

P25-192

SLW-500 Stadium Property, LLC - Unit 117

TYPE

VAR

STATUS

CUSTOMER RESPONDED

BUILDING TYPE

COMM

ASSIGNED TO

Cody Sisk

ADDRESS

510 NW Peacock Blvd - Unit 117

SECTION

PI 1

BLOCK

SLW-4

LOT

1

LEGAL DESCRIPTION

ST LUCIE WEST-PLAT 1- BLK 4 LOT I-1-LESS N 22.67 FT-

SITE LOCATION

510 NW Peacock Blvd Unit 117 Port St. Lucie, FL 34986

PARCEL #

3323-500-0027-000-1

CURRENT LANDUSE

PROPOSED LANDUSE

CURRENT ZONING

PROPOSED ZONING

CS

ACREAGE

3.36

NON-RESIDENTIAL SQ. FOOTAGE

NO. OF RESIDENTIAL UNITS

NO. OF LOTS OR TRACTS

0

NO. OF SHEETS IN PLAT

0

UTILITY PROVIDER

DESCRIBE REQUEST

I am writing to formally request a parking variance for the property located at 500 NW Peacock Blvd, Port St. Lucie, FL 43983 Unit 117 which is zoned Commercial Services (CS). The building was originally developed and permitted with parking ratios consistent with office/warehouse use rather than the broader range of uses permitted under the Commercial Services zoning designation. We are requesting the parking variance for recreational use be approved.

Our plaza is currently attracting small, service-oriented tenants, including this boutique fitness studio, JumpStart. JumpStart is a limited by appointment only trampoline fitness studio. They only operate prior to 8:30AM, when most businesses arrive on site. Their class schedule is the following: Monday 6:30AM, 7:30AM, and 5:45PM, Tuesday 7:30AM, Wednesday 5:45PM, Thursday 9:00AM and Friday 6:30AM and 7:30AM. The biggest classes are 6:30AM and 5:45pm with the smallest class being 9:00AM on Thursdays. As you can see from the set schedule, the use is prior to peak traffic in the plaza. Furthermore, the vast majority of the attendees are residents of the motorcoach resort nearby and they carpool in golf carts. The use has not negatively impacting our parking on site and we believe it is an asset to the local community.

When the building was constructed, the parking layout did not fully reflect the intended commercial services use intensity. As a result, businesses that align with the city's vision for growth and local service access are being restricted from occupancy due to parking count discrepancies rather than actual operational impact.

Granting this variance would:

Support small business growth and local entrepreneurship within Port St. Lucie.

Encourage diverse commercial uses in alignment with the city's zoning intent for the CS district.

Utilize existing infrastructure efficiently, without creating adverse traffic or parking conditions.

We respectfully request that the City consider a variance allowing the current parking configuration to satisfy the code requirements for the proposed tenant uses, based on their demonstrated operational patterns and minimal parking impact.

Our goal is to work collaboratively with the City to support businesses that contribute to Port St. Lucie's economic vitality while maintaining a well-planned, functional site. We would be happy to provide tenant schedules, floor plans, or parking utilization data to assist in your review.

Primary Contact Email

vcastro@eastcp.com

AGENT/APPLICANT**FIRST NAME**

Vania

LAST NAME

Pedraja-Castro

Business Name

East CP Management

ADDRESS

510 NW Peacock Blvd Unit 111

CITY

Port St Lucie

STATE

FL

ZIP

34986

EMAIL

vcastro@eastcp.com

PHONE

3054504888

AUTHORIZED SIGNATORY OF CORPORATION**FIRST NAME**

Drew

LAST NAME

DeWitt

ADDRESS

1051 Boston Post Rd Ste 2R

CITY**STATE****ZIP**

Darien	CT	06820
EMAIL		PHONE
DDEWITT@EASTCP.COM		9175362880
PROJECT ARCHITECT/ENGINEER		
FIRST NAME		LAST NAME
Business Name		
ADDRESS		
CITY	STATE	ZIP
EMAIL		PHONE
PROPERTY OWNER		
Business Name		
500 Stadium Property LLC		
ADDRESS		
1051 Boston Post Rd Ste 2R		
CITY	STATE	ZIP
Darien	CT	06820
EMAIL		PHONE
vcastro@eastcp.com		(772) 204-2201
FINAL PERMIT INSPECTION REQUIRED BY:		