

CITY OF CORAL GABLES  
405 Biltmore Way  
Coral Gables, Florida 33134-5717

CITY OF CORAL GABLES, FLORIDA  
NOTICE OF HEARING TO CONFIRM  
FINAL ASSESSMENT ROLL AND  
PROVIDE FOR COLLECTION OF SPECIAL  
ASSESSMENTS  
NOTICE DATE: APRIL 3, 2015

«Property\_Owner\_Name»  
«street1» «street2» «street3» «street4»  
«city1» «city2», «state» «zip»

**Parcel ID:** «Folio»

**\* \* \* \* \* NOTICE TO PROPERTY OWNER \* \* \* \* \***

Dear Property Owner:

Notice is hereby given that the City of Coral Gables will be considering a Resolution confirming the final assessment roll and imposing special assessments for the improvements consisting of renovations to the interior and exterior of the existing guardhouse building, stone veneer, wood trellis, driveway pavers, fountain, curbing, landscaping, irrigation, emergency generator and upgrades to the security system for property contained within the Cocoplum Guardhouse Local Improvement District (CGH-01). The use of a special assessment to fund improvements benefiting property located within the Local Improvement District is a fair, efficient and effective means of funding these needed improvements. The total assessment revenue related to the assessment to be collected within the Local Improvement District is \$425,000.00. This assessment will include your fair share of the project costs related to the Cocoplum Guardhouse Improvements Project.

The assessment for your property is based on a per-parcel (per folio number) basis for those properties located in Cocoplum I, II, Tahiti Beach, and the Marina (including individual dock slips). A more specific description of the improvements and the method of computing the assessment for each parcel of property are set forth in Resolution 2009-325 adopted by the City Commission on November 17, 2009. Copies of the preliminary Assessment Roll are available for inspection at the office of the City Clerk, located at City Hall, 405 Biltmore Way, Coral Gables, Florida. Information regarding the assessment for your specific property is provided with this letter.

A public hearing will be held at 9:00 a.m. on April 28, 2015 in Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, for the purpose of receiving public comment on the special assessments and the Final Assessment Roll. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. Pursuant to section 286.0105, Florida Statutes, if you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing or at any subsequent meeting to which the City Commission has continued its deliberations, you will need a record of the proceedings and may need to ensure

that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Public Works Director, at 305-460-5004, with requests for auxiliary aids or services at least one business day before the meeting. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at (800) 955-8770.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

The non-ad valorem assessment amount shown on this notice will be collected on a bill mailed by the City in May 2015. Failure to pay the assessments will cause a lien to be issued against the property and the initiation of foreclosure proceedings or the City may place the assessments on the ad valorem tax bill. A continued failure to pay the assessments may result in a loss of title. Please do not send payment now. If the assessments are imposed, you will receive a separate notice of the date and place of payment.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your assessment, please contact the City Finance Director's Office at (305) 460-5276, Monday through Friday between 8:30 a.m. and 5:00 p.m.

CITY OF CORAL GABLES, FLORIDA

\* \* \* \* \* **SEND NO MONEY NOW. THIS IS NOT AN INVOICE** \* \* \* \* \*

**COCOPLUM GUARDHOUSE IMPROVEMENTS ASSESSMENT PROGRAM**  
Cocoplum Guardhouse Local Improvement District (CGH-01)

Property Owner Name	«Property_Owner_Name»
Property Address	«Site_Address»
Folio Number	«Folio»
Total Parcels	1
Total Assessment	\$«Amount»
Number of Payments:	1
Expected Date of Bill:	May 2015