

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: mleonor.nha@gmail.com

PROPERTY OWNER:

Name: 6500 Selvitz Inc
Address: 1017 N State Road 7 #126, Royal Palm Beach, FL 33411
Telephone No.: (561)-262-7878 Email ken@mlcrinc.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Manuel Leonor
Address: 6550 NW Selvitz Rd, Port St. Lucie, FL 34983
Telephone No.: (772)-722-1250 Email mleonor.nha@gmail.com

SUBJECT PROPERTY:

Legal Description: Tract "E", PORT ST. LUCIE SECTION FORTY THREE, Plat Book 16, Page 15, Public Records of St. Lucie County, Florida

Parcel I.D Number: 3420-715-0005-000-9

Address: 6554 NW Selvitz Rd, Port St. Lucie, FL 34983 Bays: _____

Development Name: Parkway Plaza (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 2,217 Assembly Area (sq. ft.): _____

Current Zoning Classification: General Commercial SEU Requested: Institutional

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

This project is to connect Unit 6550 and Unit 6554 with a doorway through the shared wall of the two units.

Unit 6550 is a licensed and operational daycare with the intent to expand the facility into unit 6554.

The units are a part of an existing commercial plaza, located at 6500 NW Selvitz Rd, Port St. Lucie, FL 34983.

The work proposed to be done is a doorway connecting both units.


Signature of Applicant

Manuel Leonor
Hand Print Name

11/4/2025
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will 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.

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 exemption use is less and or insignificant to the approved existing use.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

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 spcae per ever 200 square feet.

This special exception use will requires fewer parking than the approved site plan.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

Adequate utilities are available and in place as approved by the city for the existing plaza.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

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.

(E) Please explain how 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.

There are no proposed changes to signs or lighting that was already approved by the city for the existing plaza.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

There are no proposed changes to open spaces that was already approved by the city for the existing plaza.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

A day care center is listed as a special exception use in the general commercial zoning district and all appropriate steps are been taken to conform to the requirements set forth by the city's land development regulations.

(H) Please explain how 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.

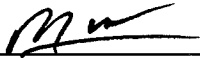
The existing plaza has already been approved for retail, taking into consideration the health, safety, and welfare of residents. The city also has already aproved the use of a daycare center and this special exception use is simply looking to expand the already approved use to further benefit the surrounding residence.

(I) Please explain how 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.

This special exception use will not constitute a nuisance or hazard as it will generate less traffic than other retail uses.

(J) Please explain how 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.

This special exception use will provide no change or additions to the approved existing plaza. Limiting any sort of impact it my have on the adjacent properties and surrounding neighborhood.



Signature of Applicant

Manuel Leonor

Hand Print Name

11/4/2025

Date

PLEASE NOTE:

(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 neighborhood.

(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.