



Andrews-David, Joann, Margaret - Children's Gym

Special Exception Use

Project No. P25-197

City Council Meeting
Ivan Betancourt, Planner I
February 23, 2026

Request Summary

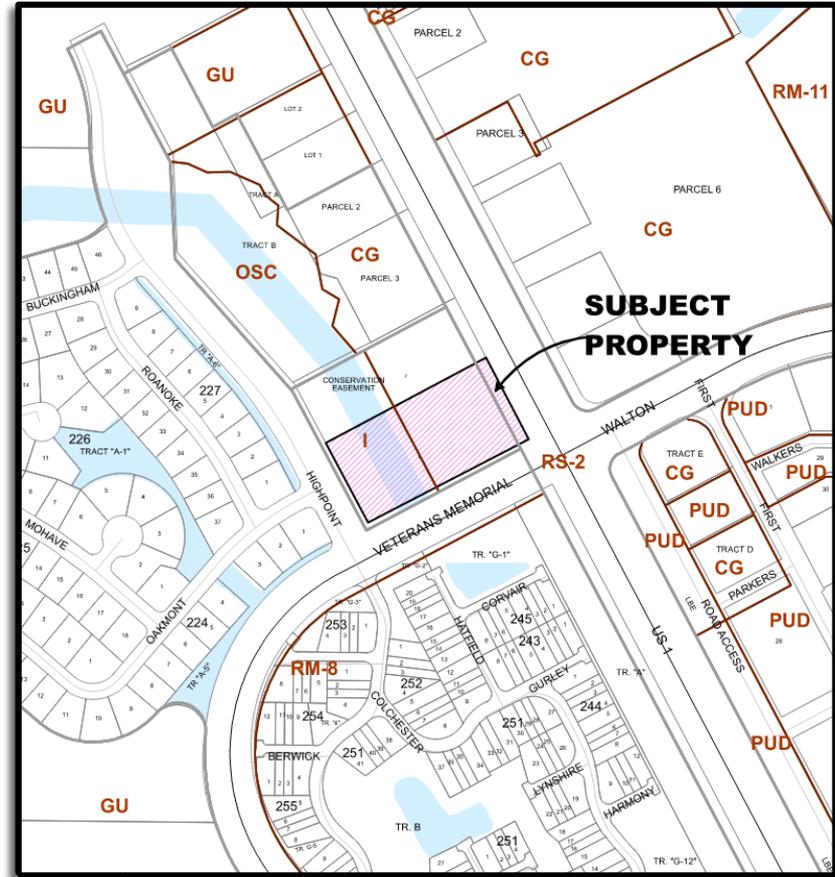
Owner:	David D Andrews, Joann Andrews, and Margaret D Andrews c/o CVS
Applicant:	Marie Rogers
Location:	West of S US Highway 1 and north of SE Veterans Memorial Pkwy
Request:	Special Exception Use (SEU) to permit 7,114.78 square feet of enclosed assembly space as part of a proposed recreational facility for children.

Background

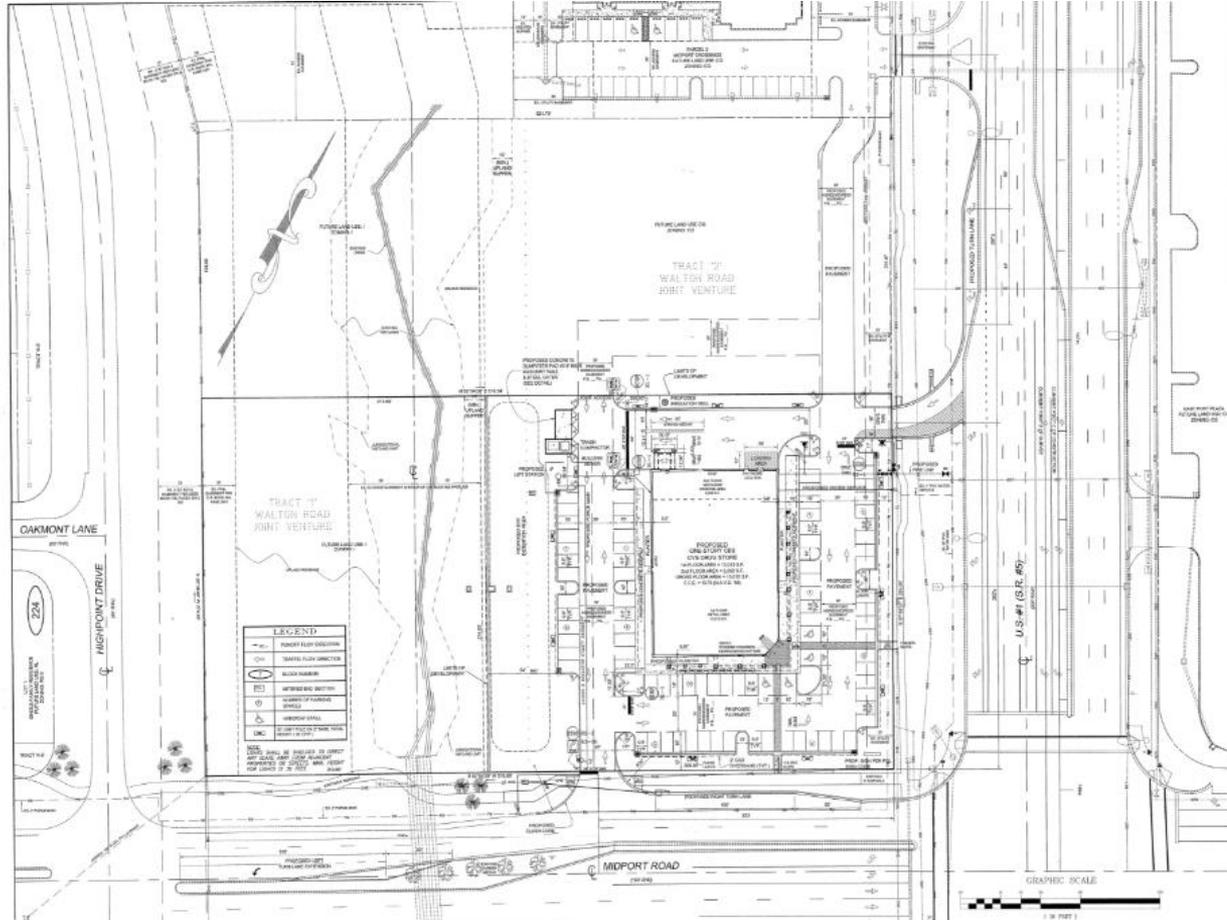
- Section 158.124(C) – General Commercial (CG) Zoning District – requires enclosed assembly areas over 3,000 square feet, without an alcoholic beverage license for on-premises consumption, to apply for a special exception use.
- A special exception use (Resolution 03-R24) was granted to the property in 2003 to allow the construction of a pharmacy with a drive-through window.
- The site previously operated as a CVS but is now vacant. The proposed recreational facility consists of a 5,801.78-square-foot open activity area, along with a toddler area, attending area, reading areas 1 and 2, a calming room, and an arts and crafts room, for a total of 7,114.78 square feet of enclosed assembly space.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North:	Medical Center	CG	CG
South:	4-Lane Divided Highway, Multi-Family Residences and a Retention Pond	RL, OSC	RS-2, RM-8
East:	6-Lane Divided Highway, Shopping Center	RL, ROI/CG	RS-2, CG
West:	Single-Family Residences	RL	RS-2



Approved Site Plan



REVISIONS:

01-04-03	PER SPEC
02-19-03	PER SPEC
03-28-03	PER SPEC
04-30-03	ADDED DRAINAGE
05-06-03	PER SPEC

CONSULTANT:

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SEAL:

JOSEPH T. FRESIA, P.E.
 P.E. NO. 10134
 STATE OF FLORIDA

CVS/
 pharmacy

NORTHWEST CORNER OF
 U.S. #1 AND MIDPORT ROAD
 PORT ST. LUCIE, FLORIDA

DEVELOPER:
SKILKEN
 PROPERTIES
 810 East Royal Street
 Columbus, Ohio 43209
 Voice: 614.233.8554
 Fax: 614.233.2991

LAYOUT COORD: JTF
 PLANNING NO: JTF
 DRAWING BY: NLF
 DATE: OCTOBER 15, 2002
 JOB NUMBER: 02021
 TITLE:

SITE PLAN

SHEET NUMBER
2 OF 9

FILE PROJECT NO:
 PEO-332



<u>EVALUATION OF SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	No changes to site access are proposed. The property will continue to utilize its two existing access points—a right-in-only from South US Highway 1 and a right-in/right-out on SE Veterans Memorial Parkway. A northern cross-connection will remain in place to support internal circulation and overall traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	There are 86 parking spaces on the property. The proposed use requires 60 parking spaces. There is adequate parking on the property.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The City of Port St. Lucie is the provider of utilities.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is no additional screening or buffering required. The site’s approved landscape plan provides adequate perimeter landscaping.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage and lighting shall be required to conform to the City Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (A) (I) (J))	The facility is in an area designated for commercial development and is not expected to adversely impact surrounding properties.

Recommendation:

The Planning and Zoning Board recommended approval at their February 3, 2026, meeting.