



Fondura Plaza

Major Site Plan

Project No. P25-144

City Council

Sofia Trail, Planner I

April 27, 2026

Request Summary

Applicant's Request:	An application for major site plan approval to construct a 10,925-square-foot retail commercial building.
Property Owner:	JN007 Investments Inc.
Agent:	Randall Rodgers, ONE16 Engineering
Location:	2625 SW Fondura Road The property is generally located north of SW Gatlin Boulevard, on the southwest corner of SW Medlock Avenue and SW Fondura Road.

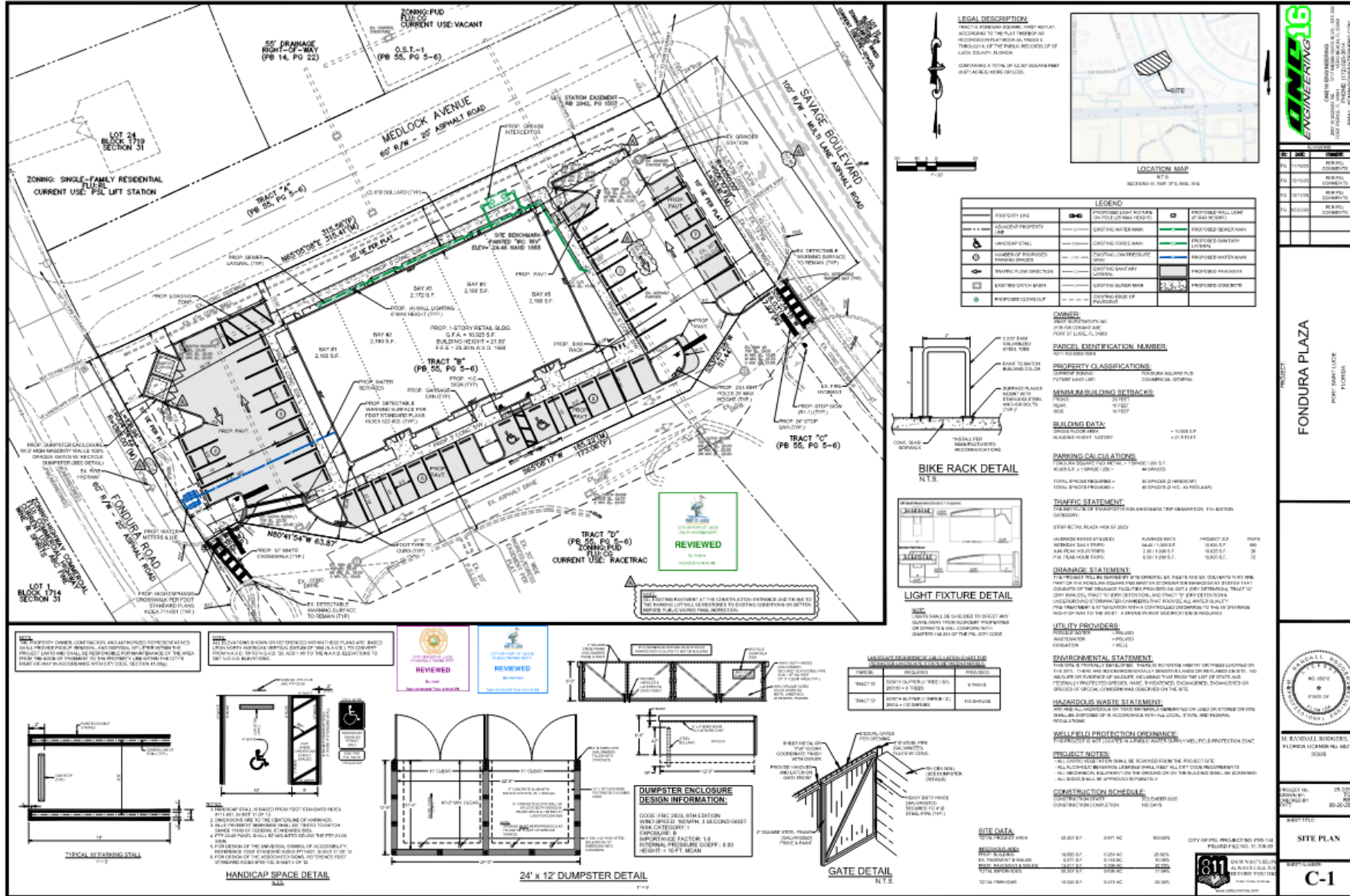
Surrounding Uses



Direction	Future Land Use	Zoning	Existing Use
North	RL/CG	RS-2/PUD	
South	CG	PUD	
East	ROI	LMD	
West	CH	CH	

CG – General Commercial, CH – Highway Commercial, LMD – Limited Mixed Density, PUD – Planned Unit Development, RL – Low-Density Residential, ROI – Residential Office, RS-2 – Single-Family Residential

Site Plan



NO.	DATE	REVISION
01	11/15/23	PRELIMINARY
02	12/15/23	REVISED
03	01/15/24	REVISED
04	02/15/24	REVISED

FONDURA PLAZA
PORT ST. LUCIE, FLORIDA

ENVIRONMENTAL STATEMENT:
THE ENVIRONMENTAL STATEMENT IS BASED ON THE ENVIRONMENTAL DATA PROVIDED BY THE CLIENT.



PROJECT NO.: 23-001
DATE: 02-15-24
SCALE: AS SHOWN
SHEET TITLE: SITE PLAN
DATE: 02-15-24



Building Elevations

FRONT ELEVATION (FACING SOUTHEAST)
SCALE: 1/4" = 1'-0"

REAR ELEVATION (N.W.)
SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION (N.E.)
SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION (S.W.)
SCALE: 1/4" = 1'-0"

BRACKET "E"
SCALE: 1/2" = 1'-0"

BRACKET "F"
SCALE: 1/2" = 1'-0"

TYP. COLUMN
SCALE: 1/2" = 1'-0"

CORBELS "G"
SCALE: 1/2" = 1'-0"

ARCHITECTURAL ELEMENTS	
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BUILDING COLOR SCHEDULE

NO.	NAME	COLOR	FINISH
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NOTE: THE ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY.

PLAN MASTERS INC.
1784 SW Williams St., Suite #111 Palm Beach Lakes, FL 33408
Phone: (561) 244-8800 Email: planmastersinc@gmail.com

FONDURA SQUARE
A NEW COMMERCIAL BUILDING FOR
FONDURA SQUARE, PT. ST. LUCIE, FL 34853

FRONT ELEVATION (FACING SOUTH EAST)

RIGHT SIDE ELEVATION (N.E.)

LEFT SIDE ELEVATION (S.W.)

BACK ELEVATION (N.W.)

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Zoning Review

CRITERIA	FINDINGS
USE	The property is located in the Fondura Square PUD. Retail sales and services are a permitted use.
DUMPSTER ENCLOSURE	The site plan provides for a 12' by 24' dumpster enclosure to accommodate refuse and recycling collection.
ARCHITECTURAL DESIGN STANDARDS	The architectural elevations have been reviewed and meets the requirements of the Citywide Design Standards.
PARKING REQUIREMENTS	The PUD requires all retail establishments and office uses to provide one parking space per 250 gross floor square feet. The gross floor area of the building is 10,925 square feet and requires a minimum of 44 parking spaces. The site plan proposes 45 parking spaces, including one ADA parking space.
BUILDING HEIGHT	The maximum building height for development within the Fondura Square PUD is 35 feet. The proposed building height is 21.5 feet.
SETBACKS	The proposed commercial building meets the minimum building setbacks as outlined in the Fondura Square PUD.
BUFFER	<p>There is an existing architectural buffer wall located along the north side of the property as specified in the PUD. There are also existing street trees on the north side of the property located within the Medlock Avenue right-of-way that were required by the PUD. Per the proposed preliminary landscape plan, shrubs will be planted along the north side of the wall in the 10- foot- wide landscape buffer area and additional trees and shrubs will be planted on the south side of the wall.</p> <p>According to the PUD, perimeter landscape strips between Tract B (the subject property) and Tracts C and D are not required, provided an equivalent amount of landscaping is implemented elsewhere on the site. The southern boundary measures approximately 265 feet in length, necessitating a minimum of nine trees and 133 shrubs within the buffer zone between parcels. The preliminary landscape plan allocates the mandated southern boundary landscaping across other designated areas of the property.</p>

Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	Per the ITE Manual, 11 th Edition, the development will generate an average of 595 weekday trips, 26 AM peak hour trips, and 72 PM peak hour trips. The Public Works Department reviewed the traffic statement prepared by the applicant and found the proposed site plan to be in compliance with the adopted level of service and requirements of Chapter 156 of the City Code and Public Works Policy 19-01pwd. Additionally, they determined that no external traffic mitigation is required for this development.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	The project includes a paving and drainage plan that is in compliance with the adopted level or service standard.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.

Traffic Impact Statement

This development with the Traffic Impact Statement was review by City Staff.

Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 595 weekday trips, 26 AM peak hour trips, and 72 PM peak hour trip.

No significant traffic impact is expected based on the site plan submitted.

Staff Recommendation

- The Site Plan Review Committee reviewed the request at their meeting of September 10, 2025, and recommended approval.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.