



Legislation Details (With Text)

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Title: Ordinance Creating Holland Spring Industrial Park Street Lighting Municipal Service Benefit Unit

Sponsors:

Indexes:

Code sections:

Attachments: 1. MSBU Boundary Area Map - Holland Springs Industrial Park Unit 1, 2. Holland Spring Industrial Park Plat, 3. Vote Card Sample, 4. Ordinance - Holland Spring Industrial Park MSBU, 5. Notice of Public Hearing - Letter to Property Owners, 6. Public Hearing Legal Advertisement, 7. Affidavit of Publication of Legal Ad, 8. Approved Ordinance No. 2022-21

Date	Ver.	Action By	Action	Result
9/13/2022	1	Board of County Commissioners	adopted	Pass

TITLE

Ordinance Creating Holland Spring Industrial Park Street Lighting Municipal Service Benefit Unit

BRIEF OVERVIEW

The Department of Public Works determined that it is necessary to form a new street lighting district to correct the funding mechanism for the installation and maintenance of street lights located at the intersection of Spring Hill Drive and Anderson Snow Road. Staff discovered ten (10) existing street lights located on Anderson Snow Road that were assigned to an incorrect Municipal Service Benefit Unit (MSBU) and staff is taking the necessary actions to correct the funding source.

A petition mailed to the benefitting property owners resulted in 57% of the responding votes in favor of creating the street lighting district, thereby, meeting Policy 16-1 requirements to request a public hearing to consider creating a special assessment district.

The preliminary boundaries consist of 26 lots within the proposed street lighting area that were not previously assessed but receiving full benefit of street light services. The proposed street lighting boundary currently includes ten (10) Cobra-105 (Sodium Vapor) lights with concrete poles already installed and operational.

Staff has prepared a preliminary budget based on an equal per-lot assessment for all lots. The proposed estimated annual budget is \$3,700 creating a per unit assessment of \$150.00 for the first year with a potential decrease to approximately \$115.00 thereafter for the existing ten lights within the MSBU boundary area. The MSBU would also provide an option of adding up to an additional six (6) Cobra-205 (LED) lights with concrete poles for a total of sixteen (16) lights within the boundary area. A maximum assessment rate of \$220.00 is estimated to accommodate future light installations and upgrades.

FINANCIAL IMPACT

The recommended assessment rate of \$150.00 to each of the 26 units is anticipated to generate \$3,700 at 95% collection rate. All costs associated with the MSBU are included in the MSBU budget when adopted and funded by a non-ad valorem assessment on benefitting property owner's bill.

LEGAL NOTE

The Board has legal authority to establish MSBUs pursuant to Sections 125.01 and 197.3632, Florida Statutes.

RECOMMENDATION

It is recommended that the Board adopt and authorize the Chairman's signature on the attached ordinance creating and defining the boundaries for the "Holland Spring Industrial Park Street Lighting MSBU." If an ordinance is approved, a second public hearing will be held to adopt a resolution setting the final budget and assessment rate, and implementing the MSBU for Fiscal Year 2024 budget.