



6500 Selvitz, Inc.

Special Exception Use
Project No. P25-195

City Council Meeting
Sofia Trail, Planner I
January 26, 2026

Request Summary

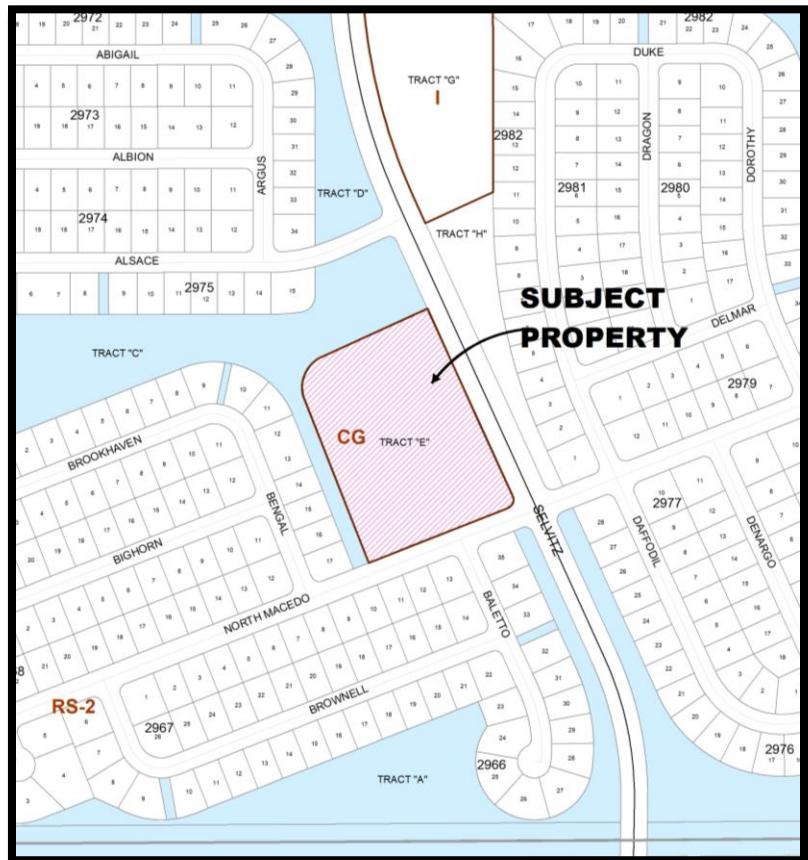
Owner:	6500 Selvitz Inc.
Applicant:	Manuel Leonor, Nana's House Academy, LLC.
Location:	North of NW North Macedo Boulevard and west of NW Selvitz Road
Request:	Special Exception Use (SEU) to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (day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

Background

- 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.

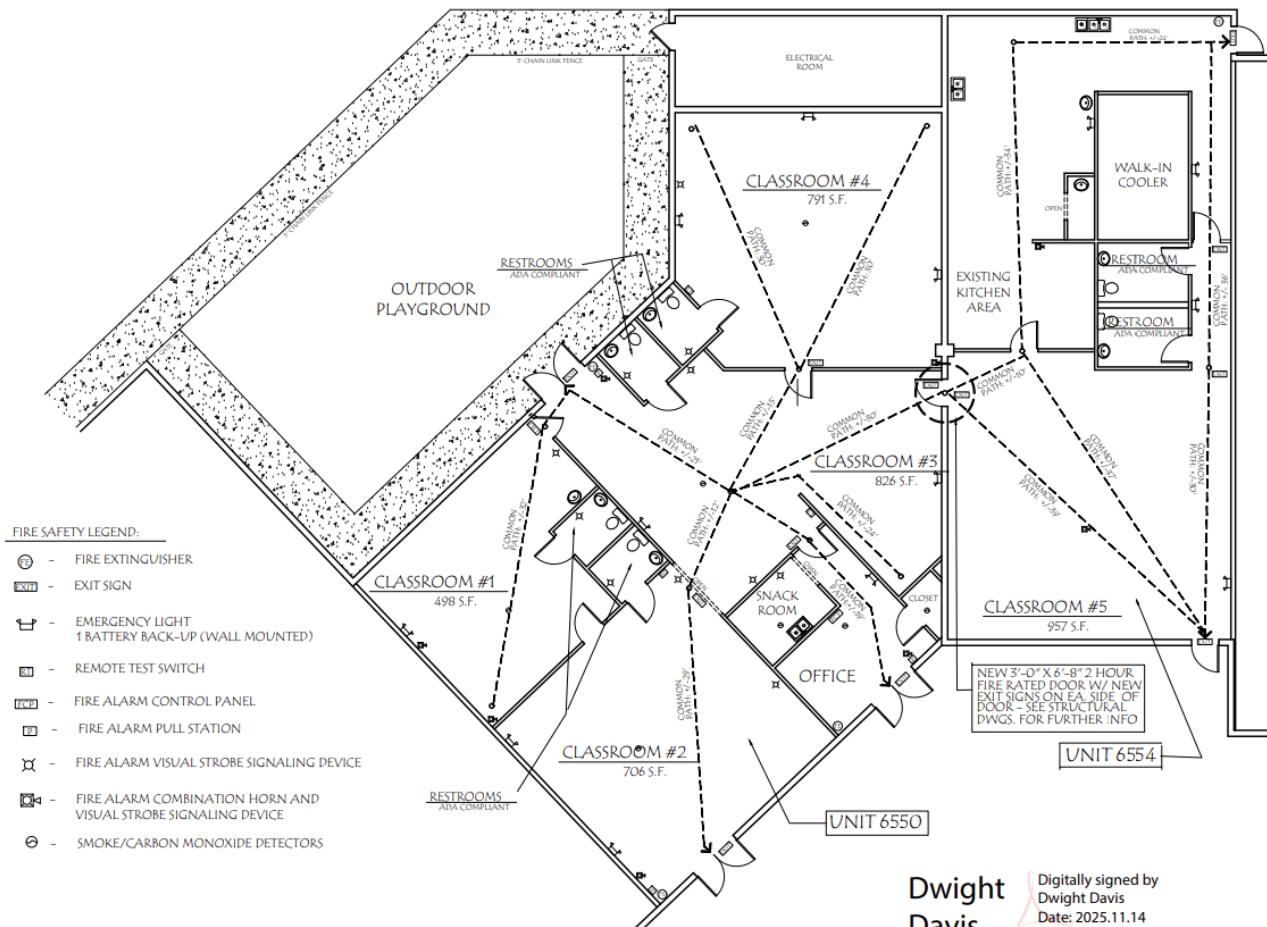
Surrounding Areas

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





Proposed Floor Plan



Dwight Davis
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Dwight Davis
Date: 2025.11.14
12:53:17 -05'00'

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Dwight Davis
Date: 2025.11.14
12:53:17 -05'00'

Traffic Impact Statement

- The Public Works Department has reviewed the traffic analysis and has 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.

<u>EVALUATION OF SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	There are no proposed changes to ingress and egress with this application. The site has two access points on Selvitz Road and two access points on North Macedo Boulevard.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	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.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed expansion. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.

<u>EVALUATION OF SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>There is no additional screening or buffering required and no proposed changes to the existing yard and open space. 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.</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>All signage and lighting shall be required to conform to the City Code. Any future individual tenant sign shall be permitted through separate building permit application.</p>
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<p>The existing day care center use was approved as a SEU in 2006 and has since been operating. 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.</p>

Recommendation:

The Planning and Zoning Board recommended approval at their January 6, 2026, meeting.

Strategic Plan Link: Goal 2 – Strategic Growth for a Resilient Future