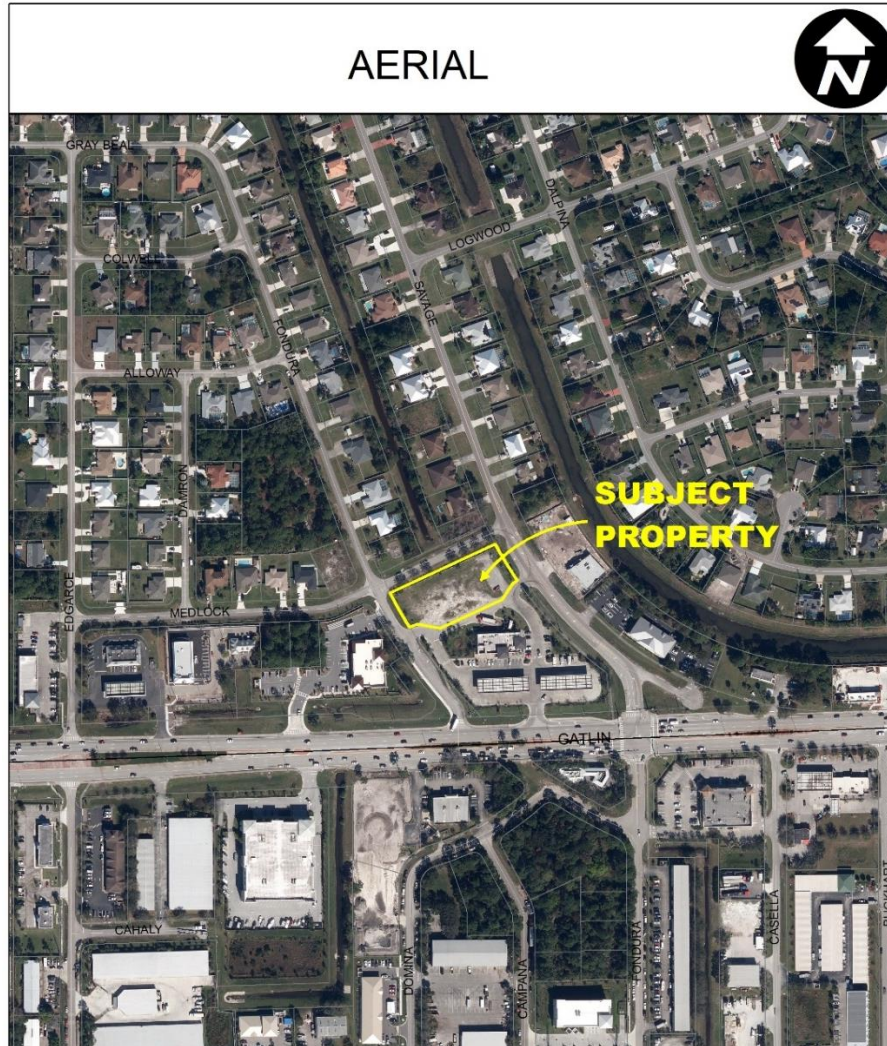




Fondura Plaza
 Major Site Plan
 P25-144

Aerial Map



SUMMARY

Applicant's Request:	A request for site plan approval for a 10,925-square-foot retail commercial building.
Applicant:	Randall Rodgers, ONE16 Engineering
Property Owner:	JN007 Investments Inc.
Location:	The property is located north of SW Gatlin Boulevard, on the southwest corner of SW Medlock Avenue and SW Fondura Road.
Address:	2625 SW Fondura Road
Project Planner:	Sofia Trail, Planner I

Project Description

The City has received an application for site plan approval for a 10,925 square foot retail commercial building for a project known as Fondura Plaza. The subject property is located within the Fondura Square Planned Unit Development (PUD) and is legally described as Fondura Square First Replat, Tract B. The Fondura Square PUD allows retail sales and services as a permitted use.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the major site plan and landscape plans at their September 10, 2025, meeting.

Location and Site Information

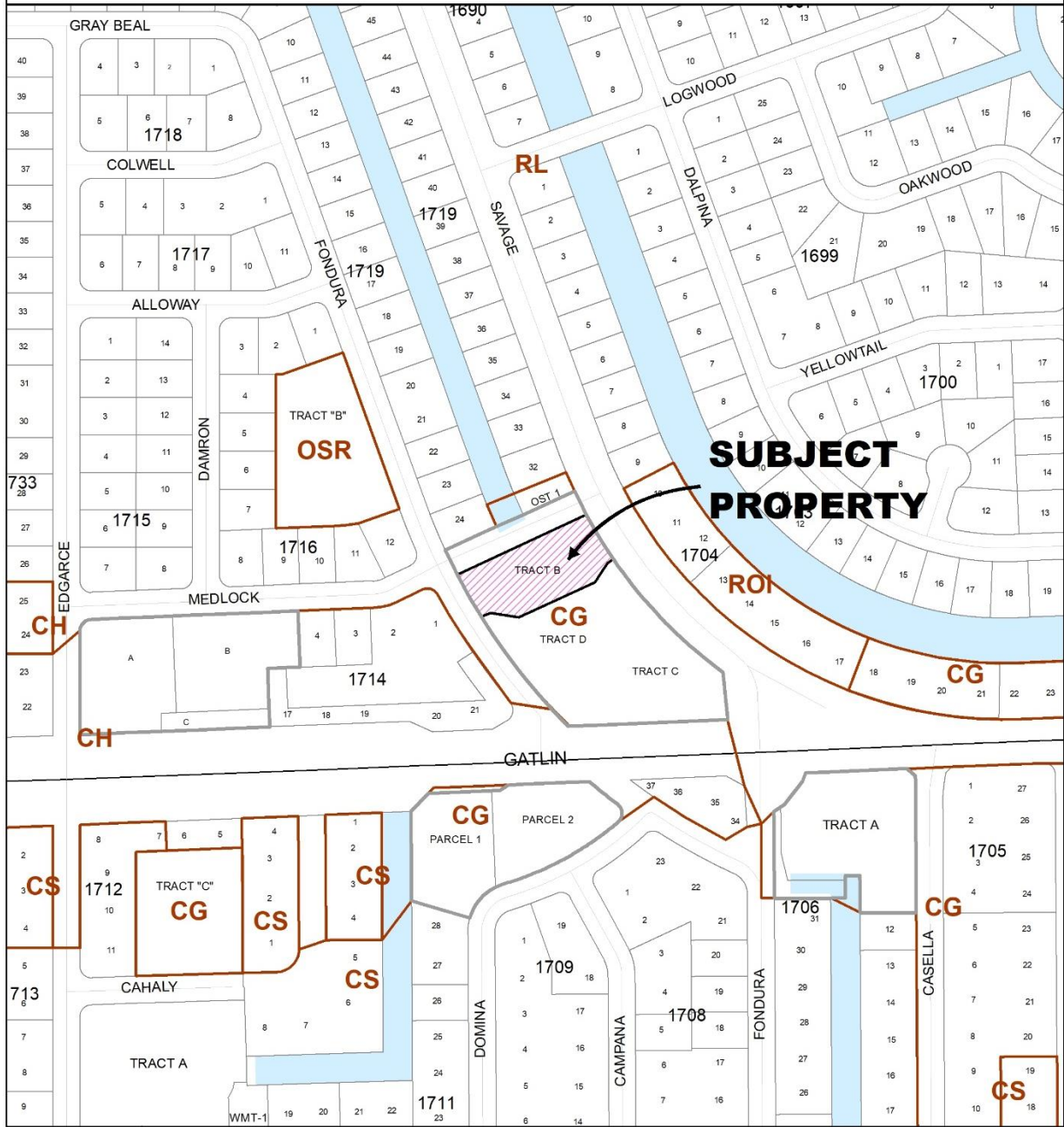
Parcel Number:	4311-703-0003-000-6
Property Size:	0.971 acres
Legal Description:	Fondura Square First Replat, Tract B
Future Land Use:	General Commercial (CG)
Existing Zoning:	Fondura Square Planned Unit Development (PUD)
Existing Use:	Vacant land
Proposed Use:	Commercial Retail

Surrounding Uses

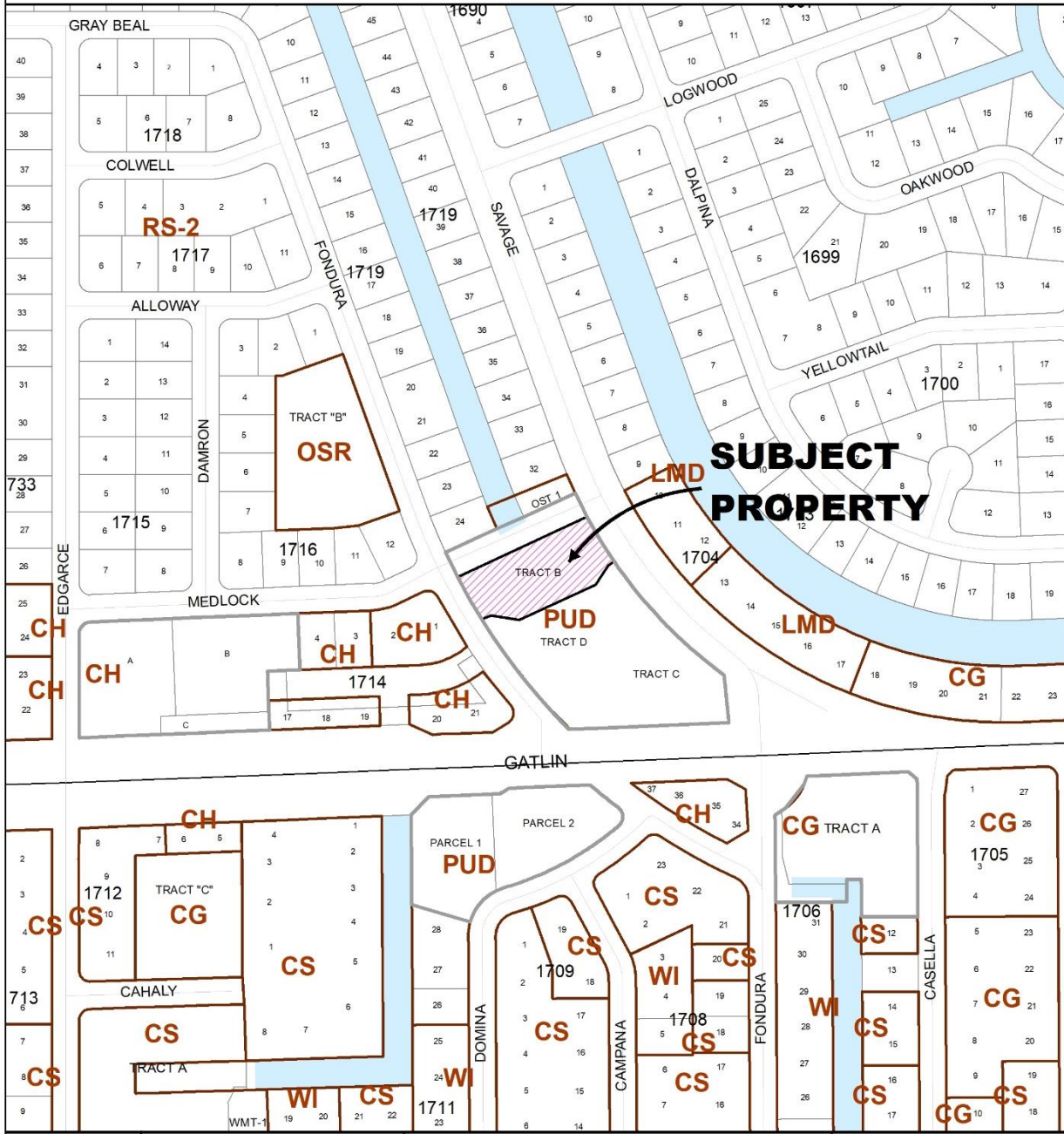
Direction	Future Land Use	Zoning	Existing Use
North	RL/CG	RS-2/PUD	Single-family homes
South	CG	PUD	Gas station
East	ROI	LMD	Offices
West	CH	CH	Retail

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

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Fondura Square Planned Unit Development (PUD) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>	
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 meet the requirements of the Citywide Design Standards.	
STACKING REQUIREMENTS	Not applicable.	
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 outlined in the Fondura Square PUD.	
	Required	Provided
	Front: 25' Rear: 10' Side: 10'	Front: 37' Rear: 25' West Side: 91' East Side: 83'
PARKING	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 includes 45 parking spaces, including one ADA parking space.	
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>	

NATURAL RESOURCE PROTECTION

A gopher tortoise survey will be required prior to issuance of any permits and the tree survey indicates there are no protected trees on site.

CONCURRENCY REVIEW

The project has been review for compliance with Chapter 160 of the City Code regarding provision of adequate public facilities and documented as follows:

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 and 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 RECREATION	Not applicable.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
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.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed site plan at the September 10, 2025, Site Plan Review Committee meeting. 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.