

October 13, 2025

City of Ocala
Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471

RE: Madison Oaks East – Parking Waiver Request

To Whom it May Concern,

The information in this letter is being provided as support for the applicant's parking waiver request for Madison Oaks East.

Request:

The applicant is proposing to develop 102 units of affordable senior housing with 106 parking spaces. The applicant requests the city approve a waiver to reduce the parking space requirement for 102 affordable senior housing units from 153 parking spaces to 106 parking spaces.

Attached with this letter is ITE's Parking Generation Table, ITE Trip Generation Table and the applicant's Historical Parking Needs Analysis.

Trip Parking Table – ITE Parking Generation Manual, 6th Edition identifies the average Parking Rate (number of parked vehicles) vs (number of dwelling units) for weekdays for affordable senior apartments in a general Urban/Suburban location. The data identifies the Average Rate (or number of parking spaces needed) as 0.44 spaces per unit. The 85th percentile rate for affordable senior apartments is 0.80, which would be 81.6 parking spaces for 102 units. Based off of this information, the proposed development would more than likely need a total of 102 Units x 0.44 = 44.8 parking spaces or a more conservative approach, 102 Units x 0.80 = 81.6 parking spaces

Trip Generation Table – ITE Trip Generation Manual, 11th Edition Identifies the peak hour and total trips for affordable senior housing. The data shows the proposed development's trip generation for affordable senior housing potential is well below the typical multifamily housing and even market rate senior housing thresholds.

Historical Parking Needs Analysis - Data collected from the developer's previously built and currently managed developments. There are 13 senior housing developments included in the analysis. The data from each is averaged, then the average adults per unit and cars per adult are multiplied times the number of units for the proposed development. The data demonstrates that affordable senior housing requires fewer parking spaces than the 1.5 spaces per unit currently required by the City of Ocala.

Summary and Conclusion:

Currently, the City of Ocala does not have a separate parking space requirement for affordable senior or even market rate senior housing. Senior housing requires far less parking spaces than traditional market rate apartments; affordable senior housing requires far less parking spaces than market rate senior apartments.

The City of Ocala's existing parking required for Multifamily is 1.5 spaces x 102 Units = 153 Spaces.

Based on the ITE's included data, the proposed development's trip generation for affordable senior housing potential is well below the typical multifamily housing and even market rate senior housing thresholds. ITE's parking data would require 45 to 82 parking spaces for the proposed 102-unit development.

The applicant has developed over 3,000 affordable housing units, of which more than 1,200 units are for affordable seniors. The historical parking needs data used from the existing senior housing built by the applicant demonstrates that for the proposed 102 Units, approximately 79 parking spaces would be needed for the residents.

Madison Oaks East is proposing to build 106 Spaces, which far exceeds the required number of spaces identified in the ITE data and historical parking needs provided by the applicant.

Applicant:

Madison Oaks East, LLC
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Winter Park, FL 3278
Contact: Stacy Banach
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Engineer:

Hamilton Engineering & Surveying, LLC
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License No.: 61636

If you have any questions or concerns regarding the information included with this letter, please do not hesitate to contact me.

Sincerely,

HAMILTON ENGINEERING & SURVEYING, INC.



Lucas Carlo, P.E.
Sr. Vice President
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Trip Generation -Madison Oaks East, 9/25/25

A trip generation analysis was conducted using trip generation rates and equations from ITE's *Trip Generation Manual, 11th Edition*. Based on Land Use Code 252 (Affordable Housing), using the senior - based sub-category, the proposed development is projected to generate 134 total daily trips, 20 total AM peak-hour trips (11 in, 9 out) and 10 total PM peak-hour trips (6 in, 4 out).

Trip Generation Summary for Madison Oaks East

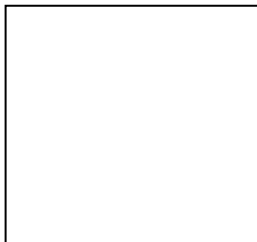
Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Affordable Housing (Senior)	223	102 DU	67	67	134

* Weekday trip rates not provided for LUC 252. Based on LUC 220, the weekday trip rate is 6.74 and PM trip rate is 0.51. Thus, weekday trips calculated based on 10 PM trips / (0.51/6.74) = 134 daily trips.

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Affordable Housing (Senior)	223	102 DU	11	9	20

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Affordable Housing (Senior)	223	102 DU	6	4	10

Based on the trip generation analysis above, the proposed development's trip generation potential is well below these typical multifamily and even market rate senior housing thresholds.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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MADISON OAKS EAST OCALA, FL

PARKING NEEDS ANALYSIS Based on Existing Comparable Developments Worst Case Analysis

Estimate (Worst Case - Uses greatest value in prior developments)

Madison Oaks East, Ocala, FL

102 Units

Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	55	55	66.5	35.3	100.0%	1.21	0.64
2 BR Units	47	47	88.8	43.6	100.0%	1.89	0.93
Total	102	102	155.3	78.9	100.0%		
Average						1.52	0.77

PROPOSED PARKING	Cars	Percent
Used by Residents	79	74.5%
Used by Management Staff	2	1.9%
Available for Visitors	25	23.6%
Total Proposed Parking Spaces	106	100.0%

Note: The numbers of cars per unit are based on 100% occupied units, whereas, the data is based the numbers of cars per occupied units assuring that the estimate includes the total

Total Projects Included: 13
Total Units Included: 1,252



Graph Look Up

Query

Filter

DATA SOURCE:

Parking Generation Manual, 6th Ed

SEARCH BY LAND USE CODE:

223



LAND USE GROUP:

(200-299) Residential

LAND USE:

223 - Affordable Housing

LAND USE SUBCATEGORY:

Senior

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

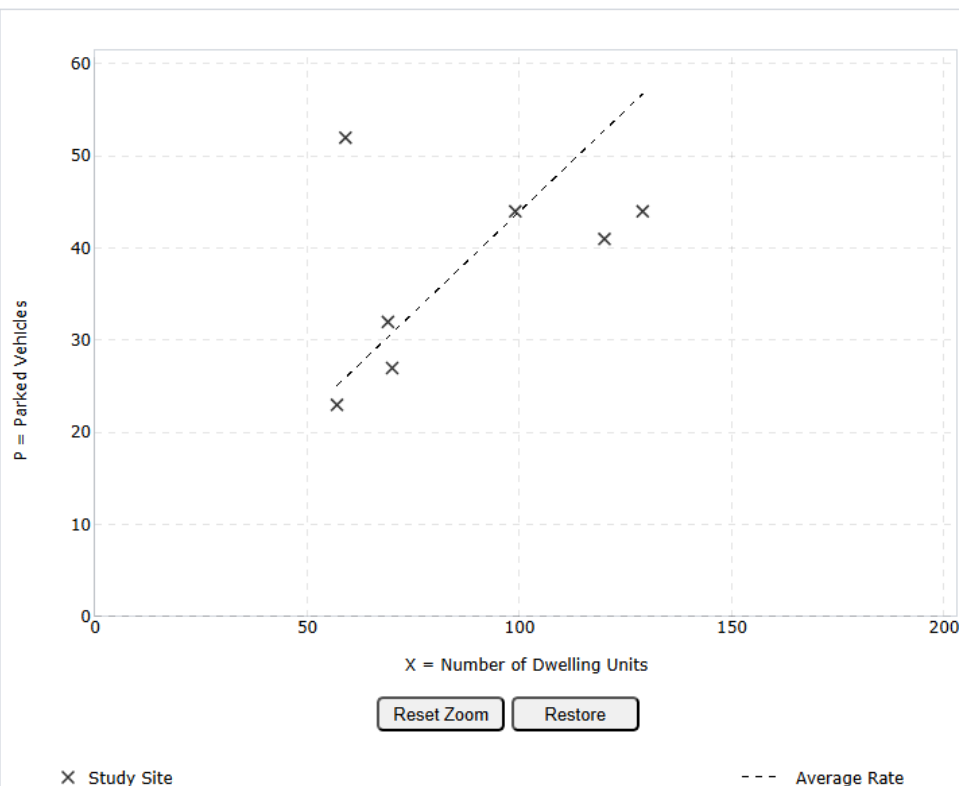
TIME PERIOD:

Weekday (Monday - Friday)

ENTER IV VALUE TO CALCULATE PARKING DEMAND:

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and P values.

DATA STATISTICS

Land Use:

Affordable Housing - Senior (223) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban

Number of Studies:

7

Avg. Num. of Dwelling Units:

86

Average Rate:

0.44

Range of Rates:

0.34 - 0.88

33rd / 85th Percentile:

0.37 / 0.80

95% Confidence Interval:

Standard Deviation:

0.17

Coefficient of Variation:

39%

Fitted Curve Equation:

R²:

1. Madison Grove, St. Cloud, FL (Same Unit Types & Amenities as Madison Oaks East)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	53	53	59	34	100.0%	1.11	0.64
2 BR Units	27	27	51	23	100.0%	1.89	0.85
Total	80	80	110	57	100.0%		
Average						1.38	0.71

2. Madison Landing II, Orlando, FL (Same Unit Types & Amenities as Madison Oaks Eastw/ 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

3. Madison Landing, Orlando, FL (Same Unit Types & Amenities as Madison Oaks East w/ 110 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	55	55	58	32	100.0%	1.05	0.58
2 BR Units	55	55	81	43	100.0%	1.47	0.78
Total	110	110	139	75	100.0%		
Average						1.26	0.68

4. Madison Highlands, Tampa, FL (Same Unit Types & Amenities as Madison Oaks East w/ 102 Units)							
Unit Type	Total Quantity	Occupied			Percent Occupied	Per Occupied Unit	
		Units	Adults	Cars		Adults	Cars
1 BR Units	51	51	57	20	100.0%	1.12	0.39
2 BR Units	51	51	61	30	100.0%	1.20	0.59
Total	102	102	118	50	100.0%		
Average						1.16	0.49

5. Madison Point, Clearwater, FL (Same Unit Types & Amenities as Madison Oaks East 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

6. Madison Crossing, Kissimmee, FL (Same Unit Types & Amenities as Madison Oaks East 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

7. Madison Crossing II, Kissimmee, FL (Same Unit Types & Amenities as Madison Oaks East 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

8. Madison Heights, Tampa, FL (Same Unit Types & Amenities as Madison Oaks East 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

9. Madison Reserve, Spring Hill, FL (Same Unit Types & Amenities as Madison Oaks East 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

10. Madison Glen, Ormond Beach, FL (Same Unit Types & Amenities as Madison Oaks East 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

11. Madison Vines, Fort Pierce, FL (Same Unit Types & Amenities as Madison Oaks East 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

12. Madison Manor, Jacksonville, FL (Same Unit Types & Amenities as Madison Oaks East 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

13. Lansdowne Terrace, Lutz, FL (Same Unit Types & Amenities as Madison Oaks East 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