



# QUESTIONS & ANSWERS

for

## RFP: 23-13 Planning Consulting Services

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- While we note that on page 5 of the RFP, the BCC Award date was listed as to be determined (and separately, the RFP states a completion date of March 2025 for the EAR), in the time since issuing the RFP, has the County determined an anticipated commencement date for the work?

No, a commencement date has not been determined.

- How much of the required base information is recent, ready, and complete — e.g., accurate surveys/GIS databases; socio-demographics; utilities surveys; traffic studies; economic/market analyses; etc.?

The County has a fairly robust GIS database including a transportation characteristics database. The County is in the process of adopting mobility fee system for transportation mitigation that is built on traffic data and a long range transportation plan. Utilities and economic are lacking.

- Page 3 of the RFP, 2.1 SCOPE OF SERVICES SUMMARY, 2. Evaluation of Major Local Issues – Re: involving “adjacent local governments”, does this refer to municipalities outside Walton County? We would be grateful if the County could identify which adjacent local governments it desires to have participate in the planning process.

Bay County due to large Sector Plan straddling both Walton and Bay.

- Page 3 of the RFP, 2.1 SCOPE OF SERVICES SUMMARY, 4. Legal Analysis – We would be grateful if the County could further describe "future legal challenge and any estimated costs associated with such challenges".

There is strong citizen sentiment to curtail or stop development, particularly in the southern part of the County. The consultant is expected to provide an analysis of Florida takings law and provide a potential cost estimate to defend any removal/reduction of development rights so that the Board can make a decision with necessary information. This would potentially be an analysis of affected properties, estimates of legal costs including recent Florida law decisions, as well as market value or value of taking.



- Page 4 of the RFP, 2.1 SCOPE OF SERVICES SUMMARY, 7. Other Requirements – We would be grateful if the County could provide the anticipated number of Planning and Zoning Commission workshops and adoption hearings requiring the consultant's participation. Would each of these be in person, or would virtual participation be possible?

This will depend somewhat on the amount of changes proposed. These would be in person meetings, all ordinances require three public hearings.

- How many cycles of municipal reviews and revisions are anticipated?

There is no current estimate of reviews and revisions anticipated, this will depend somewhat on the amount of changes proposed.

- What public engagement strategies has the County employed in the past? Which of these strategies have been the most effective, and which have been the least effective?

The County has effectively utilized in person workshops, focus groups, town halls.

- We would be grateful if the County could describe those who comprise the RFP Selection/Review Committee.

Members have not been named but it will include a representative from the County Attorney's Office, The Planning Department, and Engineering.

- Regarding RFP section 3.18 and Walton County purchasing procedure PP017, are non-local vendors still able to submit, and be eligible for selection?

Yes, we encourage all qualified businesses and consultants to participate in this opportunity. Non-local businesses are not disqualified from consideration. PP017 and section 3.18 allow evaluators to provide preference to local businesses to encourage and support our community and economy.

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***This Question and Answer now becomes a part of the original ITB. Acknowledge receipt of this Question and Answer and include this form with your submission. Failure to do so will result in your Bid being found non-responsive.***

Bidder: \_\_\_\_\_ By: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City, State: \_\_\_\_\_ Date: \_\_\_\_\_

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Authorized Signature