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

Special Exception Use

Project No. P25-197

Planning and Zoning Board Meeting

Ivan Betancourt, Planner I

February 3, 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

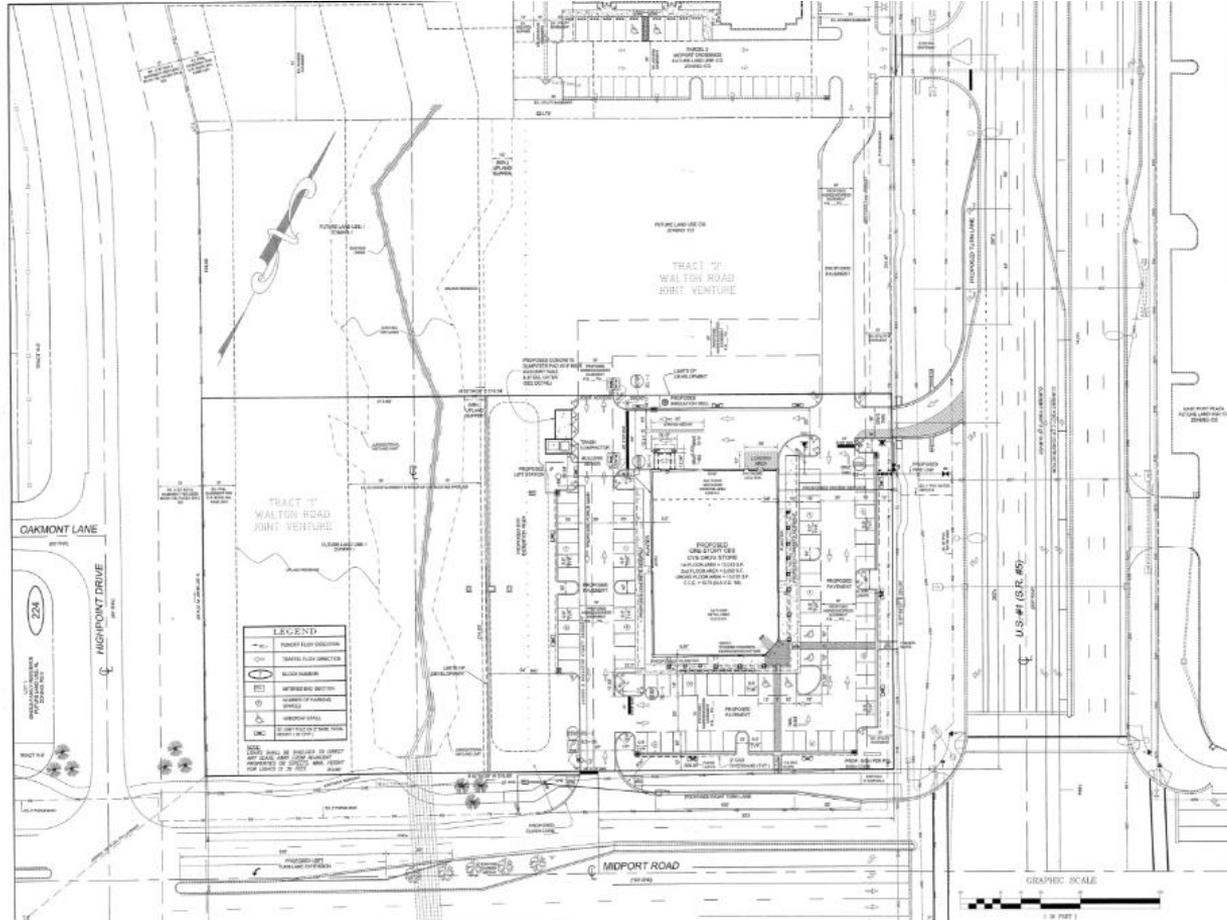
- Section 158.124(C) – General Commercial (CG) Zoning District – requires enclosed assembly areas over 3,000 square feet, without an alcoholic beverage license for on-premises consumption, to apply for a special exception use.
- A special exception use (Resolution 03-R24) was granted to the property 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. These additional rooms are included in the enclosed assembly calculation due to the use of half-height walls.

# Surrounding Areas

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



# Approved Site Plan



REVISIONS:

07-04-03	PER SPEC
03-19-03	PER SPEC
02-28-02	PER SPEC
04-30-03	ADDED DRAINAGE
06-04-03	PER SPEC

CONSULTANT:  
**FRESIA ENGINEERING**  
 101 S.W. AVENUE, SUITE 101, CORVALLIS, OR 97331  
 PH: 503-325-4444 FAX: 503-325-7700  
 E-MAIL: FRESIA@FRESIA.COM  
 WWW.FRESIA.COM

SEAL:  
  
 JOSEPH T. FRESIA, J.C.  
 P.E. No. 145, State of Oregon

**CVS**  
 pharmacy

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

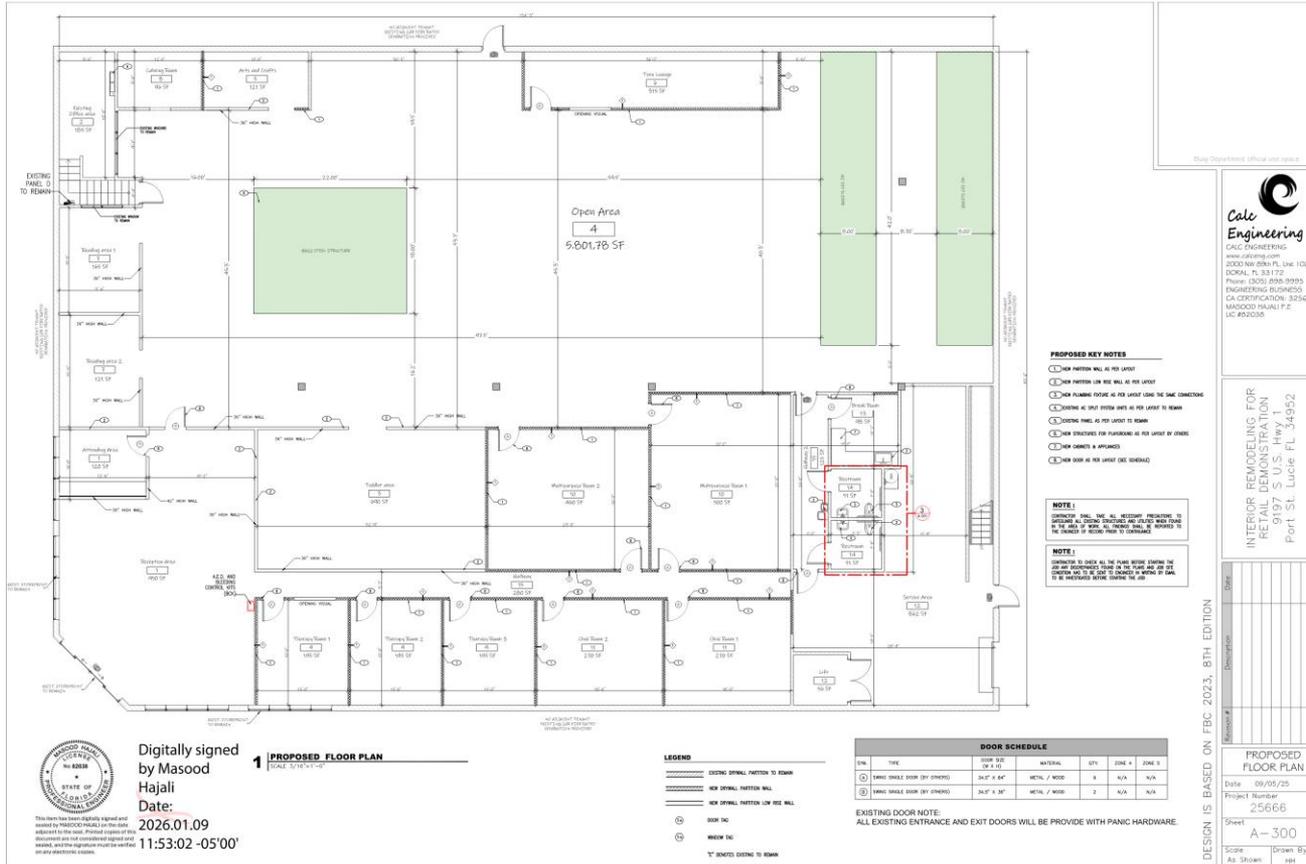
DEVELOPER:  
**SKILKEN**  
 PROPERTIES  
 810 East Royal Street  
 Columbus, Ohio 43209  
 Voice: 614.233.8554  
 Fax: 614.233.2991

LAYOUT COORD: JTF  
 PLANNING NO: JTF  
 DRAWING BY: NLF  
 DATE: OCTOBER 14, 2002  
 JOB NUMBER: 02021  
 TITLE:

**SITE PLAN**  
 SHEET NUMBER:  
**2 OF 9**  
 PLS PROJECT NO:  
 PEO-332



# Proposed Floor Plan



Digitally signed by Masood Hajali  
Date: 2026.01.09  
11:53:02 -05'00'

**1 PROPOSED FLOOR PLAN**



**Calc Engineering**  
CALC ENGINEERING  
www.calceng.com  
2000 NW 20th PL, Unit 102  
CORAL GABLES, FL 33172  
Phone: (305) 858-3300  
ENGINEERING BUSINESS  
CA CERTIFICATION: 32566  
MADRID PALM FZ  
LIC. 000038

INTERIOR REMODELING FOR  
RETAIL DEMONSTRATION  
9197 S. U.S. Hwy  
Port St. Lucie FL 34952

DESIGN IS BASED ON: 2023, 8TH EDITION



<b><u>EVALUATION OF SEU CRITERIA</u></b> <b>(Section 158.260)</b>	<b><u>FINDINGS</u></b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	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.
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS</b> <b>(§ 158.260 (B))</b>	There are 86 parking spaces on the property. The proposed use requires 60 parking spaces. There is adequate parking on the property.
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	The City of Port St. Lucie is the provider of utilities.
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	There is no additional screening or buffering required. The site’s approved landscape plan provides adequate perimeter landscaping.
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	All signage and lighting shall be required to conform to the City Code.
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (A) (I) (J))</b>	The facility is in an area designated for commercial development and is not expected to adversely impact surrounding properties.

# Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table