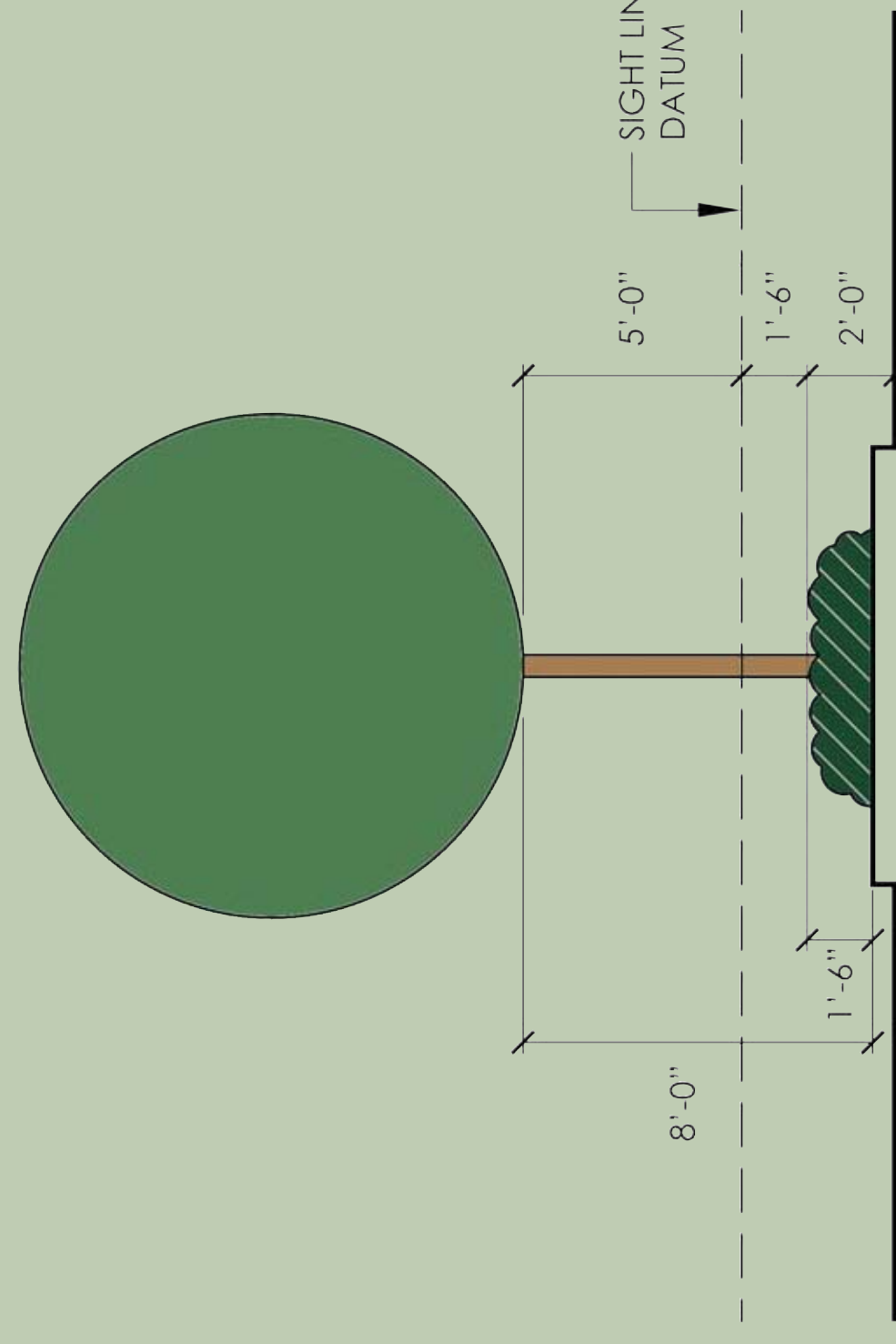


GOALS AND OBJECTIVES

- Water conservation
- Low maintenance/sustainable design
- Simplicity, organized design, not busy
- Majority native plants
- Avoid high-maintenance ornamentals; No Foxtail Palms, Alexander Palms, etc.
- No Floratam Sod
- Irrigation system designed for ultimate demand (worst case)
- Focused use of color plants

DESIGN CRITERIA

- Sightlines
 - Trees 8' clear trunk minimum
 - Shrubs maximum 18" natural height to avoid sheared box appearance
- No tree zones 100' from nose of median at turn lanes
- Microclimate and cold tolerance
- Appropriate plant massings for speed at which they are perceived (50 mph = 73 ft/sec)
- Royal Palms minimum 10' setback from curb to allow for fronds to drop within median
- Royal Palms 50' on center spacing in sightline areas
- Canopy trees minimum 6' setback from edge of travel lane and 14' ht. clearance above travel lane
- Mulch path at back of curb for maintenance access
- No Irrigated Sod permitted per county ordinance / wide medians
 - Cost - Planting beds cost 4 - 5 times more per square foot than sod initially (\$0.33 vs. \$1.55)
 - How to fill in same area and not get too visually busy?
 - Maintenance access to planted areas - 40' wide planting beds can make it difficult to get to the middle of median
- Solutions
 - Plant large massings of groundcover
 - Mulch pathways for maintenance access across medians, disguised by angle opposite line of sight



PROJECTED REVENUE AND CONSTRUCTION SCHEDULE

ESTIMATED ANNUAL TAX REVENUE	\$145,539	
Less Annual Operating Expenses	-\$34,200	
ESTIMATED ANNUAL REVENUE ACCUMULATING TOWARDS CONSTRUCTION	\$111,339	
2011 DESIGN FEES	\$43,906	
ACCUMULATIVE TAX REVENUE BY YEAR	ESTIMATED REVENUE	TOTAL ACCRUAL
2011 (Est. Levy : \$145,539)	\$67,433	\$67,433
2012 (Est. Levy : \$141,173)	\$106,973	\$174,406
2013 (Est. Levy : \$141,173)	\$106,973	\$281,379
2014 (Est. Levy : \$144,703)	\$110,503	\$391,882
2015 (Est. Levy : \$151,938)	\$117,738	\$509,620
2016 (Est. Levy : \$151,938)	\$117,738	\$627,358
2017 (Est. Levy : \$151,938)	\$117,738	\$745,096

ESTIMATED CONSTRUCTION COST
Based on Conceptual Design

\$735,701

BEGIN CONSTRUCTION

2017

Taxable Revenue Assumptions:

The levy this MSTU can expect assumes a 3% decrease in Taxable Value for FY12, 0% increase in FY 13, 2.5% increase in FY14 and a 5% increase in FY15. This also assumes that the Taxable Revenue will remain the same at .4400 per \$1,000 of TV. The TV in FY12 is based upon the current October DR-422 TV provided by the property appraiser which is lower than the July TV shown for FY11 and used to calculate the levy.

Estimated levy reflects less 5% reserve.