



**Cooper City Commission Meeting
Agenda Item Request Form**

Commission Meeting/Workshop Date: August 25, 2020

Requesting Department: Finance

Subject: Parking Lot Lease Rates

Section:

Presentation

Consent

Regular

Discussion

Background and Recommendation (attach backup material to Item Request Form):

The City currently leases two municipal parking lots for RV's and other large vehicles. On March 14, 2017, the City Commission adopted resolution 17-3-6, increasing parking rates after no increase since 2013. Currently, the City receives approximately \$126,000 per year for the operation of both facilities. Due to the age and wear and tear on current equipment, we have determined this is not sufficient to cover operational and anticipated repair/replacement expenses. Therefore, we are recommending an increase in rates to provide needed funding. If the rate increase is approved, it will generate an additional \$26,000 per fiscal year. Parking Lot leases are billed twice a year, the proposed increased would result in an increase of \$8 to \$12 per month based on size of lot.

Attached is a survey of rates charged by both public and private entities in the surrounding area. The proposed rates are in line or slightly less than surrounding cities and significantly less than surrounding private facilities.

Staff recommend the City Commission approve the recommended rate increase for the lease period beginning October 1, 2020.

Attachment:

- Resolution
- Proposed Rates
- Parking Lot Pricing Survey

Approvals:

Finance Director _____ City Manager _____ City Clerk _____

RESOLUTION NO. 20-8-3

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, AMENDING RESOLUTION NO. 17-3-6, ADOPTED ON MARCH 28, 2017; PROVIDING FOR A RATE INCREASE FOR THE CITY'S MUNICIPAL PARKING FACILITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 13, 1984, the City Commission of the City of Cooper City (the "City") adopted Ordinance No. 84-11-1, which provides for the lease, lease rates and rules and regulations for the City's municipal parking facilities; and

WHEREAS, the City Commission, pursuant to Resolutions 03-2-3, 13-7-2, 14-9-12 and 17-3-6 amended the municipal parking facilities policy and lease rates; and

WHEREAS, the City's professional staff has recommended further amendments to the lease rates for both municipal parking facilities operated by the City, in order to increase the lease rates, as directed by the City Commission; and

WHEREAS, the City Commission has reviewed staff's recommendation and finds that increasing the lease rates for the municipal parking facilities is in the best interests of City and its citizens and residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:

Section 1: Recitals Adopted. That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto and incorporated herein and made a part hereof.

Section 2: That the Municipal Parking Facilities Lease Rates are hereby amended as set forth in Exhibit “A,” attached hereto and incorporated herein.

Section 3. Conflicts. All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 4. Severability. If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.

Section 5. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D., 2020.

GREG ROSS
Mayor

ATTEST:

KATHRYN SIMS, CMC
City Clerk

ROLL CALL

Mayor Ross _____
Commissioner Curran _____
Commissioner Green _____
Commissioner Meltzer _____
Commissioner Pulcini _____

APPROVED AS TO LEGAL FORM:

JACOB G. HOROWITZ
City Attorney

Proposed Rates
To begin October 1, 2020

**Proposed rates include a 20% increase*

City of Cooper City						
	Monthly		6 Months		Annual	
Lot Size	Current	Proposed	Current	Proposed	Current	Proposed
10 x 20	39.99	47.99	239.95	287.94	479.90	575.88
10 x 25	44.51	53.41	267.07	320.48	534.14	640.97
10 x 30	49.52	59.42	297.12	356.54	594.24	713.09
12 x 30	59.81	71.78	358.88	430.66	717.76	861.31

Parking Lot Pricing Survey (Includes Tax)

Lot Size	City of Cooper City - Current		City of Cooper City - Proposed		City of Hollywood		City of Pembroke Pines				CubeSmart Storage		Sunshine Self Storage	
	6 Months	Annual	6 Months	Annual	6 Months	Annual	Resident - 6 Months	Resident - Annual	Non-Resident - 6 Months	Non-Resident - Annual	6 Months	Annual	6 Months	Annual
10 x 20	239.95	479.90	287.94	575.88	300.00	600.00	286.74	573.45	387.80	775.57	720.00	8,640.00	1,224.00	14,688.00
10 x 25	267.07	534.14	320.48	640.97	-	-	321.92	643.87	435.39	870.80	1,776.00	21,312.00	1,128.00	13,536.00
10 x 30	297.12	594.24	356.54	713.09	-	-	437.63	875.33	591.87	1,183.84	-	-	1,344.00	16,128.00
12.5 x 25	-	-	-	-	450.00	900.00	-	-	-	-	-	-	-	-
12 x 30	358.88	717.76	430.66	861.31	-	-	-	-	-	-	-	-	-	-
12 x 40	-	-	-	-	-	-	518.23	1,036.51	700.89	1,401.84	-	-	-	-
15 x 40	-	-	-	-	600.00	1,200.00	-	-	-	-	-	-	-	-

Cooper City - Residents ONLY

Hollywood - Residents are given priority

Pembroke Pines - Different rates for residents & non-residents