES</b>	<b>\$1,000,000</b>
<b>AGGREGATE LIMITS</b>	
<b>PRODUCTS-COMPLETED OPERATIONS</b>	<b>\$2,000,000</b>
<b>GENERAL AGGREGATE</b>	<b>\$2,000,000</b>
<b>BUSINESS LIABILITY OPTIONAL COVERAGES</b>	
<b>HIRED/NON-OWNED AUTO LIABILITY</b>	<b>\$1,000,000</b>

**SPECTRUM POLICY DECLARATIONS (Continued)**

**POLICY NUMBER: 21 SBM BX1508**

**Form Numbers of Forms and Endorsements that apply:**

SS 00 01 03 14	SS 00 05 10 08	SS 00 08 04 05	SS 01 25 07 08
SS 01 58 04 13	SS 04 38 09 09	SS 41 62 06 11	SS 41 63 06 11
SS 05 47 09 01	SS 50 38 10 03	SS 00 46 06 13	IH 99 40 04 09
SS 83 76 03 12			

**DRUG FREE WORKPLACE FORM**

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that SCHNECK LEGAL  
\_\_\_\_\_ (name of business) does:

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

**Check one:**

I certify that I comply fully with above requirements.  
I do not comply fully with the above requirements.

  
\_\_\_\_\_  
Signature  
2-28-15  
\_\_\_\_\_  
Date

**THIS PAGE MUST BE SUBMITTED WITH PROPOSAL**

**REFERENCES - CLIENT LIST**

1. Name of Contact Person: DAVID OWEN Telephone # 239-565-0234  
E-mail: DAVID.M.OWEN1145@GMAIL.COM
  
2. Name of Contact Person: DOUG MEURER Telephone # 239-533-2221  
E-mail: DMEURER@LEEGOV.COM
  
3. Name of Contact Person: RICK ROBERTS Telephone # 239-850-8120  
E-mail: RROBERTS@LEEGOV.COM
  
4. Name of Contact Person: DON SCOTT Telephone # 239-244-2220  
E-mail: DSCOTT@LEEMPO.COM

**THIS PAGE MUST BE SUBMITTED WITH PROPOSAL**

# THE FLORIDA BAR

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## Jed Robert Schneck

**Member in Good Standing**

**Eligible to Practice Law in Florida**

**Bar Number:** 669792

**Address:**  
5529 N Military Trl Apt 1505  
Boca Raton, FL 33496-3495  
United States

**Phone:** 239-839-2041

**Email:** jedschneck@me.com

**vCard:** 

**County:** Palm Beach

**Circuit:** 15

**Admitted:** 10/02/2003

**10-Year Discipline History:** None

**Sections:**  
Administrative Law  
City, County & Local Govt Law  
Environmental & Land Use Law

**Law School:** Stetson University College of Law

**Graduation Year:** 2003

**Degree:** Doctor of Jurisprudence/Juris Doctor

The Find a Lawyer directory is provided as a public service. The Florida Bar maintains limited basic information about attorneys licensed to practice in the state (e.g., name, address, year of birth, gender, law schools attended, admission year). However, through this directory The Florida Bar allows individual attorneys the opportunity to provide for public information certain expanded personal and professional data. It is the attorney's responsibility to routinely review and update those expanded listings. The information contained in those expanded listings is presented by the Bar "as is" with no warranty of any kind, express or implied. The Florida Bar, its Board of Governors, employees, and agents thereof are not responsible for the accuracy of that additional data. Publication of attorneys' contact information within this listing should not be construed as their consent to receive unsolicited communications in any form. Certain unauthorized uses of this data may result in civil or criminal penalties. The Find a Lawyer directory is not a lawyer referral service.

CONFLICT OF INTEREST FORM

F.S. §112.313 places limitations on public officers (including advisory board members) and employees' ability to contract with the City either directly or indirectly. Therefore, please indicate if the following applies:

**PART I.**

- I am an employee, public officer or advisory board member of the City.  
\_\_\_\_\_ (List Position Or Board)
- I am the spouse or child of an employee, public officer or advisory board member of the City.  
Name: \_\_\_\_\_
- An employee, public officer or advisory board member of the City, or their spouse or child, is an officer, partner, director, or proprietor of Respondent or has a material interest in Respondent. "Material interest" means direct or indirect ownership of more than 5 percent of the total assets or capital stock of any business entity. For the purposes of [§112.313], indirect ownership does not include ownership by a spouse or minor child.  
Name: \_\_\_\_\_
- Respondent employs or contracts with an employee, public officer or advisory board member of the City.  
Name: \_\_\_\_\_
- None of The Above

**PART II:**

Are you going to request an advisory board member waiver?

- I will request an advisory board member waiver under §112.313(12)
- I will NOT request an advisory board member waiver under §112.313(12)
- N/A

The City shall review any relationships which may be prohibited under the Florida Ethics Code and will disqualify any Appointee whose conflicts are not waived or exempt.

NAME: JED R. SCHNECK

SIGNATURE:  DATE: 2-28-15

**THIS PAGE MUST BE SUBMITTED WITH PROPOSAL**

**Electronic Articles of Incorporation  
For**

P15000001542  
FILED  
January 06, 2015  
Sec. Of State  
tscott

SCHNECK LEGAL, P.A.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

SCHNECK LEGAL, P.A.

**Article II**

The principal place of business address:

5030 CHAMPION BLVD.  
G11-108  
BOCA RATON, FL. US 33496

The mailing address of the corporation is:

5030 CHAMPION BLVD.  
G11-108  
BOCA RATON, FL. US 33496

**Article III**

The purpose for which this corporation is organized is:

THE CORPORATION IS BEING FORMED FOR THE PRACTICE OF LAW OR  
ANY OTHER ACTIVITIES PERMITTED BY APPLICABLE LAW.

**Article IV**

The number of shares the corporation is authorized to issue is:

100

**Article V**

The name and Florida street address of the registered agent is:

JED R SCHNECK  
5030 CHAMPION BLVD.  
G11-108  
BOCA RATON, FL. 33496

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: JED R. SCHNECK

## Article VI

The name and address of the incorporator is:

JED R. SCHNECK  
5030 CHAMPION BLVD.  
G11-108  
BOCA RATON, FL 33496

Electronic Signature of Incorporator: JED R. SCHNECK

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: D  
JED R SCHNECK  
5030 CHAMPION BLVD., G11-108  
BOCA RATON, FL. 33496 US

## Article VIII

The effective date for this corporation shall be:

01/01/2015