

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO.

A RESOLUTION CONFIRMING THE ORDERING 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 COST AND DESIGNATING PROPERTIES DEEMED TO BE BENEFITING 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.

WHEREAS, 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 area; and

WHEREAS, 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; and

WHEREAS, the City Commission adopted Resolution No. 2008-22 declaring that the proposed work for the Cocoplum Entrance Guardhouse as appropriate, and further directed staff to proceed with the Ordering of the Improvement District, all pursuant to Article II of the City Code, entitled, “Local Improvement Act”;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. That the guardhouse and proposed improvements are located on the center line of the right-of-way on Cocoplum Road, at the entrance of the Cocoplum Subdivision in Coral Gables, Florida.

SECTION 3. That the proposed improvements consist, but are not limited to renovations to the interior and exterior of the existing guardhouse building, new stone veneer, driveway pavers, fountain, curbing, landscaping, irrigation, upgrade and enhancements to the gate access system, and the installation of an emergency generator.

SECTION 4. That said improvements are classified as Class 12 – Other Improvements and have been deemed appropriate by the City Commission, pursuant to Resolution No. 2008-22.

SECTION 5. That Local Improvement District “CGH-01” provides improvements to the Cocoplum Guardhouse, pursuant to legal notice duly published in accordance with the provisions of the City Code, at which time all plans, specifications and cost estimates were available for public view and all objections heard (shall be and it is hereby confirmed pursuant to Ordinance No. 3328, entitled “City of Coral Gables Improvement Act.”)

SECTION 6. That the cost of said improvements will be defrayed on a per property basis for those properties located in Cocoplum I, II and the Marina (including individual dock slips); as legally described as follows, and which have been determined to be benefitting from the entrance guardhouse and its proposed improvements:

All of Cocoplum Section I, as legally described in Plat Book 99, Page 39, excluding the following: Block 1, Lots 14 and Lots 16 through 24, inclusive; Block 2, Lots 1 and 2, inclusive; Block 3, Lots 1 through 7, inclusive; and Block 5, Lots 4 through 13, inclusive; and

Cocoplum Section II, as legally described in the following Plats:
Plat “B”, as legally described in Plat Book 115, Page 84; and
Plat “C”, as legally described in Plat Book 117, Page 65; and
Plat “D”, as legally described in Plat Book 128, Page 99 (inclusive of the Marina and individual dock slips); and
Plat “E”, known as “Tahiti Beach”, as legally described in Plat Book 131, Page 76 and
Plat “G”, as legally described in Plat Book 134, Page 59; and
Gables Biscayne Bay Section, Part One, Plat “B”, in Plat Book 25, Page 50, Block 4, Lots 64 through 72, inclusive.
(Note: Cocoplum Section II, Plat “A”, as legally described in Plat Book 114, Page 2 is excluded)

SECTION 7. That the estimated cost of the improvements to the Cocoplum Entrance Guardhouse and cost per property is as follows:

- Estimate cost: \$800,000.
- Property owner's cost: \$1,242.24 per folio number.

SECTION 8. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTYTHIRD DAY OF SEPTEMBER,
A.D., 2008.

ATTEST:

WALTER J. FOEMAN
CITY CLERK

DONALD D. SLESNICK II
MAYOR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY