

-----*The Whiskey Creek Wall*-----

Nov. 1, 2008

Facts

Length

Approximately 1 mile — from golf course canal through Wyldewood

Owners

Approximately 24 (four associations, 20 single-family homes)

Description

8 feet tall, pillar-and- footer with precast panels (20' wide)
with graffiti-resistant finish

Cost estimate

Approximately \$1.2 million total

Payment = \$569 per parcel for all properties PLUS

\$62 per linear foot for wall frontage owners

Payment immediately (at no interest) or over 10 years

Easement

Approximately 10 feet from the edge of the bike path – similar
to existing drainage easement (essentially an additional use)

Financing

Whiskey Creek community approves creation of a new Municipal
Services Benefit Unit (MSBU), which will be formed by the county
to borrow money to fund wall construction. Money to be paid back
by property owners after the new wall is in place. Maintenance and
management of the wall then is turned over to the existing
Whiskey Creek Municipal Services Taxing Unit (MSTU) and the county.

Apportionment

Entire community pays 75% of the cost.

Wall owners pay an additional 25% of the cost based on their front footage.

If the unit is approved, all property owners will have to pay their share.

Parcels

1,575 parcels total

Target is to get 60% or 945 parcels — legally need 788 to agree (50% + 1)

Process

1. **SUMMER 2008** — Contact current wall owners to assess support and backing.
2. **SEPTEMBER 2008** — County develops better cost estimate and drafts petition language.
3. **NOVEMBER 2008** — Petitions sent to community. Must have signed notarized petitions returned to show approval. Public meetings and outreach planned.
4. **MAY 2009** — Deadline for petition approval and submittal of petitions to Lee County.
5. **JUNE/JULY 2009** — If approved, Lee County forms MSBU for building the wall and amends MSTU for maintaining the wall after it is constructed.
6. **JULY-SEPTEMBER 2009** — County Lands Dept. pursues wall easements approval.
7. **OCTOBER 2009?** (exact date uncertain) — Construction begins.
8. **JANUARY 2010?** (exact date uncertain) — Construction complete, final project cost established. County commissioners approve final assessments, property owners have 30 days to pay off the assessment in its entirety if they desire. If not, it's then scheduled to be included on the next property tax bill.

Benefits to the wall owners

- ✓ Eliminate liability to individual property owners.
- ✓ Pay only approximately 25% of total cost vs. full replacement for your section.
- ✓ Will create a higher, more durable wall.
- ✓ Maintenance and responsibility spread over entire community.
- ✓ Unique opportunity due to the Summerlin Road project.
- ✓ Not a sound buffer, but will be 2-3 feet higher than current walls.
- ✓ More security for your property.

Benefits to the community

- ✓ Improves property values — current wall is a blight.
- ✓ Improves community aesthetics — current wall is deteriorating.
- ✓ Improves community security — current wall is easy to jump, offers inconsistent protection.
- ✓ Makes the wall a true community asset.
- ✓ Ensures uniformity of appearance into the future.
- ✓ Will offer a consistent look with new wall to be built north of canal.

Why now?

- ✓ The county's Summerlin Road project will enable us to get a very competitive price if we work with the already-approved contractor.
- ✓ Recent wall incidents have highlighted its vulnerability.
- ✓ Problem won't get any easier to solve -- and if we don't do something it won't get done.

Why this design?

- ✓ Will match the planned new wall north of the golf course canal.
- ✓ More durable and more secure.
- ✓ Will be easier to install and coordinate with existing county contractor.

What if we do nothing?

- ✓ Liability and replacement costs will rest with each individual property owner.
- ✓ Wall will continue to deteriorate and be less secure.
- ✓ County involvement won't be any more likely, could be less possible once the Summerlin Road project ends.
- ✓ Future replacement costs certain to be higher than today's estimate.
- ✓ Once owners have to act on their own, they'll be less likely to support a future replacement project.
- ✓ Replacement segments of the wall would not have to be consistent — or even exist at all — as each property owner would decide what to put up if a replacement was necessary.
- ✓ Wall will eventually become a community problem rather than a community asset.

Online: www.whiskeycreeknews.net
E-mail: whiskeycreekwall@gmail.com
Voicemail/fax: (877) 871-9223