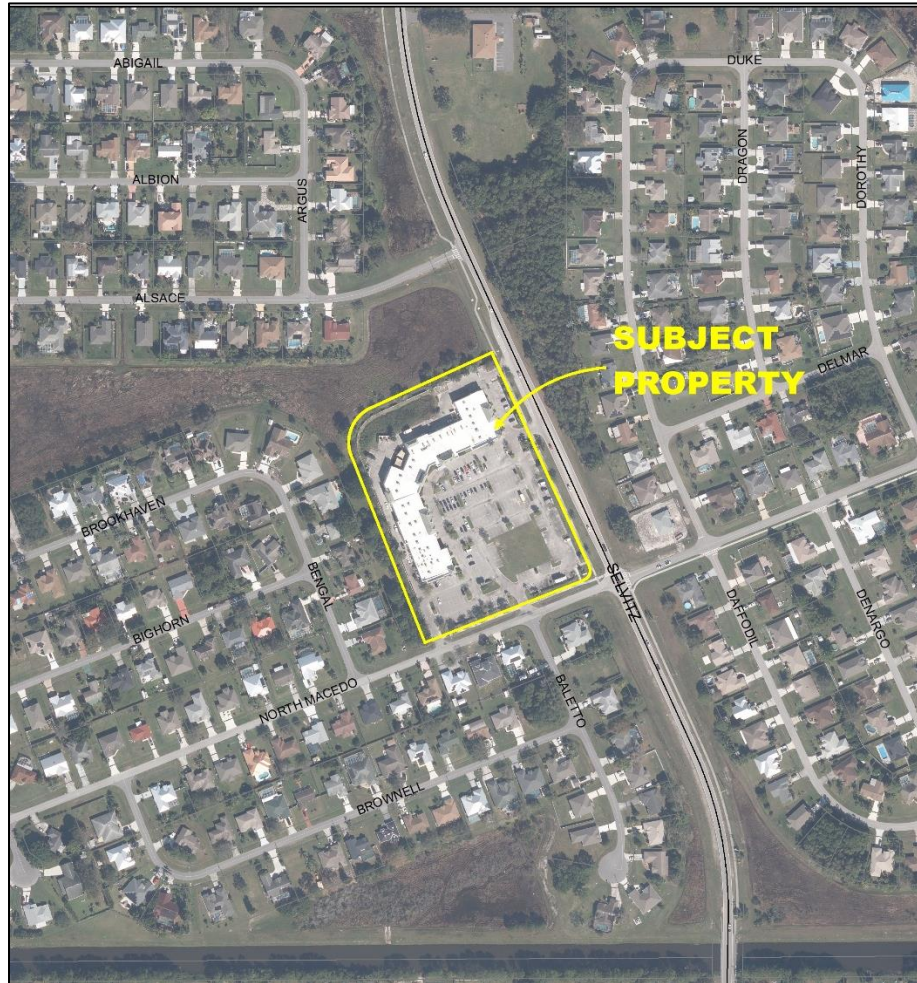




PLANNING AND ZONING BOARD STAFF REPORT
January 6, 2026, Planning and Zoning Board Meeting

6500 Selvitz Inc.
Special Exception Use
P25-195



Project Location Map

SUMMARY

Applicant's Request:	The request is for a Special Exception Use (SEU) to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (day care center) for a total of 3,778 square feet.
Applicant:	Manuel Leonor, Nana's House Academy, LLC.
Property Owner:	6500 Selvitz Inc.
Location:	North of NW North Macedo Boulevard and west of NW Selvitz Road
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received a request from Manuel Leonor, Nana's House Academy, on behalf of the property owner, 6500 Selvitz Inc., for a special exception use (SEU) to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (a daycare center) for a total of 3,778 square feet. The subject property is within the General Commercial (CG) Zoning District and has a CG future land use designation. The property is located north of NW Macedo Boulevard and west of NW Selvitz Road and is legally described as Port St. Lucie Section 43 – Tract E.

Section 158.124(C), General Commercial (CG) Zoning District, requires enclosed assembly areas over 3,000 square feet, without an alcoholic beverage license for on-premises consumption, to apply for a special exception use. A special exception use (Resolution 06-R40) was granted to the property in 2006 to allow a day care center within the existing shopping plaza. The day care is currently operating in Unit 6550 and is requesting to expand into Unit 6554, to add a classroom, kitchen, and restrooms. As the current enclosed assembly area within Unit 6550 is 2,821 square feet, and the applicant is requesting to add 957 square feet of enclosed assembly area, the resulting 3,778 square feet requires a new special exception use. The site is located within the Parkway Shopping Plaza.

Previous Actions

May 22, 2006: The City Council granted a special exception use (P06-061) allowing the 3,427-square-foot day care center and 1,900-square-foot playground to operate within the existing commercial plaza under Resolution 06-R40.

Public Notice Requirements

Notice of this request for a special exception use was mailed on December 22, 2025, to owners of property within a 750-foot radius of the subject property.

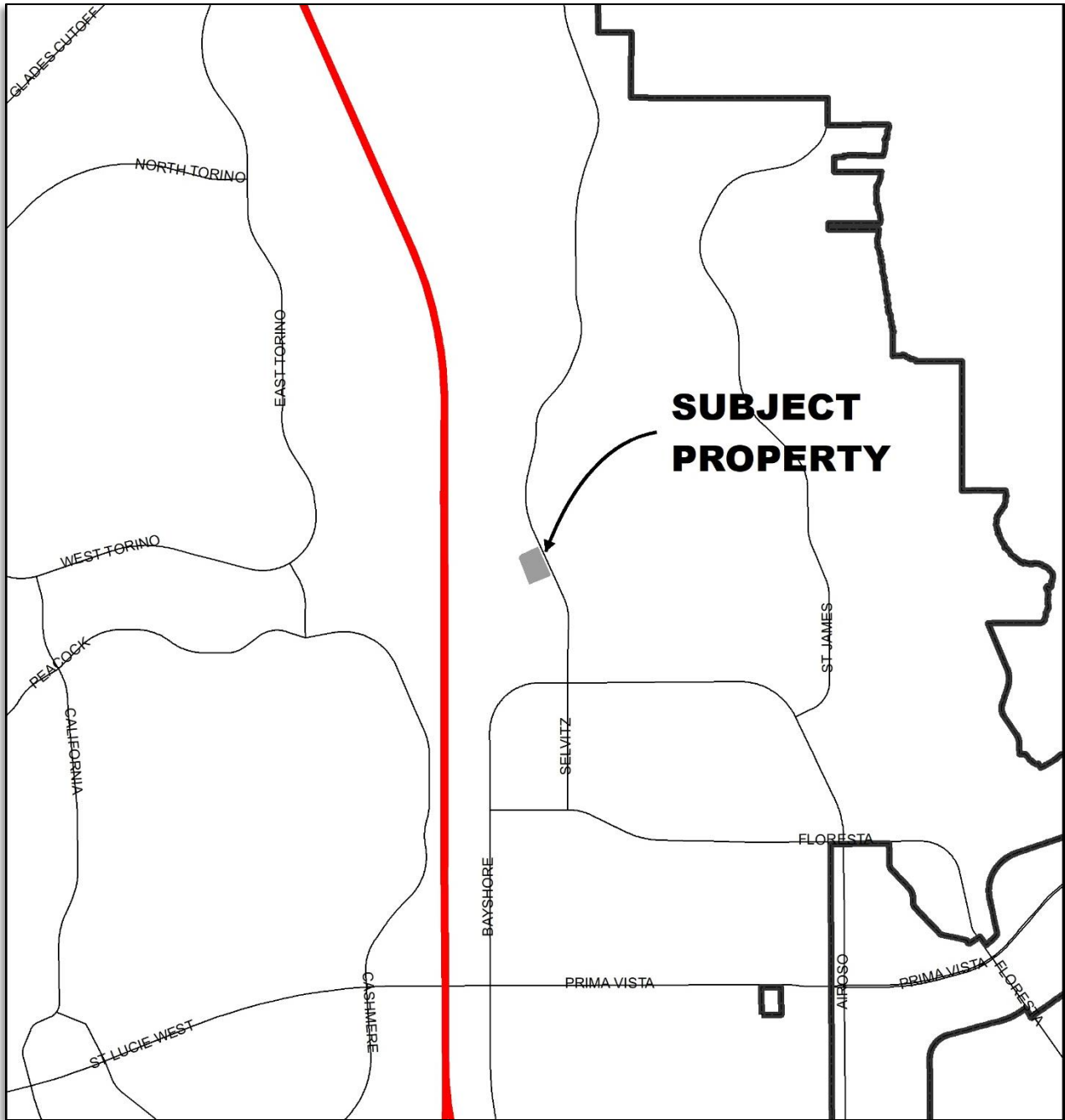
Location and Site Information

Parcel Number:	3420-715-0005-000-9
Property Address:	6500 NW Selvitz Road
Property Size:	+/- 6.59 -acres
Legal Description:	Port St. Lucie Section 43 – Tract E
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Parkway Plaza Commercial Shopping Center

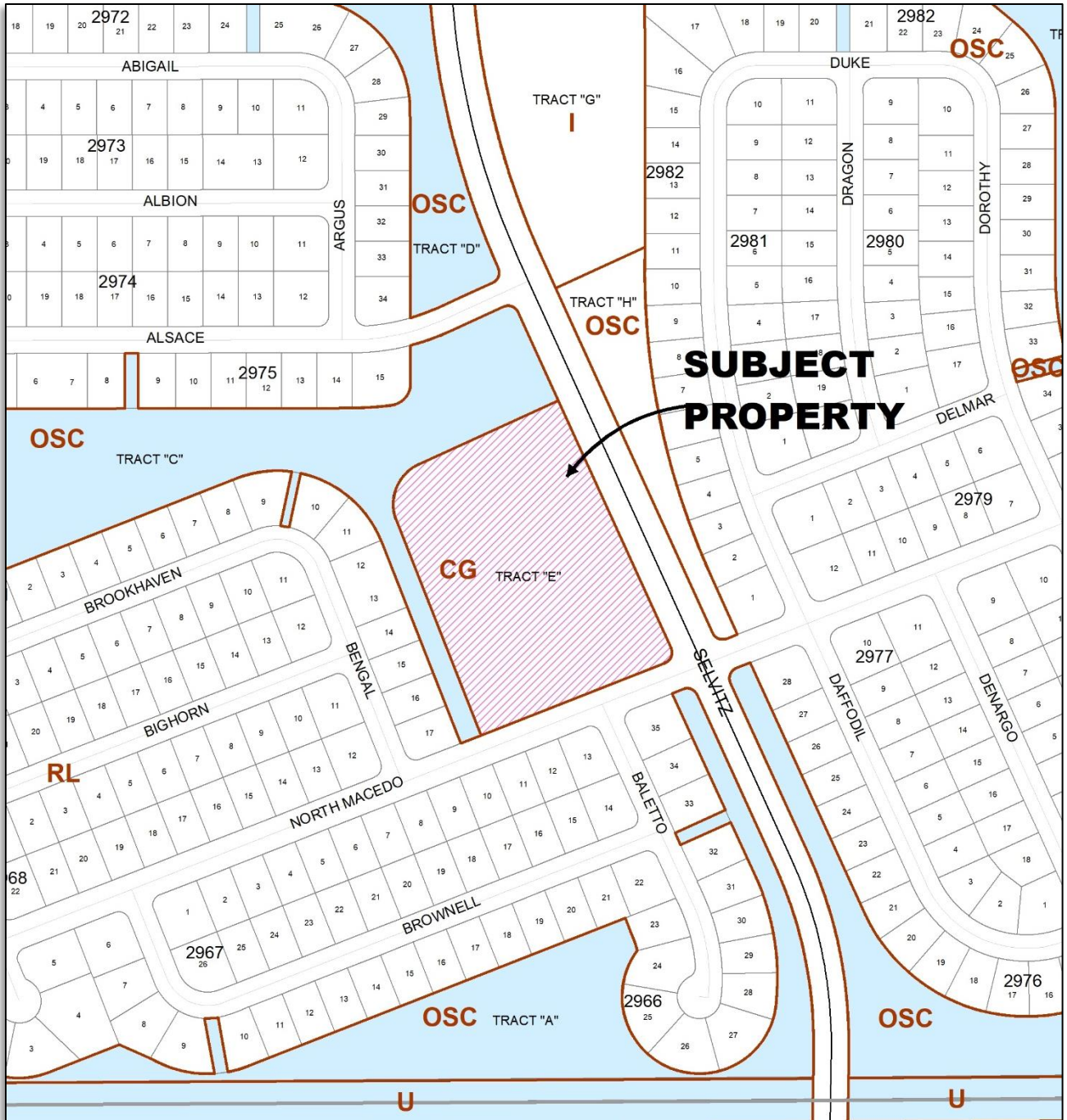
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Drainage
South	RL	RS-2	Single-family homes
East	OSC/RL	RS-2	Drainage/Single-Family Homes
West	OSC/RL	RS-2	Upland Habitat/Single-Family Homes

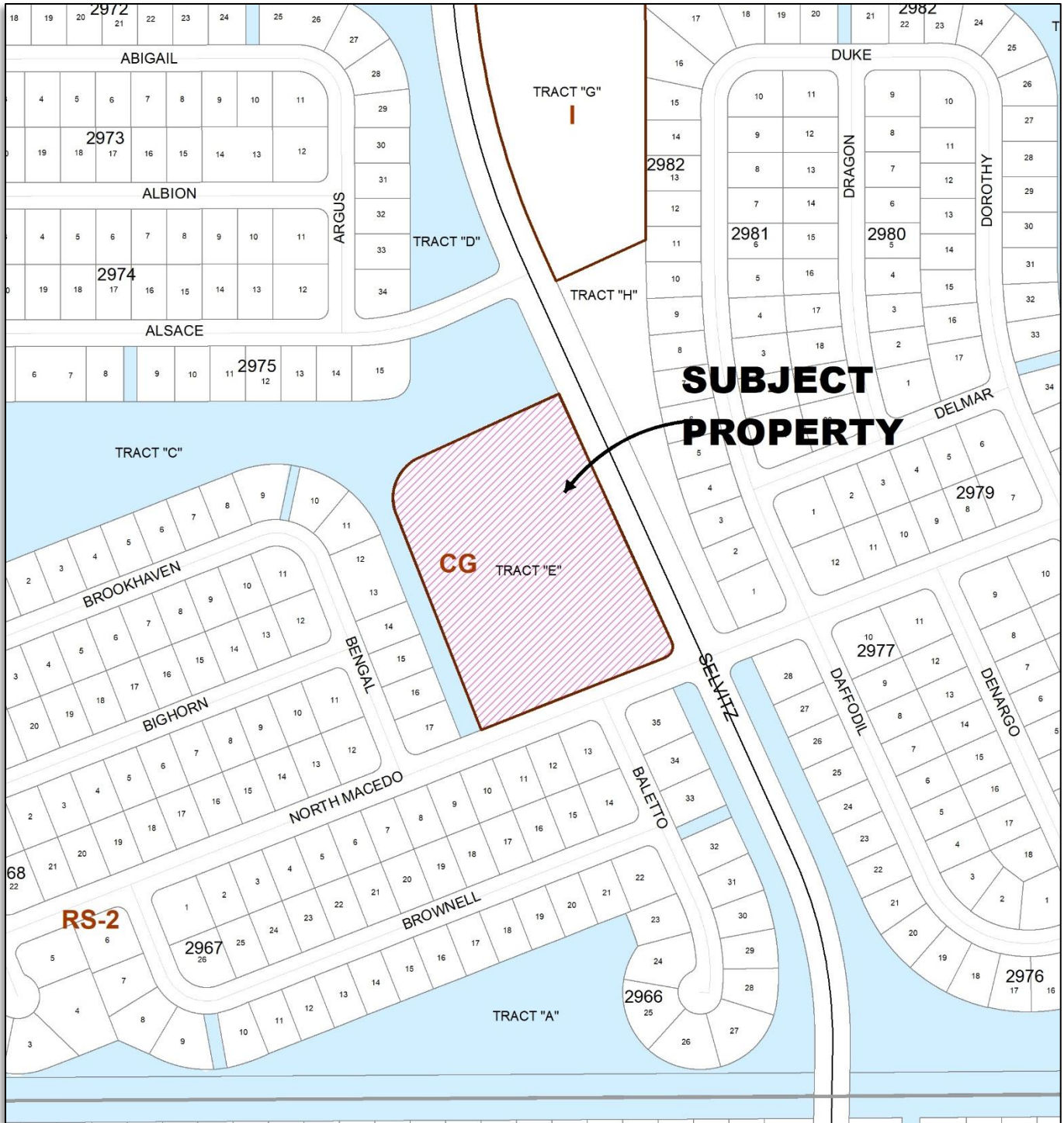
OSC – Open Space Conservation, RL-Low-Density Residential , RS-2-Single-family residential



Location Map



Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria and Staff's review is below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- **Applicant's Response:** *There are four access points, two on Selvitz Road and two on North Macedo Blvd. as approved by the city for the existing plaza. No change should be required as the traffic generated by this special exception use is less and or insignificant to the approved existing use.*
- **Staff Findings:** There are no proposed changes to ingress and egress with this application. The existing site plan has two points of ingress/egress along Selvitz Road and two points of ingress/egress on North Macedo Boulevard. The proposed expansion will not impact convenience, traffic flow, and access.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Applicant's Response:** *A day care center requires one parking space for every 300 square feet of gross floor area. The parking on the approved site plan was calculated for retail use, which requires to have one space per every 200 square feet. This special exception use will require fewer parking than the approved site plan.*
- **Staff findings:** Per Section 158.221(C)(6) of the City Code, day care centers require parking at a ratio of one space per 300 square feet of gross floor area. The existing day care center (Unit 6550) consists of 3,427 square feet and the expansion area (Unit 6554) contains 2,217 square feet for a total of 5,644 square feet. This would require 19 parking spaces. The overall shopping center is parked at a rate of one space per 250 square feet with a total of 305 parking spaces. This request reduces the parking demand and as a result, the site contains sufficient parking capacity to support this special exception request.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- **Applicant's Response:** *Adequate utilities are available and in place as approved by the city for the existing plaza.*
- **Staff findings:** Adequate utilities are available to service the proposed expansion. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- **Applicant's Response:** *A buffer wall and a drainage tract separate this special exception use from the adjacent residential area. As approved by the city for the existing plaza.*

- Staff findings: No additional screening or buffering is required with this special exception use application. The site's approved site plan and landscape plan provides adequate perimeter landscaping and buffering. The northern and western property lines are abutting drainage tracts with an Open Space Conservation (OSC) future land use designation. Both sides of the property have a 10-foot landscape buffer and 6-foot-high architectural wall. Additionally, there is a 0.31-acre dry retention area behind on the shopping plaza along the northern property line.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: *There are no proposed changes to signs or lighting that was already approved by the city for the existing plaza.*
- Staff findings: Outdoor lighting complies with the requirements of City Code Section 158.221. Any outdoor signs shall comply with Chapter 155 Sign Code. Any future individual tenant sign shall be permitted through separate building permit application.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *There are no proposed changes to open spaces that was already approved by the city for the existing plaza.*
- Staff findings: Yard setbacks and open space were previously addressed with the existing site plan. No changes to the existing yards and open space are being requested.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *A day care center is listed as a special exception use in the general commercial zoning district and all appropriate steps are being taken to conform to the requirements set forth by the city's land development regulations.*
- Staff findings: The proposed Special Exception Use is permitted as defined in Section 158.124(C)(2) – General Commercial (CG) Zoning District and shall conform to all provisions of the Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: *The existing plaza has already been approved for retail, taking into consideration the health, safety, and welfare of residents. The city also has approved the use of a daycare center and this special exception use is simply looking to expand the already approved use to further benefit the surrounding residence.*
- Staff findings: By adhering to the City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City. The existing day care center use was approved as a special exception in 2006 and has since been operating.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: *This special exception use will not continue a nuisance or hazard as it will generate less traffic than other retail uses.*
- Staff findings: The proposed day care expansion is not expected to generate noise that could constitute a nuisance. The proposed floor plan shows a classroom addition, kitchen area, and two restrooms in the proposed expansion. The hours of operation will remain Monday through Friday, 6:30AM to 6:00PM. The current licensed capacity of the day care center is 82 students. The proposed expansion will increase the licensable capacity to 100 students.
- The traffic analysis was reviewed by the Public Works Department who determined that the transportation elements were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code and Public Works Policy 19-01pwd. The proposed project is anticipated to generate 212 Average Daily, 78 AM Peak Hour and 82 PM Peak Hour driveway trips. This represents a reduction of 35 Average Daily trips from the current use. The proposed use will increase the AM Peak Hour and PM Peak Hour trips by 3 and 1 respectively, and is not anticipated to have any significant impact to the adjacent roads

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: *This special exception use will provide no change or additions to the approved existing plaza. Limiting any sort of impact it may have on the adjacent properties and surrounding neighborhoods.*
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The facility is in an area designated for commercial development. The site is already developed, and the required landscape buffers have been installed.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.