

**MADISON TERRACE
LAKE WORTH BEACH, FL**

**PARKING NEEDS ANALYSIS
Based on Existing Comparable Developments
Average Analysis**

Estimate (Average - Uses the average of all prior developments shown below)

Madison Terrace, Lake Worth Beach							176 Units	
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit		
		Units	Adults	Cars		Adults	Cars	
1 BR Units	176	176	188.1	95.4	100.0%	1.07	0.54	
2 BR Units	0	0	0.0	0.0	100.0%	1.33	0.72	
Total	176	176	188.1	95.4	100.0%			
Average						1.07	0.54	

PROPOSED PARKING	Cars	Percent
Used by Residents	96	78.0%
Used by Management Staff	2	1.6%
Available for Visitors	25	20.3% 26.0% of resident parking
Total Proposed Parking Spaces	123	100.0%

Total Projects Included: 13
Total Units Included: 1,322

Data used for this project can be found on the subsequent pages.

Madison Square, Cape Coral, FL (Same Unit Types & Amenities as Madison Terrace w/ 82 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	41	41	44	31	100.0%	1.07	0.76
2 BR Units	41	41	53	37	100.0%	1.29	0.90
Total	82	82	97	68	100.0%		
Average						1.18	0.83
Approved and Constructed Spaces				70			

Madison Landing II, Orlando, FL (Same Unit Types & Amenities as Madison Terrace w/ 96 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	48	48	50	23	100.0%	1.04	0.48
2 BR Units	48	48	71	39	100.0%	1.48	0.81
Total	96	96	121	62	100.0%		
Average						1.26	0.65
Approved and Constructed Spaces				95			

Madison Landing, Orlando, FL (Same Unit Types & Amenities as Madison Terrace w/ 110 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	55	55	57	28	100.0%	1.04	0.51
2 BR Units	55	55	78	38	100.0%	1.42	0.69
Total	110	110	135	66	100.0%		
Average						1.23	0.60
Approved and Constructed Spaces				96			

Madison Highlands, Tampa, FL (Same Unit Types & Amenities as Madison Terrace w/ 102 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	51	51	50	28	100.0%	0.98	0.55
2 BR Units	51	51	61	34	100.0%	1.20	0.67
Total	102	102	111	62	100.0%		
Average						1.09	0.61
Approved and Constructed Spaces				102			

Madison Point, Clearwater, FL (Same Unit Types & Amenities as Madison Terrace w/ 80 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	40	40	44	23	100.0%	1.10	0.58
2 BR Units	40	40	52	35	100.0%	1.30	0.88
Total	80	80	96	58	100.0%		
Average						1.20	0.73
Approved and Constructed Spaces				72			

Madison Vines, Fort Pierce, FL (Same Unit Types & Amenities as Madison Terrace w/ 92 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	46	45	45	27	97.8%	1.00	0.60
2 BR Units	36	34	40	25	94.4%	1.18	0.74
3 BR Units	10	10	19	9	100.0%	1.90	0.90
Total	92	89	104	61	96.7%		
Average						1.17	0.69
Approved and Constructed Spaces				98			

Madison Crossing, Kissimmee, FL (Same Unit Types & Amenities as Madison Terrace w/ 86 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	44	44	49	23	100.0%	1.11	0.52
2 BR Units	44	44	69	28	100.0%	1.57	0.64
Total	88	88	118	51	100.0%		
Average						1.34	0.58
Approved and Constructed Spaces				86			

Madison Crossing II, Kissimmee, FL (Same Unit Types & Amenities as Madison Terrace w/ 86 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	43	43	52	22	100.0%	1.21	0.51
2 BR Units	43	43	64	23	100.0%	1.49	0.53
Total	86	86	116	45	100.0%		
Average						1.35	0.52
Approved and Constructed Spaces				N/A			

Madison Heights, Tampa, FL (Same Unit Types & Amenities as Madison Terrace w/ 80 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	40	40	46	10	100.0%	1.15	0.25
2 BR Units	40	40	60	20	100.0%	1.50	0.50
Total	80	80	106	30	100.0%		
Average						1.33	0.38
Approved and Constructed Spaces				80			

Madison Reserve, Spring Hill, FL (Same Unit Types & Amenities as Madison Terrace w/ 90 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	46	46	48	26	100.0%	1.04	0.57
2 BR Units	44	44	55	37	100.0%	1.25	0.84
Total	90	90	103	63	100.0%		
Average						1.14	0.70
Approved and Constructed Spaces				94			

Madison Glen, Ormond Beach, FL (Same Unit Types & Amenities as Madison Terrace w/ 96 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	49	48	50	26	98.0%	1.04	0.54
2 BR Units	37	34	41	24	91.9%	1.21	0.71
3 BR Units	10	8	9	7	80.0%	1.13	0.88
Total	96	90	100	57	93.8%		
Average						1.11	0.63
Approved and Constructed Spaces				79			

Lansdowne Terrace, Lutz, FL (Same Unit Types & Amenities as Madison Terrace w/ 160 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	81	78	83	43	96.3%	1.06	0.55
2 BR Units	55	55	66	32	100.0%	1.20	0.58
3 BR Units	24	21	31	16	87.5%	1.48	0.76
Total	160	154	180	91	96.3%		
Average						1.17	0.59
Approved and Constructed Spaces				N/A			

Madison Manor, Jacksonville, FL (Same Unit Types & Amenities as Madison Terrace w/ 160 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	80	79	82	50	98.8%	1.04	0.63
2 BR Units	56	55	65	51	98.2%	1.18	0.93
3 BR Units	24	23	28	24	95.8%	1.22	1.04
Total	160	157	175	125	98.1%		
Average						1.11	0.80
Approved and Constructed Spaces				N/A			