



City of Coral Gables
CITY COMMISSION MEETING
February 12, 2008

ITEM TITLE:

Consideration of Resolution authorizing City staff to proceed with developing the requirements of Ordering an Improvement District for the purpose of providing funds necessary to improve the Cocoplum Entrance Guardhouse, and declaring the improvements to the Guardhouse to be appropriate, all pursuant to Article II, of the City Code, City of Coral Gables, Florida.

RECOMMENDATION OF THE CITY MANAGER:

It is recommended that the proposed Resolution be adopted by the City Commission.

BRIEF HISTORY:

The Cocoplum Homeowners Association has requested the City to establish a local improvement district to provide funding for the remodeling of the entrance guardhouse servicing the entire Cocoplum area. The City Code, Article II, entitled "Local Improvement Act" authorizes the City to make local improvements and provide for the cost to be paid by all property owners benefiting from such improvements. The improvements to the guardhouse fall under "Class 12, Other Improvements" as defined by Section 58-22 of said Article, providing "for the construction, reconstruction and repair of any other improvement deemed appropriate by the commission."

The Cocoplum Entrance Guardhouse was built originally by the developer in the 1970s and is maintained by the Cocoplum Homeowners Association. Establishing a Local Improvement District will require that all benefiting property owners share the cost of the improvements, which may include property owners in Cocoplum Sections I, II, Tahiti Beach, and Marina.

The passage of this resolution will result in the staff developing the requirements of Ordering a District, pursuant to Article II of the City Code, which includes, but is not limited to:

- Description of the proposed improvements to the Guardhouse;
- Description of properties against which the assessments are to be made; and
- Estimated costs of improvements;

Attached for your information is a flow chart that demonstrates action required by the City Commission in establishing a Local Improvement District, pursuant to the Article II of the City Code.

LEGISLATIVE ACTION (If any):

Date	Ordinance/Resolution No.	Comment(s)
7-7-1975	Resolution No. 20865	Agreement with Developer to erect Information Booth

PUBLIC NOTIFICATION(S):

Date	Form of Notification
2/8/08	Posted Agenda

APPROVED BY:

Assistant City Manager	City Attorney	City Manager

ATTACHMENTS:

1. Copy of letter from Mr. Roger Serola, President, Cocoplum Homeowners Association
2. Copy of draft Resolution
3. Copy of Article II, City Code – Local Improvement Act
4. Copy of Resolution No. 20865
5. Flow chart on the Process of establishing an Improvement District