



PARCEL ID #:	3420-650-1096-000-2 3420-650-1097-000-9
PROJECT NAME:	COTTIN - AUTO REPAIR
PROJECT ADDRESS:	2732 & 2722 SW FONDURA ROAD
PROPOSED USE:	AUTO REPAIR
OWNER:	GREGORY COTTIN 498 SW JEANNE AVE PORT ST LUCIE, FL 34953
SURVEYING:	ENGINEERING DESIGN & CONSTRUCTION INC. 10250 SW VILLAGE PARKWAY PORT ST. LUCIE, FL 34987 (772) 462-2455
ENGINEERING:	ENGINEERING DESIGN & CONSTRUCTION INC CONTACT: R.J. KENNEDY, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

FUTURE LAND USE:	CS - SERVICE COMMERCIAL
ZONING:	RS-2 - SINGLE-FAMILY RESIDENTIAL
GROSS SITE AREA	20,0037.6 SF (0.46 ACRES)

BUILDING SETBACKS:
 WI (WAREHOUSE INDUSTRIAL - PROPOSED ZONING)
 FRONT BUILDING SETBACK
 SIDE BUILDING SETBACK
 REAR BUILDING SETBACK

OFFICE:	400 SF
WAREHOUSE:	2,600 SF
TOTAL:	3,000 SF

WATER:	PSLUSD
WASTEWATER:	PSLUSD
IRRIGATION:	WELL

OFFICE: 400 SF /200 = 2 SPACES
WAREHOUSE: 2,600 SF /500 = 6 SPACES

PARKING REQUIRED = 8 SPACES (1 HC)
PARKING PROVIDED = 10 SPACES (1 HC)

DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WITH DISCHARGE TO THE EXISTING DRAINAGE RIGHT OF WAY TO THE SOUTH OF THE PROPERTY. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT GP 56-00332-S WILL BE OBTAINED.

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

