



SLW-500 Stadium Property, LLC – Units 101 and 102

Variance (P25-193)

Planning and Zoning Board – January 6, 2026
Cody Sisk, Planner III

Variance Request

- A variance to grant a variance to allow a reduction in the required parking for a recreational use/private fitness coach for Gold Standard fitness studio.
- The request is to grant a variance of five parking spaces to Section 158.221 (C) (17) of the Zoning Code.
- Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities.
- The proposed use, Gold Standard, will lease two units of Building 1 for a total of 2,240 square feet.

Project Background

- The subject property is a 3.36 acre parcel at the NW corner of NW Stadium Drive and NW Peacock Blvd.
- The property is zoned Service Commercial (CS) and consists of two office/warehouse buildings.
- Building 1 is 15,344 square feet of warehouse space, 3,264 square feet of office space and a total of 17 warehouse bays
- Building 2 is 13,376 square feet of warehouse space, 3,072 square feet of office space, and a total of 16 warehouse bays.

Project Background

- The site is parked at a ratio of one space per 500 square feet of warehouse space and one space per each 200 square feet of office space for a total of 90 required parking spaces and 96 spaces were constructed.
- It provides for a ratio of one space per each 365 square feet of building space.

Additional Info.

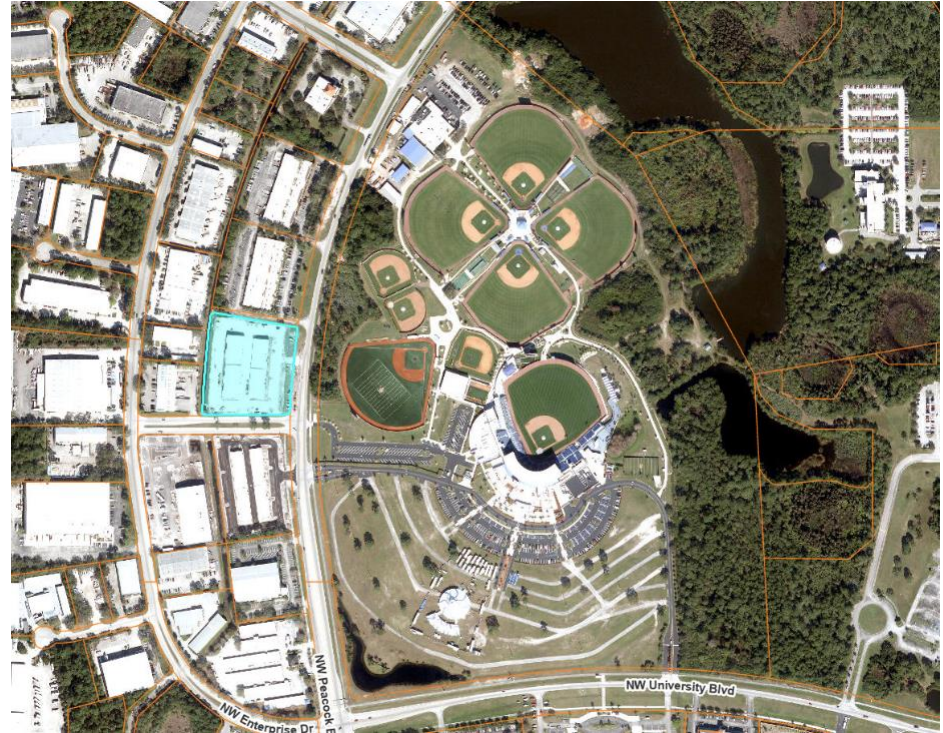
- The property owner has lease agreements with tenants whose uses exceed the amount of parking provided on site.
- There are two other applications for parking variances for the subject property.
- P25-192 – A request for variance for three parking spaces for a recreational use for a personal fitness studio to operate out of Building 1, Unit 117 (Jump Start Fitness).
- P25-194 – A request for a variance of four parking spaces for a physical therapy office to operate out of Building 2, Units 103 and 104 (Fyzical Medical).

Parking Analysis

- A parking demand analysis was submitted to support the variance request.
- It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition.
- Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand.
- Gold Standard is a limited by appointment only studio with the owner and 1 employee. Takes clients 1 on 1 in one hour increments.
- The business has limited class sizes Monday-Friday between 7PM-8PM.

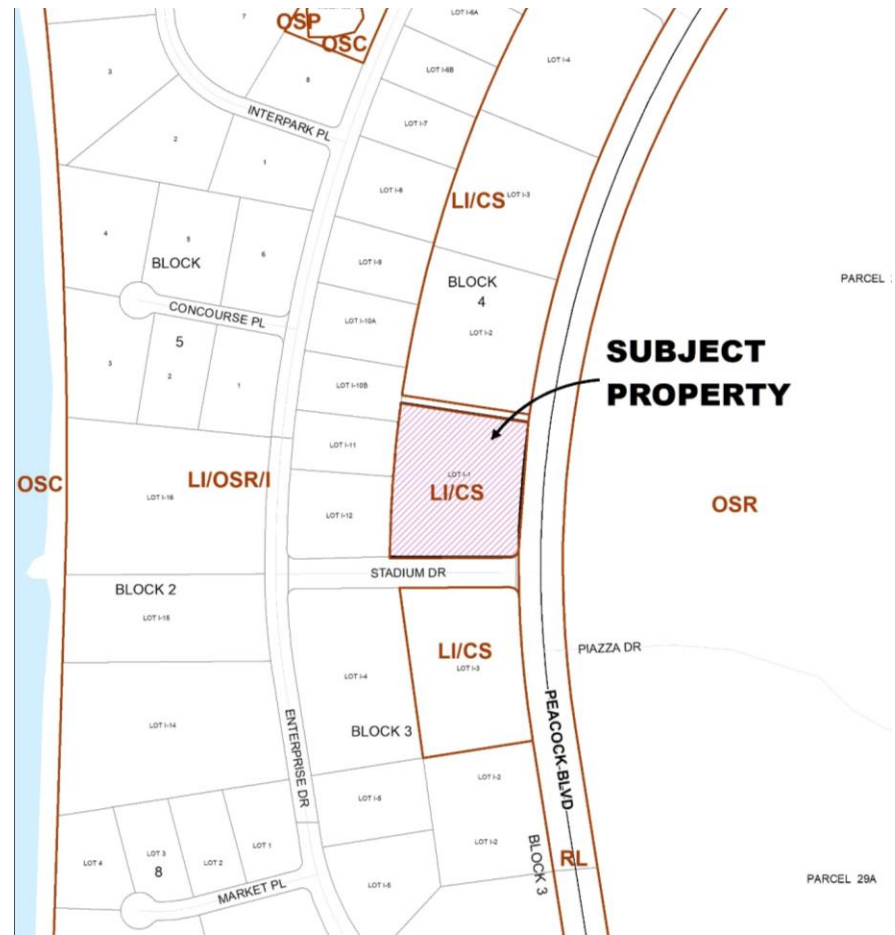
Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent	Vania Pedraja-Castro
Location	510 NW Peacock Boulevard
Existing Use	Warehouse and accessory office



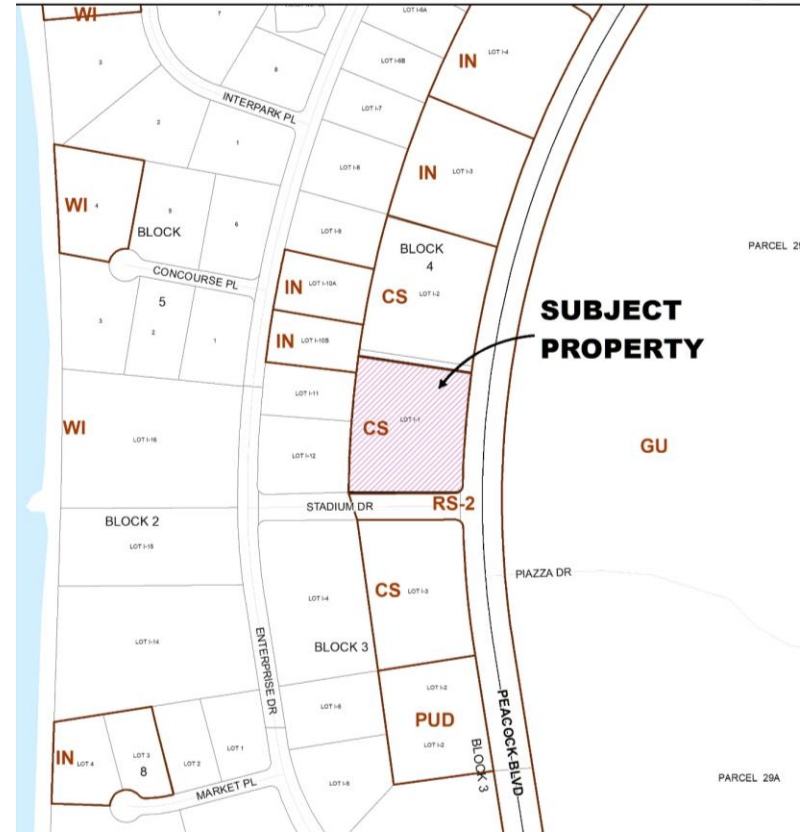
Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Existing warehouse
South	LI/CS	CS	Existing warehouse
East	OSR	GU	Clover Park Fields
West	LI/OSR/I	WI	Warehouse and Office uses

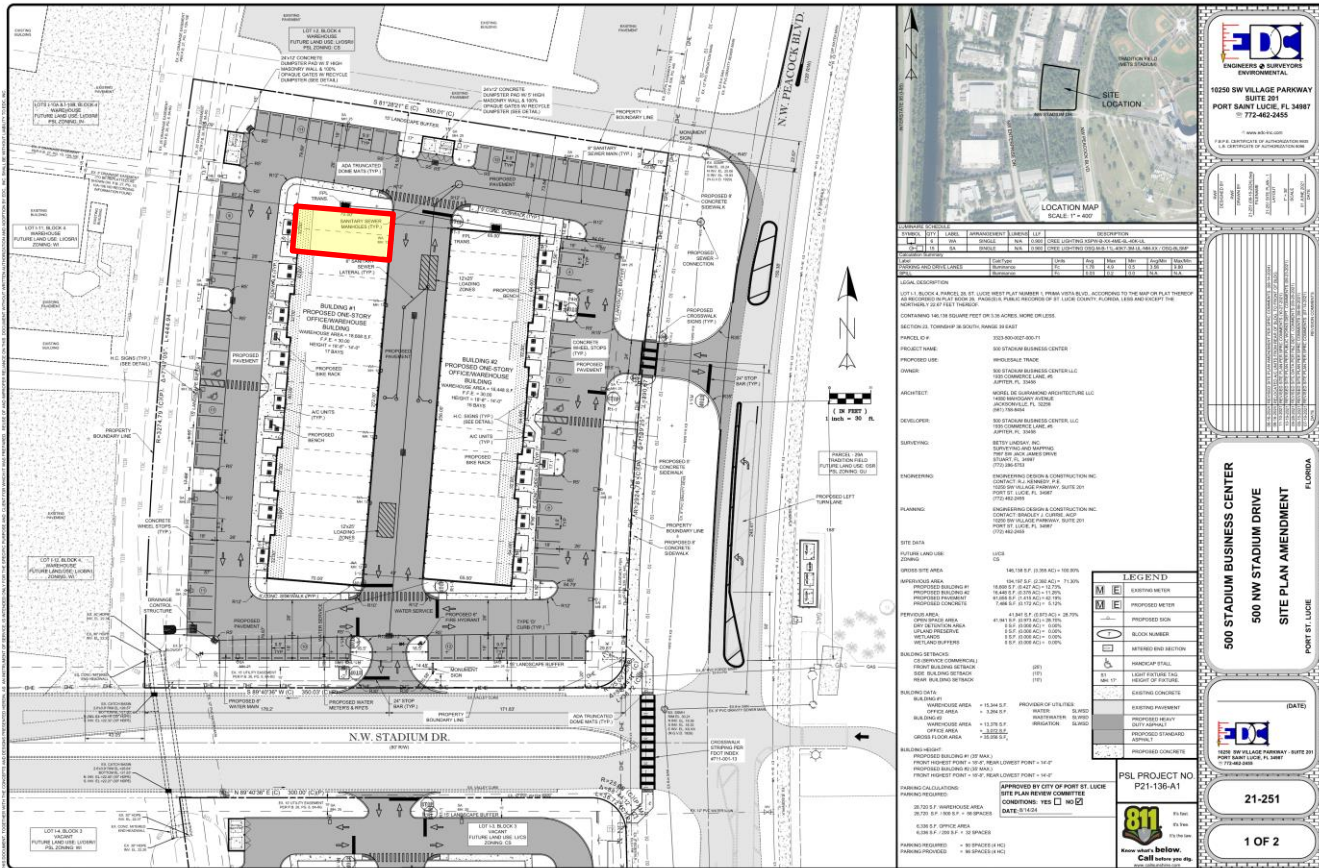


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Site Plan



Planning & Zoning Board Action Options

- Make a Motion to approve
- Make a Motion to approve the variances with the following condition:
 - 1) *This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.*
- Make a motion to deny.
- Make a motion to table.