Memorandum

MIAMI-DADE COUNTY

Date: April 2, 2013

Agenda Item No. 14(A)(6)

To: Honorable Chairperson Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing the Miami-Dade Fire Rescue Department to Secure Appraisal Services for a Period of Five (5) Years, in an Amount not to Exceed $25,000 Per Calendar Year on an as Needed Basis, for the Acquisition of Property for Fire Rescue Facilities

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RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the Miami-Dade Fire Rescue Department to secure independent real estate appraisal services for a period of five (5) years on an as needed basis, in accordance with established County appraiser selection procedures, in an amount not to exceed $25,000 per calendar year, for the acquisition of property for fire rescue facilities.

SCOPE

This item impacts the Miami-Dade Fire Rescue District.

FISCAL IMPACT/FUNDING SOURCE

Appraisals secured through this authorization will be paid for from capital project revenue sources including Fire Impact Fees and debt proceeds.

TRACK RECORD/MONITOR

The Miami-Dade Fire Rescue Department Planning Section Supervisor Carlos Heredia will monitor use of services approved by this item.

BACKGROUND

In March 2007, the Board of County Commissioners approved Resolution 254-07, authorizing Miami-Dade Fire Rescue to secure independent real estate appraisal services, on an as needed basis, for three years with a maximum amount of $100,000.

This current request, for a period of five (5) years, on an as needed basis, in the amount of not to exceed $25,000 per calendar year, will allow Miami-Dade Fire Rescue to continue the land acquisition process for development of future fire rescue stations. In the next five years, Miami-Dade Fire Rescue is seeking to acquire properties for proposed fire-rescue stations 62 and 74 in Palmetto Bay, station 72 in Florida City and station 71 in unincorporated southwest Miami-Dade County.

Florida Statute 125.355 requires that any property acquired by the County, not exceeding $500,000, have at least one appraisal prior to purchase, while acquisitions in excess of $500,000 require at least two appraisals. The Board may, by ordinary vote, exempt a purchase in an amount of $100,000 or less from the requirement for an appraisal. Normally, one of the initial steps in a land acquisition is to establish the fair market value of the property being considered. This value or appraisal serves as the basis for negotiations as well as assists staff in evaluating similar properties in the area if negotiations prove unsuccessful.

The process for selecting an appraiser will remain unchanged. Pursuant to County procedures, appraisers are selected by the Appraisal Selection Committee, based on price, proposed time frame for completion, and any special performance requirements. The approximate cost for an appraisal varies from $2,000 to $4,000.

Expenditures will be from capital project revenue sources, primarily impact fees. All contracts for the purchase of property will be presented to the Board of County Commissioners for final acceptance prior to actual purchase.

Genaro "Chip" Iglesias
Deputy Mayor/Chief of Staff

MEMORANDUM
(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: April 2, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 14(A)(6)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

__✓__ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(6)
4-2-13

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE MIAMI-DADE FIRE RESCUE DEPARTMENT TO SECURE APPRAISAL SERVICES FOR A PERIOD OF FIVE (5) YEARS, IN AN AMOUNT NOT TO EXCEED $25,000.00 PER CALENDAR YEAR ON AN AS NEEDED BASIS, FOR THE ACQUISITION OF PROPERTY FOR FIRE RESCUE FACILITIES

WHEREAS, the attached memorandum recommends approval for the Miami-Dade Fire Rescue Department to secure appraisal services, for a period of five (5) years, on an as needed basis for the acquisition of property for fire rescue facilities, in an amount not to exceed a total cost of $25,000.00 per calendar year,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The Board of County Commissioners does hereby authorize the Miami-Dade Fire Rescue Department to secure appraisal services for a period of (5) years on an as needed basis for the acquisition of property for fire rescue facilities, in an amount not to exceed a total cost of $25,000.00 per calendar year.

Section 2. This resolution shall become effective upon its adoption in accordance with the law.

The foregoing resolution was offered by Commissioner ,

who moved its adoption. The motion was seconded by Commissioner

and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of April, 2013. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. DF

Daniel Frastai