MANATEE COUNTY GOVERNMENT

SOURCE SELECTION

					12/7/10
SU	JBJECT	Professional Plann Update land devel		DATE POSTE	
	PURCHASING RESENTATIVE Blair C. Getz x 30			DATE CONTRAC SHALL E AWARDE	E Negotiations
DEPAR	TMENT	Financial Manager Dept./Purchasing		CONSEQUENCES DEFERRE	
S RECOMMENI	OURCE DATION	Request for Propo	sals #10-1715BG	AUTHORIZED E	
				V, Source Selection; S	Section 2-26-40 Policies
			apter 2-26, Article	V, Source Selection; S	Code, ordinances, resolutions, policy.) Section 2-26-40 Policies
indivi descr	duals to p ribed in S	rovide an updated I	and Development lorida Statutes, and	Code consistent with to contain specific a	I interested planning consulting firms or State requirements and procedures as and detailed provisions necessary and
• See p	bage 2 for	further details			
UMMARY		zation to enter into r Land Development		e selected firms to pro-	vide an Update Unincorporated Manatee
ATTACHMENTS: (List in order as attached)			INSTRUCTIONS TO BOARD RECORDS:		
• Email dated 10/16/2010			N/A		
COST	To be d Negotia	etermined through tions	SOURC	E (ACCT# & NAME)	To be determined
OMMENTS	N/A			Q. OF RECURRING COSTS CH FISCAL IMPACT STATEMENT)	N/A

 Since the LDC received a major rewrite in 1989, it has received continuous minor updates. However, it has never had a comprehensive updating for consistency with recent amendments to the Florida Statutes and current planning principles.

The County has numerous other plans and guiding documents that have provided direction but limited related updates for the LDC. These plans and guiding documents include, but are not limited to, the *Comprehensive Plan, 2004 Evaluation and Appraisal Report (EAR), Imagine Manatee, Character Compatibility Study*, various neighborhood plans, CRA plans and the *Buildout Study*.

The changes will also allow for the development of modern real estate products (mixed-use, traditional neighborhood development, etc) and encourage sustainable development. The updated *LDC should also promote infill development and redevelopment in designated areas. It should be* easy to understand and read. It should be user friendly and electronically searchable and include graphics. It should involve the public in a meaningful and effective way using appropriate public participation techniques, consistent with FL Statutes.

- The County competitively solicited the needed services using a Request For Proposal to select the best qualified firm. Consequently, the Planning Department developed the Scope of Services for RFP #1715BG-PROFESSIONAL PLANNING SERVICES TO UPDATE UNINCORPORATED MANATEE COUNTY'S LAND DEVELOPMENT CODE
- 8/14/2010 8/27/2010 the appropriate proposal procedures were followed. The Request For Proposal (RFP) was broadcast to one thousand one hundred sixteen (1116) professional firms; forty (40) firms downloaded the RFP and eight (8) firms submitted Proposals.
- Local firms that were directly contacted and made aware of this Request for Proposal were:

S Corporation – Bradenton
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• The firms that submitted Proposals were:

Mellgren Planning Group – Ft. Lauderdale, FL

Subconsultants: Metric Engineering, Miami, FL

ZNS Engineering, Bradenton, FL

Land Design Innovations – Maitland, Fl

Subconsultant: CPH Engineering, Inc. Sarasota, FI

Clarion Associates – Chapel Hill, NC.

Subconsultants: Renaissance Planning Group, Sarasota, FL

VIC group, State College, PA

King Engineering, Inc. – Sarasota, FL

Subconsultant: Kirk Pinkerton Attorneys, Bradenton, FL

Design Team West/ Mike Carter Construction, Bradenton, FI

My Town Team, Inc. - St Petersburg, FI

Subconsultant: Julie Weston; Trenam Kemker Attorneys, St Pete, FL

SOURCE SELECTION (CONTINUED)_

Kimley Horn – Sarasota, Fl

Subconsultant: Wade Trim, Tampa, FL

Wilson Miller - Sarasota, FI

Future Firm Title: Stantec Consulting, Inc.

Subconsultant: Duncan Associates, Austin, TX

VHB Miller Sellen, Bradenton, FI

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.

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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.