

**Jefferson County, Florida
Request for Proposals
For
Special Counsel Services**

Scope of Services: Jefferson County, Florida, desires to retain the services of a qualified attorney/law firm to research and report to the Board of County Commissioners regarding the legal requirements under both State and local law for abandoning/vacating a County Road providing access to water, including all potentially available methods by which the road in question can be reopened to public use. Services shall include an appearance before the Board of County Commissioners for purposes of reporting findings, providing recommendations, and answering questions. Special Counsel services shall be limited to the scope of services specified herein above, as the County does not anticipate that the attorney/law firm selected would provide services in addition to the above described research and reporting to the Board of County Commissioners.

Qualifications: Attorneys/law firms responding to this Request for Proposals must have demonstrated experience in general local government law, procedures under State statutory and case law applicable to the abandonment/vacation of public roadways, legal principles applicable to prescriptive public easements, legal principles applicable to the takings doctrine under State and Federal constitutional law, legal principles applicable to exercise of the power of eminent domain, and a general familiarity with real estate law.

Fee for Services: Proposals for services must specify the hourly rate to be charged for such services, the approximate number of hours to be devoted to the provision of services, and a not-to-exceed amount.

Background Summary: On June 17, 2010, the Jefferson County Board of County Commissioners voted to approve a resolution vacating an County maintained unpaved road known as Malloy's Landing Road. The road provided access to the waters of Little River, a tributary of the Wacissa River, at a place commonly known as Malloy's Landing. The resolution vacating Malloy's Landing Road was granted pursuant to a Petition to Vacate Road filed by Boland Land, LLC. The vote of the Board of County Commissioners to vacate the road has proven extremely controversial. Questions have arisen regarding the legality of the process followed and substantive compliance with a local code provision relating to vacating County roads that provide access to water. On November 19, 2013, after considering an offer of an alternative landing commonly known as Brumbly Landing, the Board of County Commissioners voted to reopen Malloy's Landing Road. Additional information concerning can be obtained from the Office of County Coordinator.

Timeline for Response: Proposals submitted pursuant to this request must be submitted to the Office of County Coordinator, not later than 3:00 PM EST on January 23, 2014. Applicants will be notified of any additional information to be requested, and whether presentation from applicants will be requested.

General: The Board of County Commissioners reserves the right to accept or reject any proposal for any reason deemed sufficient by the Board, or to reject all proposals with no reason stated. Applicants submitting proposals shall bear the entire cost of preparation and presentation of proposals responsive hereto and the County shall not be liable for any costs an applicant might expend in preparing and presenting proposals.

Office of the Jefferson County Coordinator

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