



**City of Coral Gables
CITY COMMISSION MEETING
September 23, 2008**

ITEM TITLE:

Resolution Confirming the Ordering of the Cocoplum Guardhouse Local Improvement District, designated as “CGH-01”, subject to the provisions of City Code, Article II, entitled “Local Improvement Act” setting forth location, proposed improvements, estimated cost and designating properties deemed to be benefiting from the Guardhouse, that will be levied a special assessment for the improvements, located on Cocoplum Road, at the entrance of the Cocoplum Subdivision, Coral Gables, Florida.

RECOMMENDATION OF THE CITY MANAGER:

It is recommended that the City Commission adopt the proposed Resolution.

BRIEF HISTORY:

The Cocoplum Entrance Guardhouse was built originally by the developer in the 1970s and is maintained by the Cocoplum Homeowners Association.

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 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 City has determined that the following areas of Cocoplum benefit from the Guard House and therefore the proposed improvements: Cocoplum Sections I, II, and Marina (including individual boat slip owners), as described in the attached Resolution.

The proposed improvements to the guardhouse fall under “Class 12, Other Improvements” as defined by the City Code, Section 58-22, Article II, providing “for the construction, reconstruction and repair of any other improvement deemed appropriate by the commission.” At the February 12, 2008 City Commission meeting, Resolution No. 2008-22 was adopted, declaring the improvements to the guardhouse appropriate as required by City Code.

On May 13, 2008, the City Commission authorized the Ordering of the District, and Plans and Specifications were filed with the Office of the City Clerk for public view.

City Code Article II, entitled “Local Improvement Act” now requires the City Commission to confirm the Ordering of the Local Improvement District.

The proposed improvements have been estimated to be \$800,000 and will be divided among 644 property owners, resulting in the amount of \$1,242.24 per property (including individual boat slips).

Following the approval of this Resolution, the construction plans and specifications will be released for bids and award of the project. It is anticipated that the construction will commence during the first quarter of 2009.

LEGISLATIVE ACTION: (If Any)

Date	Ordinance/Resolution No.	Comment(s)
2-12-2008	Resolution No. 2008-22	Resolution authorizing City staff to proceed with developing the requirements of Ordering and Improvements District and declaring the improvements to the guardhouse to be appropriate.
5-13-2008	Resolution No. 2008-66	Resolution authorizing the Ordering of the Cocoplum Guardhouse Improvement District, designated as "CGH-01".

PUBLIC NOTIFICATION(S):

Date	Form of Notification
9-12-2008	Public Hearing Notice published in Daily Business Review
9-15-2008	Courtesy letter sent to affected property owners
9-19-2008	Posted Agenda for 9-23-08

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

ATTACHMENT(S):

1. Copy of letter from Mr. Roger Serola, President, Cocoplum Homeowners Association
2. Copy of draft Resolution
3. Copy of Resolution No. 2008-66
4. Copy of Resolution No. 2008-22
5. Copy of Ordinance No. 3328
6. Copy of Public Hearing Notice published in the Daily Business Review
7. Copy of the courtesy letter sent to affected property owner
8. Description of proposed Improvements
9. Estimated cost of Improvements
10. List of property owners
11. Flow chart on the process of establishing on Improvement District