

11. Parking Plan

The first row of parking spaces immediately east of the building and closest to the controlled entrance is proposed for short-term parent and visitor parking, including all required accessible spaces. This arrangement will allow parents to park near the entrance, escort their children safely, complete check-in or check-out, and return promptly to their vehicles.

A separate and private double-row parking area at the rear of the building will be identified for employees so that staff vehicles do not occupy the short-term spaces needed for parent turnover. The employee area will be sized and assigned to accommodate up to 25 staff members on site. Parent and employee spaces will be separately labeled and will not overlap.

- Existing total parking available within Florida Nexus Park is over 775 spaces.
- There is sufficient parking available and allocated for existing tenants.
- Parking assigned to the standalone preschool building.
 - Private parking spaces allocated for staff (20 Spaces)
- Number of spaces removed or reconfigured for the playground.
 - Parking spaces allocated for playground conversion (40 Spaces)
- Number of short-term parent and visitor spaces.
 - Parking spaces allocated for short-term parking: 18 total, of which 2 are handicap accessible
- Number and location of accessible spaces and accessible routes.

Agape will ensure that parent and employee parking do not obstruct fire apparatus access, emergency exits, neighboring tenant access, loading areas, refuse collection, required accessible routes, or internal drive aisles.

Sufficient parent parking and internal vehicle capacity will be available for an enrollment of up to 225 children. If monitoring shows that the busiest arrival or dismissal period creates unnecessary congestion, Agape will implement staggered schedules, additional staff supervision, revised parking assignments, or other corrective measures

LEASING SITE PLAN 2026



ILLUSTRATION 2 - PARENT, VISITOR, ACCESSIBLE, AND STAFF PARKING