



City of Coral Gables
CITY COMMISSION MEETING
February 12, 2008

ITEM TITLE:

Appearance of Roger M. Serola, President of Cocoplum Homeowners Association, to discuss a local improvement district to provide for the remodeling of the entrance guardhouse.

RECOMMENDATION OF THE CITY MANAGER:

It is recommended that the improvements to the entrance guardhouse be deemed by the City Commission as an appropriate improvement pursuant to Article II of the City Code, and that staff be authorize to bring back a Resolution "Ordering an Improvement District" for this purpose to be considered further by the City Commission. This proposed Improvement District is to be paid exclusively by all property owners benefiting from the entrance guardhouse to the Cocoplum Subdivision in Coral Gables, Florida.

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 subdivision. 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 established district, therefore this Improvement District may require all property owners (Cocoplum Section I, II, Tahiti Beach, and the Marina and slips) owning property in the Cocoplum area to be assess for the proposed improvements.

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