

P25-194

SLW-500 Stadium Property, LLC - Suites 103-104

TYPE	STATUS	BUILDING TYPE
VAR	CUSTOMER RESPONSED	COMM

ASSIGNED TO

Cody Sisk

ADDRESS

500 NW Peacock Blvd - Suites 103-104

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

500 NW Peacock Blvd Suite 103-104

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 500 NW Peacock Blvd Unit 103-104, 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 be approved for the physical therapy office.

Our plaza is currently attracting small, service-oriented tenants, including a small physical therapy office. This physical therapy will be an appointment only location with minimal parking requirements as most patients will be dropped off at the center.

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	LAST NAME
Vania	Pedraja-Castro

Business Name
East CP Management

ADDRESS
510 NW Peacock Blvd

CITY	STATE	ZIP
Port St Lucie	FL	34986

EMAIL	PHONE
vcastro@eastcp.com	3054504888

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Drew	DeWitt

ADDRESS
1051 Boston Post Rd Ste 2R

CITY	STATE	ZIP
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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:		