

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, GRANTING A SPECIAL EXCEPTION USE TO ALLOW AN ENCLOSED ASSEMBLY AREA OVER 3,000 SQUARE FEET, WITHOUT AN ALCOHOLIC BEVERAGE LICENSE FOR ON-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES, IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT PER SECTION 158.124(C)(2) OF THE PORT ST. LUCIE CODE OF ORDINANCES FOR A PROJECT KNOWN AS 6500 SELVITZ INC. (P25-195); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie, Florida, has been requested by Manuel Leonor, of Nana's House Academy, LLC, on behalf of 6500 Selvitz Inc., the property owner, to grant a special exception to allow an enclosed assembly area over 3,000 square feet, more specifically 3,778 square feet, in the General Commercial (CG) Zoning District per Section 158.124(C)(2) of the City of Port S. Lucie Code of Ordinances, on property legally described as Port St. Lucie Section Forty Three, Tract E, St. Lucie County, Florida, according to the plat therefore as recorded in Plat Book 16, Pages 15, 15A through 15L, of the Official Records of St. Lucie County, Florida; and

**WHEREAS**, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

**WHEREAS**, the Planning and Zoning Board held a public hearing on January 6, 2026, to review the special exception use application (P25-195) to determine the suitability of the proposed use at the Property and has submitted its recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing on January 26, 2026, to consider the special exception use application (P25-195), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the special exception use application (P25-195) and, based on substantial and competent evidence, has determined that all of the criteria set forth in Section 158.260 have been met.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:**

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Approval of Application for Special Exception Use. The property owner's application for a special exception use is hereby approved to allow an enclosed assembly area

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over 3,000 square feet, more specifically 3,778 square feet, without an alcoholic beverage license for on-premises consumption, of alcoholic beverages, in the General Commercial (CG) Zoning District as set forth in Exhibit “A”, Proposed Floor Plan, attached hereto.

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida, this 26<sup>th</sup> day of January, 2026.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, City Attorney