

MANATEE COUNTY GOVERNMENT

SOURCE SELECTION

12/7/10
[Signature]

SUBJECT	Professional Planning Services to Update land development Code	DATE POSTED	December 7, 2010
PURCHASING REPRESENTATIVE	Blair C. Getz x 3053	DATE CONTRACT SHALL BE AWARDED	To be determined after Negotiations
DEPARTMENT	Financial Management Dept./Purchasing Div.	CONSEQUENCES IF DEFERRED	Delay in acceleration of project
SOURCE RECOMMENDATION	Request for Proposals #10-1715BG	AUTHORIZED BY DATE	R.C. Cuthbert, CPM, CPPO <i>[Signature]</i>

ACTION DESIRED

Authorization to enter into negotiations with Land Design Innovations, Inc. Maitland, Florida; to provide Professional Services to Update Unincorporated Manatee County Land Development Code .

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

Manatee County Purchasing Ordinance, Chapter 2-26, Article IV, Source Selection; Section 2-26-40 Policies

BACKGROUND/DISCUSSION

- Manatee County (the "County") is sought sealed proposals from qualified and interested planning consulting firms or individuals to provide an updated Land Development Code consistent with State requirements and procedures as described in Section 163.3202, Florida Statutes, and to contain specific and detailed provisions necessary and desirable to implement the adopted Comprehensive Plan.
- See page 2 for further details

SUMMARY	Authorization to enter into negotiations with the selected firms to provide an Update Unincorporated Manatee County Land Development Code.
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ATTACHMENTS: (List in order as attached)	INSTRUCTIONS TO BOARD RECORDS:		
• Email dated 10/16/2010	N/A		
COST	To be determined through Negotiations	SOURCE (ACCT# & NAME)	To be determined
COMMENTS	N/A	AMT./FREQ. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT)	N/A

Kimley Horn – Sarasota, FL

Subconsultant: Wade Trim, Tampa, FL

Wilson Miller – Sarasota, FL

Future Firm Title: Stantec Consulting, Inc.

Subconsultant: Duncan Associates, Austin, TX

VHB Miller Sellen, Bradenton, FL

Subconsultant: Grimes-Gobel Attorneys, Bradenton, FL

- The Selection Committee (Voting Members) consisted of:
 - John Osbourne, Director, Planning Department
 - Doug Means, Planning Department, Planning Division Manager
 - Blair Getz, Contracts Negotiator, Purchasing Division, Financial Management Department

- The Selection Committee met October 18, 2010 to review and short list firms from the eight (8) proposals received. The Committee after considerable deliberation short listed the following firms which are recorded here in the order drawn by Lottery:
 - My Town Team, Inc. – St Pete
 - Land Design Innovations – Maitland
 - VHB Miller Sellen - Bradenton

- November 1, 2010 oral presentations took place from the selected firms.

- The Selection Committee held a meeting on November 2, 2010 to discuss what firms would be in the best interest of the County and bring the most value to our community for the funds that we have to expend. The Committee after considerable deliberation and discussion took a vote which resulted in two (2) votes for and one (1) against for the purpose of negotiate with the firm Ranked number one (1) as listed in the order of ranking below:

- **Ranked 1 Land Design Innovations**

This firm was ranked number one due to their vast experience of the staff actually working and preparing Land Development Codes. They provided a lengthy history of successfully preparing LDCs throughout state of Florida. The team had in-house expertise in important elements of code writing including graphical explanations of the code, Euclidean vs Form-Based, rule and language consolidation, economic development incentives and code writing that assists redevelopment. The presentation was well outlined and organized, with solid understanding of the process and implementation issues associated with code rewriting. They also provided a sound approach on issues and suggested a code technical manual to provide a “helps” guide for the development community. The sub-consultant on the team, CPH Engineers, Inc, has a limited role assisting in the QA/QC for the rewrite.

- **Ranked 2 VHB Miller Sellen**

The headquarters for this company are located in Bradenton, Florida. This team was recognized for their experience with land development codes. However, their presentation was more focused with items such as design guidelines that would be addressed in a future phase of the code rewrite. The sub-consultant, Grimes-Gobel, assist in an advisory role for the rewrite.

- **Ranked 3 My Town Team**

The presentation provided a perspective of code writing based upon the City of St. Petersburg experience, as the group is made up of former City planning staff. The staff was very experienced with all aspects of the code from public workshops to implementation and enforcement. It was the opinion of the review team that we needed a unique perspective, not just recreating the City's code and process for Manatee County. They also focused heavily on design guidelines, which is not part of this code rewrite.

- The firms not short listed for oral presentations were perceived to have potential conflicts between developer clients and performing this rewrite engagement. Several firms had key members which were directly involved in the creation of the current document to be revised. The selection committee felt that new insight without a potential for conflicts with local developer firms which were clients of these firms would result in a better rewritten document.
- This project will be managed by the Planning Department.