

P25-193

SLW-500 Stadium Property, LLC - Suites 101-102

<b>TYPE</b>	<b>STATUS</b>	<b>BUILDING TYPE</b>	
VAR	CUSTOMER RESPONDED	COMM	
<b>ASSIGNED TO</b>			
Cody Sisk			
<b>ADDRESS</b>			
510 NW Peacock Blvd - Suites 101-102			
<b>SECTION</b>	<b>BLOCK</b>	<b>LOT</b>	
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 Suite 101-102			
<b>PARCEL #</b>			
3323-500-0027-000-1			
<b>CURRENT LANDUSE</b>	<b>PROPOSED LANDUSE</b>	<b>CURRENT ZONING</b>	<b>PROPOSED ZONING</b>
		CS	
<b>ACREAGE</b>	<b>NON-RESIDENTIAL SQ. FOOTAGE</b>	<b>NO. OF RESIDENTIAL UNITS</b>	
3.36			
<b>NO. OF LOTS OR TRACTS</b>	<b>NO. OF SHEETS IN PLAT</b>		
0	0		
<b>UTILITY PROVIDER</b>			
<b>DESCRIBE REQUEST</b>			

Dear Planning and Zoning Board Members,

I am writing to formally request a parking variance for the property located at 510 NW Peacock Blvd Unit 101-102 Port St. Lucie, FL 34986 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 by approved.

Our plaza is currently attracting small, service-oriented tenants, including a personal fitness studio, The Gold Standard located in unit 101 and 102. The Gold Standard is a by appointment only studio as the owner is the only employee and is a private fitness coach. His business model is based on taking clients 1 on 1 in one hour increments; there is no overlap between clients. The parking use during normal business hours never exceeds two, the business owner and his client. Furthermore, the classes he does have are well past typical hours of operations in the plaza. He has classes Monday-Friday between 7PM-8PM, thus not affecting any parking in the plaza during normal operations. This business has limited class sizes, appointment-based scheduling, and restricted operating hours, resulting in actual parking demand that is substantially lower than what is required by code on paper.

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.

Thank you for your time and consideration. We appreciate your partnership in helping our tenants and our community continue to grow and thrive.

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**Primary Contact Email**

vcastro@eastcp.com

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**AGENT/APPLICANT**

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**FIRST NAME**

Vania

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**LAST NAME**

Pedraja-Castro

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**Business Name**

East CP Management

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**ADDRESS**

510 NW Peacock Blvd Unit 111

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**CITY**

Port St Lucie

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**STATE**

FL

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**ZIP**

34986

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**EMAIL**

vcastro@eastcp.com

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**PHONE**

3054504888

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**AUTHORIZED SIGNATORY OF CORPORATION**

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<b>FIRST NAME</b>		<b>LAST NAME</b>	
Drew		DeWitt	
<b>ADDRESS</b>			
1051 Boston Post Road 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>			