

City of Coral Gables City Commission Meeting
Agenda Item E-13
November 17, 2009
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Donald D. Slesnick, II
Vice Mayor William H. Kerdyk, Jr.
Commissioner Maria Anderson
Commissioner Rafael “Ralph” Cabrera, Jr.
Commissioner Wayne “Chip” Withers

City Staff

City Manager, Patrick Salerno
City Attorney, Elizabeth Hernandez
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Assistant City Manager, Maria Jimenez

Public Speaker(s)

Roger Serola, President, Cocoplum Phase II Association
Juan C. Diaz-Padron, Coral Gables Resident
Juan Galan, Coral Gables Resident (Cocoplum)
Stephen Helfman, Coral Gables Resident (Cocoplum)
Anabella Wieteha, Property Manager, Yatch Club

E-13 – Time Certain [Start: 9:57:46 a.m.]

Resolution confirming the preliminary assessment roll of the Cocoplum Guardhouse Local Improvement District, designated as “CGH-01”, subject to the provision of the City Code, Article II, entitled “Local Improvement Act” setting forth location, proposed improvements, estimated 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.

Mayor Slesnick: So we'll do E-13 at the moment and then we will go immediately to E-7 after that.

Ms. Jimenez: Good morning. For the record Maria Jimenez, Assistant City Manager, did you want me to read the resolution into the record?

Mayor Slesnick: This is an ordinance, well actually it's a resolution so you can read the resolution.

Ms. Jimenez: Resolution confirming the preliminary assessment roll of the Cocoplum Guardhouse Local Improvement District, designated as "CGH-01", subject to the provision of the City Code, Article II, entitled "Local Improvement Act," setting forth location, proposed improvements, estimated 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. Commission this item before you today is step four of a five step process establishing and completing a local improvement district. If you recall, on February 12, 2008 City Commission meeting, Cocoplum Section II Homeowners Association and residents from Cocoplum I requested that the City establish a Local Improvement District to provide the funding to renovate the existing guardhouse and entrance. On May 13, 2008, the City Commission ordered the Improvement District "CGH-01", which improvements included, but are not limited to the interior and exterior of the guardhouse, driveway pavers, fountain, curbing, landscaping, irrigation, upgrade and enhancements to the gate access system, and installation of an emergency generator. On September 23, 2008, a public hearing was held to confirm the ordering of the Local Improvement District, which included notices to the following areas identified as benefiting from the proposed improvements. Residents from Cocoplum I, residents from Cocoplum II, which included Tahiti Beach area and the Marina. At this meeting comments were received from area residents regarding the costs of the improvements and method of assessments. At the end of the meeting staff was directed to work with all areas to determine a method of assessment that could be considered providing relief to those areas that had an existing guardhouse service. On July 29, 2009 following a competitive bid process, the City awarded a contract for the construction of the improvements to the guardhouse and site entrance. This construction cost was reduced by fifty percent (50%). The total improvement cost of the establishing and constructing the Local Improvement District is \$425,000, of which \$375,000 is exclusively for the construction cost and the difference is for the design and the administration of the project. This item before you today is a public hearing to confirm the preliminary assessment roll which has been filed with the City Clerks office. The roll lists each affected property, its owner and the cost of the assessment. The recommended method of assessment is as follows: Cocoplum I and Cocoplum II excluding Tahiti Beach will be assessed a one time cost of \$831.24 per folio number for the guardhouse and site improvements, while the Marina and Tahiti Beach given that both of these locations have an existing guardhouse will only be assessed a one time cost of \$306.33 for only the site improvements. At this time we ask you to consider the item before you today and Ernesto Pino, Assistant Public Works Director and myself are here to answer any questions you may have. Thank you.

Mayor Slesnick: Mr. Clerk, do we have any cards for this item?

City Clerk Foeman: Yes Mr. Mayor.

Mayor Slesnick: Let me ask if a representative of the homeowners association or Cocoplum A-B, Marina; Roger, walk through this – right there to the microphone Roger.

Mr. Serola: Sorry. Good morning. Roger Serola, I'm the President of Cocoplum Phase II. It looks after years of...can you hear me now?- we finally come up with a plan that should be viable to everybody that uses the entrance gate and will benefit from the, not only the security

but the landscaping and the way that the area presents itself because of the gate. The homeowners that are going to benefit the most are absorbing the majority of this cost where the marina slips and Tahiti Beach, which has its own guard gate, has approximately one-third of the cost. Over the years this gate at the guardhouse was established, I believe in 1991 or '92; over those years my association has paid for any improvements, and for the maintenance, the annual maintenance of the guardhouse without any contribution from either the Marina, and a small contribution at times from the other homeowners association, and in all due respect, the guardhouse has served to increase the property values of all the home sites and the marina as well. Therefore, we are trying to come to some type of an agreement that will be equitable so that everybody shares a portion of the cost, and this is what's been presented before you today. Thank you. Are there any other questions?

Commissioner Cabrera: You are the President of Cocoplum Phase II?- how many other homeowner associations are involved in this?

Mr. Serola: Well you could divide it up into four groups; there is a mandatory association, which is called Phase II, which consist of 303 homes, that's you, that's me; there is the Marina, which I believe is 170 slips; and then there is what they call Phase I, which is a voluntary association and approximately 100 homes; and then part of our association is Tahiti Beach, so they fall under the same -- they are governed by our Bylaws, but since they have their own security gate they have been separated out from this particular assessment.

Commissioner Cabrera: OK, so Tahiti Beach is the fourth of all the associations; you just said that, that one really follows in line with what you all are trying to move along. I know you know your neighborhood exceedingly well, your community exceedingly well; are you getting consensus amongst all these associations on this project?

Mr. Serola: I've gotten consensus from everybody including the Marina owners.

Commissioner Cabrera: Good that's really what I wanted to know.

Mr. Serola: Well, I think that the big revolt or the big objection to this was about a year ago was when we were looking at approximately \$800,000, to do it; now that its down in the \$400,000 range, and that we've changed the formula for not assessing the marina slips as much as the homeowners, I think it has become much more palatable. We even have consensus from homeowners that own more than one marina slip which will be paying 2-3-4 times.

Commissioner Cabrera: Have you made or has your association made any kind of projections in terms of future expenses associated with this project, realizing that it is a \$400,000 expense, you are going to improve it, we are really massively improve the guardhouse, but are they any other costs associated with this project that could come back later on and be a new assessment to these associations?

Mr. Serola: There should not be a new assessment; we have some contingency funds built into this; however there will be an annual maintenance which will then have to revisit into the special taxing district.

Commissioner Cabrera: OK, that's kind of where I was going with, that's what I was trying to find out. So there could be a second phase of the taxing district after the project is completed to have an annual maintenance fee, then levied upon all the stakeholders of this community?

Mr. Serola: Yes, that's correct.

Commissioner Cabrera: That would be done under a separate subject matter....

Mr. Serola: Probably the formula for doing it will probably be similar to what we have here and maybe not quite as much for the marina.

Commissioner Cabrera: You know what I want to try to do, I really want to try to keep it separate; I really want to make sure today we just talk about your project.

Mr. Serola: Today we are only talking about building or renovating the guardhouse.

Commissioner Cabrera: I know, I'm the one that's bringing it up anyway, but I want us to be cognizant of the fact that this could become a reoccurring expense for everyone associated with the guardhouse, and so let's just keep that in the back of our minds.

Mr. Serola: It could be.

Commissioner Cabrera: Could be.

Mr. Serola: It could be, but what are we talking about?- a hundred hours?

Commissioner Cabrera: I have no idea; hey listen I still have a hard time understanding a \$400,000 guardhouse, even though you brought the cost down fifty percent (50%) and I commend your group for doing that, it's still a fairly expensive guardhouse, but I know that you've got generators attached to it, and you've got landscaping, and I think you have got some water elements involved, so it does...

Mr. Serola: A lot of engineering costs.

Commissioner Cabrera: Sir?

Mr. Serola: A lot of engineering costs.

Commissioner Cabrera: Engineering, OK.

Mr. Serola: Other costs that just....thank God the City waived some fees or it would be even higher.

Commissioner Cabrera: We waived some fees?

Mr. Serola: I believe there were some permitting fees that were waived because you bid the contract out.

Commissioner Cabrera: OK, that's a nice thing; I'm glad that helped the association out in all honesty. That's it for me.

Mayor Slesnick: Very good, we have some speakers that have signed up to speak – Juan Diaz Padron.

Mr. Diaz-Padron: Good morning Mr. Mayor, Mr. Vice Mayor, Commissioners. I'm here before you today, because I think you've seen me in the audience since February since this started, March Budget hearings, and I come here to talk about not only this project, but it deals also with the beast, the famous beast, you still haven't put a leash on that beast, and this is a firm example. This is another tax that you're to say OK on, and the Mayor will sign off on, this is wrong; we need to stop the taxing; you are taxing your neighbors, your residents to death. I have gotten calls from neighbors and friends that know I am involved in the City, and they ask me, hey Juan, what is this about the fire fee?- what is this about this letter, this IRS threatening looking letter, about the fire fees; fee increases of taxes that you have just approved, this has to stop. There is one phase in this area that asks for this improvement district. I think that if you want something you have to be prepared to pay for it and not ask your neighbors and friends to pay for it as well, unless they are ready to pay for it. Right now is not the time. Our country – you see it everyday in the news, we talked about it during the Budget; our country is not in a good shape, our City is not in a good shape; we talk about \$100 as if its nothing, its serious money, and its hard earned money from residents. If there is an area that is able to afford it and able to pay it in this economic times, I welcome them and I welcome you to allow them to pay for the complete project; those who are legally responsible for the maintenance and upkeep for this area should be responsible, and if they seem willing to be able to construct a new one and improve the landscape of it I think that is great, and I admire that; however in my house we do not plan in this moment to pay \$10,000 worth of landscape, we don't plan to spend \$50,000 worth of pavers, and we don't plan to spend \$45,000 worth of fountains. I really hope you consider this, and I know it's had already its movement, but I hope that you can put a stop to it because this is another tax, you are taxing your residents away, you are taxing them to death, this has to stop, it really does, its scary. You talk about the beast during budget times, but it has to continue on for years to come. You haven't even put the choke collar on the beast, you just talk about it the beast, this is your opportunity to put the leash on and control the City and stop taxing your residents away. Thank you.

Mayor Slesnick: Thank you. Juan Galan –

Audience Member: Name and address.

Mayor Slesnick: Yes, his name and address is Juan C. Diaz Padron, 1528 Cantoria Avenue.

Commissioner Withers: Juan, I just want to make sure you understand something; do you think this is a citywide tax to do this?

Mr. Diaz-Padron: No its not; this is a tax for this specific area; that there are associations in this area that did not ask for this; there is only one....

Commissioner Withers: Wait, wait, back up....you know the residents in the area asked for this.

Mr. Diaz-Padron: It's funny, because it's not just one association, its four.

Commissioner Withers: I know that, but do you know that they voted in favor of this and asked for it.

Mr. Diaz-Padron: No, they did not.

Commissioner Withers: I think they might have, you might want to check that. I think if I'm not mistaken, I think that the homeowners....it wasn't an official vote but I think...

Mr. Diaz-Padron: But if it's not an official vote then where is that vote?-because my family never signed off on a vote to allow an improvement; there is this one association that came forward to you, I get confused Mr. City Manager, which was the one that came forward that asked for the improvement district?....OK, there was no official vote like I've seen in other guardhouse or improvement districts, but for you to tell me that there was a vote....

Mayor Slesnick: Thank you, thank you very much.

Commissioner Cabrera: See, when I asked Mr. Serola the question, I was under the impression that all these associations had literally approved the taxing district and had approved the formula or the payment of this taxing district.

Mayor Slesnick: Maria, can you take this one chart down please, we don't need this here anymore.

Commissioner Cabrera: So I was trying to get...because last time we were all together if you recall, it was like an Abbott and Costello skit, whose on first; I could not get my arms around all these various associations, and so Mr. Serola was kind enough this morning to spell them out for me, I will regurgitate what you told me; he said Cocoplum Phase II, made up of 303 homes; the Marina which is made up of about 170 slips; Phase I, which I think he said something around 103 homes; and the last one which is Tahiti Beach which you indicated fell or followed many of the same guidelines and procedures as Phase II, which is where you're President, and so when you brought this up I was under the impression that they had all given an approval to move forward on this thing.

Mayor Slesnick: Well we haven't heard from them, all we have heard is from one resident who doesn't like it, that's all, that's all we heard, one household

Commissioner Cabrera: No, I know, I heard from one household...

Mayor Slesnick: He wasn't speaking for the association or any association.

Commissioner Cabrera: I think he was speaking for himself, but my point that I'm trying to make Don, is that...

Mayor Slesnick: Something about the beast, I'm not sure.

Commissioner Cabrera: OK, well I know what that means. The point that I'm trying to make is, that I was under the assumption, and maybe I'm wrong to be assuming things, but this is kind of a done deal in terms of everybody being on board with it, and if they are not on board with it then I'd kind of like to get an understanding either from staff or an official representative from this organization or this enclave so that we can better understand how to move forward.

Mayor Slesnick: OK, we have Mr. Juan Galan, 355 Cocoplum Road.

Mr. Galan: Good morning Maria, Ralph, Don, Bill and Chip. Thank you all for what you do, I know that there are many other things you could be doing this morning including making money or enjoying yourselves, so I appreciate it very much as a citizen that we have responsible folks like you that take the time to help manage our City. Mr. Salerno, I haven't had the chance to meet you; I look forward to meeting you in the future in a non-controversial situation. I'm here this morning because I am a citizen, I am a taxpayer for over fifteen years in Cocoplum and I chose to live there, and I chose to live in a civilized society that unfortunately has to pay taxes. The reason I'm here is that I'm right across from the gate; it does need improvement; it does need to be changed. None of us like to pay taxes, but we have to keep in mind that out of \$450,000 the value of the properties in Cocoplum is over a billion dollars. So on a percentage basis its irrelevant \$400,000 to the value of the property and this will enhance the value and it will make it much like Gables Estates, who also improved their entrance and Journeys End, etc. The reason I'm here and the reason I am not out enjoying my boat as I usually would be this morning, is that we need an exit gate. The traffic situation in Cocoplum with regards to leaving Cocoplum is very dangerous. Unfortunately we have some people that believe that it is their right to go through the stop sign without ever hitting their break light; I live two houses from that stop sign, so I see it frequently and just like Gables Estates, and just like Journeys End, and just like Tahiti Beach itself as well as the Marina, they have an entrance gate, but they also have an exit gate. We must put an exit gate; we have a lot of people walking through Old Cutler Circle with their strollers, with their children, and we have residents, I've seen it many times, that never even hit the stop lights. So please whatever you do include an exit gate; I don't want to be witness to a horrible accident which so far we have avoided. Again, thank you very much for everything you do for us.

Mayor Slesnick: Thank you Juan. Steve Halfman, 300 Cocoplum Road.

Mr. Halfman: Good morning, Steve Halfman, 300 Cocoplum Road. Let me try to help clarify the issue of who asked for this; I am here fully supportive of this issue. The residents came to the City and asked that the City assist them assessing themselves for this improvement, not for the City to incur any cost, but simply be the vehicle to help these communities assess themselves to upgrade the guardhouse. Phase I and Phase II, which constitute the residents who live in Cocoplum, not the people who come in and out and maybe use their boats, but the residents,

Phase I and Phase II, had a vote and the associations sent letters into the City, to the City Manager's office, requesting your assistance to assess themselves. Now, why are we doing this?- we are doing this because historically what has happened is Phase II has been stuck with the cost of maintaining and taking care of that guardhouse all alone; the slip owners, of which I believe a prior speaker is an owner, as well as people like me and I have made a voluntary contribution, but I will tell you that the majority of my neighbors do not pay for this guardhouse, they have had a free run at it since the creation of Cocoplum – free – they have had the benefit of this guardhouse and the security for free. Phase II finally said, that's not fair; let's get together as a community and everybody should pay their fair share of the cost of improving this after 25 or 30 years. That's the right thing to do. We are asking you to help us as a City Commission to assess ourselves fairly on a pro rata basis, so that we pay for our own improvements. Now from a public perspective you have this as a major focal point of this community, you understand what this circle is all about, everybody knows it, that guardhouse should be something that we are all proud of, and we're prepared to pay for it; it's a safety issue; you cannot walk through that guardhouse; there is no sidewalk there; there is no passage way there; there is no exit gate there; Juan is correct, it is a disaster waiting to happen, people do get hit there; thank God nobody was killed there. So we are asking you to assess us. This is a wonderful project, it's exactly what government should be doing, helping the people accomplish their goals without the general public having to pay for it. This is not a tax, this is not the big beast, OK, whatever that means. Mr. Manager your staff has done a terrific job, I know they took a little bit of a beating in the last past few days, they shouldn't, they did a great job, and the issue of ongoing maintenance will be dealt with through the Special Taxing District through the County, which is the method by which it is manned and maintained, completely separate and distinct from this Commission. Thank you we look forward to your vote.

Commissioner Cabrera:...[inaudible – mike off]...am I doing that?- am I turning it off? I haven't touched it; and Mr. Galan as well as Mr. Serola, and I understand that there is a need for this gate; I'm not questioning the need for the gate; I'm not questioning the cost for the gate, I'm not questioning any of the associated expenses that have been brought up. All I'm asking for is an understanding of, was this done by a majority, for a lack of a better definition, stakeholders that live or use this community?-I need to better understand how we came up with this decision, and if it was done by the majority, then we move forward, I mean, who am I to say that they can't improve their community at their own expense.

Assistant City Manager Jimenez: I believe, Commissioner, I'll try to answer that. The Cocoplum area has approximately 645?- 642 residents, as part of the local improvement, and I will put this to the side....this is the process that the City undertook, which involved several public hearings, and we are at this point now. So basically our residents of the entire area have been notified at this point, when there was a resolution ordering the district, at this point when we confirm the ordering of the district, awarding of the contract on the agenda, there is no notice there, and then at this point where we are at today. So we have followed each step that's required of the local improvement district. Our residents have had the opportunity that you've seen here today, and I'm sure there are some more that want to speak, to speak toward this issue, but you know out of the over 600 residents we have, we have a small number here, and that's basically the process we followed.

Commissioner Cabrera: I didn't understand it because, for example, you know this as well as Mr. Delgado, when we do a traffic calming installation somewhere, it becomes a very emotional issue, and no one is even paying for it, they think they are, but they are not, because its being either used from funds that have been allocated from the Village of Merrick Park or funds that come from road impact fees, which indirectly I guess, they could say that they are paying for it. But my point is, that there is always this procedure that we go through where we get a consensus from the population that is affected by this project, and I'm just trying to get my arms around this particular approval process, if in fact there was one, but it sounds to me like the process that's in place for special taxing districts does not call for an actual vote.

Assistant City Manager Jimenez: Local Improvement District – Special Taxing Districts are established by Miami-Dade County, the City does not have that mechanism, and is typically used for operating costs associated with guardhouses, and also capital costs, I mean, we've been part of that mix whenever there has been a Special Taxing District established, what the procedure that was followed for this improvement for the guardhouse is a Local Improvement District, which is exclusively the City's process in our City Code, perhaps our City Attorney can speak to it, and we followed each and every step that's required by the Code to get to this point.

Commissioner Cabrera: And those steps do not include a straw ballot or a vote by the local community?

Assistant City Manager Jimenez: No sir.

Commissioner Cabrera:...affected by it. Well, because of this learning experience, could we at some point in time contemplate into this process a vote by the community?- I mean, I think that would make things a lot....we are going to either approve or disapprove this thing, but I'd like someone to possibly look...you don't like that idea Mr. Manager?

City Manager Salerno: I think you need to have flexibility....

Commissioner Cabrera: Sorry, say that again.

City Manager Salerno: I think you should maintain flexibility in that regard and look at each project and each special assessment and each improvement project on its own and not tie your hands in that regard. You can certainly at any time decide what you want as a precursor to making a decision, but I don't think limiting yourself so that all special assessments and all of these local improvement projects would require a vote, because there are certainly times when you may make a policy decision that something needs to be done, and this is a viable tool for doing so, I just think you want to keep that support, that position to the Commission.

Commissioner Cabrera: I don't disagree. We would still make the ultimate decision; I think maybe I'm being misunderstood; maybe I'm not communicating effectively; what I'm suggesting is that part of the process that's before us, that it also include a vote by those affected parties, we would ultimately make the decision, but I believe it would make it a lot easier for us to sit up here and make a decision if we know that overwhelmingly the majority of the people living there want this. Let me tell you what's going to happen, we're either going to approve or

disapprove, and I'm pretty sure we are going to approve this today, we will get lots and lots, well maybe not lots and lots, because the folks down in that area don't seem to communicate as effectively as the folks in the Northern area with the Commission. We are going to get some feedback, we are going to get some feedback on this decision and some of it will be commendable and some of it won't be civil, but that's going to happen, and I was just hoping that according to the Assistant City Manager that we did such a good job of going through the steps that a vote would have made it a lot easier for us, that's just food for thought.

Mayor Slesnick: I have one other public speaker signed up, Anabella Wieteha, 10741 S.W. 120 Street, Miami, Florida.

Ms. Wieteha: Hi, I am the Property Manager for Cocoplum Yatch Club. Most of my members are opposing this. Many of them already have homes in Cocoplum, which means they are going to be assessed on their home, on their slips; we have our own front gate, our own security that we manage, we take care of, we pay for all the repairs, they are completely opposing this. I sent out a mail-out maybe six months ago, and most of them were against it. We have our own security our own gate, we are not going to benefit from the front of Cocoplum having their gate.

Mayor Slesnick: OK, thank you.

Vice Mayor Kerdyk: I'm sorry, you represent...?

Ms. Wieteha: Cocoplum Yatch Club, I am the Property Manager.

Vice Mayor Kerdyk: The Yatch Club.

Mayor Slesnick: Thank you. Well, Roger, since you are representing the homeowners, we'll let you say one last thing.

Mr. Serola: I'm just shocked. The reason I'm shocked is, because I spoke to the President of the Yatch Club, he told me they were in favor of this.

Vice Mayor Kerdyk: Who is the President of the Yatch Club?

Mr. Serola: Manny Diaz I believe it is. First I've ever heard of this. To answer your question now, Mr. Cabrera, we originally sent out letters to everyone advising them what we had planned to do over two years ago, this is what resulted in people coming before the committee, the Commission originally to voice their opinion one way or the other. As you know today there really is not much opposition like we had originally. I have not taken...let me go back; as a representative of my association, the association has the authority to represent each homeowner in there; we presumed that the president of the yacht club also had that same power to do, we understand that Phase I is a voluntary association, and therefore their president does not have that same, so we took a little bit more time speaking to those residents, but we have sent out invitations to everyone to attend the meetings that we have held on this issue at our clubhouse over the past year and to be honest with you, no one from the marina has ever attended them; so I

did speak to the president at the last architectural meeting that we had on this issue which was held in Mr. Delgado's area there and he told me he was in favor of this.

Vice Mayor Kerdyk: When was that?

Mr. Serola: That was September...

Vice Mayor Kerdyk: Alright, September, that is good.

Mayor Slesnick: Thank you.

Mr. Serola: Thank you.

Mayor Slesnick: Alright we are closing the public hearing, and just a couple of questions. Are we going to address Mr. Galan's exit gate issue?

Assistant City Manager Jimenez: Yes, we will.

Mayor Slesnick: OK, thank you and I will bring this, this card was turned in after our public hearing and did not request to speak, but I will on her, Jena Krieger, who lives on Old Cutler Road is I guess technically part of Cocoplum, but does not use the gate and I am just going to turn this problem over to the management team, with the things, because we had closed the public hearing when I got your card, but I am bringing it up for you, Maria could you please, let me put this on the record, I am going to hand you the card you can give it back, but is Jena Krieger, 7101 Old Cutler Road, and it says my address is Old Cutler Road I do not use the guard gate and should not be assessed and I guess she is part of Cocoplum however, so if we could look into that for Jena, I would appreciate it, show her appearance. Do I have a motion on this?

Commissioner Withers: I'll move it.

Mayor Slesnick: Moved by Mr. Withers.

Commissioner Anderson: I'll second it.

Mayor Slesnick: Seconded by Ms. Anderson, discussion Mr. Cabrera, did you? No.

Commissioner Withers: I just have a question, on the improvements Maria, the guard gate at Tahiti Beach is restricted correct?

Assistant City Manager Jimenez: That is correct it is a private...

Commissioner Withers: It is a private guard gate.

Assistant City Manager Jimenez: Yes, sir.

Commissioner Withers: And the guard gate at the Marina is open to anyone?

Assistant City Manager Jimenez: No it is restricted too, it is my understanding. It is restricted, it is a private marina.

Commissioner Withers: So all of the improvements that were done were outside of these areas?

Assistant City Manager Jimenez: The improvements related to what we proposed sir?-yes, it is at the entrance of the actual guardhouse on Old Cutler Road.

Commissioner Withers: And the improvements that the Tahiti Beach folks and the Marina folks are being charged for is for landscaping, electrical...

Assistant City Manager Jimenez: Pavers on the roadway.

Commissioner Withers: It is not associated with the guard gate.

Assistant City Manager Jimenez: Nothing associated with the gate or the building itself, simply site plan or site improvements.

Commissioner Withers: The role for the folks at the marina are there any non residents that have marina slips there?

Assistant City Manager Jimenez: Yes.

Commissioner Withers: Do you know the approximate percentage of the non Coral Gables residents that have slips at the marina?

Assistant City Manager Jimenez: I do not have that information, do you Ernesto know that? No. We could get that for you.

Commissioner Withers: Do all of the people that own slips, put their own boats there or do they lease those slips out?

Assistant City Manager Jimenez: They have the opportunity to lease them out.

Commissioner Withers: So in fact they could be commercially leasing these slips out to other people also?

Assistant City Manager Jimenez: Yes, sir.

Commissioner Withers: So it is a commercial operation for them to lease these slips.

Assistant City Manager Jimenez: We could classify it as such, yes.

Commissioner Withers: Thank you.

Mayor Slesnick: Any other questions?

Commissioner Cabrera: How do you all feel about the comments with regards to certain Cocoplum residents paying twice?-because I think the marina manager said that some...

Mayor Slesnick: If they have two homes they pay twice.

Commissioner Cabrera: OK.

Commissioner Withers: They have a home and they have a boat slip, to me it is two different...

Commissioner Cabrera: I didn't know how you all felt...

Commissioner Withers: It would be as if someone owned two homes in Cocoplum.

Commissioner Cabrera: That is what Don said.

Mayor Slesnick: Mr. Clerk.

Commissioner Withers: Yes.

Commissioner Anderson: Yes.

Commissioner Cabrera: Yes.

Vice Mayor Kerdyk: Yes.

Mayor Slesnick: Yes.

Mayor Slesnick: Thank you.