

DRAFT

CITY OF CORAL GABLES

RESOLUTION NO. 2009_____

RESOLUTION CONFIRMING THE PRELIMINARY ASSESSMENT ROLL OF THE COCOPLUM GUARDHOUSE LOCAL IMPROVEMENT DISTRICT, DESIGNATED AS “CGH-01”, SUBJECT TO THE PROVISIONS OF THE CITY CODE, ARTICLE II, ENTITLED “LOCAL IMPROVEMENT ACT” SETTING FORTH LOCATION, PROPOSED IMPROVEMENTS, ESTIMATED COST AND DESIGNATING PROPERTIES DEEMED TO BE BENEFITTING 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.

WHEREAS, 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; and

WHEREAS, 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 benefitting from such improvements; and

WHEREAS, the City Commission adopted Resolution No. 2008-22 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, pursuant to Article II of the City Code of the City of Coral Gables, and

WHEREAS, at the May 13, 2008 City Commission meeting, Resolution No. 2008-66 was adopted authorizing the Ordering of the District, and Plans and Specifications were filed with the Office of the City Clerk for public review; and

WHEREAS, the City Commission adopted Resolution No. 2008-149, confirming the ordering of the Cocoplum Guardhouse Local Improvement District designated as “CGH-01”, subject to the provisions of the City Code of the City of Coral Gables, Article II entitled “Local Improvement Act” setting forth location, proposed improvements, estimated cost and designating properties deemed to be setting forth location, proposed improvements, estimated cost and designating properties deemed to be benefitting from the guardhouse that will be levied a special assessment for the improvements located on Cocoplum Road; and

WHEREAS, on July 29, 2009, the City Commission awarded the Cocoplum Entry Guardhouse Project to Bejar Construction, Inc. in the amount of \$375,000.00 (Three Hundred Seventy-Five Thousand Dollars); however, the total amount to be assessed is \$425,000.00 (Four Hundred Twenty-Five Thousand dollars), which includes the Consultant’s fee (\$25,000.00), as well as the City’s construction administration fee (\$25,000.00); and

WHEREAS, on October 13, 2009, the City Commission adopted Resolution No. 2009-289 appropriating \$375,000 from CIP for the proposed Cocoplum Guardhouse improvements and renovations; and

WHEREAS, said improvements are classified as Class 12, Other Improvements, and have been deemed appropriate by the City Commission, pursuant to Resolution No. 2008-22; and

WHEREAS, Local Improvement District “CGH-01” provides improvements to the Cocoplun Guardhouse, pursuant to legal notice duly published in accordance with the provisions of the City Code, at which time all plans, specifications and cost estimates were available for public view and all objections heard (shall be and it is hereby confirmed pursuant to Ordinance No. 3328, entitled “City of Coral Gables Improvement Act”).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. That the guardhouse and proposed improvements are located on the center line of the right-of-way on Cocoplum Road, at the entrance of the Cocoplum Subdivision in Coral Gables, Florida.

SECTION 3. That the proposed improvements consist, but are not limited to renovations to the interior and exterior of the existing guardhouse building, new stone veneer, driveway pavers, fountain, curbing, landscaping, irrigation, upgrade and enhancements to the gate access system, and the installation of an emergency generator.

SECTION 4. That the cost of said improvements will be defrayed on a per property basis for those properties located in Cocoplum I, II and the Marina (including individual dock slips); as legally described as follows, and which have been determined to benefitting from the entrance guardhouse and its proposed improvements:

All Cocoplum Section I, as legally described in Plat Book 99, Page 39, excluding the following: Block 1, Lots 14 and Lots 16 through 24, inclusive; Block 2, Lots 1 and 2, inclusive; Block 3, Lots 1 through 7, inclusive; and Block 5, Lots 4 through 13, inclusive; and

Cocoplum Section II, as legally described in the following Plats:

Plat "B", as legally described in Plat Book 115, Page 84; and

Plat "C", as legally described in Plat Book 177, Page 65; and

Plat "D", as legally described in Plat Book 128, Page 99 (inclusive of the Marina and individual dock slips); and

Plat "E", known as "Tahiti Beach", as legally described in Plat Book 131, Page 76 and

Gables Biscayne Bay Section, Part One, Plat "B", in Plat Book 25, Page 50, Block 4, Lots 64 through 72, inclusive.

(Note: Cocoplum Section II, Plat "A", as legally described in Plat Book 114, Page 2 is excluded)

SECTION 5. That the estimated cost of the improvements to the Cocoplum Entrance Guardhouse is as follows:

- Estimated cost: \$425,000.00
- The Preliminary Assessment shall be as follows:
- Cocoplum Section 1 and 2 Property Owners: \$831.24 per Folio Number for Site and Guardhouse Facility Improvements
- Tahiti Beach Property Owners: \$306.33 per Folio Number for Site Improvements, only
- Marina Slip Owners: \$306.33 per Folio Number for Site Improvements, only

SECTION 6. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF NOVEMBER, A.D., 2009.

APPROVED:

ATTEST:

DONALD D. SLESNICK, II
MAYOR

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY