HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS (HCBCC)
PURCHASING DIVISION
600 S. Commerce Ave
Sebring, FL 33870
(863) 402-6500

DATE: October 28, 2026

BID NO. ITN 27-003-RDV ADDENDUM No. 1

Project.: Property License for use of County Vacant Property

The following represents clarification, additions, deletions, and/or modifications to the above referenced solicitation. This addendum shall hereafter be regarded as part of the solicitation. Items not referenced herein remain unchanged. Words, phrases or sentences with a strikethrough represent deletions to the original solicitation. Underlined words and bolded, phrases or sentences represent additions to the original solicitation, as applicable.

This addendum is being issued to revise the date for the request for information deadline (RFI) and provide a copy of the pre-bid meeting minutes and sign in sheet.

Request for Information Deadline (RFI): Friday, October 30, 2026.

Attachments: **A1-1 ITN 27-003-RDV Pre-Bid Meeting Minutes**
A1-2 Pre-Bid Sign In Sheet Complete

Stacy Prevatte
Procurement Manager

ITN 27-003-RDV Property License for use of County Vacant Property – Pre Bid Meeting

Present:

County Employees – Rafael Vazquez, Stacy Prevatte, Rosa Morales, Amanda Chong, Jonathan Harrison, Dawn Ritter; Please reference the meeting sign in sheet for the listed names of the members of the public.

Speaker: Rafael Vazquez

Introduction

Welcome to today's non mandatory pre solicitation meeting solicitation ITN 27-003-RDV property license for use of county vacant property today is October 27th at 11:00 AM. So, for introductions we ask that you please state your name company name and your role in this project for county employees please state your name department and role if applicable to the project if you haven't already done so please sign in before we begin do we have any public comment if so the. The following guidelines apply. These are comments only no questions and answers shall be permitted during public input public comments should be limited to 3 minutes per person and no more than a total of 30 minutes topic should be limited to the solicitation being discussed if you request to speak all sign in information is mandatory. Do we have any public comments today? OK, no public comment. There are a few items that I'd like to bring to your attention all information provided verbally during this meeting cause is considered an unofficial response please submit all questions in writing to the designated county contact within the procurement department so they may be formally answered via an addendum. The contact e-mail is on the cover page of the solicitation documents the county shall not be responsible for oral interpretations given by any county employee representative or others interpretation of the meaning of the solicitation documents or any other contract document or for correction of any apparent ambiguity. Inconsistency or error therein shall be in writing issuance of a written addendum by procurement department is the official method whereby interpretation clarification or additional information will be given official responses will be in the form of an addendum posted the county 's website under the procurement department, follow the link to the official solicitation documents distributed by BidNet Direct on the county 's behalf. It is solely the bidder’s responsibility to check the website for information. Anti lobbying clause after the issuance of the solicitation prospective bidders or any agent representative or person acting at the request of such bidders shall only have contact with procurement. This prohibition begins with the issuance of any solicitation and ends upon issuance of notice of intended decision or when the solicitation has been canceled, if it is determined that improper communications were conducted the bidder may be declared non-responsive or non-responsible. So, I'm going to go ahead and hand it off to our project managers that are here today for further discussion if you Jonathan or anyone wants to start.

Speaker: Jonathan Harrison

Hi good morning, so I'll just try to give some information. The property is about about 400 acres so it's hard to tell from here but if you look up the parcel it's about a half a Mile to the channel, the south property line is about 1.45 miles and the north property line is about a mile.

We haven't did anything with this property in several years, the last activity that was on this property was some cattle by agreement with an IMWID stakeholder, I think that's been 4 years since they've been removed. The fencing is not in suitable shape (needs work) and property is a bit overgrown for the past 3 or 4 years since. The IMWID are is mostly AG based, you've got vegetables, sod, sugar cane, cattle so I believe it states within the ITN that we're looking for similar based activities or functions to be performed on this parcel. Discussions questions anything we can open it up if that's OK.

Speaker: Member of the Public

Do we know exactly what type of farming can we do? We know contractually legally what the county is permitted to lease this property floor currently?

And saw there was. There was a interest few years ago about sod. To be a variety of activity I think we're. Really found. Contractually as far as. Pacific Grove which I don't think with any agreements with.

Speaker: Jonathan Harrison

Per the ITN we have listed the do's and don'ts.

You know things like building up an ATV track. We a re looking for something that will match the surrounding landscape. Not looking for the somebody that has an idea to make the next Disney World. Property purchased through grant funding which is relative to some agreements like I alluded to earlier project has not commenced over the years so. With any activity out here we'll have to coordinate with our funding partners.

Speaker: Jonathan Harrison

This is an ITN to negotiate and review the possible uses of the land.

Speaker: Stacy Prevatte

So, the ITN is it's a different type of solicitation it's invitation to negotiate so the county puts out the ITN and we give certain criteria, Proposers use the criteria to develop your proposals then the county evaluation committee will evaluate each of the proposals and then the county can go into negotiations with multiple proposers. And during those negotiations that's when we would talk with the Water Management District and make sure that they are OK with the proposal also and then that's what we negotiate with multiple until we come to the best what is best for the special benefit district and for the county.

Speaker: Member of the Public

Is there still a plan to proceed with the water project in the future.

Speaker: Jonathan Harrison

The ITN has a term of 3 years with a possible renewal of another 3 years. Is the project coming back up? Yes, we have an agreement with Water Management District and other funding partners even if the project is cancelled it will come back up and those agreements will have to be revisited to decide whether to move forward or cancel on things so. Should not affect the timeline of the term as this project is revisited many times and we are simply trying to find other means to utilize the property in the meantime.

Speaker: Rafael Vazquez

Anything else. You're more than welcome to you know look around the property.

Speaker: Jonathan Harrison

This is the easement this is the only entry. I think that was notated in ITN this is labeled as 202 Driggers, this is the only ingress and egress easement. The county maintenance public right away ends at that first set of gates and then the ingress/egress easement follows along. Entrance and exit egress that the county. Maintenance of the easement will be negotiated in the final agreement.

The County has not performed much maintenance on the 400 acres. The County has no need for fencing, so the existing fencing has not been maintained. The ditch on the north side of the property line, I think it has been excavated about 2 or 3 times and we have been sprayed a few times but it's probably over a year and a half to 2 years since the last time.

The lessee of the property will be responsible to adhere it all rules or regulations. The activity or the function itself will be the responsibility of the one who's performing that function to coordinate with the Water Management district and see if the activity is permissible or not.

Speaker: Stacy Prevatte

The County encourages you all to do all of your due diligence and contact anybody or any agency before you put in your proposal.

Speaker: Rafael Vazquez

Alright so just to let you guys know if you do have any further questions go ahead and submit it via e-mail to procurement and we'll go ahead and conclude this meeting alright thank you guys.

A1-2 Pre-Bid Sign In Sheet Complete

HIGHLANDS COUNTY
BOARD OF COUNTY COMMISSIONERS
Procurement Division

SIGN-IN SHEET

BID #: ITN 27-003-RDV
TITLE: Property License for use of County Vacant Property
MEETING TYPE: Pre-Proposal Meeting
DATE: Tuesday, October 27, 2026
TIME: 11:00 AM
LOCATION: Istokpoga Marsh Watershed Improvement District, 202 Driggers Road, Lake Placid, FL 33852

	PRINTED NAME / COMPANY OR AGENCY	PHONE NUMBER	EMAIL ADDRESS	SIGNATURE
1	Rafael Vazquez HCBCC, Procurement Analyst	863 402 6528	rvazquez@highlandsfl.gov	
2	Stacy Prevatte HCBCC, Procurement Manager	863-402-6526	sprevatte@highlandsfl.gov	
3	Name: Rosa morales Firm/Agency: Senior Budget Analyst.	863.402.6931	romorales@highlandsfl.gov	
4	Name: Amanda Chong Firm/Agency: Budget Analyst I NAVII	863-402-6882	amchong@highlands FL.gov.	
5	Name: Jonathon Harrison Firm/Agency: Highlands County R+B	863 402-6529	jharrison@highlandsflgov	
6	Name: Dawn Ritter Firm/Agency: Highlands County	" "	dritter@highlandsfl.gov	
7	Name: Kayla Nickerson Firm/Agency: Highlands SWCD	863-446-0603	Knickerson@highlandsswcd.org	

A1-2 Pre-Bid Sign In Sheet Complete

	PRINTED NAME / COMPANY OR AGENCY	PHONE NUMBER	EMAIL ADDRESS	SIGNATURE
8	Name: Brooke Chapman Firm/Agency: Gold Key Calaveras	863-441-1219	Gold Key Calaveras	
9	Name: Justin Hartt Firm/Agency: J. Hartt + Son, Inc	863-443-1274	Jhartt84@aol.com	
10	Name: Antonio Corona Firm/Agency: Crown Ventures	863-634-2066	Crownventures@mail.com	
11	Name: INES Carlton Firm/Agency:	772-216-4881		
12	Name: Firm/Agency:			
13	Name: Firm/Agency:			
14	Name: Firm/Agency:			
15	Name: Firm/Agency:			
16	Name: Firm/Agency:			
17	Name: Firm/Agency:			
18	Name: Firm/Agency:			

27-003-RDV Addendum 1

Final Audit Report 2026-10-28

Created:	2026-10-28
By:	Rafael Vazquez (rvazquez@highlandsfl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsGRnjxumt_a72TXPFP_tlNEoJeVPyDB7

"27-003-RDV Addendum 1" History

Document created by Rafael Vazquez (rvazquez@highlandsfl.gov)
2026-10-28 - 3:49:59 PM GMT

Document emailed to Stacy Prevatte (sprevatte@highlandsfl.gov) for signature
2026-10-28 - 3:50:23 PM GMT

Email viewed by Stacy Prevatte (sprevatte@highlandsfl.gov)
2026-10-28 - 4:07:20 PM GMT

Document e-signed by Stacy Prevatte (sprevatte@highlandsfl.gov)
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