

Jerry B. Proctor, P.A.

April 1, 2021

Ms. Diana Gomez, Director
Finance Department
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: Amendment of new Cocoplum Phase I
Lighting Special Taxing District

Dear Ms. Gomez:

On behalf of the Cocoplum Phase I Civic Association, please accept this letter of intent for the amendment of the Special Taxing District for Lighting that was approved by the voters on February 16, 2021. The area consists of 149 parcels and is bounded on the north by Cocoplum Road, on the east by Los Pinos Circle/Boulevard, on the south by La Rampa Street, and on the west by Vistalmar Street.

Current District

The District, as currently approved and accepted by the City on March 9, 2021, provides for the replacement of existing Mercury Vapor lights (55) with post-top LED streetlights (55), all mounted on concrete poles. The estimated total district costs for the installation of the new lighting and on-going operation and maintenance of the lighting is \$94,756.00 for the first year and \$32,596.00 for the second year and every year thereafter.

Proposed Amendments to the District

The Civic Association is proposing the following amendments to the district:

1. The number of lights is to be increased from the current 55 lights to a maximum of 123 lights. The reason for this increase is to improve the quality of the lighting from the current condition to 1 foot candle which is what the City requires in new developments.
2. The total cost for installation of the new lighting and on-going operation and maintenance of the lighting is:

First Year Installation and Operation: \$125,568*

Second Year and Ongoing: \$61,647

The amendment would increase the First Year Cost by \$30,812.09 and the the Second Year and ongoing costs would increase by \$29,051.22. *Please NOTE that this number reflects the City's agreement to cover 50% of the total cost of demolition and installation.

3. The Association is also proposing to change the method of assessment from assessing on the basis of lot frontage to applying a per parcel charge. Using the proposed new cost for this project, the per parcel cost would be:

First Year Installation and Operation: \$842.74 per property

Second Year and ongoing: \$413.74 per property

The community notice explaining these proposals is attached at Attachment A.

We have received positive responses to the change request in excess of the 20% required by the City's updated Special Taxing District Procedure. The responses are attached as Attachment B.

Upon your review, I respectfully request that the City prepare the petition and other materials needed for approval by the City Commission in order for my client to proceed with circulation of the petition in Cocoplum Phase I. If you have any questions regarding this request, please feel free to contact me at 305-779-2924 or Diana Gonzalez at 305-793-0597.

Thank you for your consideration of this matter.

Sincerely,



Jerry B. Proctor
Jerry B. Proctor, PA

Attachments: Attachment A: Community Notice
Attachment B: Responses from property owners

Cc: Cocoplum Phase I Civic Association



COCOPLUM Civic Association – Phase I
“Neighbors Working for a Better Neighborhood”

Attachment A

To: Cocoplum Phase I Neighbors
From: Board of Directors
Date: March 12th, 2021
Action Requested: Approval of Changes to the Cocoplum Phase I
Special Taxing District for Lighting

On February 16, 2021, the residents of Cocoplum Phase I voted to create a new Special Taxing District for Lighting (DISTRICT) for the replacement and upgrade of our ineffective and inefficient neighborhood lighting system. The DISTRICT that was recently created includes replacing the existing lights (55 poles) and charging residents based on foot frontage. The Board of Directors of Cocoplum Civic Association are proposing the following amendments to the DISTRICT to reflect our original intent and create a modern, efficient, and aesthetically pleasing lighting system for Phase 1:

1. The number of lights to increase from 55 to 123, in line with FPL regulations that prohibit installation of lighting in the median. Lighting that is currently in the median will be relocated to the right-of-way that flanks Cocoplum Road.
2. The cost of installation and ongoing operation would therefore increase.
3. The method of assessment would change from a per linear foot basis to a per property basis.

Background

Prior to the election for the DISTRICT, the Board had conversations with the City of Coral Gables regarding these proposed changes. The City has advised that any changes to the DISTRICT will necessitate our neighborhood to comply with the procedures attached to this notice and require the following steps:

1. Submission of a Letter of Intent from the Board together with signatures from 20% of the property owners indicating support of the proposed changes.
2. Following review and acceptance by the City of Coral Gables, a petition to that effect will be prepared by City staff and approved by the City Commission. This petition will be used to collect a minimum of 67% of the property owners' signatures demonstrating support for the implementation of the proposed changes.

The purpose of this notice is to accomplish Step 1 of the City's amendment process. **We ask that you continue to support this effort and fill out the last page and return to cocoplumcivic@gmail.com or drop off at 7207 Monaco Street at your earliest convenience but by Friday, March 19th.** (One submission per home.)

Current DISTRICT

The DISTRICT, as currently approved, provides for the replacement of existing Mercury Vapor lights (55) with post-top LED streetlights (55), all mounted on concrete poles to be installed and maintained by FPL. The *estimated* total district costs for the installation of the new lighting and ongoing operation and maintenance of the lighting is \$94,756.00 for the first year and \$32,596.00 for the second year and every year thereafter. The DISTRICT allows for modifications.

Proposed Amendment to the DISTRICT

The Civic Association is proposing and asking you to support the following amendments to the DISTRICT:

1. The number of lights is to be increased from the current 55 lights to 123 lights. The reason for this increase is to improve the quality of the lighting from the current inadequate condition to 1 foot candle, which is what the City requires in new developments. FPL finalized its photometric study after the County held its first reading which is why the current DISTRICT only discusses replacement of current poles.
2. The total cost for installation of the 123 posts and ongoing operation and maintenance of the lighting is:

First Year, Total Installation and Operation:	\$ 125,568*
Second Year and Ongoing:	\$ 61,647

The amendment would increase the First Year Cost by \$30,812.09 and the Second Year and ongoing costs would increase by \$29,051.22 as compared to the estimates contained in the current DISTRICT. **Please NOTE that this number reflects the City's agreement to cover 50% of the total cost of demolition and installation.*
3. The Association is also proposing to change the method of assessment from assessing on the basis of lot frontage to applying a per parcel charge. The County applied the frontage basis without consulting the Association.

Under the proposed amendment, the per parcel cost would be:

First Year Installation and Operation:	\$842.74 per property
Second Year and ongoing:	\$413.74 per property

(These amounts are only slightly higher than those presented earlier due to the addition of admin costs, mandatory 5% contingency, and additional lighting.)

Dear Neighbor:

Thank you for taking the time to review this amendment proposal. Please complete the information below and return at your earliest convenience but no later than Friday, March 19th, to cocoplumcivic@gmail.com or deliver to Ana at 7207 Monaco Street.

Please indicate below:

Homeowner Name (as per property records): _____

Address: _____

Signature: _____

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

No I am not in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting and will keep 55 lights and assessment by frontage as written & approved by the County.

If you have any questions, please reach out to Paolo at 305-607-6388 or email cocoplumcivic@gmail.com.

In service,

Cocoplum Civic Association Board

Special Taxing District Cocoplum Phase I

<u>Folio Number</u>	<u>Site Address</u>	<u>Units</u>
0341320100090	185 COCOPLUM RD	1
0341320100100	155 COCOPLUM RD	1
0341320210010	8200 LOS PINOS BLVD	1
0341320210020	8250 LA RAMPA ST	1
0341320210030	8260 LA RAMPA ST	1
0341320210040	8280 LA RAMPA ST	1
0341320210050	8290 LA RAMPA ST	1
0341320210060		1
0341320210070	8281 LA RAMPA ST	1
0341320210080	8271 LA RAMPA ST	1
0341320210090	8261 LA RAMPA ST	1
0341320210100	8251 LA RAMPA ST	1
0341320210110	8245 LOS PINOS CIR	1
0341320210130	8225 LOS PINOS BLVD	1
0341320210150	515 CASUARINA CONC	1
0341320210340	441 RIDGE RD	1
0341320210360	7700 LOS PINOS BLVD	1
0341320210370	7810 LOS PINOS BLVD	1
0341320210380	7920 LOS PINOS BLVD	1
0341320210390	8000 LOS PINOS BLVD	1
0341320210400	8010 LOS PINOS BLVD	1
0341320210410	8020 LOS PINOS BLVD	1
0341320210420	8030 LOS PINOS BLVD	1
0341320210430	8100 LOS PINOS BLVD	1
0341320210440	8118 LOS PINOS BLVD	1
0341320210450	8120 LOS PINOS BLVD	1
0341320210460	8124 LOS PINOS BLVD	1
0341320210470	7801 LOS PINOS BLVD	1
0341320210480	7901 LOS PINOS BLVD	1
0341320210490	8001 LOS PINOS BLVD	1
0341320210500	8015 LOS PINOS BLVD	1
0341320210510	8031 LOS PINOS BLVD	1
0341320210520	8091 LOS PINOS BLVD	1
0341320210530	8131 LOS PINOS BLVD	1
0341320210540	8250 LOS PINOS CIR	1
0341320210550	8230 LOS PINOS CIR	1
0341320210560	8202 LOS PINOS CIR	1

<u>Folio Number</u>	<u>Site Address</u>	<u>Units</u>
0341320210570	8112 LOS PINOS CIR	1
0341320210580	8030 LOS PINOS CIR	1
0341320210590	8000 LOS PINOS CIR	1
0341320210600	7910 LOS PINOS CIR	1
0341320210610	7900 LOS PINOS CIR	1
0341320210620	7000 ROBLES ST	1
0341320210630	7041 OLD CUTLER RD	1
0341320210640	7101 OLD CUTLER RD	1
0341320210750	7556 LOS PINOS BLVD	1
0341320210760	7540 LOS PINOS BLVD	1
0341320210770	7528 LOS PINOS BLVD	1
0341320210780	7444 MONACO ST	1
0341320210790	7420 MONACO ST	1
0341320210800	7400 MONACO ST	1
0341320210810	7370 MONACO ST	1
0341320210820	7318 MONACO ST	1
0341320210830	7230 MONACO ST	1
0341320210840	7250 MONACO ST	1
0341320210850	7222 MONACO ST	1
0341320210860	7202 MONACO ST	1
0341320210870	280 VISTALMAR ST	1
0341320210880	7225 VISTALMAR ST	1
0341320210890	7233 VISTALMAR ST	0.5
0341320210900	7305 VISTALMAR ST	1
0341320210910	7333 VISTALMAR ST	1
0341320210920	7401 VISTALMAR ST	1
0341320210930	7423 VISTALMAR ST	1
0341320210940	7433 VISTALMAR ST	1
0341320210950	7450 VISTALMAR ST	1
0341320210960	7440 VISTALMAR ST	1
0341320210970	7424 VISTALMAR ST	1
0341320210980	7370 VISTALMAR ST	1
0341320210990	7330 VISTALMAR ST	1
0341320211000	7322 VISTALMAR ST	1
0341320211010	7300 VISTALMAR ST	1
0341320211020	7230 VISTALMAR ST	1
0341320211030	7210 VISTALMAR ST	1
0341320211040	7132 ROBLES ST	1
0341320211050	7110 ROBLES ST	1
0341320211060	332 LOS PINOS PL	1
0341320211070	310 LOS PINOS PL	1
0341320211080	301 LOS PINOS PL	1
0341320211090	180 LOS PINOS CT	1
0341320211100	190 LOS PINOS CT	1
0341320211110		1
0341320211120	7521 LOS PINOS BLVD	1

<u>Folio Number</u>	<u>Site Address</u>	<u>Units</u>
0341320211130	7555 LOS PINOS BLVD	1
0341320211140	7601 LOS PINOS BLVD	0.5
0341320211150	7803 LOS PINOS CIR	1
0341320211160	7431 MONACO ST	1
0341320211170	7401 MONACO ST	1
0341320211180	7329 MONACO ST	1
0341320211190	7301 MONACO ST	1
0341320211200	7251 MONACO ST	1
0341320211210	7223 MONACO ST	1
0341320211220	7207 MONACO ST	1
0341320211230	7200 LOS PINOS BLVD	1
0341320211240	7220 LOS PINOS BLVD	1
0341320211250	7300 LOS PINOS BLVD	1
0341320211260	7320 LOS PINOS BLVD	1
0341320211270	7370 LOS PINOS BLVD	1
0341320211280	7408 LOS PINOS BLVD	1
0341320211290	7424 LOS PINOS BLVD	1
0341320211300	190 COCOPLUM RD	1
0341320211310	250 COCOPLUM RD	1
0341320211320	260 COCOPLUM RD	1
0341320211340	280 COCOPLUM RD	1
0341320211350	300 COCOPLUM RD	1
0341320211360	330 COCOPLUM RD	1
0341320211370	7001 ROBLES ST	1
0341320211380	7111 ROBLES ST	1
0341320211390	7125 ROBLES ST	1
0341320211400	295 VISTALMAR ST	1
0341320211410	271 VISTALMAR ST	1
0341320211420	241 VISTALMAR ST	1
0341320211430	225 VISTALMAR ST	1
0341320211440	217 VISTALMAR ST	1
0341320211450	7150 LOS PINOS BLVD	1
0341320211460	7111 LOS PINOS BLVD	1
0341320211470	7125 LOS PINOS BLVD	1
0341320211480	7155 LOS PINOS BLVD	1
0341320211490	7215 LOS PINOS BLVD	1
0341320211500	7233 LOS PINOS BLVD	1
0341320211510	7307 LOS PINOS BLVD	1
0341320211520	7321 LOS PINOS BLVD	1
0341320211530	7351 LOS PINOS BLVD	1
0341320211540	7401 LOS PINOS BLVD	1
0341320211550	7425 LOS PINOS BLVD	1
0341320211560	191 LOS PINOS CT	1
0341320211570	185 LOS PINOS CT	1
0341320211580	151 LOS PINOS CT	1
0341320211590	160 LOS PINOS CT	1

<u>Folio Number</u>	<u>Site Address</u>	<u>Units</u>		
0341320211600	311 LOS PINOS PL	1		
0341320211610	321 LOS PINOS PL	1		
0341320211620	351 LOS PINOS PL	1		
0341320211630	361 LOS PINOS PL	1		
0341320211640	7805 LOS PINOS CIR	1		
0341320211650	7911 LOS PINOS CIR	1		
0341320211660	8011 LOS PINOS CIR	1		
0341320211670	8025 LOS PINOS CIR	1		
0341320211680	8065 LOS PINOS CIR	1		
0341320211690	8107 LOS PINOS CIR	1		
0341320211700	8201 LOS PINOS CIR	1		
0341320211710	8203 LOS PINOS CIR	1		
0341320211720	8209 LOS PINOS CIR	1		
0341320211730	8215 LOS PINOS CIR	1		
0341320211740	375 COCOPLUM RD	1		
0341320211750	355 COCOPLUM RD	1		
0341320211760	325 COCOPLUM RD	1		
0341320211780	7020 PRADO BLVD	1		
0341320211790	7000 PRADO BLVD	1		
0341320211800	299 COCOPLUM RD	1		
0341320211810	255 COCOPLUM RD	1		
Total Folios:		150	149	

Attachment B

Special Taxing District Cocoplum Phase I

Folio Number	Site Address	Units	Voted	Owner	Email	Phone
0341320211580	151 LOS PINOS CT	1	YES	JUAN CARLOS PINILLA MARIA DOLORES CANAS	juancarlos.pinilla@gmail.com	9173652733
0341320100090	185 COCOPLUM RD	1	YES	ELIZABETH SUCHMAN MICHAEL SUCHMAN		
0341320211430	225 VISTALMAR ST	1	YES	MANUEL AL ABDALLAH CANDELARIA FARIAS		
0341320211810	255 COCOPLUM RD	1	YES	HECTOR D FORTUN	Hector.Fortun@Fortuninsurance.com	305-445-3535
0341320210870	280 VISTALMAR ST	1	YES	ANDREW SCHMER LUCY SCHMER		
0341320211380	7111 ROBLES ST	1	YES	RAMON R CACICEDO JR NATALIA P	nataliacacicedo@msn.com	3053220271
0341320211470	7125 LOS PINOS BLVD	1	YES	GERALDO M GUARCH JR		
0341320211390	7125 ROBLES ST	1	YES	JOSE DE JESUS VERGARA LILIANA MARIA GUIJARRO	jivergara@bellsouth.net	305-924-7147
0341320211040	7132 ROBLES ST	1	YES	CARLOS C LOPEZ CANTERA	panamgroup.com ; clc@panamgroup.com	305 663-0368
0341320211220	7207 MONACO ST	1	YES	CECIL J MILTON ANA VEIGA MILTON	avmilton@bellsouth.net	3053508222
0341320210850	7222 MONACO ST	1	YES	LAURA DAWN KOMAR Antoine Chaya	chayamail@yahoo.com	4103408165
0341320211210	7223 MONACO ST	1	YES	LEON E TEJIDOR LILLIAN TEJIDOR		
0341320210830	7230 MONACO ST	1	YES	PAOLO AMORE CLARA	Paolo@idico.com	305-607-6388
0341320210890	7233 VISTALMAR ST	0.5	YES	7250 Monaco LLC, Paolo Amore Manager	paolamondolfi@yahoo.com	304-351-6649
0341320210840	7250 MONACO ST	1	YES	7250 Monaco LLC, Paolo Amore Manager	g.amore@idico.com	305 668-6177
0341320211200	7251 MONACO ST	1	YES	GEORGE A PLASENCIA		
0341320211010	7300 VISTALMAR ST	1	YES	JESUS GONZALEZ PEREDA	chusgp@hotmail.com	786-252-2019
0341320211510	7307 LOS PINOS BLVD	1	YES	ALAN S BERNSTEIN JAYUSIA P BERNSTEIN	abernstein@stratigraphic.com	3057933982
0341320210820	7318 MONACO ST	1	YES	ROBERT DALE ORSHAN		
0341320211000	7322 VISTALMAR ST	1	YES	Khana LLC Gonzalez Pereda, Manager	Jesus	
0341320210990	7330 VISTALMAR ST	1	YES	JOSEPH MILTON JANNETTE A	jmilton.com ; josephmilton@j-milton.com	3052813400
0341320211530	7351 LOS PINOS BLVD	1	YES	EDUARDO STERN MARTINE	estern@gmail.com ; mamistern@aol.com	305-461-2440
0341320211270	7370 LOS PINOS BLVD	1	YES	STEPHEN S NUEL SELENA J NUEL	snuell@aol.com	3057107760

Folio Number	Site Address	Units	Voted	Owner	Email	Phone
0341320210920	7401 VISTALMAR ST	1	YES	LOURDES B MACHADO NESTOR	Lourdes@macbas.com	3059927629
0341320210960	7440 VISTALMAR ST	1	YES	LUIS VILLANUEVA EVELYN	lgvillanueva1@gmail.com	3057942177
0341320210480	7901 LOS PINOS BLVD	1	YES	ANDREW E BERKOWITZ FELICIA A GOULD	andrewewanberkowitz@gmail.com ; Felicia.gould@gmail.com	3057768699
0341320210380	7920 LOS PINOS BLVD	1	YES	DAVID SERVIANSKY LILIAN S	kv@gmail.com ; mserviANSKY@gmail.com	305-662-4456
0341320210500	8015 LOS PINOS BLVD	1	YES	JUAN PUIG DIANA PUIG	dianapuig@me.com	3057856839
0341320210580	8030 LOS PINOS CIR	1	YES	SADEK WAHBA SUSAN ASSAAD	Suzywahba@yahoo.com	646-641-7676
0341320210430	8100 LOS PINOS BLVD	1	YES	CESAR A CONDE MARIA C	ephhd@aol.com ; cesarcondemd@aol.com	305 534-4564
0341320210450	8120 LOS PINOS BLVD	1	YES	MICHAEL CONTRERAS MILAGROS	33131@aol.com ; Macontreras8@aol.com	305-586-9077
0341320210530	8131 LOS PINOS BLVD	1	YES	ADALBERTO VARA JR ANA M VARA	albert@tropicaltrailer.com ; anavara22@yahoo.com	305 665-7388
0341320210010	8200 LOS PINOS BLVD	1	YES	STEVEN SIMON GINNETTE SIMON	steve@inslaw.net	305-972-6074
0341320210560	8202 LOS PINOS CIR	1	YES	E ELISABETH ELJURI Nicolas Fayad	elisabeth.eljuri@gmail.com ; nicolasfayade@gmail.com	2022511023
0341320211710	8203 LOS PINOS CIR	1	YES	JEFF C SETTEMBRINO STEPHANIE S SAMANDAR	jsettembrino@pinetreteequity.com	306-665-0550
0341320211800	299 Cocoplum Road	1	YES	Ira Jacobson and W Susan		
0341320210920	7401 Monaco Street	1	YES	Panole US, Inc., Rodrigo Texeira, Manager		

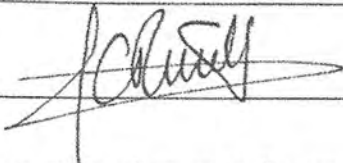
Dear Neighbor:

Thank you for taking the time to review this amendment proposal. Please complete the information below and return at your earliest convenience but no later than Friday, March 19th, to cocoplumcivic@gmail.com or deliver to Ana at 7207 Monaco Street.

Please indicate below:

Homeowner Name (as per property records): JUAN CARLOS PINILLA

Address: 151 LOS PINOS CT

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

No I am not in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting and will keep 55 lights and assessment by frontage as written & approved by the County.

If you have any questions, please reach out to Paolo at 305-607-6388 or email cocoplumcivic@gmail.com.

In service,

Cocoplum Civic Association Board


Dear Neighbor:

Thank you for taking the time to review this amendment proposal. Please complete the information below and return at your earliest convenience but no later than Friday, March 19th, to cocoplumcivic@gmail.com or deliver to Ana at 7207 Monaco Street.

Please indicate below:

Homeowner Name (as per property records): Elizabeth S Suchman Revocable Living Trust

Address: 185 Cocoplum Road; Coral Gables, Fl. 33143

Signature: 
Elizabeth S. Suchman, Trustee

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

No I am not in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting and will keep 55 lights and assessment by frontage as written & approved by the County.

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In service,

Cocoplum Civic Association Board

Dear Neighbor:

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Please indicate below:

Homeowner Name (as per property records): MANUEL AL ABDALLAH & CANDELARIA FARIAS

Address: 225 VISTALMAR ST. CORAL GABLES, FL 33143

Signature: _____



Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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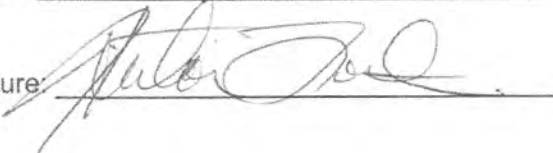
Dear Neighbor:

Thank you for taking the time to review this amendment proposal. Please complete the information below and return at your earliest convenience but no later than Friday, March 19th, to cocoplumcivic@gmail.com or deliver to Ana at 7207 Monaco Street.

Please indicate below:

Homeowner Name (as per property records): HECTOR D. FORTUN

Address: 255 COCOPLUM ROAD CORAL GABLES, FL.

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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Cocoplum Civic Association Board

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Please indicate below:

Homeowner Name (as per property records): Andrew Lucy Schmer

Address: 280 Vis-talmar St. Coral Gables 33143.

Signature: Andrew Schmer

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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Please indicate below:

Homeowner Name (as per property records): Ramon R. Cacicedo, Jr.

Address: 7111 Robles Street, Coral Gables, FL 33143

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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Cocoplum Civic Association Board

Dear Neighbor:

Thank you for taking the time to review this amendment proposal. Please complete the information below and return at your earliest convenience but no later than Friday, March 19th, to cocoplumcivic@gmail.com or deliver to Ana at 7207 Monaco Street.

Please indicate below:

Homeowner Name (as per property records): GERARDO CUNHA

Address: 7125 LOS PINOS BLVD

Signature: _____

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

No I am not in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting and will keep 55 lights and assessment by frontage as written & approved by the County.

If you have any questions, please reach out to Paolo at 305-607-6388 or email cocoplumcivic@gmail.com.

In service,

Cocoplum Civic Association Board

Dear Neighbor:

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Please indicate below:

Homeowner Name (as per property records): Liliana Mana Guijarro
Jose de Jesus Vergara

Address: 7125 Roddes St. Coral Gables FL 33143

Signature:  Liliana Mana Guijarro

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

Cocoplum Civic Association Board

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Please indicate below:

Homeowner Name (as per property records): CARLOS C LOPEZ CANTERA-TCS.

Address: 7132 ROBLES ST.

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

Cocoplum Civic Association Board

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Please indicate below:

Homeowner Name (as per property records): Ana Keiga Milton

Address: 7207 Monaco St

Signature: Ana Keiga Milton

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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Cocoplum Civic Association Board

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Please indicate below:

Homeowner Name (as per property records): LDK Revokable Trust

Address: 7222 Monaco Street

Signature: Paolo Tomar

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally. First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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Cocoplum Civic Association Board

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Please indicate below:

Homeowner Name (as per property records): LEON E. TEJIDOR

Address: 7223 MONACO ST.

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

Cocoplum Civic Association Board

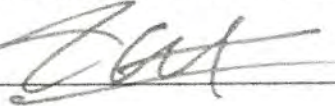
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Please indicate below:

Homeowner Name (as per property records): Paolo Amore & W Clara

Address: 7230 Monaco Street Coral Gables, FL 33143

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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Please indicate below:

Homeowner Name (as per property records): 1250 Monaco LLC

Address: 1233 Vistalmar Street Coral Gables, FL 33143

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

Cocoplum Civic Association Board



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
7250 MONACO, LLC

Filing Information

Document Number	L12000032102
FEI/EIN Number	45-4729721
Date Filed	03/05/2012
State	FL
Status	ACTIVE

Principal Address

8404 N.W. 64TH ST.
MIAMI, FL 33166

Mailing Address

8404 N.W. 64TH ST.
MIAMI, FL 33166

Registered Agent Name & Address

AMORE, PAOLO
8404 N.W. 64TH ST.
MIAMI, FL 33166

Name Changed: 01/24/2020

Address Changed: 01/24/2020

Authorized Person(s) Detail

Name & Address

Title MANAGER

AMORE, PAOLO
8404 N.W. 64TH ST.
MIAMI, FL 33166

Annual Reports

Report Year	Filed Date
2019	03/12/2019
2020	01/24/2020
2021	03/12/2021

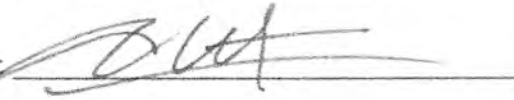
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Please indicate below:

Homeowner Name (as per property records): 7250 Monaco LLC

Address: 7250 Monaco Street Coral Gables, FL 33143

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

Cocoplum Civic Association Board



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
7250 MONACO, LLC

Filing Information

Document Number	L12000032102
FEI/EIN Number	45-4729721
Date Filed	03/05/2012
State	FL
Status	ACTIVE

Principal Address

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MIAMI, FL 33166

Mailing Address

8404 N.W. 64TH ST.
MIAMI, FL 33166

Registered Agent Name & Address

AMORE, PAOLO
8404 N.W. 64TH ST.
MIAMI, FL 33166

Name Changed: 01/24/2020

Address Changed: 01/24/2020

Authorized Person(s) Detail

Name & Address

Title MANAGER

AMORE, PAOLO
8404 N.W. 64TH ST.
MIAMI, FL 33166

Annual Reports

Report Year	Filed Date
2019	03/12/2019
2020	01/24/2020
2021	03/12/2021

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Please indicate below:

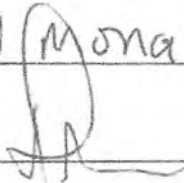
Homeowner Name (as per property records):

George A. Pasencia

Address:

7251 Monaco St, Coral Gables, FL 33143

Signature:



Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

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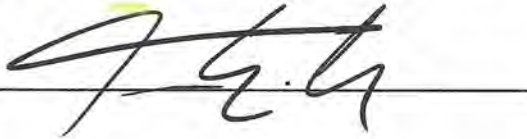
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Please indicate below:

Homeowner Name (as per property records): Jesus Gonzalez Pereda

Address: 7300 Vistalmar St, Coral Gables, Fl, 33143

Signature: _____



Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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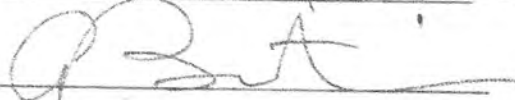
In service,

Cocoplum Civic Association Board

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Please indicate below:

Homeowner Name (as per property records): Alan S. Bernstein
Revocable Trust
Address: 7307 Los Pinos Blvd, CG, FL 33146
Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

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Please indicate below:

Homeowner Name (as per property records): Robert D. Orshan

Address: 7318 Monaco St., Coral Gables 33143

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

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Please indicate below:

Homeowner Name (as per property records): Xhana LLC

Address: 7322 Vistalmar St, Coral Gables, Fl, 33143

Signature:  Jesus Gonzalez Pereda, manager

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

Cocoplum Civic Association Board

Detail by Entity Name

Florida Limited Liability Company
XHANA LLC

Filing Information

Document Number L18000275270
FEI/EIN Number 30-1158783
Date Filed 11/28/2018
State FL
Status ACTIVE

Principal Address

7300 VISTALMAR STREET
CORAL GABLES, FL 33143

Mailing Address

7300 VISTALMAR STREET
CORAL GABLES, FL 33143

Registered Agent Name & Address

GONZALEZ PEREDA, JESUS
7300 VISTALMAR STREET
CORAL GABLES, FL 33143

Authorized Person(s) Detail

Name & Address

Title MGR

GONZALEZ PEREDA, JESUS
7300 VISTALMAR STREET
CORAL GABLES, FL 33143

Annual Reports

Report Year	Filed Date
2019	03/08/2019
2020	02/10/2020
2021	01/04/2021

Document Images

01/04/2021 - ANNUAL REPORT	View image in PDF format
02/10/2020 - ANNUAL REPORT	View image in PDF format
03/08/2019 - ANNUAL REPORT	View image in PDF format
11/28/2018 - Florida Limited Liability	View image in PDF format

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Please indicate below:

Homeowner Name (as per property records): Jannette Milton

Address: 7330 Vistalmar street Miami FL 33143

Signature: _____

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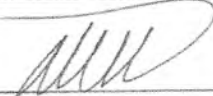
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Please indicate below:

Homeowner Name (as per property records): EDUARDO STERN

Address: 7351 Los Pinos BLVD.

Signature: 

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Please indicate below:

Homeowner Name (as per property records): Stephen S Nuell

Address: 7370 Los Pinos Blvd

Signature: _____



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In service,

Cocoplum Civic Association Board

Pancho

Dear Neighbor:

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Please indicate below:

Homeowner Name (as per property records): NESTOR MACHADO

Address: 7401 VISTALMAR ST

Signature: 

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Cocoplum Civic Association Board

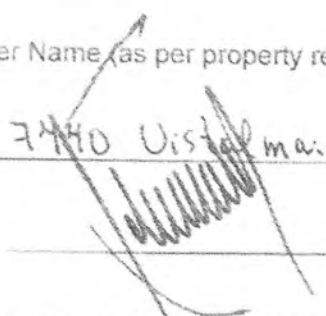
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Please indicate below:

Homeowner Name (as per property records): Luis Villanueva

Address: 7440 Ustickman St, Coral Gables, FL 33143.

Signature: 

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Please indicate below:

Homeowner Name (as per property records): Andrew Brillante

Address: 7901 Los Pines Blvd

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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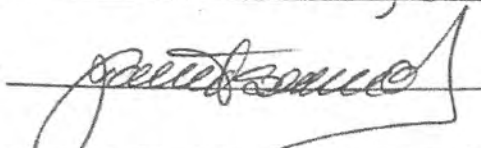
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Please indicate below:

Homeowner Name (as per property records): DAVID SERVANSKY

Address: 7920 LOS PINOS Blvd, Coral Gables, FL 33143

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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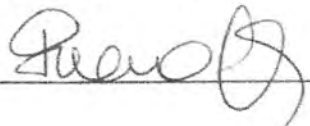
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Please indicate below:

Homeowner Name (as per property records): Diana Puig

Address: 8015 Los Pinos Blvd Coral Gables Fl 33143

Signature: 

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Please indicate below:

Homeowner Name (as per property records): Susan Assaad and Sadek Wahba

Address: 8030 Los Pinos Circle

Signature:  Sadek Wahba

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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In service,

Cocoplum Civic Association Board

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Please indicate below:

Homeowner Name (as per property records): Cesar and Maria Conde

Address: 8100 Las Pinos Boulevard

Signature: Leeq Maria C. Conde, FLD

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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If you have any questions, please reach out to Paolo at 305-607-6388 or email cocoplumcivic@gmail.com.

In service,

Cocoplum Civic Association Board


Dear Neighbor:

Thank you for taking the time to review this amendment proposal. Please complete the information below and return at your earliest convenience but no later than Friday, March 19th, to cocoplumcivic@gmail.com or deliver to Ana at 7207 Monaco Street.

Please indicate below:

Homeowner Name (as per property records): MICHAEL CONTRERAS #W
MILAGROS CONTRERAS

Address: 8120 LOS PINOS BLVA, CORAL GABLES

Signature: 

Yes I am in favor of the changes to the current Cocoplum Phase I Special Taxing District for Lighting to increase the number of lights from 55 lights to 123 lights & assess each property equally: First Year Installation and Operation: \$842.74 per property and Second Year and ongoing: \$413.74 per property.

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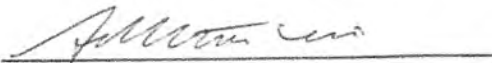
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Please indicate below:

Homeowner Name (as per property records): ANA & ADALBERTO VARA

Address: 8131 LOS PINOS BLVD.

Signature: 

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Please indicate below:

Homeowner Name (as per property records): Steven & Ginae Simon Rev Trust

Address: 8200 Los Pinos Blvd

Signature: 

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Please indicate below:

Homeowner Name (as per property records): E. ELISABETH ELJURI

Address: 8202 LOS PINOS CIRCLE, Coral Gables FL 33143

Signature: 

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Please indicate below:

Homeowner Name (as per property records): Jeff C. Settembrino & Stephanie S. Samandar

Address: 8203 Los Pinos Circle, Coral Gables, FL 33143

Signature: 

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Please indicate below:

Homeowner Name (as per property records): Ira S. Jacobson & W. Susan

Address: 299 Cocoplum Rd. Coral Gables, FL 33143

Signature: 

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Please indicate below:

Homeowner Name (as per property records): RODRIGO TEIXEIRA DE ABRU

Address: 7601 MONACO STREET COCOPLUM

Signature: 

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In service,

Cocoplum Civic Association Board



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Detail by Entity Name

Florida Profit Corporation
PANOLE US INC.

Filing Information

Document Number	P15000071808
FEI/EIN Number	APPLIED FOR
Date Filed	08/26/2015
State	FL
Status	ACTIVE

Principal Address

7401 Monaco Street
Coral Gables, FL 33143

Changed: 03/08/2016

Mailing Address

7401 Monaco Street
Coral Gables, FL 33143

Changed: 01/30/2018

Registered Agent Name & Address

Marx Rosenthal PLLC
One SE Third Avenue
Suite 2900
MIAMI, FL 33131

Name Changed: 01/30/2018

Address Changed: 01/30/2018

Officer/Director Detail

Name & Address

Title D, P

TEIXEIRA DE ABREU, RODRIGO
7401 Monaco Street
Coral Gables, FL 33143

Annual Reports