

LEE COUNTY ORDINANCE NO. 23-29

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.

WHEREAS, residents within the boundaries described below presented to the Board of County Commissioners of Lee County, a petition expressing their desire to form a municipal service taxing or benefit unit; and

WHEREAS, requisite notice and publication have been provided to permit the Board of County Commissioners to conduct a public hearing to consider the adoption of this ordinance; and

WHEREAS, the Board of County Commissioners of Lee County held a public hearing to establish this Municipal Service Benefit Unit (MSBU); and

WHEREAS, all persons having an interest in the MSBU, and the public at large, were given an opportunity to be heard at such hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that:

SECTION 1.  
CREATION OF THE UNIT, PURPOSE AND BOUNDARIES

Pursuant to the powers granted to the Board of County Commissioners of Lee County, Florida, hereinafter referred to as the "Board", by the Constitution of the State of Florida and the Florida Statutes, in particular, §125.01, Florida Statute, the Board hereby creates a Municipal Service Benefit Unit to be known as the Mobile Manor Operation and Maintenance Municipal Service Benefit Unit. Unless expressly mandated by State Statute, any and all procedures, administrative or otherwise, which were required to be followed prior to the enactment of this Ordinance, will be waived or considered directory in nature and noncompliance with the procedure will have no effect upon the validity of this Ordinance, constitutional or otherwise.

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. The boundaries of the Unit will be as follows:

SEE ATTACHED EXHIBIT "A" FOR THE ASSESSMENT ROLL, BEING INCORPORATED HEREIN BY REFERENCE.

## SECTION 2. THE GOVERNING BODY

The Board of County Commissioners will be the governing body of the Mobile Manor Operation and Maintenance Municipal Service Benefit Unit created pursuant to this Ordinance. The Board of County Commissioners may appoint an Advisory Committee, composed of five property owners from within the boundaries of the MSBU. The method of appointment and term of office will be set by the Board of County Commissioners.

## SECTION 3. THE GENERAL POWERS

The governing body will have all the powers necessary or convenient to carry out the purpose of this Ordinance and such additional rights and powers as are provided by the Constitution of the State of Florida and the laws of the State of Florida as granted to counties. The governing body will also have all powers not otherwise prohibited by law and these powers will include, but are not limited to, the power to:

1. Sue or be sued, complain or defend in the name of the County in any and all courts or administrative agencies;
2. Acquire by grant, purchase, gift, devise, exchange or in any other lawful manner any property, real or personal, or any estate or interest therein upon such terms and conditions as the governing body may determine;
3. Enter into contracts with any public, private or municipal firm, person or corporation for the furnishing of the improvements within the boundaries of this Unit;
4. Levy and collect special charges, special assessments, or taxes within the Unit;
5. Borrow and expend money and issue bonds, revenue certificates, and other obligations of indebtedness in such manner and subject to such limitations as may be provided by law;

6. Levy and collect without referendum non-ad valorem taxes for the providing of municipal services within the Unit; and
7. Adopt rules and regulations governing the Unit.

SECTION 4.  
NAMING AND CREATION OF A FUND

There is hereby created a fund to be known as the "*Mobile Manor Operation and Maintenance Municipal Service Benefit Unit*" from which the costs of specified municipal service may be paid, either in whole or in part. This fund will contain all special charges, special assessments, taxes, interest and other monies collected or otherwise obtained pursuant to this Ordinance or any subsequent resolution thereto.

SECTION 5.  
LEVYING SPECIAL ASSESSMENTS, LIENS AN COLLECTIONS

- A) Any special assessment levied pursuant to this Ordinance will be levied only after of Notice of Intent to Adopt a proposed Resolution to Assess will be published in a newspaper of general circulation within Lee County at least Twenty (20) days prior to the public hearing on the proposed Ordinance.

The method of apportioning the special assessment among the parcels of land within the MSBU will be based upon a finding by the Board that the chosen method of apportionment is a fair and reasonable distribution of the cost of the municipal service improvements in proportion to the special benefit received by each parcel of land. The assessment roll may be amended at the public hearing.

- B) The special assessment will be due and payable, and interest and penalties for late payment will accrue thereon from such date as the Board may provide.
- C) An assessment roll will be prepared and will be attached to the proposed Ordinance. This assessment roll will consist of all record legal titleholders of parcels of land within the boundaries of the MSBU and will state the apportioned assessment for that parcel of land. A copy of this assessment roll is attached hereto and labeled as Exhibit "A."
- D) The assessment made by the Board as provided for herein will constitute a lien against all parcels of land so assessed. Upon failure of any property owner to pay any apportioned assessment when due and payable, the Board may cause to be brought the necessary legal proceedings to enforce payment thereof with all accrued interest and penalties, together with all legal costs incurred including reasonable attorney's fees, to be assessed as part of the cost. In that event of a default on payment of any assessment when due and payable, or any accrued interest on the assessment, the entire assessment with interest and penalties will immediately become due and payable and subject to foreclosure. The foreclosure

proceedings may be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law and suits to foreclose mortgages; or, in the alternative, said proceedings may be instituted and prosecuted by any other lawful process or procedure then available for the enforcement of the lien pursuant to any general law of the State relative to the enforcement of the municipal lien. Enforcement of this lien through foreclosure proceedings or otherwise will not be construed as the Board's exclusive remedy.

The Board may prosecute any claim, legal or equitable, which it may have against the owner of the special assessed parcel of land who has defaulted on his payment of the assessment.

- E) The property owner, whose property has been assessed, will have the right to petition the Board for correction of any inaccuracy in the assessment or its apportionment within Twenty (20) days of the adoption of the Resolution to Assess. After the lapse of Twenty (20) days from the date of the adoption of the Resolution to Assess, including amendments thereto, all assessments made will be deemed conclusive unless the property owner has filed the petition for administrative review. Failure to exercise this right for an administrative remedy within the time permitted will be deemed a waiver of the property owner's right to object to the assessment or its apportionment
- F) At the Board's direction, the Uniform Collection for Non-Ad Valorem Special Assessments will be used for the collection of the above-described special assessment.

SECTION 6.  
USE OF NON-AD VALOREM ASSESSMENTS

Non-ad Valorem Assessments levied pursuant to this Ordinance will be levied and a budget prepared and adopted by this Board in the same manner as the Board prepares and adopts annual County budgets and levied taxes as provided by law.

SECTION 7.  
REVERTER

By the creation of this MSBU, the Mobile Manor Operation and Maintenance Municipal Service Benefit Unit, consisting of the affected properties within the unit, will be the entity responsible to provide road and associated sign maintenance, common lighting, street lighting, drainage maintenance.

If the MSBU created under the provisions of this Ordinance is ever terminated or ceased for any reason, the responsibility to provide road and associated sign maintenance, common lighting, street lighting, and drainage maintenance will automatically revert to the individual property owners within the Mobile Manor Operation

and Maintenance Municipal Service Benefit Unit in the same form and manner as existed prior to the creation of the MSBU pursuant to this Ordinance.

SECTION 8.  
SEVERABILITY

The provisions of this Ordinance are severable and it is the intention to confer the whole or any part of the powers herein provided for. If any of the provisions of this Ordinance are held to be unconstitutional by any court or competent jurisdiction, the decision of such court will not affect or impair any remaining provisions of this Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional provision not been included therein.

SECTION 9.  
ALTERNATIVE OR SUPPLEMENTAL AUTHORITY

This Ordinance will not be construed as repealing or superseding any other ordinance or law and is to be construed as alternative or supplemental authority for the exercise of powers provided for herein.

SECTION 10.  
MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications will be incorporated into the final version.

SECTION 11.  
EFFECTIVE DATE

This Ordinance will take effect upon filing in the Office of the Secretary of State, State of Florida.

Commissioner Pendergrass made a motion to adopt the foregoing Ordinance, seconded by Commissioner Greenwell. The vote was as follows:

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Ray Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 7th day of November 2023.

ATTEST:  
KEVIN C. KARNES  
CLERK OF CIRCUIT COURT

By: *Melissa Butler*  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: *Brian Hamman*  
Brian Hamman, Chair



Approved as to form for the  
Reliance of Lee County Only:

By: *Dan A...*  
Assistant County Attorney  
County Attorney's Office

Attachments – Exhibit “A” – Assessment Roll, including map

Exhibit A

STRAP	SITEADDR	SITECITY	SITEZIP	LEGAL	Cost Per EAU	EAUs
3643240800090070	114 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 234 PG 712 LOT 7	\$ 100.00	1
3643240800080190	220 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 19	\$ 100.00	1
31432519000020160	217 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 37 LOT 16 + THE 21 FT OF LOT 17	\$ 100.00	1
36432408000140120	218 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 12	\$ 100.00	1
31432519000040100	207 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 10	\$ 100.00	1
36432408000140410	233 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 41	\$ 100.00	1
36432408000130090	333 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 9	\$ 100.00	1
36432408000110070	114 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 7	\$ 100.00	1
31432519000020220	235 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 37 LOT 22 + PT OF LOT 21 DESC OR 355 PG 53	\$ 100.00	1
36432408000130020	361 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 2	\$ 100.00	1
36432408000080320	272 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 32	\$ 100.00	1
36432408000130030	357 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 3	\$ 100.00	1
36432419000060060	129 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 37 LOT 6	\$ 100.00	1
36432408000120030	342 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 3	\$ 100.00	1
36432419000040190	111 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 37 LOT 19	\$ 100.00	1
36432408000120060	330 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 6	\$ 100.00	1
3143250800003001A	104 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR REVISED PLAT BLK 3 OR 232 PG 467 LOT 1A	\$ 100.00	1
36432419000040200	115 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 20	\$ 100.00	1
31432519000040130	176 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 THE N 40 FT OF LOT 13	\$ 100.00	1
36432408000130150	309 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOTS 15	\$ 100.00	1
36432408000130060	345 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 6	\$ 100.00	1
36432408000140550	205 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 55	\$ 100.00	1
36432419000060100	115 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 36 LOTS 10 + 11	\$ 100.00	1
36432408000130110	325 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 11	\$ 100.00	1
36432419000060180	124 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 37 LOT 18	\$ 100.00	1
36432408000100130	111 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 13	\$ 100.00	1
36432419000040180	105 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 37 LOT 18	\$ 100.00	1
31432519000040070	177 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 7	\$ 100.00	1
36432408000140290	281 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 29	\$ 100.00	1
36432408000140510	105 FIREBALL CIR	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 51	\$ 100.00	1
36432408000100040	120 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 4	\$ 100.00	1
36432408000110160	121 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 16	\$ 100.00	1
36432408000100200	139 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 20	\$ 100.00	1
36432408000080130	150 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 13	\$ 100.00	1
36432408000140080	200 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 8	\$ 100.00	1
36432408000080340	280 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 34	\$ 100.00	1
36432408000100060	112 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 6	\$ 100.00	1
36432408000100170	127 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 17	\$ 100.00	1
31432519000020140	215 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 37 LOTS 14 + 15	\$ 100.00	1
36432408000090110	123 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 11	\$ 100.00	1
36432408000100120	107 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 12	\$ 100.00	1
31432519000010290	226 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 29 + THE N 1/2 OF LOT 30	\$ 100.00	1
36432419000040230	123 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 37 LOT 23	\$ 100.00	1
31432519000070080	129 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 7 OR 111 PG 36 LOT 8	\$ 100.00	1

Exhibit A

31432519000040090	203 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.4 OR 111 PG 36 LOT 9	\$	100.00	1
36432408000080280	256 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 28	\$	100.00	1
31432519000010050	244 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOTS 5 + 6 + 5 25 FT LOT 7	\$	100.00	1
31432519000010320	234 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 32	\$	100.00	1
36432419000060070	125 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 36 LOT 7	\$	100.00	1
36432408000140490	112 FIREBALL CIR	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 PT LTS 49 + 50 AS DESC OR 0791 PG 0435	\$	100.00	1
36432408000130010	365 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 1	\$	100.00	1
36432408000130050	349 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 5	\$	100.00	1
36432408000120210	139 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 21	\$	100.00	1
36432408000080070	126 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 7	\$	100.00	1
31432519000030110	136 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 11 + N 20 FT OF LOT 10	\$	100.00	1
36432419000050100	115 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 36 LOT 10	\$	100.00	1
36432408000120110	101 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 11	\$	100.00	1
36432408000110120	107 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 12	\$	100.00	1
36432419000060160	116 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.6 OR 111 PG 36 LOT 16	\$	100.00	1
36432408000120180	127 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 18	\$	100.00	1
31432519000030080	128 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 8	\$	100.00	1
31432519000030150	148 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 15 + S 15 FT OF LOT 16	\$	100.00	1
31432519000020110	141 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 37 LOT 11 + N 21 FT LOT 10	\$	100.00	1
31432519000030190	160 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 E 20 FT OF LOT 18 + LOT 19	\$	100.00	1
31432519000030090	132 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.3 OR 111 PG 37 LOT 9 + S 20 FT LOT 10	\$	100.00	1
31432519000030160	154 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 16 - 18 LESS ESTRLY 20 FT OF LOT 18	\$	100.00	1
36432408000140570	715 LADY BIRD DR	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 57	\$	100.00	1
36432408000110050	120 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 5	\$	100.00	1
36432408000100140	115 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 14	\$	100.00	1
31432519000040030	161 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 3	\$	100.00	1
31432519000030020	112 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 2 + S 20 FT OF LOT 3	\$	100.00	1
31432519000010010	258 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 1 + S 20 FT LOT 2	\$	100.00	1
36432419000070030	109 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 7 OR 111 PG 36 LOT 3 + 10 FT TR ADJ DESC OR 1077 PG 457	\$	100.00	1
36432419000060140	108 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.6 OR 111 PG 36 LOT 14	\$	100.00	1
36432419000040210	119 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 21	\$	100.00	1
36432419000060050	116 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 37 LOT 5	\$	100.00	1
36432419000070020	105 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 7 OR 111 PG 36 LOT 2 + 10 FT OF TR ADJ DES OR 1754 PG 2764	\$	100.00	1
36432419000060120	105 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 PB 111 PG 36 LOT 12	\$	100.00	1
36432408000080180	216 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 18	\$	100.00	1
36432408000100090	100 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 9	\$	100.00	1
31432519000050010	102 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 36 LOT 1	\$	100.00	1
36432419000040240	125 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 291 PG 509 LOT 24	\$	100.00	1
36432408000140370	249 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 37	\$	100.00	1
36432419000040170	103 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 37 LOT 17	\$	100.00	1
36432408000120050	334 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 5	\$	100.00	1
36432408000100050	116 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 5	\$	100.00	1
36432408000140430	225 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 43	\$	100.00	1
31432519000020130	211 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 37 LOT 13	\$	100.00	1
36432408000090160	125 CANDLE CT	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 16	\$	100.00	1
36432408000100190	135 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 19	\$	100.00	1
36432419000040220	121 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 37 LOT 22	\$	100.00	1

Exhibit A

31432519000010270	218 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 27 + THE S 20 FT OF LOT 26	\$	100.00	1
36432408000140420	229 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 42	\$	100.00	1
36432408000140250	276 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 PT LTS 25 + 26 AS DESC OR 0357 PG 0041	\$	100.00	1
36432408000120040	338 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 4	\$	100.00	1
3143251900002017A	219 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PB 37 S 21 FT OF LOT 17 + 18	\$	100.00	1
36432408000140320	269 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 32	\$	100.00	1
36432419000060200	130 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 36 LOT 20	\$	100.00	1
36432408000080080	130 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 8	\$	100.00	1
36432419000050050	116 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 36 LOT 5	\$	100.00	1
36432408000120090	318 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 9	\$	100.00	1
36432408000080170	212 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 17	\$	100.00	1
31432519000040040	165 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.4 OR 111 PG 37 LOT 4	\$	100.00	1
36432408000140050	184 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 NLY 1/2 OF LOT 5 + LOT 6	\$	100.00	1
36432408000090150	121 CANDLE CT	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 15	\$	100.00	1
36432408000090060	118 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.9 OR 237 PG 712 LOT 6 + E 15 FT LOT 5	\$	100.00	1
	Redacted				\$	100.00	1
	Redacted				\$	100.00	1
36432408000090130	113 CANDLE CT	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 13	\$	100.00	1
31432519000040140	172 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 14 + THE S 10 FT OF LOT 13	\$	100.00	1
36432408000110130	109 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 13	\$	100.00	1
31432519000010280	222 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 28	\$	100.00	1
36432408000080200	224 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 20	\$	100.00	1
36432408000100080	104 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 8	\$	100.00	1
36432408000140380	245 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 38	\$	100.00	1
364324190000701CE	101 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 7 OR 111 PG 36 LOT 1	\$	1,000.00	10
364324190000621CE	132 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK.6 OR 111 PG 36 LOT 21 COMMON AREA	\$	1,000.00	10
314325190000500CE	150 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR OR 111 PG 36 CLUBHOUSE AREA LYING W OF AS DESC IN OR 1125 PG 0531	\$	1,000.00	10
314325190000710CE	151 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 7 OR 111 PG 36 LOT 10 COMMON AREA	\$	1,000.00	10
3643240800000A0CE	MOBILE MANOR C/E	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 UNNUMBERED LOTS COMMON AREA	\$	1,000.00	10
31432519000030120	140 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 12 + 13 LESS NLY 15 FT OF LOT 13	\$	100.00	1
36432408000140360	253 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 36	\$	100.00	1
36432408000140340	257 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 34 + 35	\$	100.00	1
36432408000090020	134 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.9 OR 237 PG 712 LOT 2	\$	100.00	1
36432408000130040	353 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 4	\$	100.00	1
36432408000100100	101 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 10	\$	100.00	1
36432408000120010	350 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 1	\$	100.00	1
36432408000090170	129 CANDLE CT	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 17	\$	100.00	1
31432519000040060	173 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.4 OR 111 PG 36-37 LOT 6	\$	100.00	1
36432408000080230	236 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 23	\$	100.00	1
36432408000140330	265 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 33	\$	100.00	1
36432408000140310	273 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 31	\$	100.00	1
36432408000110090	106 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 9	\$	100.00	1
31432519000040160	101 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 16	\$	100.00	1

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36432408000140270	282 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOTS 27 + 28	\$	100.00	1
36432408000140260	278 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 PT LTS 25 + 26 AS DESC OR 0922 PG 0855	\$	100.00	1
36432408000140110	214 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 11	\$	100.00	1
36432419000060090	117 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 37 LOT 9	\$	100.00	1
36432408000110190	133 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 19	\$	100.00	1
36432419000040280	137 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 28	\$	100.00	1
36432408000090080	110 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 8	\$	100.00	1
36432408000100010	132 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 1	\$	100.00	1
31432519000070090	133 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 7 OR 111 PG 36 LOT 9	\$	100.00	1
31432519000030200	164 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 20 + THE W 20 FT OF LOT 21	\$	100.00	1
31432519000020190	227 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 PB 111 PG 37 LOT 19 + THE N 21 FT OF LOT 20	\$	100.00	1
36432408000080250	244 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 25	\$	100.00	1
31432508000030018	100 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR REVISED PLAT BLK 3 OR 232 PG 467 LOT 18	\$	100.00	1
36432419000060170	120 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 36 LOT 17	\$	100.00	1
36432408000110180	129 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 18	\$	100.00	1
36432408000140170	242 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 17	\$	100.00	1
36432419000060010	100 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 36 LOT 1	\$	100.00	1
31432519000020020	119 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 36 + 37 LOT 2 + THE S 1/2 OF LOT 3	\$	100.00	1
36432408000110170	125 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 17	\$	100.00	1
31432519000010310	230 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 31 + THE S 1/2 OF LOT 30	\$	100.00	1
36432408000080300	264 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 OR 111 PG 712 BLK 8 LOT 30	\$	100.00	1
36432408000080220	232 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 22	\$	100.00	1
36432408000130220	235 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 22	\$	100.00	1
36432408000140070	188 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 7	\$	100.00	1
36432408000080260	248 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 26	\$	100.00	1
36432408000090140	117 CANDLE CT	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 14	\$	100.00	1
36432408000130190	247 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 19	\$	100.00	1
36432408000140480	108 FIREBALL CIR	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 48 + THE WLY 8 FT OF LOT 49	\$	100.00	1
31432519000040110	211 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 11	\$	100.00	1
36432408000140210	258 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 21	\$	100.00	1
36432408000140590	185 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 59	\$	100.00	1
36432408000140580	189 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 412 LOT 58	\$	100.00	1
36432408000100180	131 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 18	\$	100.00	1
36432408000140400	237 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 40	\$	100.00	1
36432408000120190	131 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 19	\$	100.00	1
36432408000080010	102 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 1	\$	100.00	1
36432419000040250	129 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 25	\$	100.00	1
36432408000080270	252 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 27	\$	100.00	1
36432419000050080	123 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 37 LOT 8	\$	100.00	1
31432519000010030	254 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 N 20 FT OF LOT 2 + S 30 FT OF LOT 3	\$	100.00	1
36432408000090090	106 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 9	\$	100.00	1
36432408000120150	115 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 15	\$	100.00	1
36432408000090120	109 CANDLE CT	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 12	\$	100.00	1
36432408000140600	177 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 60	\$	100.00	1

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36432408000110080	110 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 8	\$ 100.00	1
36432408000090010	136 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 237 PG 712 LOT 1	\$ 100.00	1
36432408000140450	217 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 45	\$ 100.00	1
36432408000120020	346 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 2	\$ 100.00	1
36432408000140440	221 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 44	\$ 100.00	1
36432419000050030	108 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 36 LOT 3	\$ 100.00	1
36432408000140180	246 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 18	\$ 100.00	1
31432519000040120	180 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 12	\$ 100.00	1
36432408000080100	138 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 10	\$ 100.00	1
36432408000120070	326 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 7	\$ 100.00	1
36432419000070040	113 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.7 OR 111 PG 37 LOT 4	\$ 100.00	1
36432408000140470	104 FIREBALL CIR	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 47	\$ 100.00	1
36432408000130210	239 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 21	\$ 100.00	1
36432408000080110	142 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 11	\$ 100.00	1
31432519000070050	117 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.7 OR 111 PG 37 LOT 5	\$ 100.00	1
36432408000130180	251 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 18	\$ 100.00	1
36432419000060020	104 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 36 LOT 2	\$ 100.00	1
36432408000090100	102 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.9 LOT 10	\$ 100.00	1
36432408000140500	109 FIREBALL CIR	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 50 LESS THE NLY 34 FT + E BDRY LI	\$ 100.00	1
31432519000040050	169 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.4 OR 111 PG 36 LOT 5	\$ 100.00	1
36432408000140090	206 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 9	\$ 100.00	1
36432408000140140	228 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 14 + E 10 FT LOT 15	\$ 100.00	1
31432519000040080	181 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.4 OR 111 PG 36 LOT 8	\$ 100.00	1
3643240800014052B	209 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 52B + 54	\$ 100.00	1
36432408000130120	321 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 12	\$ 100.00	1
36432408000130260	215 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 26 + 27	\$ 100.00	1
36432408000130240	227 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOTS 24 + 25	\$ 100.00	1
36432419000060220	134 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK.6 OR 111 PG 36 LOT 22	\$ 100.00	1
31432519000010040	250 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 0111 PG 0037 N 10 FT OF LOT 3 + LOT 4	\$ 100.00	1
36432408000090030	130 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.9 OR 237 PG 712 LOT 3	\$ 100.00	1
36432408000080210	228 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 21	\$ 100.00	1
36432419000060040	112 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 291 PG 510 LOT 4	\$ 100.00	1
36432408000110020	132 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 2	\$ 100.00	1
31432519000010250	214 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 25 + N 20 FT LOT 26	\$ 100.00	1
36432408000100160	123 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 16	\$ 100.00	1
36432408000120120	103 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 12	\$ 100.00	1
36432408000120140	111 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 14	\$ 100.00	1
31432519000040020	157 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.4 OR 111 PG 36 LOT 2	\$ 100.00	1
31432519000030070	124 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 7 + THE N 20 FT OF LOT 6	\$ 100.00	1
31432519000020050	125 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 36 + 37 LOT 5 + THE SLY 6 FT OF LOT 6	\$ 100.00	1
31432519000030140	144 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.3 OR 111 PG 37 LOT 14 + N 15 FT LOT 13	\$ 100.00	1
36432408000110150	117 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 15	\$ 100.00	1
3143251900002020A	231 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 37 PT OF LOT 20 + 21 AS DESC IN OR 1246 PG 1325	\$ 100.00	1
36432408000110110	103 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 11	\$ 100.00	1
36432408000140460	100 FIREBALL CIR	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 46	\$ 100.00	1
36432408000080050	118 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 5	\$ 100.00	1

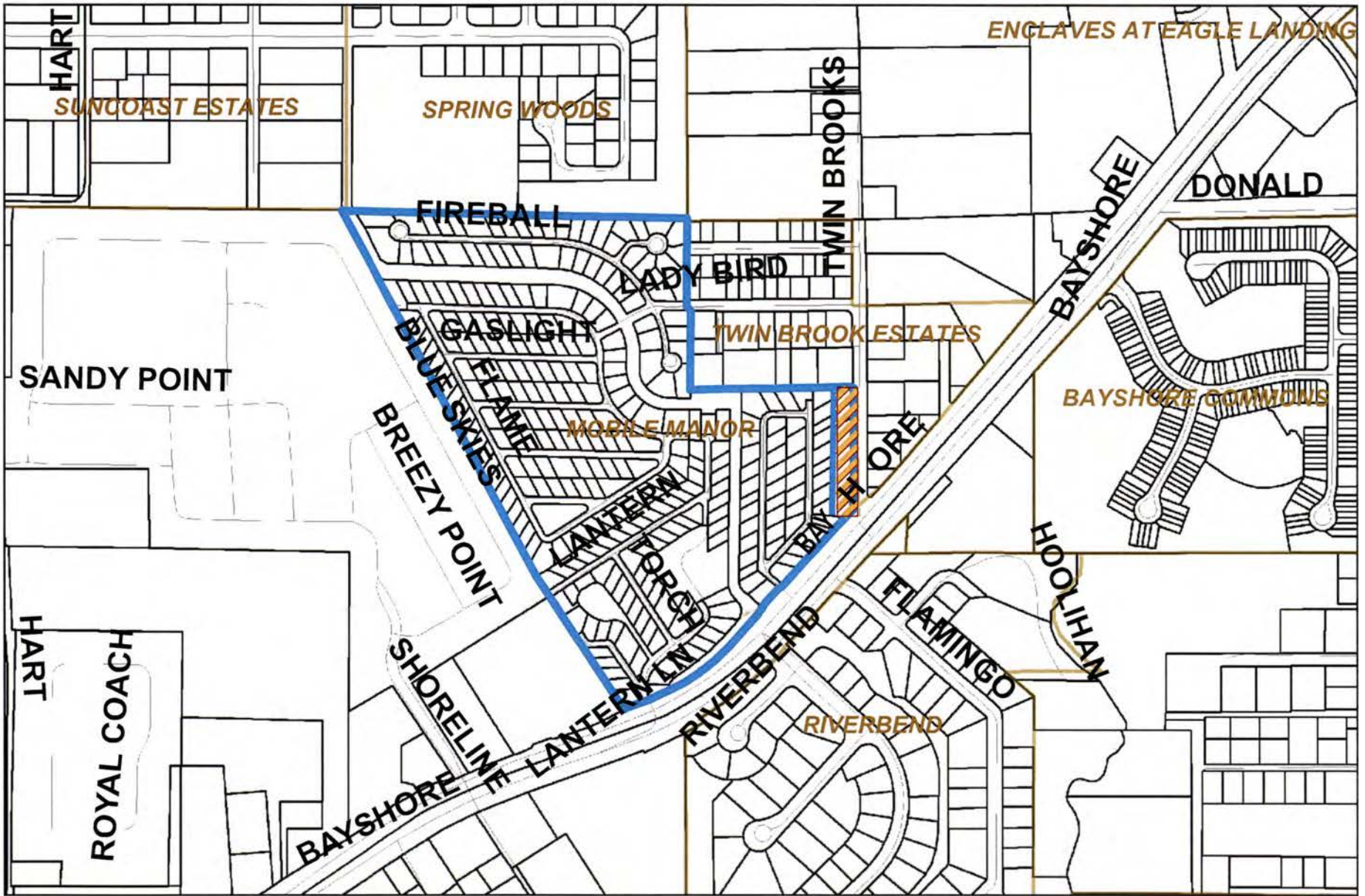
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36432408000140240	270 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 24	\$	100.00	1
31432519000010080	238 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 36 LOT 8 + NWLY 15 FT OF LOT 7	\$	100.00	1
36432408000100030	124 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 3	\$	100.00	1
31432519000020010	115 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 36-37 LOT 1	\$	100.00	1
31432519000070060	121 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK. 7 OR 111 PG 37 LOT 6	\$	100.00	1
36432408000140530	213 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 412 LOTS 53 + 52A	\$	100.00	1
36432408000090040	124 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 9 OR 231 PG 712 LOT 4 + W 35 FT OF LOT 5	\$	100.00	1
36432419000050130	103 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 36 LOT 13	\$	100.00	1
36432419000060130	102 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 36 LOT 13	\$	100.00	1
36432419000040260	131 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 26	\$	100.00	1
36432408000080090	134 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 9	\$	100.00	1
36432419000060150	112 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK. 6 OR 111 PG 36 LOT 15	\$	100.00	1
36432408000140220	266 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOTS 22 + 23	\$	100.00	1
36432408000080160	208 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 16	\$	100.00	1
36432408000130170	301 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 17	\$	100.00	1
36432408000080150	204 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 15	\$	100.00	1
36432408000120130	107 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 13	\$	100.00	1
36432408000120170	123 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 17	\$	100.00	1
31432519000030220	168 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 36 + 37 LOT 22 + THE E 20 FT OF LOT 21	\$	100.00	1
36432419000050040	112 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 36 LOT 4	\$	100.00	1
36432419000060230	138 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK. 6 OR 111 PG 37 LOT 23	\$	100.00	1
36432408000080040	114 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK. 8 PB 237 PG 712 LOT 4	\$	100.00	1
36432408000130130	317 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOTS 13 + 14	\$	100.00	1
36432408000100110	105 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 11	\$	100.00	1
36432419000050120	107 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 36 LOTS 11 + 12	\$	100.00	1
36432408000100150	119 AMBER AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 15	\$	100.00	1
36432408000110040	124 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237/712 LOT 4	\$	100.00	1
36432419000060190	128 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK. 6 OR 111 PG 36 LOT 19	\$	100.00	1
36432419000050070	129 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 37 LOT 7	\$	100.00	1
36432419000040270	133 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 4 OR 111 PG 36 LOT 27	\$	100.00	1
36432408000140040	176 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 4 + N 1/2 LT 3 + THE S 1/2 LOT 5	\$	100.00	1
36432408000140560	201 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 56	\$	100.00	1
36432408000130230	231 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 23	\$	100.00	1
36432408000140390	241 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 39	\$	100.00	1
36432408000130200	243 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 20	\$	100.00	1
36432408000140200	254 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 20	\$	100.00	1
36432408000130160	305 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 16	\$	100.00	1
36432408000120100	314 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 10	\$	100.00	1
31432519000050140	134 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK. 5 OR 111 PG 36 LOT 14	\$	100.00	1
36432408000080240	240 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 24	\$	100.00	1
36432408000080060	122 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK. 8 OR 237 PG 712 LOT 6	\$	100.00	1
31432519000030050	120 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 36 + 37 LOT 5 + THE S 20 FT OF LOT 6	\$	100.00	1
36432408000080350	284 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 35	\$	100.00	1
36432419000060030	108 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 37 LOT 3	\$	100.00	1
36432408000110100	100 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 10	\$	100.00	1
36432419000060080	121 TORCH TER	NORTH FORT MYERS	33917	MOBILE MANOR BLK 6 OR 111 PG 37 LOT 8	\$	100.00	1

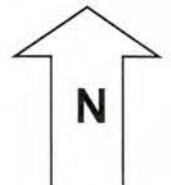
Exhibit A

36432408000080310	268 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 31	\$	100.00	1
36432419000050020	104 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 37 LOT 2	\$	100.00	1
36432408000140150	238 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 15 LESS E 10 FT + 16	\$	100.00	1
36432408000080030	110 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 3	\$	100.00	1
36432419000050090	119 TORCH LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 37 LOT 9	\$	100.00	1
36432408000140100	210 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237/712 LOT 10	\$	100.00	1
31432519000020040	121 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 36-37 LOT 4 + PT 3	\$	100.00	1
36432408000080140	154 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 14	\$	100.00	1
31432508000030010	108 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR REVISED PLAT BLK 3 OR 232 PG 467 LOT 1	\$	100.00	1
31432519000020120	145 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 37 LOT 12	\$	100.00	1
36432419000050060	120 LANTERN PL	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 36 LOT 6	\$	100.00	1
31432519000020080	133 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 36-37 LOT 8 + TH N 21 FT LOT 7	\$	100.00	1
36432408000100020	128 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 2	\$	100.00	1
36432408000140020	168 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 2 + SLY 1/2 LOT 3	\$	100.00	1
31432519000020090	137 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 36 LOT 9 + THE S 1/2 OF LOT 10	\$	100.00	1
36432408000120160	119 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 16	\$	100.00	1
36432408000140300	277 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 30	\$	100.00	1
31432519000010210	202 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 21 + THE N 20 FT OF LOT 22	\$	100.00	1
31432519000010230	208 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOTS 23 + S 20 FT LOT 22	\$	100.00	1
31432519000010240	212 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 1 OR 111 PG 37 LOT 24	\$	100.00	1
36432408000120200	135 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 20	\$	100.00	1
31432519000050150	138 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 5 OR 111 PG 37 LOT 15	\$	100.00	1
36432408000080020	106 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PB 712 LOT 2	\$	100.00	1
36432408000100070	108 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 10 OR 237 PG 712 LOT 7	\$	100.00	1
36432408000140130	222 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 13	\$	100.00	1
31432519000030040	116 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 3 OR 111 PG 37 LOT 4 + THE N 20 FT OF LOT 3	\$	100.00	1
36432408000110060	118 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 6	\$	100.00	1
36432408000120080	322 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 12 OR 237 PG 712 LOT 8	\$	100.00	1
36432408000130080	337 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 8	\$	100.00	1
36432408000130100	329 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 10	\$	100.00	1
31432519000070070	125 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.7 OR 111 PG 36 LOT 7	\$	100.00	1
36432408000140190	250 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 19	\$	100.00	1
36432408000110140	113 COACHLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 14	\$	100.00	1
36432408000080120	146 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 8 OR 237 PG 712 LOT 12	\$	100.00	1
36432408000110030	128 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 3	\$	100.00	1
36432408000130070	341 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 13 OR 237 PG 712 LOT 7	\$	100.00	1
36432408000110010	136 GASLIGHT AVE	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 11 OR 237 PG 712 LOT 1	\$	100.00	1
36432408000080290	260 FLAME LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK.8 OR 237 PG 712 LOT 29	\$	100.00	1
31432519000020060	129 LAMPLIGHTER LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK 2 OR 111 PG 36 + 37 LOT 6 LESS SLY 6 FT + S 1/2 LT 7	\$	100.00	1
36432408000140010	169 FIREBALL LN	NORTH FORT MYERS	33917	MOBILE MANOR UNIT 3 BLK 14 OR 237 PG 712 LOT 1	\$	100.00	1
31432519000040010	153 LANTERN LN	NORTH FORT MYERS	33917	MOBILE MANOR BLK.4 OR 111 PG 36 LOT 1	\$	100.00	1
<b>Totals</b>					<b>\$</b>	<b>35,600.00</b>	<b>356</b>

# Mobile Manor O&M MSBU



## LEGEND





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

November 14, 2023

Honorable Kevin Karnes  
Clerk of the Circuit Courts  
Lee County  
Post Office Box 2469  
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 23-29, which was filed in this office on November 13, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

**RECEIVED**


*By Melissa Butler at 9:05 am, Nov 14, 2023*

**MEMORANDUM  
FROM THE  
OFFICE OF COUNTY ATTORNEY**

VIA HAND DELIVERY

DATE: November 7, 2023

TO: Commissioner Brian Hamman  
Chair, Board of County  
Commissioners

FROM:   
David W. Halverson  
Assistant County Attorney

RE: **Ordinance No. 23-29  
Mobile Manor Operation and Maintenance Municipal Service Benefit Unit  
PH#1 – 11/7/2023 BOCC Meeting**

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Attached, approved as to form, please find the original of the above-referenced ordinance adopted by the Board of County Commissioners on November 7, 2023.

The original ordinance is attached to the memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to the Minutes Department for filing and transmittal to Tallahassee.

By copy of this memorandum to Eileen Gabrick, I request that a clerk attest to the Chair's signature on the attached ordinance and return the fully executed copy with all exhibits to my attention via email.


Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than November 17, 2023. Also attached please find the Data Retrieval form to accompany the ordinance when transmitted to the State.

Thank you for your prompt attention to this matter.

Attachment

VIA EMAIL ONLY:

Laurel Chick, Manager, Internal Services  
Samantha Westen, Executive Assistant  
Rose Bahena, Administrative Specialist, Senior  
Eileen Gabrick, Office Manager, Minutes Department  
[leeclerkminutes@leeclerk.org](mailto:leeclerkminutes@leeclerk.org)  
Erica Temerario, Legal Administrative Specialist (for ordinance history)

2023 NOV - 9 PM 3:49  
  
RECEIVED  
MINUTES OFFICE



**AGENDA ITEM REPORT**

**DATE:** November 7, 2023  
**DEPARTMENT:** County Manager  
**REQUESTER:** Joshua Malo  
**TITLE:** Conduct a Public Hearing to Create the Mobile Manor O&M MSBU

**I. MOTION REQUESTED**

- A.) Conduct a Public Hearing to consider the creation of the Mobile Manor Operation & Maintenance (O&M) Municipal Service Benefit Unit (MSBU).
- B.) Approve and adopt an ordinance creating the Mobile Manor Operation & Maintenance Municipal Service Benefit Unit.

**II. ITEM SUMMARY**

Approves an ordinance that will create the Mobile Manor Operation & Maintenance (O&M) Municipal Service Benefit Unit (MSBU) and provide the Board the authority to appoint members to the unit's advisory committee. Mobile Manor is located in North Fort Myers, north of Bayshore Rd, between Hart Rd. and Twin Brooks Rd. The purpose of the MSBU is to provide road maintenance, associated signage, common area lighting, streetlights, and drainage within the non-County maintained portion of the community. Creation of the MSBU was approved by a majority of property owners.

**III. BACKGROUND AND IMPLICATIONS OF ACTION**

A) Board Action and Other History

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.

Following the formation of the MSBU, the Board of County Commissioners may appoint an Advisory Committee, made up of five (5) property owners within the MSBU.

B) Policy Issues

C) BoCC Goals

D) Analysis

E) Options

**IV. FINANCIAL INFORMATION**

A)	Current year dollar amount of item:	No funding required.
B)	Is this item approved in the current budget?	No
C)	Is this a revenue or expense item?	
D)	Is this Discretionary or Mandatory?	Mandatory State Statute 125.01, Ordinance 98-25, Administrative Code 3-15
E)	Will this item impact future budgets? If yes, please include reasons in III(D) above.	No
F)	Fund: Program: Project: Account Strings:	
G)	Fund Type?	N/A

H)	Comments:
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**V. RECOMMENDATION**

Approve

**VI. TIMING/IMPLEMENTATION**

**VII. FOLLOW UP**

**ATTACHMENTS:**

Description	Upload Date	Type
<a href="#">Mobile Manor MSBU Ordinance</a>	9/25/2023	Ordinance
<a href="#">Mobile Manor-MSBU Map (Exhibit A)</a>	9/25/2023	Exhibit
<a href="#">Mobile Manor Roll (Exhibit A)</a>	9/25/2023	Exhibit
<a href="#">Mobile Manor - Budget</a>	9/25/2023	Backup Material
<a href="#">FAIS Form</a>	10/27/2023	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
County Manager	Winton, Peter	Approved	10/26/2023 - 4:40 PM
Budget Services	Henkel, Anne	Approved	10/27/2023 - 9:00 AM
Budget Services	Winton, Peter	Approved	10/27/2023 - 9:46 AM
County Attorney	Holborn , Robert	Approved	10/30/2023 - 8:24 AM
County Manager	Winton, Peter	Approved	10/30/2023 - 11:26 AM

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM  
CODRS CODING FORM

COUNTY: Lee COUNTY ORDINANCE #: 23-29  
(e.g., 93-001)

PRIMARY KEYFIELD  
DESCRIPTOR: Special Districts

SECONDARY KEYFIELD  
DESCRIPTOR: Local Government

OTHER KEYFIELD  
DESCRIPTOR: Government Agencies

ORDINANCE DESCRIPTION: Mobile Manor O&M MSBU  
(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: \_\_\_\_\_ AMENDMENT #2: \_\_\_\_\_

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: \_\_\_\_\_ ; REPEAL #3: \_\_\_\_\_  
REPEAL #2: \_\_\_\_\_ ; REPEAL #4: \_\_\_\_\_

(Others Repealed: List All That Apply): \_\_\_\_\_

-----  
(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: \_\_\_\_\_  
KEYFIELD 1 CODE: \_\_\_\_\_ KEYFIELD 2 CODE: \_\_\_\_\_  
KEYFIELD 3 CODE: \_\_\_\_\_  
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