

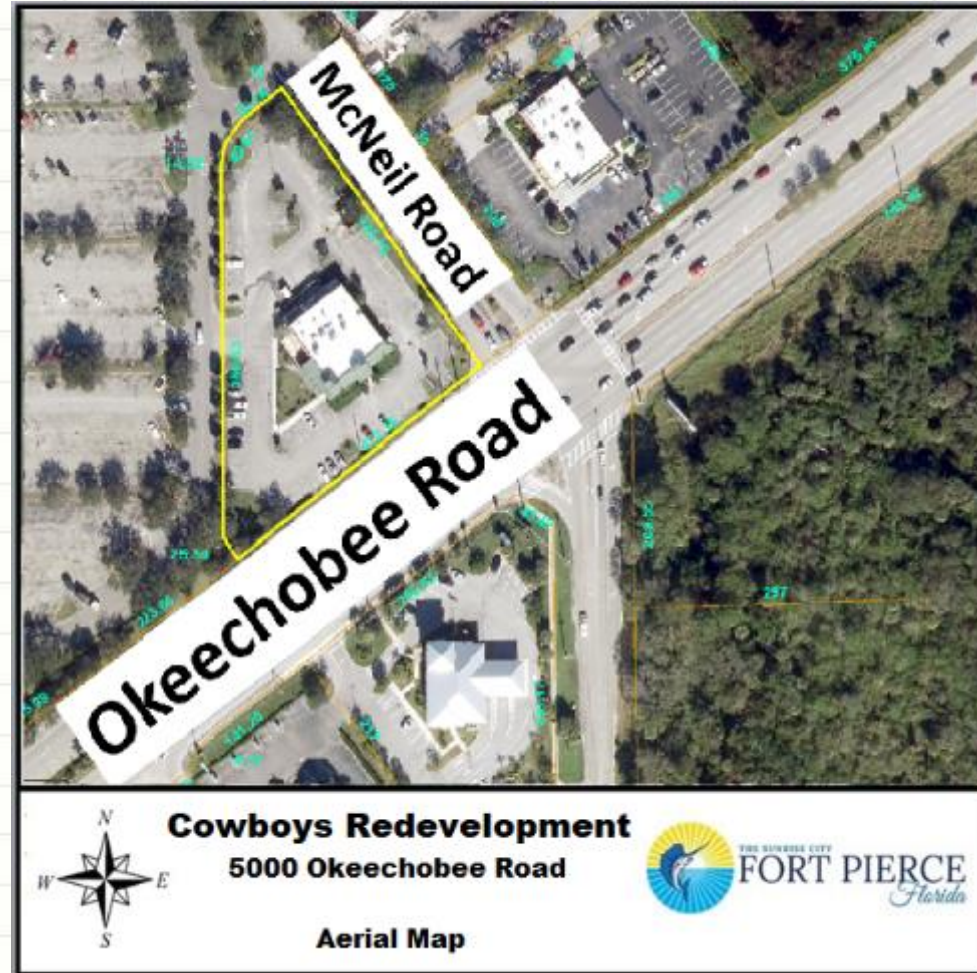
Application for Development Review & Design Review



**Redevelopment of Cowboys
Restaurant Site
(CareNow Medical Office)
5000 Okeechobee Road**

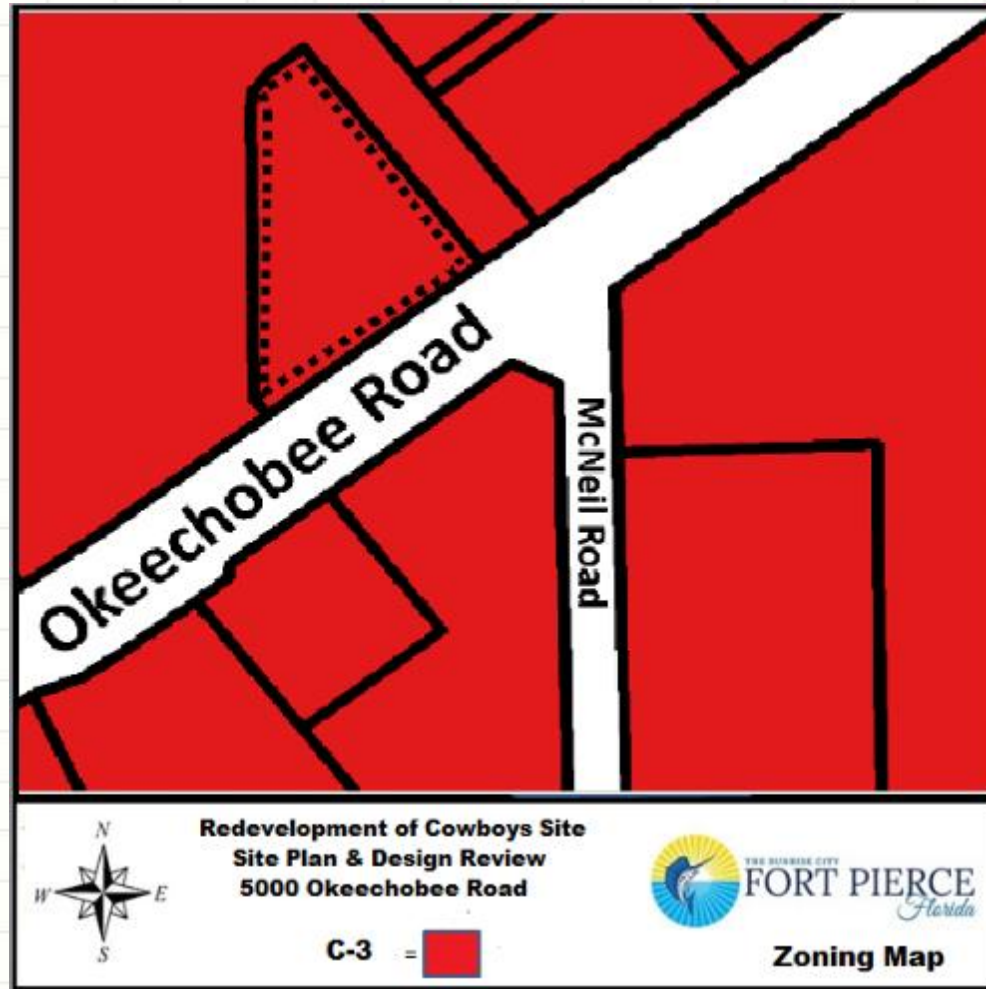


Aerial Map




- Acreage: 1.58 acres


Zoning Map



- Current Future Land-Use: General Commercial (GC)
- Current Zoning: General Commercial (C-3)

Site Plan

 **10,750 sf – Proposed Building**
Previously 6,332 sf

 **Proposed: 88 spaces (4 being ADA)**
Previously 85 total parking space (4 being ADA)



10,750 sf building (previously 6,332 sf)
88 parking spaces (only 50 spaces required)

Design Review



04
SOUTHEAST ELEVATION



03
SOUTHWEST ELEVATION



01
NORTHWEST ELEVATION



02
NORTHEAST ELEVATION

1 Story Building
“Brown’s Ferry” color – Modular Brick Veneer Wall Exterior
“Bone White” color – Roofline Trim
“Sienna Dry Stack: and “Limestone” – Building Base Trim
“Pantone Blue” or “Polo Blue” -- Awnings

Landscaping



Provided Trees and Shrubs (Total: 60 Trees & 245 Shrubs)

8 Silver Buttonwoods
19 Southern Live Oaks
33 Palmettos

133 Walter's Viburnums
56 Trinette Arbicolas
17 Podocarpus

25 Gulf Muhleygrasses
14 Spider Lilies

Project Request

Consideration of Development & Design Review Applications –
Cowboys Restaurant Site Redevelopment at 5000 Okeechobee
Road to CareNow Medical Office.

- Approval of Development & Design Review Applications to construct a 10,750 sq. ft. commercial plaza with associated parking, drive aisles, landscaping, and stormwater collection.
- Staff recommends **APPROVAL** with three (3) conditions.

Staff Recommendation

Staff recommends **APPROVAL** subject to three (3) conditions:

- 1) A completion certification by a landscape architect and landscape bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.
- 2) Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.
- 3) Provide a separate gated entrance to the refuse collection area for employee access.

Planning Board Recommendation

At the February 11, 2020 Planning Board meeting, the Board voted unanimously to recommend **Approval** of the request.

CC Actions

Possible actions of the City Commission:

- APPROVE the proposed Site Plan and Design Review Applications, subject to 3 Conditions and no changes
- APPROVE the proposed Site Plan and Design Review with changes
- DENY the proposed Site Plan and Design Review

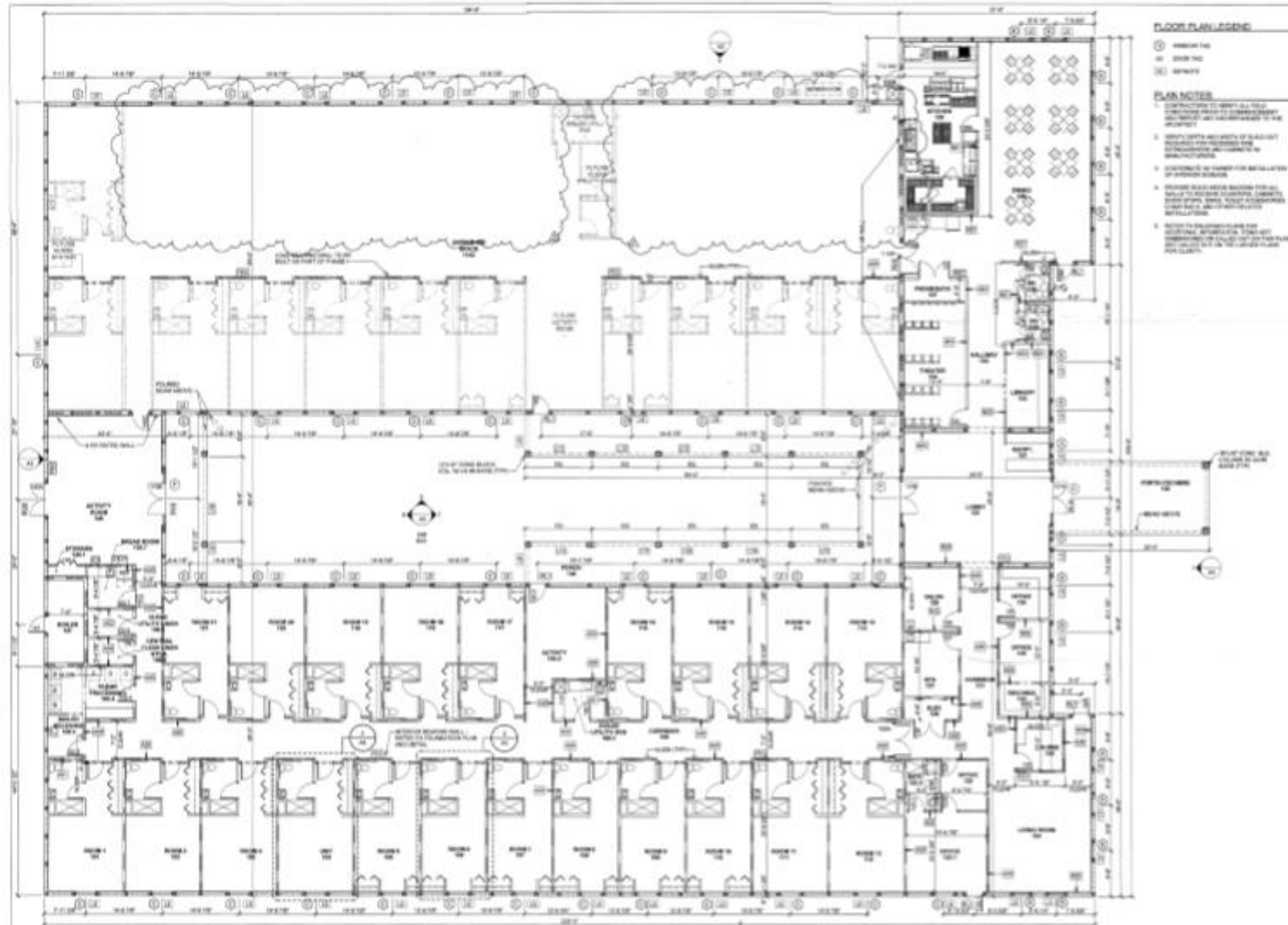
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Floor Plan



TRC Comments...

All affected City Departments have reviewed the proposed Conditional Use and have provided approval with conditions based on compliance with requirements of the City Code. All comments were addressed by the applicant.

