

**LEE COUNTY, FLORIDA
BUSINESS IMPACT ESTIMATE
PROPOSED COUNTY ORDINANCE**

NAME OF ORDINANCE:AN ORDINANCE CREATING A MUNICIPAL SERVICE BENEFIT UNIT (MSBU) FOR THE MOBILE MANOR OPERATION AND MAINTENANCE MUNICIPAL SERVICE BENEFIT UNIT; SETTING FORTH THE PURPOSE AND DEFINING THE BOUNDARIES; ESTABLISHING THE BOARD OF COUNTY COMMISSIONERS AS THE GOVERNING BODY OF THE MSBU; PROVIDING FOR THE GENERAL POWERS FOR THE MSBU; NAMING AND CREATION OF A FUND; PROVIDING FOR THE POWER TO LEVY SPECIAL ASSESSMENTS, LIENS AND COLLECTIONS; USE OF NON-AD VALOREM ASSESSMENTS; ESTABLISHING A REVERTER, PROVIDING FOR SEVERABILITY; ALTERNATIVE OR SUPPLEMENTAL AUTHORITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

I. DESCRIPTION OF ORDINANCE

A. Statement of Purpose

The purpose of the Mobile Manor Operation and Maintenance Municipal Service Benefit Unit will be to provide road and associated sign maintenance, drainage maintenance, common lighting, and streetlighting within the boundaries of the Unit as provided by funding from the annual budget of the MSBU.

B. Narrative Summary of Ordinance (Several Sentence Summary)

The property owners within the boundaries of the proposed MSBU initiated a discussion with the MSTBU Office due to concerns about the community's ability to fund long-term common area maintenance through the current non-mandatory collections method. The purpose of the MSBU is to provide for the maintenance of roads, associated signage, common area lighting, streetlights, and drainage within the non-County maintained portion of the Mobile Manor community. Through the formation of this O&M MSBU, all property owners within the boundaries of the proposed MSBU will contribute equally to the maintenance of the items described above.

At the request of the organizers, the proposed budget will be \$35,000 per year, requiring an initial annual assessment of \$100.00 per Equal Assessment Unit (EAU). The assessments will not be capped and may fluctuate year to year depending on maintenance needs. Formal petitions were received from 157 of the 311 property owners within the boundaries of the proposed MSBU, thereby exceeding the 50%+1 minimum requirement.

C. Principal Division(s) or Department(s) Affected (List)

None – MSTBU District

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FINANCIAL & ADMINISTRATIVE IMPACT STATEMENT
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**II. Fiscal Impact on County Agencies/County Funds
(This section to be completed by Division of Budget Services)**

A. What is estimated Demand?
(Develop Indicators)
One hundred and fifty-seven (157) of the three hundred and eleven (311) affected property owners submitted formal petitions requesting the unit's creation.

B. What is estimated Workload?
(Develop Indicators)
N/A

C. What are the estimated costs:

	1ST YEAR \$'s	2ND YEAR \$'s
	<u>Existing</u> <u>New</u>	<u>Existing</u> <u>New</u>
PERSONNEL		
FRINGE		
OPERATING		
CAPITAL OUTLAY		
TOTAL	N/A	N/A

D. List the anticipated revenues to cover costs identified in II.C. above. If a fee is to be charged, answer the following:

1. What is the basis (rationale) for the fee? **MSTBU assessment**
2. Do the anticipated fees cover the full cost of operation? If not, what percentage of the costs are covered? **MSTBU assessment – increase will fund reserves for future projects.**

E. Give a brief narrative analysis of the information contained in II.A. through D. above.
Mobile Manor is a non-County maintained area located north of Bayshore Rd, between Hart Rd. and Twin Brooks Rd. Creation of the MSBU was approved by a majority of property owners. At the request of the organizers, the proposed budget will be \$35,000 per year, requiring an initial annual assessment of \$100.00 per Equal Assessment Unit (EAU). The assessments will not be capped and may fluctuate year to year depending on maintenance needs. Formal petitions were received from 157 of the 311 property owners within the boundaries of the proposed MSBU, thereby exceeding the 50%+1 minimum requirement.

No fiscal impact.