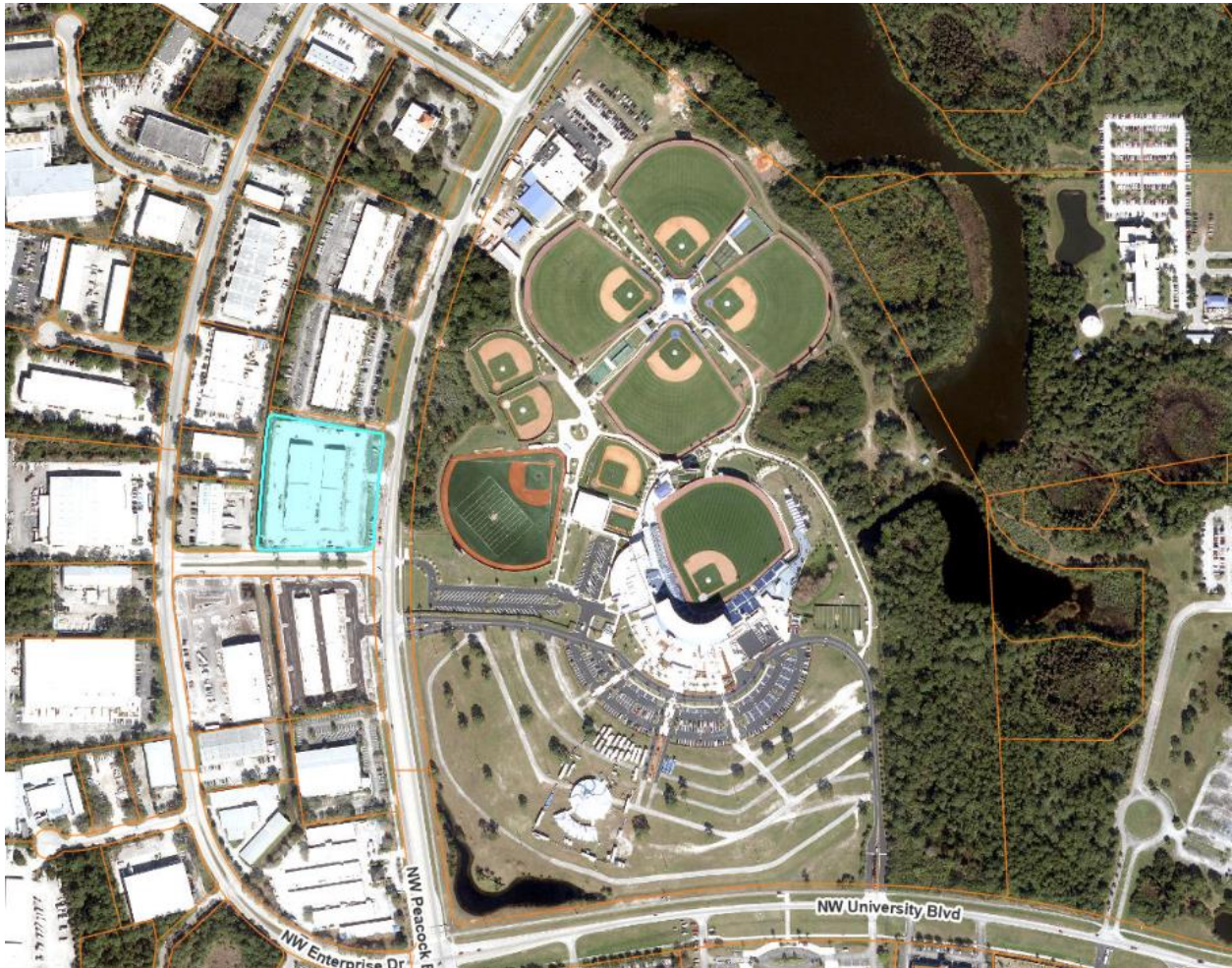




SLW-500 Stadium Property, LLC - Unit 101 and 102
Parking Variance
Project No. P25-193



SUMMARY

Applicant's Request:	This is a request to grant a variance to allow a reduction in the required parking for a recreational use/private fitness coach for Gold Standard fitness studio.
Application Type:	Variance, Quasi-Judicial
Applicant:	Vania Pedraja-Castro
Property Owner:	500 Stadium Property, LLC.
Location:	Northwest corner of Stadium Drive and Peacock Boulevard
Project Planner:	Cody Sisk, Planner III

Project Description

The City of Port St. Lucie has received a request from Vania Pedraja-Castro, agent for the property owner, 500 Stadium Property, LLC, to grant a variance to Section 158.221 (C) (17) of the Zoning Code to allow for a reduction in parking for a proposed fitness studio. The request is to grant a variance of five parking spaces to allow for fitness studio consisting of personal trainer/private coach to operate in Building 1 at 510 NW Peacock Blvd, Units 101 and 102. Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities. The proposed use, Gold Standard, will lease two units of Building 1 for a total of 2,280 square feet.

The subject property is zoned Service Commercial (CS) and consists of two office/warehouse buildings. A site plan was approved in 2021. Building 1 is comprised of 15,344 square feet of warehouse space, 3,264 square feet of office space and a total of 17 warehouse bays. Building No. 2 is comprised of 13,376 square feet of warehouse space, 3,072 square feet of office space and a total of 16 warehouse bays. Based on these ratios, the project was parked at one space per 500 square feet of warehouse space and one space per each 200 square feet of office space. This results in a total parking required of 90 spaces and 96 spaces were constructed. It works out to a ratio of one space per each 365 square feet of building space. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions. The applicant is proposing a recreational facility uses that is parked at a ratio of one space per 200 square feet per City Code.

The property owner has lease agreements with tenants whose uses exceed the amount of parking provided on site. The City has received a request for a total of three separate uses that each require a separate parking variance. In addition to this application, there are two additional variance applications for parking for this location that are scheduled for the January 6, 2025 Planning and Zoning Board. The other two applications are:

1. P25-192 – 500 Stadium Property, LLC, has submitted a request for variance for three parking spaces for a recreational use for a personal fitness studio to operate out of Building 1, Unit 117 (Jump Start Fitness).
2. P25-194 - 500 Stadium Property, LLC, has submitted a request for a variance of four parking spaces for a physical therapy office to operate out of Building 2, Units 103 and 104 (Fyzical Medical).

The applicant has provided a parking study and has identified the hours of operation for each of the uses to demonstrate sufficient parking will be available to accommodate the various uses.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet on December 22, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

Parcel Number:	3323-500-0027-000-1
Property Size:	3.36 Acres
Legal Description:	Lot I-1, Block 4, of Parcel 28, St. Lucie West, Plat Number 1, Prima Vista Boulevard as Recorded in Plat Book 26, Pages 8, 8A Through 8G
Address:	500 NW Peacock Blvd
Future Land Use:	LI/CS

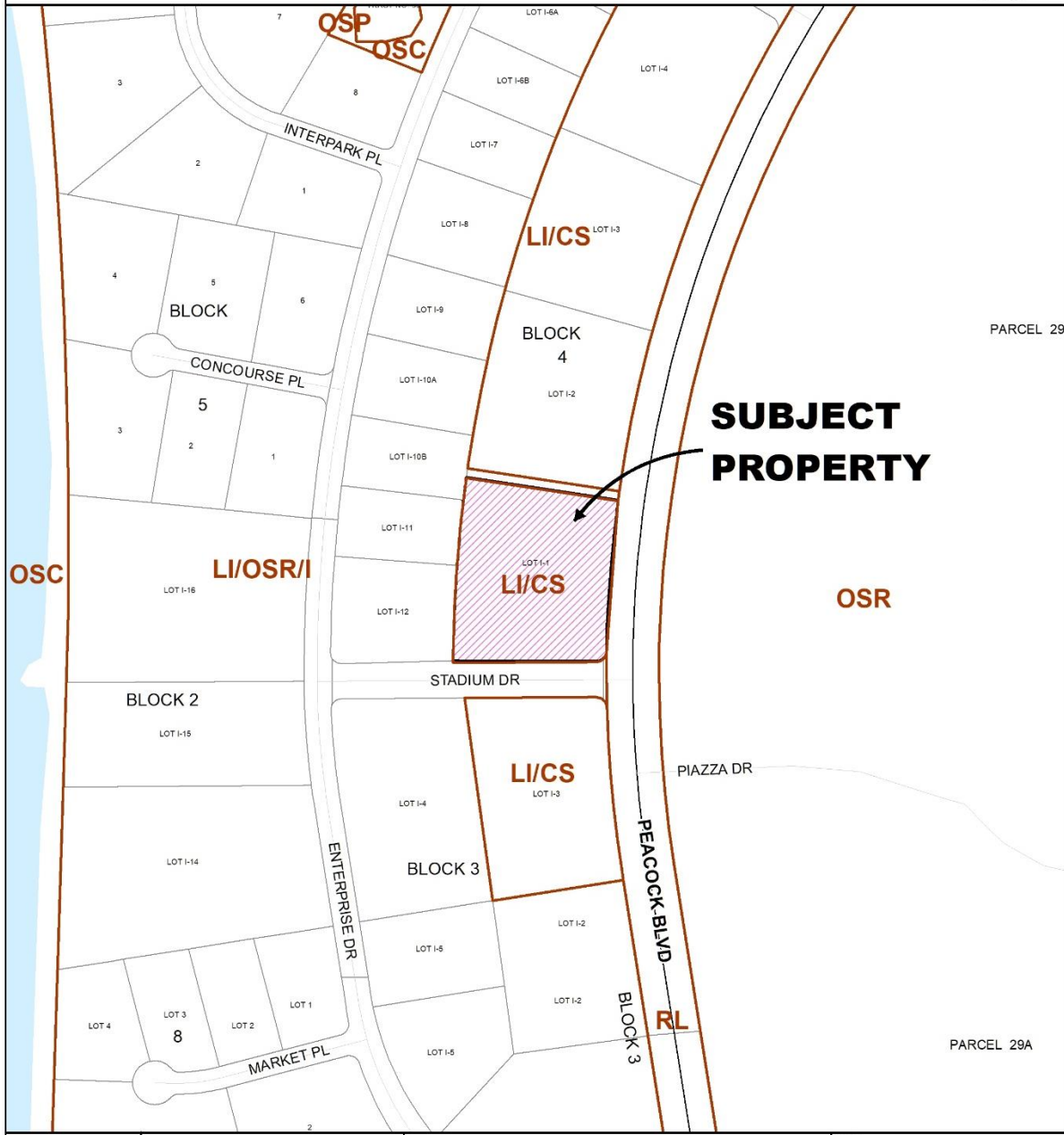
Existing Zoning:	CS (Service Commercial)
Existing Use:	Service Commercial Warehouse

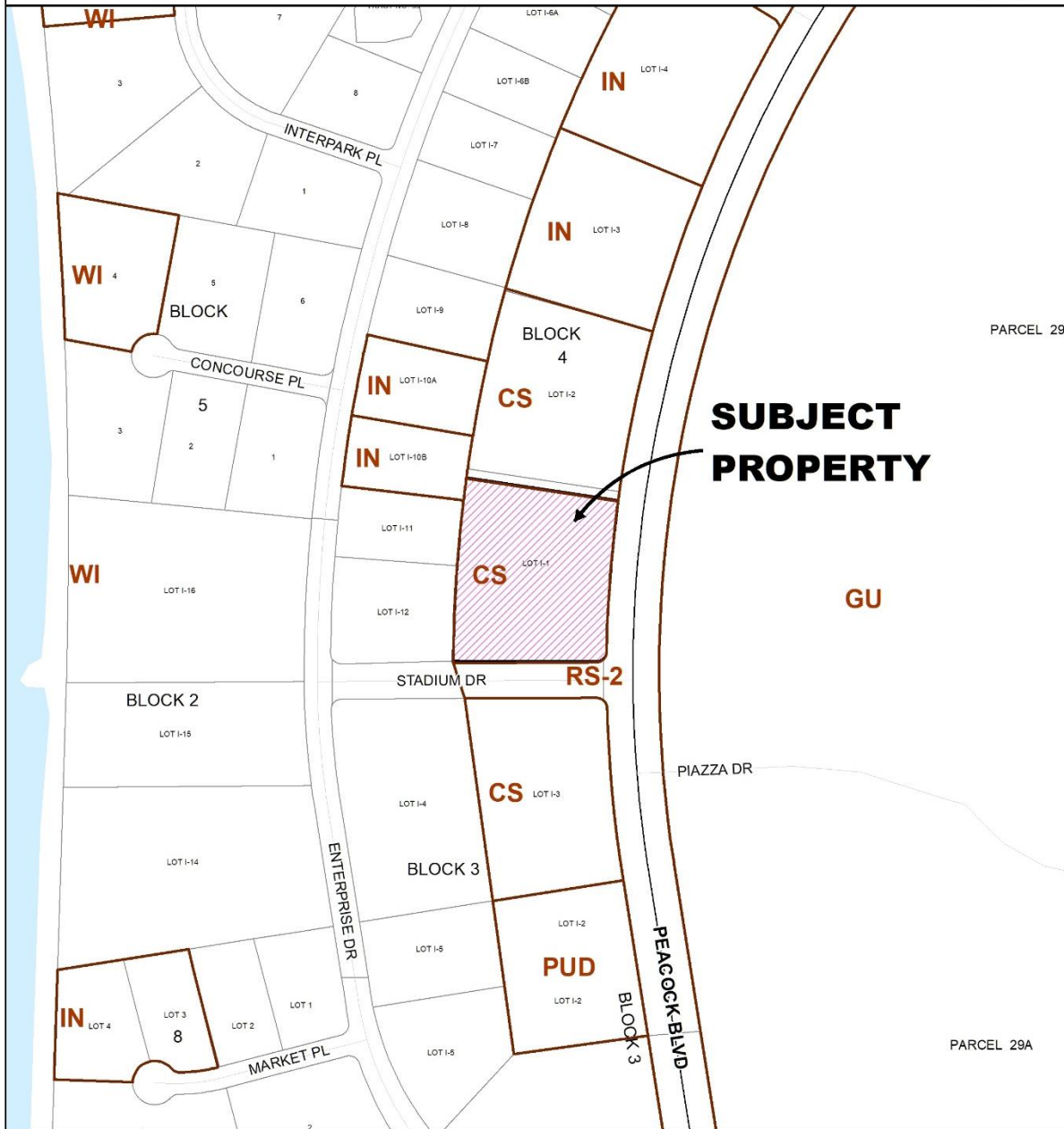
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Existing warehouse
South	LI/CS	CS	Existing warehouse
East	OSR	GU	Clover Park Fields
West	LI/OSR/I	WI	Warehouse and Office uses

NCD-New Community Development, MPUD-Master Planned Unit Development

FUTURE LAND USE





IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - ***Applicant's Response:** 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 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.*
 - ***Staff Findings:** The subject property is zoned Service Commercial (CS) and consists of two office/warehouse buildings. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking ratios to accommodate warehouse and accessory office functions at a ratio of one space per 500 square feet for warehouse use and one space per 200 square feet for office use. The applicant is proposing a recreational fitness use that requires a higher parking ratio than the intended uses shown on the site plan. The current owner is choosing to bring in uses that have a higher parking demand than what the building was originally intended. The applicant has stated that the proposed use will have off hours compared to the warehouse uses and limited class sizes.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - ***Applicant's Response:** The requested variance is based on actual parking demand relative to specific tenant operations, not on preferential treatment. Other*

similarly configured properties in the Commercial Services district are subject to the same code; the variance merely allows reasonable use of the existing parking supply without requiring additional construction or expansion that would be impractical or unnecessary. The intent is to align code requirements with real-world operational realities rather than to confer a special advantage. 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.

- Staff Findings: *The applicant has provided a parking demand analysis in support of the parking reduction request. It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition. Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand. The applicant's parking demand analysis is included in the submittal packet.*

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

- Applicant's Response: *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.*
- Staff Findings: *The applicant has provided a parking demand analysis. It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition. Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand.*

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

- Applicant's Response: *Without the variance, the applicant would be unable to lease units to small service-oriented businesses (fitness studios and a physical therapy office) due to insufficient parking under strict code calculations, despite these tenants generating parking demand well below code. This limitation would prevent the plaza from fulfilling its intended commercial service potential, reduce economic activity at the property, and hinder efforts to support local business growth in Port St. Lucie.*

- *Staff Findings: The current owner is choosing to bring in uses that have a higher parking ratio than what was required when the site plan was approved for warehouse with ancillary office use. As such, there is insufficient parking to support the proposed uses and parking relief is required. The applicant has provided a parking demand analysis to demonstrate that the site can accommodate the uses that require additional parking since the hours of operation are not during peak day time demand.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- *Applicant's Response: Approval of this variance is essential for these tenants to occupy the property. The existing parking configuration cannot be altered without extensive reconstruction that is impractical. Only by granting the variance can these businesses move forward and contribute to the economic vitality of the area.*
 - *Staff Findings: Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities. Based on these ratios, the project was parked at one space per 500 square feet of warehouse space and one space per each 200 square feet of office space. It works out to a ratio of one space per each 365 square feet of building space. The proposed use, Gold Standard, will lease two units of Building 1 for a total of 2,280 square feet. The request is to grant a variance of five parking spaces to allow a fitness studio consisting of personal trainer/private coach to operate in Building 1 at 510 NW Peacock Blvd, Units 101 and 102, which is the minimum number of parking spaces required for this use.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- *Applicant's Response: Granting the variance allows the property to be used in a manner consistent with other Commercial Services properties that have sufficient parking for their actual operations. It ensures that this property is not disadvantaged relative to similar sites, enabling the applicant to attract and retain tenants in line with typical market conditions and zoning expectations.*
 - *Staff Findings: A variance is required to accommodate the proposed recreational facility use which requires a parking ratio of one space for each 200 square feet of gross floor area. The site plan for the subject property identified the proposed uses for the site as warehouse with ancillary office use. The parking ratios on the site plan match the warehouse and ancillary office uses. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions. The current owner is choosing to bring in uses that have a higher parking demand than what the building was originally intended. As such, there is insufficient parking to support the proposed uses and parking relief is required. The applicant has provided a parking demand analysis to demonstrate that the site can accommodate the uses that require additional parking since the hours of operation will vary between uses and all of the uses will not be operation during peak day time demand.*
- 7) That there will be full compliance with any additional conditions and safeguards which the

Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

- *Applicant's Response: Applicant acknowledges and agrees to full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.*
- *Staff Findings: If the Board chooses to grant the parking variance relief, the Planning and Zoning Department would recommend the following condition:*
 - *This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may make a:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may make a:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).