

MEMORANDUM

Agenda Item No. 8(H)(2)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

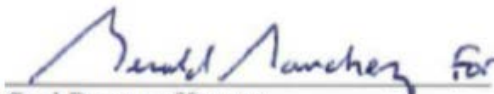
DATE: May 4, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the Mayor to secure independent appraisal services for a period of five years, in an amount not to exceed \$200,000.00 per calendar year on an as needed basis, in support of the Parks, Recreation and Open Spaces Department land acquisition and other park projects in accordance with established County practices for appraisal services

Resolution No. R-422-21

The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Senator Javier D. Souto.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: May 4, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Resolution Authorizing the Mayor or Mayor’s Designee to Secure Independent Real Estate Appraisal Services for a Period of Five Years, in an Amount not to Exceed \$200,000 Per Calendar Year on an as Needed Basis, for the Acquisition of Property for Park Facilities and Other Park Projects

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the Mayor or the Mayor’s Designee on behalf of the Miami-Dade Parks, Recreation and Open Spaces Department (PROS) to secure independent real estate appraisal services for a period of five years on an as needed basis, in accordance with established County appraiser selection procedures, in an amount not to exceed \$200,000 per calendar year, for the acquisition of land for park purposes and other park project needs.

Scope

Appraisals may be obtained by PROS under this resolution for park properties and facilities throughout the County, therefore the scope is countywide.

Fiscal Impact/Funding Source

The fiscal impact for appraisal services in support of PROS park land acquisition and other park projects shall not exceed \$200,000 per calendar year. Costs are budgeted from PROS’ open space impact fees, general fund subsidy (UMSA) and grant funds, and other sources when available.

Track Record/Monitor

PROS’ Park Planning Section Supervisor, Alissa Turteltaub, and the Internal Services Department’s Real Estate Division will monitor this activity.

Delegated Authority

Upon approval of this item, the County Mayor or County Mayor’s designee will have the authority to approve appraisal expenses in excess of the \$200,000 by 15% or more annually if necessary, in support of PROS projects. This will allow for the securing of appraisals based on project need or in the case of unforeseen circumstances.

Background

Resolution No. R-585-99 was approved by the Board of County Commissioners in 1999 to authorize the hiring of independent property appraisers in accordance with County hiring practices for County park acquisition projects, with a maximum capacity of \$50,000 in appraisal expenses per year. Since 1999, appraisal costs have increased, as have PROS’ opportunities for park land acquisition, or other

park project needs such as appraisals for market rental rates for concessionaire agreements, compliance with State and Federal grant requirements, and other park related project needs.

PROS is actively engaged in acquiring multiple park sites for new County Parks due to residential population growth. These acquisitions represent significant additions to the County park system and are necessary to maintain the park level of service and access equity throughout the County as mandated by the Recreation and Open Space Element (ROSE) of the Miami-Dade County Comprehensive Development Master Plan. Additionally, the Miami-Dade Home Rule Amendment and Charter, Article 1 Section 1.01(7) establishes that the Board of County Commissioners shall “Provide parks, preserves, playgrounds, recreation areas, libraries, museums, and other recreational and cultural facilities and programs.”

Florida Statute 125.355 requires that any property not exceeding \$500,000, have at least one (1) appraisal prior to acquisition by the County. Land acquisitions more than \$500,000 are required to have two (2) appraisals by the County prior to purchase. The Board may, by ordinary vote, exempt a purchase in the amount of \$100,000 or less from the requirements of an appraisal.

Due diligence procedures for land acquisition typically include obtaining an appraisal of the fair market value of the property as one of the first steps in the process. The appraisal serves as the basis for negotiations in establishing the purchase price for a parcel. All contracts for the proposed purchase of land by the County for parks, recreation and open space purposes will be presented to the Board for final approval prior to the actual purchase of the property.

The process for selecting an appraiser and contracting appraisal and appraisal review services will remain unchanged. Pursuant to County procedures, appraisers are selected by the Appraisal Selection Committee, based on appraisal price, proposed time frame for completion of the appraisal, and any special performance requirements. Appraisal costs vary based on the type of property being appraised and the complexity of the project.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: May 4, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(H)(2)

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
- _____ Statement of social equity 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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. 8(H)(2)
5-4-21

RESOLUTION NO. _____ R-422-21

RESOLUTION AUTHORIZING THE MAYOR OR MAYOR'S
DESIGNEE TO SECURE INDEPENDENT APPRAISAL
SERVICES FOR A PERIOD OF FIVE YEARS, IN AN AMOUNT
NOT TO EXCEED \$200,000.00 PER CALENDAR YEAR ON AN
AS NEEDED BASIS, IN SUPPORT OF THE PARKS,
RECREATION AND OPEN SPACES DEPARTMENT LAND
ACQUISITION AND OTHER PARK PROJECTS IN
ACCORDANCE WITH ESTABLISHED COUNTY PRACTICES
FOR APPRAISAL SERVICES

WHEREAS, the attached memorandum recommends approval for the Mayor or the Mayor's Designee, on behalf of the Parks, Recreation and Open Spaces Department to secure appraisal services for a period of five years, in an amount up to \$200,000.00 per calendar year as needed, in support of park land acquisition and other park related projects,

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

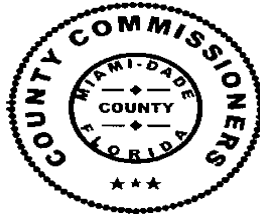
Section 1. This Board adopts the foregoing recitals as if fully set forth herein.

Section 2. This Board hereby authorizes the Mayor or Mayor's Designee to secure appraisal services through standard County practices for a period of five years, in an amount up to \$200,000.00 per calendar year as needed, in support of park land acquisition and other park related projects.

The foregoing resolution was offered by Commissioner **Sen. Javier D. Souto**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of May, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MRP

Monica Rizo Perez