

P25-192

SLW-500 Stadium Property, LLC - Unit 117

TYPE	STATUS	BUILDING TYPE	
VAR	CUSTOMER RESPONSED	COMM	
<b>ASSIGNED TO</b>			
Cody Sisk			
<b>ADDRESS</b>			
510 NW Peacock Blvd - Unit 117			
SECTION	BLOCK	LOT	
PI 1	SLW-4	1	
<b>LEGAL DESCRIPTION</b>			
ST LUCIE WEST-PLAT 1- BLK 4 LOT I-1-LESS N 22.67 FT-			
<b>SITE LOCATION</b>			
510 NW Peacock Blvd Unit 117 Port St. Lucie, FL 34986			
<b>PARCEL #</b>			
3323-500-0027-000-1			
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		CS	
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
3.36			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
<b>UTILITY PROVIDER</b>			

**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**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Vania	Pedraja-Castro

---

**Business Name**  
East CP Management

---

**ADDRESS**

510 NW Peacock Blvd Unit 111

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
Port St Lucie	FL	34986

---

<b>EMAIL</b>	<b>PHONE</b>
vcastro@eastcp.com	3054504888

---

**AUTHORIZED SIGNATORY OF CORPORATION**

<b>FIRST NAME</b>	<b>LAST NAME</b>
Drew	DeWitt

---

**ADDRESS**  
1051 Boston Post Rd Ste 2R

---

<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
-------------	--------------	------------

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