



CITY OF CORAL GABLES, FLORIDA  
OFFICE OF THE CITY CLERK

CITY OF CORAL GABLES  
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APPLICATION FOR APPEAL

2019 FEB 19 AM 9:28

NAME: Cocoplum Civic Association, Inc  
ADDRESS: 7207 Monaco St, Coral Gables FL 33143  
PHONE: 305-358-3610  
Email: ckline@cozen.com; vkline@cozen.com

The undersigned hereby appeals the decision of the following:

- Check one
- ADMINISTRATIVE OFFICIAL (\$913.50)
- BOARD OF ADJUSTMENT (\$913.50)
- BOARD OF ARCHITECTS (\$300.00, maybe refunded if appeal party prevails)
- CONCURRENCY DETERMINATION (\$913.50)
- HISTORIC PRESERVATION BOARD (\$913.50)
- PLANNING AND ZONING BOARD (\$913.50)
- TREE PERMIT (\$100.00)

made by staff or applicable board on See Attached, in which it ( ) granted,  
( ) denied Application No. See Attached, for property located at  
\_\_\_\_\_ and legally described as  
\_\_\_\_\_  
\_\_\_\_\_

Check of applicable appeal fee made out to the City of Coral Gables  
Waiver of appeal fee pursuant to Res. No. 2014-224 (As Amended)

Describe what is being appealed (use separate sheet if necessary): See Attached

Charles R. Kline Counsel for \_\_\_\_\_  
Signature of Applicant Cocoplum Civic Association, Inc Date 2/14/19

Effective: 4/18

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2019 FEB 19 AM 9:28



February 14, 2019

**Reid Kline**

Direct Phone 305-358-2997

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[rkline@cozen.com](mailto:rkline@cozen.com)

City of Coral Gables  
Office of the City Clerk  
405 Biltmore Way, 1<sup>st</sup> Floor  
Coral Gables, FL 33134

Attention: Miriam Soler Ramos, Esq.  
Gustavo Ceballos, Esq.

Re: Application for Appeal

Dear Clerk:

The undersigned represents the Cocoplum Civic Association, Inc., ("Section 1"). Cocoplum Homeowners Association, Inc., ("Section 2") applied to the City of Coral Gables (the "City") in application BOA No. AB-18-04-3802 to replace the southernmost entrance feature at the main community entrance located on Cartagena Plaza, and to construct faux metal gates and updated signage on the existing pillars on the median and swales of Cocoplum Road, south east of the intersection of Los Pinos Boulevard. The City gave Section 1 notice of Section 2's application. Section 1 appeared and objected when the plans were submitted to the Board of Architects. The Board of Architects denied Section 2's application. Section 2 subsequently appealed that denial.

On February 12, 2019, the City notified Section 1 that the City and Section 2 had participated in a conflict resolution meeting on February 6, 2019 involving only the City and Section 2, and that resulted in a settlement agreement between the City and Section 2 that was executed on February 11, 2019. According to the settlement agreement, Section 2 updated its AB-18-04-3802 plans (the "Updated Plans") and they were approved by the City Architect and the Planning and Zoning Director subject to the City Commission approving the required encroachment agreement(s).

Section 1 appeals (1) the conflict resolution meeting which was held without notice to Section 1 and contrary to the Board of Architects Rules of Procedure requiring a quasi-judicial *de novo* hearing; (2) the City Architect's approval of Section 2's Updated Plans; (3)

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February 14, 2019

Page 2

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the Planning and Zoning Director's approval of Section 2's Updated Plans; and (4) the settlement agreement between the City of Coral Gables and Section 2 regarding the Updated Plans.

Section 2 lacks sufficient title to any property in Section 1 that would support a request for encroachment as will be shown in Section 1's soon to be filed affidavit and memo of law.

Respectfully submitted,

COZEN O'CONNOR



By: Reid Kline

COZEN O'CONNOR

CHECK NUMBER 695472

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1650 MARKET STREET  
PHILADELPHIA, PA 19103

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DATE Feb 15, 2019

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PAY TO THE ORDER OF City of Coral Gables

City of Coral Gables  
405 Biltmore Way, 1st floor  
Coral Gables, FL 33134

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