



City of Coral Gables
CITY COMMISSION MEETING
NOVEMBER 17, 2009

ITEM TITLE:

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 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.

RECOMMENDATION OF THE CITY MANAGER:

Approval.

BRIEF HISTORY:

The Cocoplum Guardhouse was originally built by the developer in the 1970's 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 costs to be paid by all property owners benefiting from such improvements. The City has determined that the following areas of 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 meeting the City Commission passed Resolution No. 2008-22, declaring the improvements to the guardhouse appropriate as required by City Code.

On May 13, 2008 meeting the City Commission passed Resolution No. 2008-66 authorizing the Ordering of the District, and Plans and Specifications were filed with the Office of the City Clerk for public view.

At the September 23, 2008 City Commission meeting Resolution 2008-149 was adopted confirming the Ordering of the District. The project was publicly advertised and sealed bids were received.

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). 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)

AGENDA ITEM NO. _____

On October 13, 2009, the City Commission passed and approved Resolution No. 2009-289, appropriating \$375,000 from CIP for the proposed Cocoplum Guardhouse improvements and renovations.

On November 4, 2009, a notice was filed in the Office of the City Clerk of the preliminary assessment roll required by the Code. The Notice described the nature and total cost of the improvements, and the amount to be assessed to each property and marina slip owner.

City Code, Article II, entitled "Local Improvement Act" now requires the City Commission to confirm the Preliminary Assessment Roll.

LEGISLATIVE ACTION:

Date	Resolution/Ordinance No.	Comments (if any)
02-12-08	Resolution No. 2008-22	Resolution authorizing City staff to proceed with developing the requirements of Ordering an Improvement District and declaring the improvements to the guardhouse to be appropriate.
05-13-08	Resolution No. 2008-66	Resolution authorizing the Ordering of the Cocoplum Guardhouse Improvement District, designated as "CGH-01".
09-23-08	Resolution No. 2008-149	Resolution confirming the ordering of the Cocoplum Guardhouse Local Improvement District.
07-29-09	Resolution No. 2009-212	Resolution awarding the Cocoplum Entry Guardhouse Project to Bejar Construction, Inc.
10-13-09	Resolution No. 2009-289	City Commission approved appropriation of \$375,000 for the proposed Cocoplum Guardhouse improvements and renovations.

PUBLIC NOTIFICATION(S)

Date	Form of Notification
11-04-09	Public Hearing Notice published in the Daily Business Review.
11-04-09	Notice to Property Owners.

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
1.	\$375,000	Capital Improvement Fund
Total:	\$375,000	

APPROVED BY:

APPROVED BY:

Department Director	City Attorney	City Manager

ATTACHMENT(S):

- 1. Draft Resolution
- 2. Resolution No. 2008-22
- 3. Resolution No. 2008-66
- 4. Resolution No. 2008-149
- 5. Resolution No, 2009-212
- 6. Resolution No. 2009-289
- 7. Sec. 58-30, Preliminary Assessment Roll thru 58-35, Adjustment of Assessment upon completion of improvement.
- 8. Notice of Public Hearing
- 9. Notice to Property Owners
- 10. Cocoplum Section Plan
- 11. Cocoplum Marina Plan
- 12. Assessment Analysis
- 13. Preliminary Assessment Roll