



MARION COUNTY BOARD OF COUNTY COMMISSIONERS



PLANNING DEPARTMENT/ PROPERTY MANAGEMENT
2631 SE 3rd STREET, OCALA, FL 34471

INTERDEPARTMENTAL CORRESPONDENCE

PH 620-3394 FAX 620-7682

To: Distribution Date: March 24, 2004

From: Christopher D. Rison, AICP, Senior Planner *CR*

Subject: Stonecrest Development of Regional Impact (DRI)
Fifth Notice of Proposed Change (5th NOPC)
Adopted Development Order Amendment (DOA) and
Notice of Adoption (NOA)

Please find enclosed for your files a copy of the Stonecrest DRI's Development Order Amendment approved adopted by the Board of County Commissioners on February 17, 2004. Also enclosed is a copy of the Developer's DRI Notice of Adoption recorded in the Public Records.

The final DOA and NOA represent the completion of the 5th NOPC review and approval process for the Stonecrest DRI.

If you have any questions, please contact me via email at christoper.rison@marioncountyfl.org or give me a call at (352) 620-3394 or SUNCOM 667-3394.

DISTRIBUTION:

Gordon Johnston, County Attorney
Mike May, Zoning Director
Vincent Riccobonno, Utilities Director
Julie Sieg, Library Director
Gordon Johnston, County Attorney
Greg Slay, Ocala/Marion MPO Director
Jim Yancy, MCSB Superintendent

Gayle Davidson-Austin, Eng. Dev. Review
Stuart McElhaney, Fire Chief
Allen Ellison, Solid Waster Director
Lee Niblock, Parks & Recreation Director
Lt. Chip Wildy, MCSO Emg. Mgt. Director
Gail Cross, MC Senior Services

xc - Receiving copy of NOA ONLY

(If a copy of the full DOA is preferred, please contact me as listed above.)

Janet Tutt, Assistant County Administrator
Ron Crawford, MCSB Chairman
Tye Chicazola, Ocala Planning Director
Lanny Harker, Lady Lake Comm. Dev. Director
Bruce Day, WRPC

Mounir Bouyounes, County Engineer
Tony Burke, MC School Board
Sandi McKamey, Belleview City Clerk
MC Public Affairs
D. Ray Eubanks, DCA

Rec'd \$15.00
John P. ...
500 N.W. 82 ...
Ocala, FL 34471

NOTICE OF AMENDMENT TO DEVELOPMENT ORDER
FOR A DEVELOPMENT OF REGIONAL IMPACT KNOWN AS
THE STONECREST DEVELOPMENT OF REGIONAL IMPACT,
FORMERLY KNOWN AS FLORIDIAN CLUB ESTATES

NOTICE IS HEREBY GIVEN in accordance with subsection 380.06(15)(f), Florida Statutes, that Marion County, Florida, by and through its Board of County Commissioners, on February 17, 2004, did adopt an Amendment to the Development Order for the Stonecrest Development of Regional Impact, formerly known as Floridian Club Estates (hereinafter referred to as the "Development Order"). The Development Order constitutes a land development regulation applicable to the property legally described in Exhibit A attached hereto, which legal description is incorporated herein by reference. The Development Order may be examined in the offices of the Marion County Planning Department, 2631 SE 3rd Street, Ocala, FL 34471.

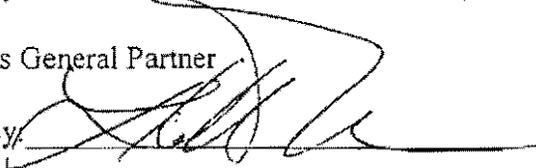
Pursuant to subsection 380.06(15)(f), Florida Statutes, the recording of this Notice of Amendment to Development Order shall not constitute a lien, cloud or encumbrance on real property, or actual or constructive notice of any such lien, cloud or encumbrance.

IN WITNESS WHEREOF, the undersigned has caused this Notice of Amendment to Development Order to be executed in its name the 27th day of FEBRUARY, 2004.

STONECREST OF MARION COUNTY,
LTD.

By STONECREST MANAGEMENT, INC.,

Its General Partner

By: 

L. Hall Robertson, Jr.

Its President of General Partner

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 03/01/2004 12:49:32 PM

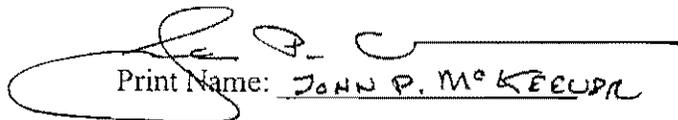
FILE #: 2004026444 OR BK/PG 03652/0234

RECORDING FEES 15.00

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY, 2004, by HAIL ROBERTSON as President of STONECREST OF MARION COUNTY, LTD, a limited partnership, on behalf of the partnership. Said person did not take an oath and is personally known to me or has produced A FLORIDA DRIVER'S LICENSE as identification and did (did not) take an oath.


Print Name: JOHN P. MCKEEVER

Notary public, State of Florida

(NOTARIAL SEAL) Commission

No.: DD043113My Commission expires: AUGUST 29, 2005

John P. McKeever
MY COMMISSION # DD043113 EXPIRES
August 29, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

LEGAL DESCRIPTION

South 1650 feet of the West 660 feet, Section 25, Township 17 South, Range 23 East; AND South 1683 feet of the East 412.5 feet of Section 26, Township 17 South, Range 23 East; AND East 1/2 of Section 35, Township 17 South, Range 23 East, LESS that portion lying South and West of U.S. Highways 27 and 441 in Marion County; AND ALL of Section 36, Township 17 South, Range 23 East, LESS East 880 feet of North 1980 feet of NW 1/4 AND LESS East 264 feet of North 594 feet of SE 1/4 of NE 1/4, AND LESS all of that portion lying South and West of U.S. Highways 27 and 441 in Marion County; AND South 3/4 of SW 1/4 and West 1/4 of SW 1/4 of SE 1/4, Section 31, Township 17 South, Range 24 East, Marion County; AND South 1/2 of the NW 1/4 and the North 1/2 of the North 1/2 of the SW 1/4 of Section 31, Township 17 South, Range 24 East, Marion County; AND East 3/4 of the SW 1/4 of the SE 1/4 of Section 31, Township 17 South, Range 24 East, All lying and being in Marion County, Florida.

RESOLUTION NO.: 04-R- 46

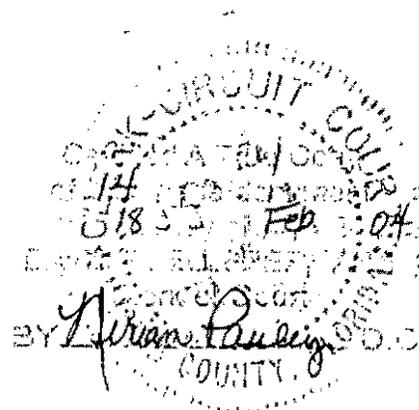
A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, ADOPTING AMENDMENTS TO THE DEVELOPMENT ORDER FOR FLORIDIAN CLUB ESTATES, NOW KNOWN AS STONECREST, A DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 14, 1991, after a public hearing, the Marion County Board of County Commissioners (Board) adopted Resolution 91-R-110, a Development Order issued under Chapter 380, Florida Statutes, (F.S.), for a Development of Regional Impact (DRI) known as Floridian Club Estates, now known as Stonecrest DRI; and

WHEREAS, on November 15, 1994, the Board in Resolution No. 94-R-264 adopted the first amendment to the original Development Order and extended the phase end and buildout dates for the DRI; and

WHEREAS, on March 7, 1995, the Board in Resolution No. 95-R-49 adopted the second amendment to the original Development Order and revised certain traffic mitigation conditions to reflect the extension of phase end and buildout dates for the DRI; and

WHEREAS, on June 1, 1999, the Board in Resolution No. 99-R-113 adopted the third amendment to the original Development Order and revised the types of approved land uses and made related changes in traffic mitigation; and



WHEREAS, on November 18, 2003, the Board in Resolution No. 03-R-336 adopted the fourth amendment to the original Development Order and added approximately 152.6 acres of land to the original DRI without revising development amounts; and,

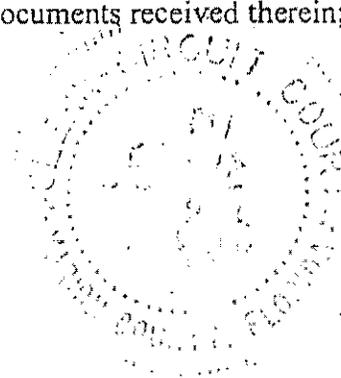
WHEREAS, on December 12, 2003, Stonecrest of Marion County, Ltd. (Developer), the successor in interest to the original Developer, Leisure Living for the Active Retiree Joint Venture, proposed further changes to the Development Order, as amended, by filing a Notification of a Proposed Change (Notification) to a previously approved DRI with Marion County, the Withlacoochee Regional Planning Council, and the Department of Community Affairs in accordance with Section 380.06(19)(f), F.S. (2003); and

WHEREAS, the Notification proposes to 1) revise the transportation conditions of the Development Order related to Phase III of the DRI, 2) a land use exchange matrix to the Development Order and 3) trade off Professional Office square footage in Phase III for an equivalent amount of Retail Commercial use; and

WHEREAS, the Marion County Board of County Commissioners is the local governing body having jurisdiction over the review and approval of the Floridian Club Estates DRI, now known as Stonecrest, in accordance with Section 380.06, F.S. (2003); and

WHEREAS, the public notice requirements for consideration of the proposed changes of Marion County and Section 380.06(19), F.S. (2003), have been met; and

WHEREAS, on February 17, 2004, Marion County held a duly noticed public hearing on the Notification and has heard and considered the testimony and documents received therein; and



WHEREAS, the public was afforded an opportunity to participate in the public hearing and all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence on the subject Notification before Marion County; and

WHEREAS, Marion County has reviewed the above referenced documents as well as all related testimony and evidence submitted by the parties and members of the general public; and

WHEREAS, there was competent substantial evidence presented that the changes set forth in the proposal do not meet or exceed any of the substantial deviation criteria in Section 380.06(19), F.S. (2003).

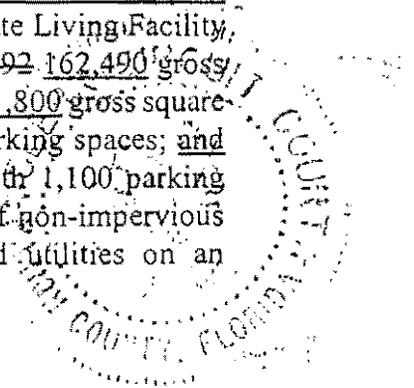
NOW, THEREFORE, BE IT RESOLVED BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA:

Section 1. The changes proposed by the Developer in its December 12, 2003, Notification do not constitute a substantial deviation pursuant to Section 380.06(19), F.S. (2003).

Section 2. The 1991 Development Order for Floridian Club Estates, now known as Stonecrest, shall be further amended as follows (words stricken are deletions; words underlined are additions):

- a. Revise the third WHEREAS clause, Finding of Fact E., Conclusions of Law G. and General Condition A.2. to provide for the following development:

... 2,500 single family residential units on 638.6 acres; the following Adult Congregate Living Facility, Skilled Nursing Facility, office, retail and shopping center uses on a total of 98.4 acres: 449 beds for Adult Congregate Living Facility, and Skilled Nursing Facility (Nursing Home) ~~on 25 acres;~~ 216,592 ~~162,490~~ gross square feet of professional office space ~~on 20.2 acres;~~ 302,805 ~~341,800~~ gross square feet of retail commercial use ~~on 28.5 acres~~ with ~~4,515~~ 1,700 parking spaces; and 220,000 gross square feet of shopping center ~~on 24.7 acres~~ with 1,100 parking spaces; and 232.1 acres of recreation; a total of 588.9 acres of non-impervious surface and open space; and 16 acres for related roads and utilities on an approximately 985.1 acre site

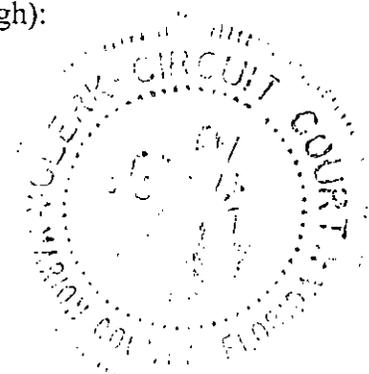


- b. Substitute the attached Revised Composite Exhibit B – *Table 12-1, Land Uses by Phase (Exhibit “B”)* for Composite Exhibit B in the current Amended Development Order to reflect changes in approved square footages for professional office and retail commercial uses and elimination of acreages.
- c. Add the following new General Condition A. 3 and Exhibit E, Land Use Traffic Equivalency Matrix, to the Amended Development Order (new Development Order language is underlined):

A.3. The Developer may increase certain land uses and simultaneously decrease other land Order, provided that such changes are consistent with the Land Use Traffic Equivalency Matrix attached to this Development Order as Exhibit E and incorporated herein by reference. At the time of election of a land use exchange under the Land Use Traffic Equivalency Matrix, the Developer shall notify Marion County, the Department of Community Affairs (DCA), the Withlacoochee Regional Planning Council (WRPC) and the Florida Department of Transportation (FDOT) of the election at least thirty (30) days before implementation and shall provide the County, the DCA, the WRPC and FDOT with cumulative land use totals and remaining allowable quantities in each biennial DRI report. So long as the exchange is consistent with the criteria contained in Exhibit E and no change is made to the DRI Master Development Plan, Map “H”, no additional DRI approvals shall be required for the exchange.uses without filing a Notice of Proposed Change or other modification of this Development Order.

- d. Revise Transportation Condition B. 7 as follows and substitute the attached Revised Exhibits C and D for the most recent versions of those two exhibits to the Development Order:

Amend Transportation Condition B.6.and 7. as follows (new Development Order language is underlined and deleted language is stricken through):



6. The following roadway improvements were originally projected to need to be funded for construction by the Developer at the beginning of the phase specified and shall be scheduled for completion prior to the completion of said phase:

U.S. 441-27 from Boone Court to C.R. 466, six-laning, Phase II

U.S. 441-27 from C.R. 42 to .8 miles south of C.R. 466, six-laning, Phase III

C.R. 466 from Sumter-Lake County line to U.S. 441, four-laning, Phase III

A 1994-95 interim analysis indicated that the road improvements listed above for the six-laning of U.S. 441-27 from C.R. 42 to C.R.466 and for the four-laning of C.R. 466 from Sumter/Lake County Line to U.S. 441 may not be needed for Phase III. A 1998 traffic analysis completed prior to initiation of Phase IB and Phase II indicated that the needed road improvements that were originally projected should be revised as follows:

U.S. 441-27 from C.R. 42 to Marion County Line, six-laning, Phase II

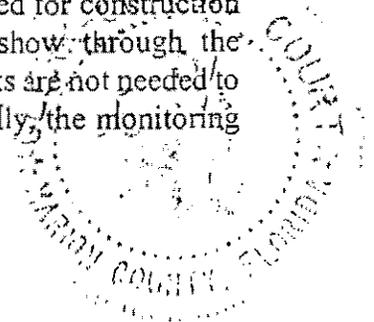
U.S. 441-27 from Marion County Line to Boone Court, six-laning, Phase II

U.S. 441-27, from Griffin Road Avenue to C.R. 466, six-laning, Phase II

U.S. 441-27, from Boone Court to Griffin Avenue, six-laning, Phase III

A 2003 traffic analysis completed prior to initiation of Phase III indicated that the needed road improvements listed above as a result of the 1998 re-analysis should be further revised to delete the six-laning of U.S. 441-27 from Boone Court to Griffin Avenue prior to Phase III because that improvement had already been completed. The 2003 traffic analysis also indicated that there were no additional needed improvements prior to Phase III.

The monitoring/modeling program required by paragraph 3 of this section prior to building permit issuance and initiation of Phase III may determine based on further updated analysis that other improvements are needed to be funded for construction prior to the beginning of that phase. The applicant may show through the monitoring/modeling and other additional studies that the projects are not needed to mitigate transportation impacts and may be delayed. Additionally, the monitoring



may identify additional needed improvements. Said determinations shall be based upon the adversity and significance test as described herein.

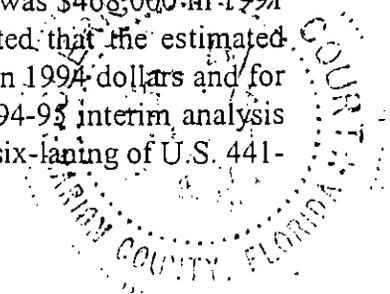
7. As an alternative to the staging mitigation method for Phase III described in paragraphs 3-6 of this section, the Developer may elect to satisfy the conditions contained in this paragraph. In a Notification of Proposed Change to the DRI dated March 4, 1999, as amended, the Developer elected the mitigation option described in this paragraph for Phase IB and Phase II. In a Notification of Proposed Change dated December , 2003, the Developer elected the mitigation option described in this paragraph for Phase III. ~~Any~~ The corresponding election for Phase III ~~shall be~~ was made by December 16, 2003, or, ~~if earlier, when~~ before total gross trips (not including reductions for internal capture or passerby traffic) reached 25,895 daily trips or 2,328 peak hour trips. The Developer ~~shall~~ provided written notice of such election to Marion County, Lake County, Sumter County, the WRPC, the DCA and FDOT.

(a) In Phases II and III, Stonecrest is projected to have a significant and adverse impact, as defined in Rule 9J-2.0255, Florida Administrative Code (F.A.C.) (1990), and the WRPC Regional Transportation Impact policy, on roadway links identified in Composite Exhibit C attached and incorporated herein by reference. An impact is significant and adverse if the project contributes 10% or greater to the peak hour directional LOS C service volume of a facility and the facility will operate below directional LOS D peak hour (or LOS C peak hour in rural areas). The projected required improvements as a result are also set forth in Composite Exhibit C.

(b) Under the WRPC regional policy or "fair share formula," the required DRI fair share monetary mitigation =

$$\frac{\text{DRI trips} - (\text{service volume existing} - \text{trips background})}{\text{service volume increase}} \times \text{cost}$$

(WRPC modifies the proportionate share formula in the DCA's DRI Transportation Policy Rule, Rule 9J2.0255, F.A.C., by calculating background trips at the time of each future phase). Exhibit D attached and incorporated herein by reference sets forth the presently estimated proportionate share required due to the traffic impacts of Phases II and III. The originally estimated proportionate share for Phase II was \$1,184,000 in 1991 dollars and for Phase III was \$468,000 in 1991 dollars. A 1994-95 interim analysis indicated that the estimated proportionate share for Phase II is \$765,000 in 1994 dollars and for Phase III is \$245,000 in 1994 dollars. A 1994-95 interim analysis indicated that the road improvements for the six-laning of U.S. 441-



27 from C.R. 42 to C.R. 466 and for the four-laning of C.R. 466 from Sumter/Lake County line to U.S. 441 may not be needed for Phase III.

The monitoring/modeling program required by paragraph 3 of this section prior to building permit issuance and initiation of Phase II and III may determine based on further updated analysis that those improvements or others are needed to be funded for construction prior to the beginning of either phase.

The Developer performed an updated analysis of the traffic impacts and proportionate share payments due for Phase II and Phase III and a new Phase IB as part of a Notification of Proposed Change dated March 4, 1999. The analysis also included a proportionate share analysis for a new Phase IB containing the development set forth in Revised Composite Exhibit B. Based on this updated analysis, no proportionate share payment is due for Phase IB; the proportionate share payment due for Phase II is \$1,377,000, and the proportionate share payment due for Phase III is \$656,000.

The Developer performed an updated analysis of the traffic impacts and proportionate share payments due for Phase III as part of a Notification of Proposed Change dated December 12, 2003. Based on this updated analysis no proportionate share payment is due for Phase II and the amount listed for Phase III in the preceding paragraph is revised to zero dollars.

* * *

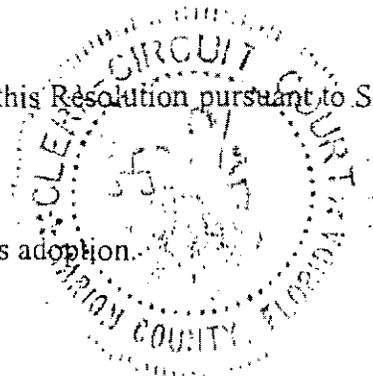
[no additional changes to Condition B.7.(b)]

Section 3. Those provisions of the Development Order, as amended, which are not further amended by this Resolution shall remain in full force and effect.

Section 4. A certified copy of this Resolution shall be furnished to the Developer, the Florida Department of Community Affairs and the Withlacoochee Regional Planning Council within 10 days of its adoption by the Planning Department.

Section 5. The Developer shall record a notice of this Resolution pursuant to Section 380.06(15), F.S. (2003).

Section 6. This Resolution shall take effect upon its adoption.



DULY ADOPTED in Regular Session this 17th day of February, 2004.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



ANDY KESSELRING, CHAIRMAN

ATTEST:

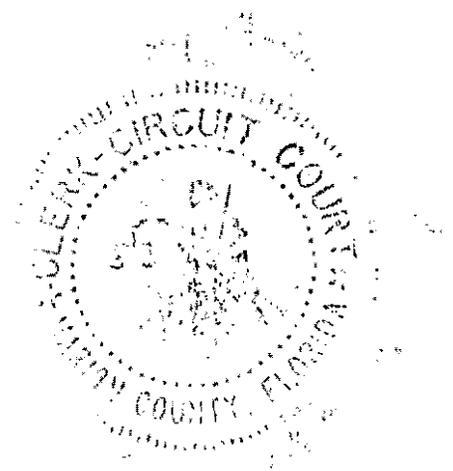


DAVID R. ELLSPERMAN, CLERK OF COURT

APPROVED AS TO FORM:



COUNTY ATTORNEY

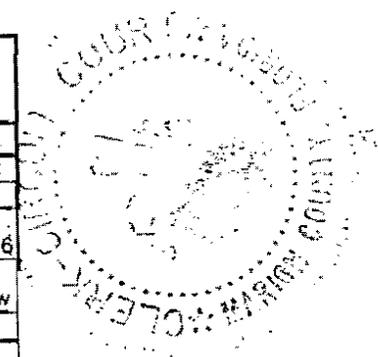


REVISED COMPOSITE EXHIBIT B

12/09/2003

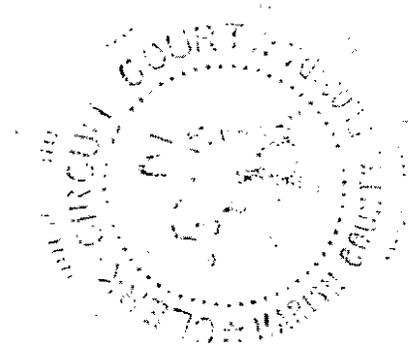
TABLE 12-1 LAND USES BY PHASE

KEY	Land Use	Phase IA (1991-12/15/2000) Units/SF	Phase IB (1991-12/15/2000) Units/SF	Phase II (12/16/2000-12/15/2004) Units/SF	Phase III (12/16/2004-12/15/2008) Units/SF	Totals	
RESIDENTIAL USES:							
		units	units	units	units	units	acres
RES	Single-Family Residential*	1,250 DU	0	1,000 DU	250 DU	2,500 DU	638.6
	Life Care Services/ ACLF/Skilled Nursing	201 Beds	0	113 Beds	135 Beds	449 Beds	see below
OTHER USES:							
RC/PO	Professional Office **	68,400 sf	0 sf	94,090 sf	0 sf	162,490 sf	see below
	Retail Commercial**	5,000 sf 25 parking spaces	56,700 sf 284 parking spaces	50,573 sf 253 parking spaces	229,527 sf 1,148 parking spaces	341,800 sf 1,710 parking spaces	see below
SC	Shopping Center (Retail Use)	0 0 parking spaces	220,000 sf 1,100 parking spaces	0 0 parking spaces	0 0 parking spaces	220,000 sf 1,100 parking spaces	see below
							98.4 total acres for Life Care, ACLF, Nursing, office, retail and shopping center
R/OS	Recreation/ Open Space						232.1
S/U	Service/Utilities						16.0
Total:							985.1***



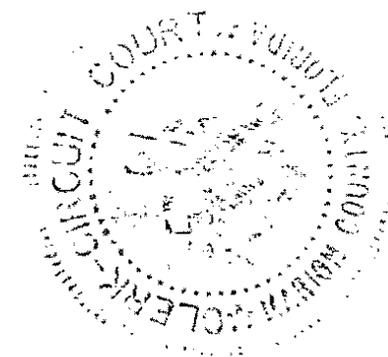
* Single-Family Residential units shall be a mix of detached homes on lots and attached villa units.
 ** Square footages represent Gross Floor Area calculated at 27% building coverage of total acreage.
 *** Includes 588.9 acres of non-impervious surface open space.

Revised Composite Exhibit "C"



Stonecrest DRI Phase II Significance (2004)

Roadway Link		Total Lanes	Peak Direction	2004 PM Peak-Direction Traffic Counts	Project Trips	Total Traffic	LOS*	LOS "C"*	Percent Project Traffic	Significance	Adverse
US 441/27	North of CR 42	4	NB	1,095	353	1,448	B	1,850	19.1%	YES	NO
	CR 42 to Marion County Line	4	NB	1,505	455	1,960	F	1,850	24.6%	YES	YES
	Marion County Line to Boone Court	4	NB	1,531	455	1,986	F	1,850	24.6%	YES	YES
	Boone Court to Griffin Avenue	4	NB	1,544	291	1,835	C	1,850	15.7%	YES	NO
	Griffin Avenue to CR 466	4	NB	1,881	273	2,154	F	1,850	14.7%	YES	YES
	CR 466 to CR 466A	4	NB	2,367	109	2,476	F	1,850	5.9%	NO	YES
CR 42	US 301 to US 441	2	WB	202	124	326	B	770	16.2%	YES	NO
	US 441 to CR 25	2	EB	212	41	253	B	770	5.4%	NO	NO
CR 466	US 301 to Lake County	2	WB	323	36	359	B	770	4.7%	NO	NO
	Lake County to US 441	2	WB	198	9	207	B	770	1.2%	NO	NO
US 301	CR 42 to US 466	2	NB	351	41	392	B	770	5.4%	NO	NO



Revised Composit Exhibit "C"
 Stonecrest DRI Phase III Significance (2008)

Roadway	From	To	Number of Lanes	Peak Direction	Facility Type	Adopted LOS	Peak-Hour Capacity at Adopted LOS	Peak-Hour Capacity at LOS "C"	2008 Background Trips	Project Trips	2008 Total Traffic ¹	LOS	Percent Project Traffic of LOS "C"	Significant?	Adverse?	Improvement Required?
US 441/27	North of CR 42		4	NB	TU	C	1,920	1,920	1,312	417	1,729	C	21.72%	Yes	No	No
	CR 42	Marion County Line	6 ²	NB	TU	C	2,640	2,640	1,592	613	2,205	C	23.22%	Yes	No	No
	Marion County Line	Boone Court	6 ²	NB	TU	C	2,640	2,640	1,657	613	2,270	C	23.22%	Yes	No	No
	Boone Court	Griffin Avenue	6	NB	TU	C	2,640	2,640	1,869	392	2,261	C	14.85%	Yes	No	No
	Griffin Avenue	CR 466	6 ²	NB	TU	C	2,560	2,560	1,447	368	1,815	B	14.38%	Yes	No	No
	CR 466 ¹	Griffin View Drive ¹	4	NB	U	C	2,350	2,350	2,091	147	2,238	C	6.26%	No	No	No
	Griffin View Drive ¹	CR 25A/Dixie Drive ¹	4	NB	U	D	1,860	1,810	2,006	147	2,153	E	8.12%	No	Yes	No
CR 25A/Dixie Drive ¹	CR 466A ¹	4	NB	U	D	1,860	1,810	2,061	147	2,208	E	8.12%	No	Yes	No	
CR 42	US 301	US 441	4	EB	TU	D	1,550	870	966	147	1,113	D	16.90%	Yes	No	No
	US 441	CR 25	2	EB	TU	D	720	370	436	49	485	C	13.24%	Yes	No	No
CR 466	US 301	Lake County Line	4	EB	TU	C	2,160	2,160	828	12	840	B	0.56%	No	No	No
	Lake County Line	US 441	2	EB	TU	D	960	600	644	49	693	C	8.17%	No	No	No
US 301	CR 42	US 466	2	NB	R	C	710	710	691	49	740	D	6.90%	No	Yes	No

¹Stonecrest original segment was CR 466 to CR 466A. New breakdown reflects segment characteristics consistent with the 2003 Annual Report for The Villages DRIs.

²Six lane per Stonecrest Prior Fair Share Payment

³Total traffic, including Stonecrest and The Villages DRIs, was obtained from the 2003 Annual Report for The Villages DRIs



Revised Composite Exhibit "D"
Stonecrest DRI Fair Share Contribution Formula

Improvement		Total Lanes	Length (Miles)	Unit Const Cost (\$1,000)*	Const Cost (\$1,000)	Eng Cost (\$1,000)	Total Cost (\$1,000)	Project Traffic	Background Traffic	Total Traffic	Existing LOS "C" Threshold	Improved LOS "C" Threshold	Project Share (% LOS "C")	Project Share (\$1,000)
Phase II														
US 441/27	CR 42 to County Line	6	2.0	\$1,290	\$2,580	\$258	\$2,838	455	1,505	1,960	1,850	2,780	24.6%	\$336
	County Line to Boone Court	6	1.0	\$1,290	\$1,290	\$129	\$1,419	455	1,531	1,986	1,850	2,780	24.6%	\$208
	Griffin Avenue to Cr 466	6	2.0	\$1,290	\$2,580	\$258	\$2,838	273	1,881	2,154	1,850	2,780	14.7%	\$833
Phase II Total Costs							\$7,095						Phase II Project Share	\$1,377

EXHIBIT "E"

LAND USE EQUIVALENCY MATRIX

PART A: EXCHANGE PARAMETERS



ITE Code	Land Use	Amount Authorized	Minimum Allowable (20% Less)	Maximum Allowable (20% More)	PM Peak-Hour Rate	Peak Direction	DRI % Internal Capture	DRI % Passby Capture	Net External PM Peak-Hour Directional Rate
210	Single Family*	2,500	2,000	3,000	0.25	64%	15%	0%	0.136
252, 620	Life Care Services/ ACLF/Skilled Nursing	449	359	538	0.17	61%	15%	0%	0.088
710	Professional Office	162,490	129,992	194,988	1.49	83%	15%	0%	1.051
820	Retail Commercial	341,800	273,440	410,160	3.74	52%	15%	12%	1.455
814	Shopping Center (Wal-Mart)	220,000	220,000	220,000	3.82	51%	15%	12%	1.457

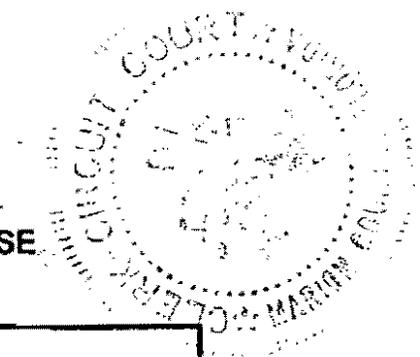
*Trip generation rate based on approved, site-specific rate for retired, single family dwelling units

**Already Built-Out

EXHIBIT "E"

LAND USE EQUIVALENCY MATRIX

PART B: PEAK-HOUR TRIP CONVERSION FACTOR MATRIX BY LAND USE



To Land Use		From Land Use				
		Residential		Office/Commercial		
		Single Family	Life Care Services/ACLF	Professional Office	Retail Commercial	Shopping Center (Wal-Mart)
Residential	Single-Family	-	0.648	7.729	10.696	10.715
	Life Care Services/ACLF/Skilled Nursing	1.543	-	11.926	16.504	16.532
Office/ Commercial	Professional Office	0.129	0.084	-	1.384	1.386
	Retail Commercial	0.093	0.061	0.722	-	1.002
	Shopping Center (Wal-Mart)	0.093	0.060	0.721	0.998	-