



City of Coral Gables
CITY COMMISSION MEETING
April 28, 2015

ITEM TITLE:

A Resolution confirming the assessment roll for Local Improvement District designated as CGH-01; imposing the assessments; providing that the assessments shall constitute a lien equal in rank and dignity with the lien of state, county, and municipal taxes; providing for the collection of the assessments and notice thereof; and providing an effective date.

(This Resolution finalizes the assessment roll for the Cocoplum Guardhouse improvements).

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

On January 29, 2008 the Cocoplum Homeowner's Association requested that the City establish a local improvement district to provide funding for the remodeling of the entrance guardhouse servicing the Cocoplum community. The City Code, under Chapter 58, Article II, entitled "Local Improvement Act" allowed the City to make these local improvements as per the below legislative actions:

At the February 12, 2008 City Commission meeting, Resolution 2008-22 was adopted, declaring the improvements to the guardhouse appropriate as required by City Code.

At the May 13, 2008 City Commission meeting, Resolution 2008-66 was adopted 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 Cocoplum Guardhouse Local Improvement District.

At the July 29, 2009 City Commission meeting, Resolution 2009-212 was adopted awarding the Cocoplum Entry guardhouse Project to Bejar Construction, Inc. in the amount of \$375,000; however, the total amount to be assessed is \$425,000 which includes the Consultant's fee of \$25,000 and the City's construction administration fee of \$25,000.

At the October 13, 2009 City Commission meeting, Resolution No. 2009-289 was adopted 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 of the improvements and the amount to be assessed to each property and marina slip owner.

At the November 17, 2009 City Commission meeting, Resolution 2009-325 was adopted confirming the preliminary assessment roll of the Cocoplum Guardhouse Local Improvement District.

On July 24, 2012, Resolution No. 2012-114 was adopted accepting the completed improvements to complete the Local Improvement Act process, Section 58-34 of the City Code.

In order to provide for the collection of the assessments, the City Code requires the City Commission to impose the assessments and approve by resolution the final assessment roll.

LEGISLATIVE ACTION (S):

Date	Ordinance/Resolution No.	Comments
2-12-08	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.
5-13-08	Resolution No. 2008-66	Resolution authorizing the Ordering of the District, and Plans and Specifications were filed with the Office of the City Clerk for public view.
9-23-08	Resolution No. 2008-149	Resolution confirming the Ordering of the Cocoplum Guardhouse Local Improvement District.
7-29-09	Resolution No. 2009-212	Resolution awarding the Cocoplum Entry guardhouse Project to Bejar Construction, Inc.
10-13-09	Resolution No. 2009-289	Resolution authorizing City staff to proceed with developing the requirements of Ordering an Improvement District.
11-17-09	Resolution No. 2009-325	Resolution confirming the preliminary assessment roll of the Cocoplum Guardhouse Local Improvement District.
7-24-2012	Resolution No. 2012-114	Resolution accepting the completed improvements to the Cocoplum Guardhouse, subject to the provisions of City Code, Chapter 58, Article II, entitled "Local Improvement District", Section 58-34, "Acceptance of Improvements".

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
7-05-12	Public Hearing Notice published in the Daily Business Review
4-03-15	Notice to Property Owners
4-07-15	Public Hearing Notice published in the Daily Business Review

APPROVED BY:

Department Director	City Attorney	City Manager
		

AGENDA ITEM NO. _____

ATTACHMENT(S):

1. Draft Resolution
2. Notice to Property Owners 4-3-15
3. Public Notice 4-7-15
4. Resolution 2008-22
5. Resolution 2008-66
6. Resolution 2008-149
7. Resolution 2009-212
8. Resolution 2009-289
9. Resolution 2009-325
10. Resolution 2012-114