

P25-193

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

TYPE	STATUS	BUILDING TYPE	
VAR	CUSTOMER RESPONSED	COMM	
ASSIGNED TO			
Cody Sisk			
ADDRESS			
510 NW Peacock Blvd - Suites 101-102			
SECTION	BLOCK	LOT	
PI 1	SLW-4	1	
LEGAL DESCRIPTION			
ST LUCIE WEST-PLAT 1- BLK 4 LOT I-1-LESS N 22.67 FT-			
SITE LOCATION			
510 NW Peacock Blvd Suite 101-102			
PARCEL #			
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		
UTILITY PROVIDER			

DESCRIBE REQUEST

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.

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 Road Ste 2R

CITY

Darien

STATE

CT

ZIP

06820

EMAIL

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PHONE

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

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06820

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(772) 204-2201

FINAL PERMIT INSPECTION REQUIRED BY: