

Exhibit E Land Use Equivalency Matrix

		TO											
FROM		Single-Family Detached (D.U.)	Nursing Home or Assisted Living Facility (Bed)	Attached Sr. Housing/ILF (D.U.)	Retail (1000 s.f.)	Office (1000 s.f.)	Medical Office (1000 s.f.)	Daycare Center (1000 s.f.)	Clinic (1000 s.f.)	Recreational Center (1000 s.f.)	Government Office (1000 s.f.)	Church (1000 s.f.)	Hospital (Bed)
Single-Family House (D.U.)	X		4.59	6.31	0.27	0.67	0.29	0.08	0.19	0.69	0.82	1.81	0.76
Multifamily/Townhouse (D.U.)	0.52		2.36	3.25	0.14	0.35	0.15	0.04	0.10	0.36	0.43	0.94	0.40
Retail (1000 s.f.)	X		16.95	X	X	2.5	1.08	0.3	0.72	2.57	3.08	6.78	2.85
Approved Land Use		Minimum				Approved				Maximum			
Multifamily/Townhouses		0				544				544			
Single-Family Detached		0				28				136			
Retail		0				30,000				84,340			
Day Care		0				0				37,000			
Office		0				0				211,360			
Government Office		0				0				260,000			
Medical Office		0				0				90,920			
Clinic		0				0				60,520			
ALF/Nursing Home		0				0				630			
Attached Sr. Housing/ILF		0				0				630			
Hospital Beds		0				0				352			
Recreational Center/Church		0				0				570,000			

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Multifamily/Townhouses	0	544	544
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Office	0	0	211,360
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Hospital Beds	0	0	352
Recreational Center/Church	0	0	570,000

Notes:
All land use exchanges are subject to maximums in Comprehensive Plan Subarea Policy 7.1.28 Beacon Woods
Land use Exchanges are restricted to the following Parcels on Map H:

V23, V24, C-1, V-34, V-35, and V-36

Additional Maximums

Day Care and Retail are cumulatively capped at 84,340 square feet

All office uses are cumulatively capped at 260,000 square feet

Total Residential Units for V-34, V-35, and V-36 are capped at 390 dwelling units