



Lehigh Acres Municipal Services Improvement District
Street Lighting Assessment Feasibility Study
February 24, 2020



Feasibility Study Elements



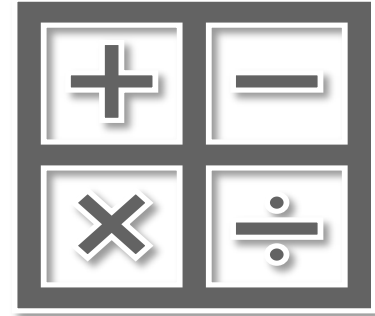
Property Analysis

Identify which properties benefit from streetlights



Revenue Requirements

Determine the total revenue needed each year



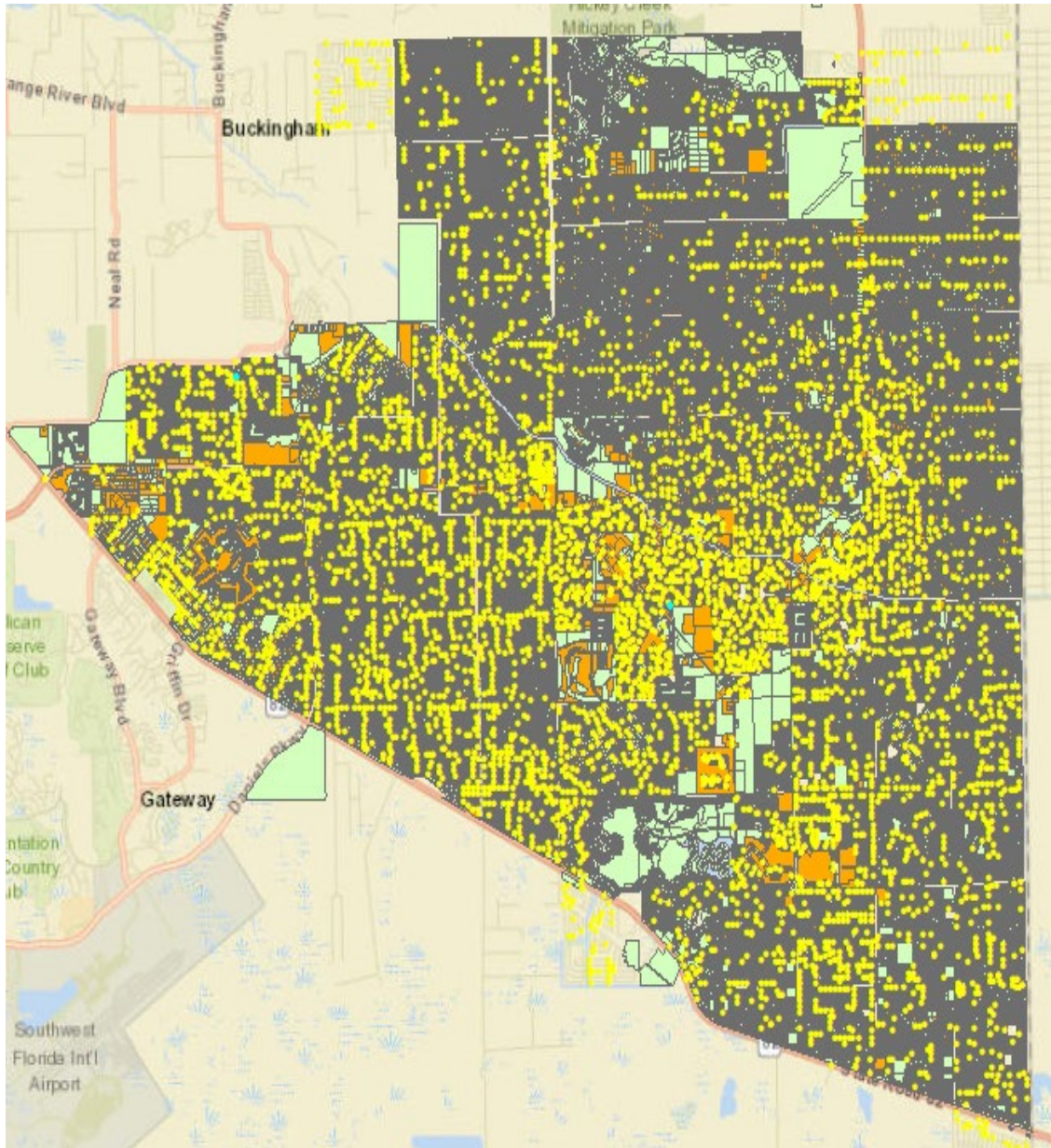
Fee Estimation

Calculate the probable level of street lighting assessment



1. Property Analysis

Geographic Information System Mapping



125k

Total parcels in the District

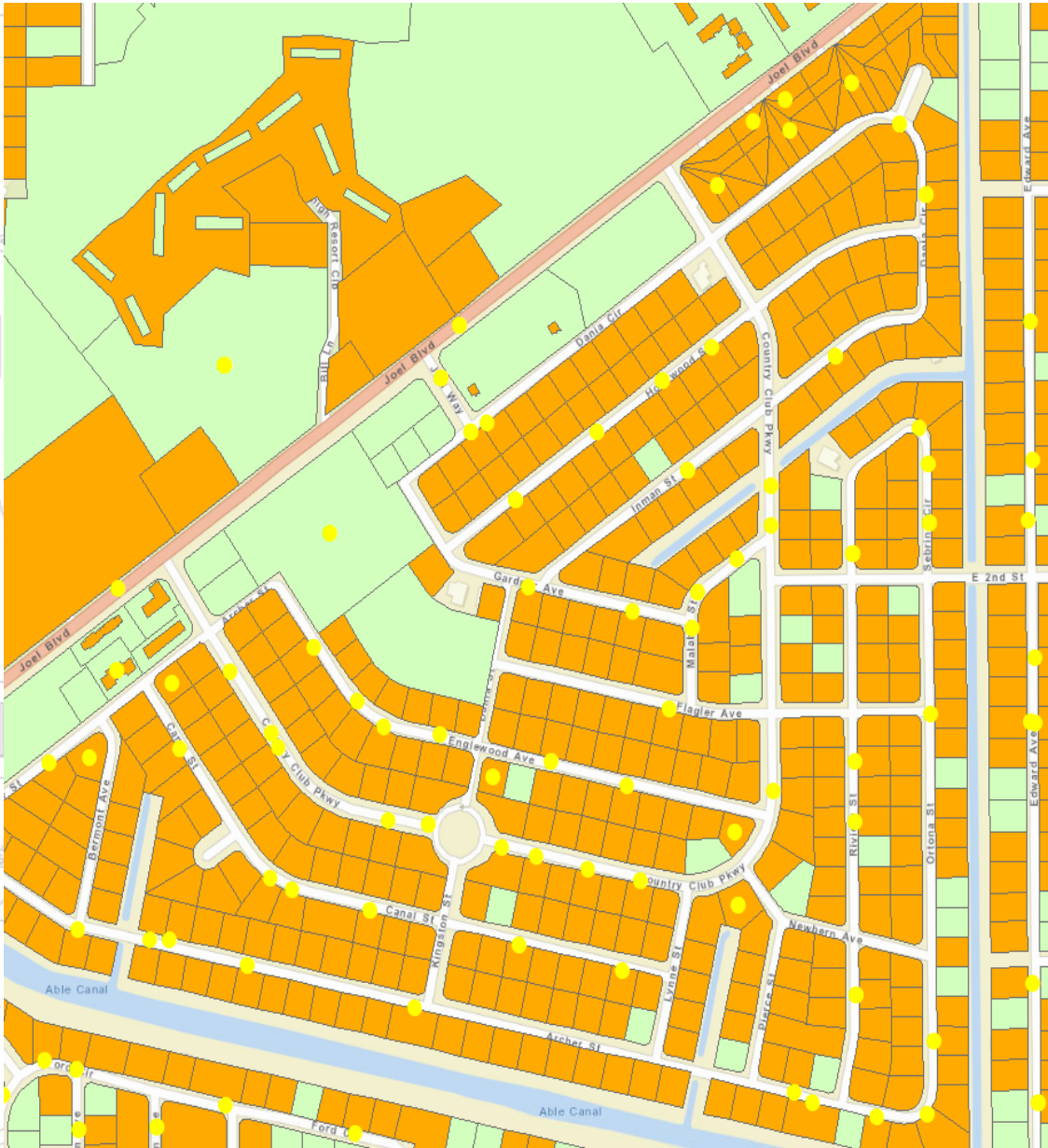
45.6K

Acres of land in the district

8.2K+

Street lights maintained and counting

Analysis of Developed Parcels



36.3k

Developed parcels in the District

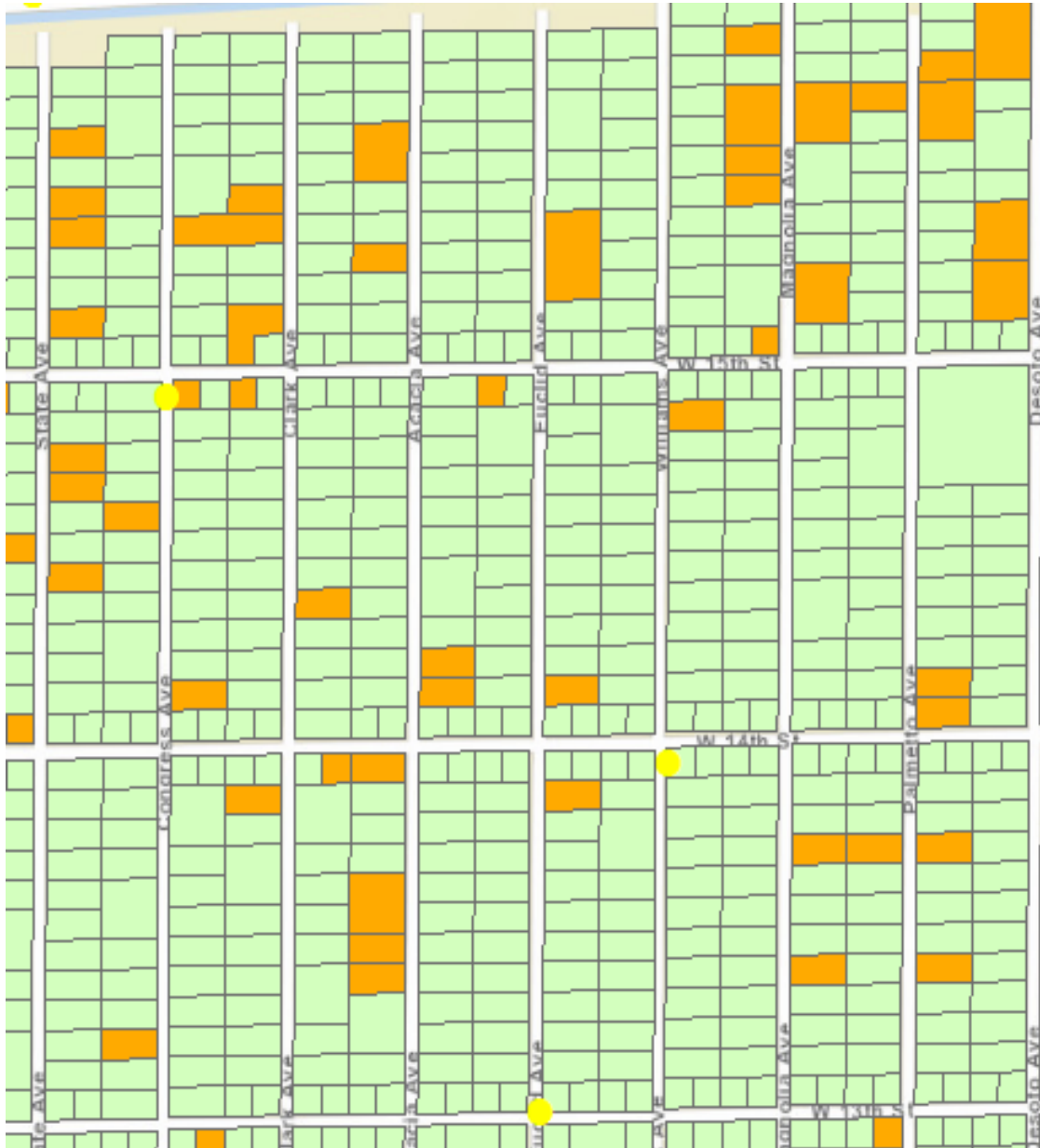
0.25 Acres

Typical Lot Size of developed parcels

33%

Parcels within 100 feet to the nearest street light

Analysis of Undeveloped Parcels



88.7k

Undeveloped parcels in the District

0.25 Acres

Typical Lot Size of undeveloped parcels

15%

Parcels within 100 feet to the nearest street light



2. Revenue Requirements

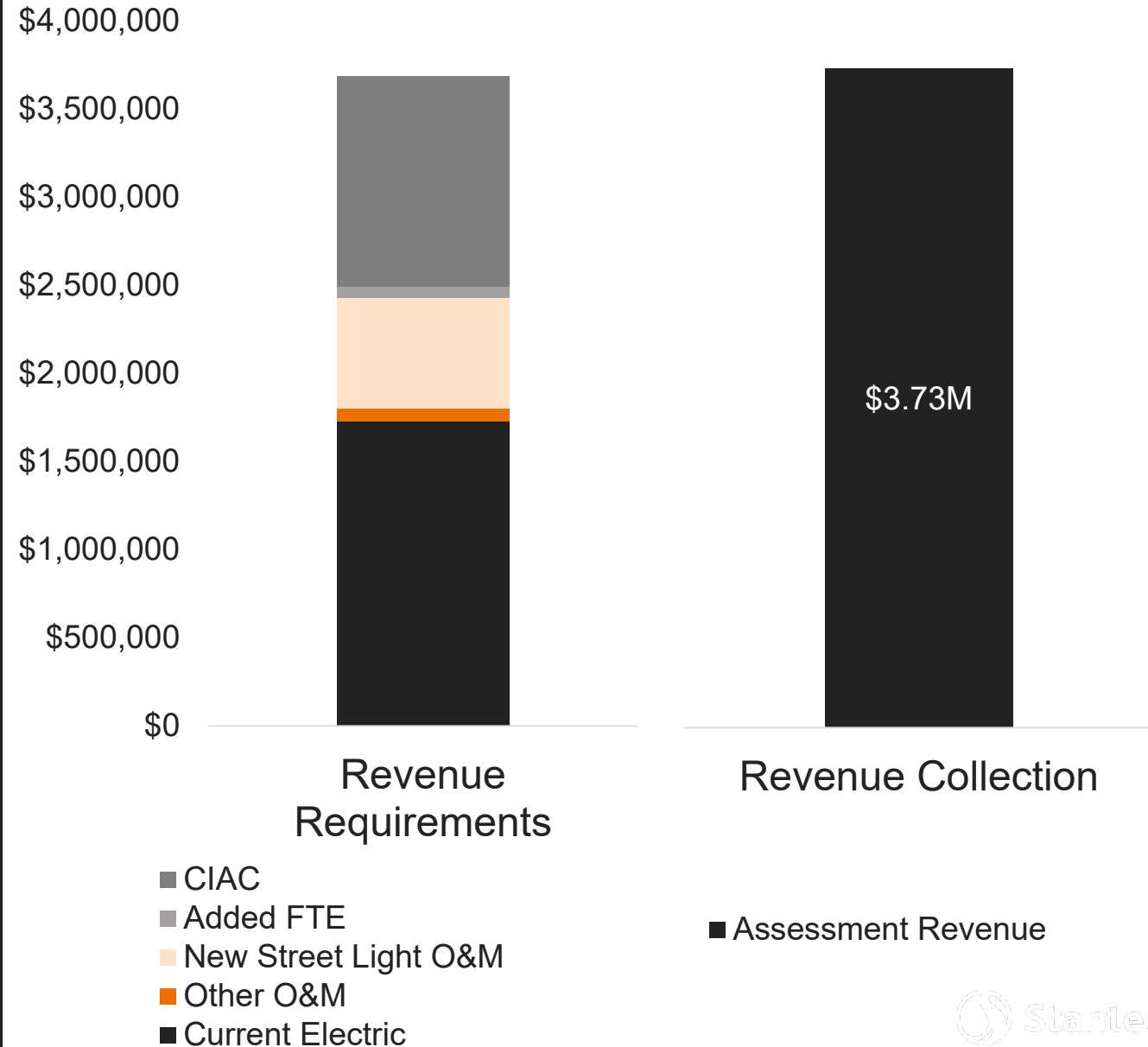
Revenue Requirements

Process:

- FY2023 test year

Key Assumptions:

- \$1.8M operating expenses for street lights
- 1.5K new street lights installed
- New street light monthly costs between \$8.17-\$15.28
- \$1,500 Contribution-in-Aid-of-Construction (CIAC) per light



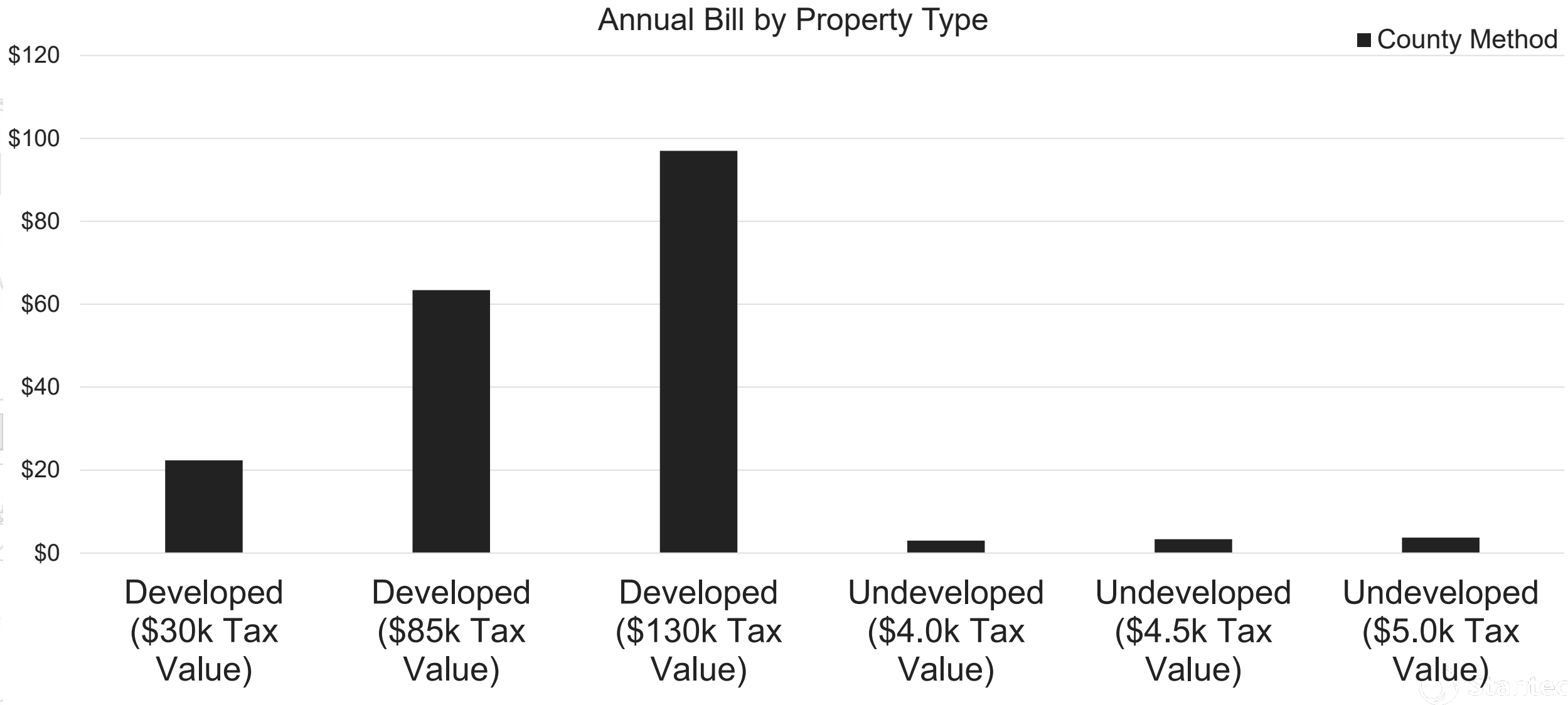


3. Fee Estimation



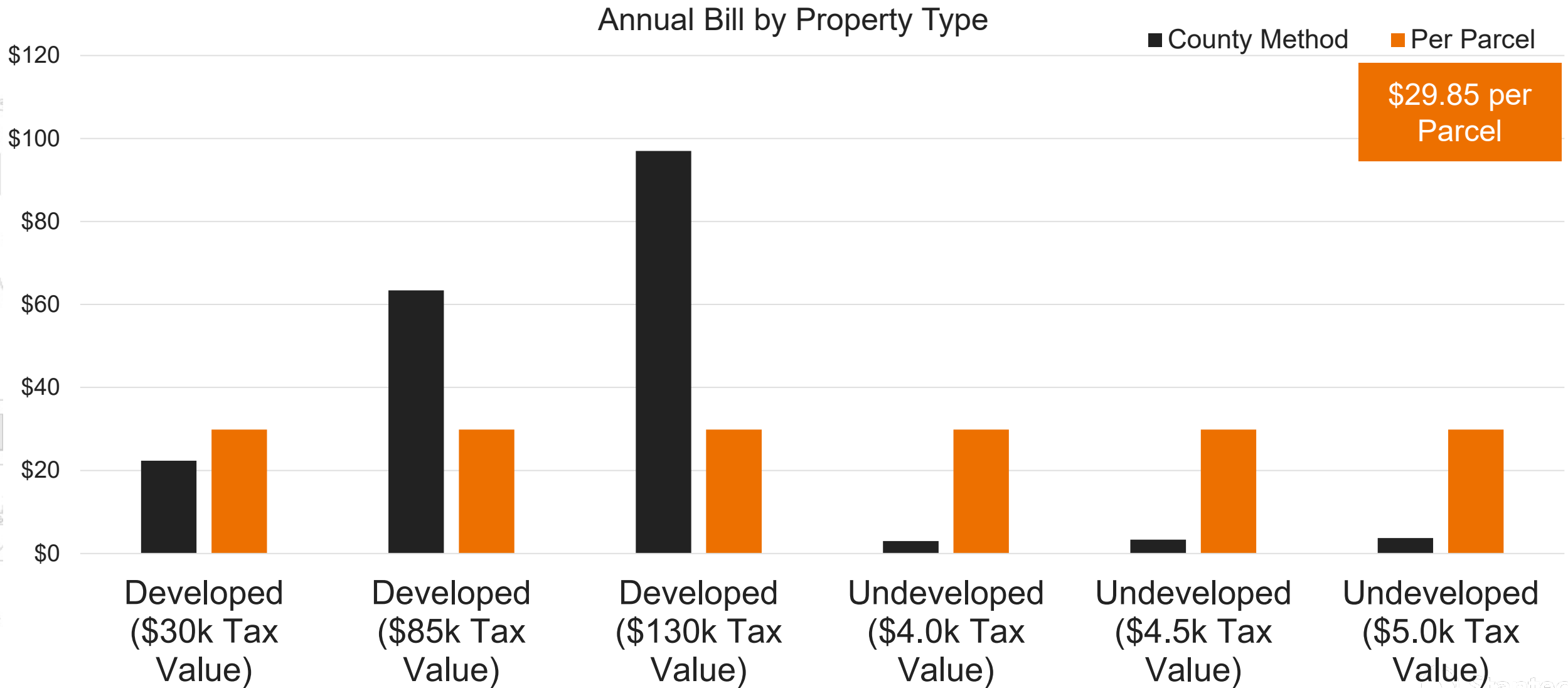
Lehigh Acres Street Lighting Unit Annual Bill

Current Revenue Recovery: Ad Valorem



Lehigh Acres Street Lighting Unit Annual Bill

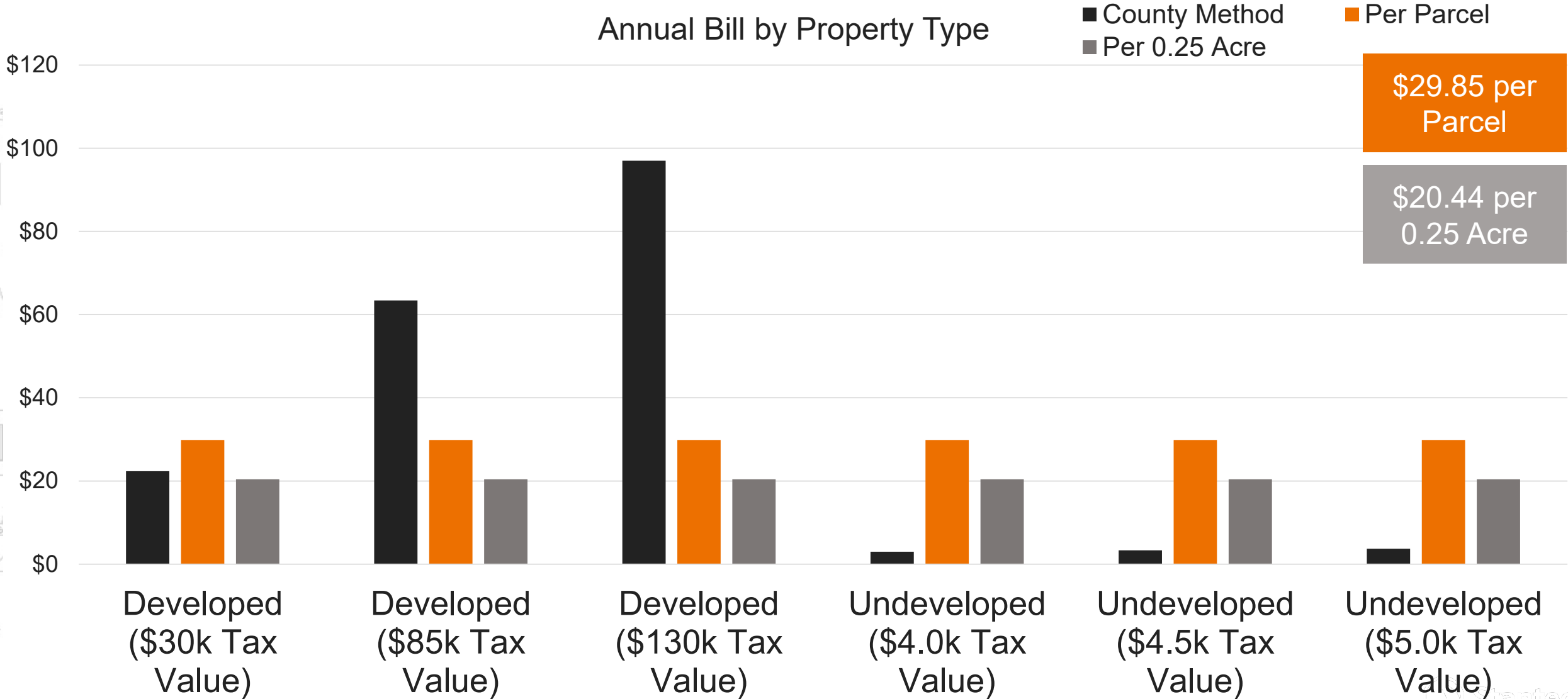
Assessment Feasibility Analysis: Per Parcel





Lehigh Acres Street Lighting Unit Annual Bill

Assessment Feasibility Analysis: Per 0.25 Acre



Next steps

Communicate
with County

Develop
Memorandum
of
Understanding

Benefit
Statement

Boundary
Update

Develop
County
Agreement

Apply for
Referendum





Additional Questions/Discussion



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