



March 26, 2026

Representative: Mr. Jeff Iravani
1934 Commerce Lane, Suite 5
Jupiter, FL 33458

**Subject: PZSITE2026-00001, Major Site Plan for Amazon Distribution Center
Parcel ID: 2324-210-0000-000-6
Review Comments for March 11, 2026, Submittal #2**

Proposal:

Review and approval of a Major Site Plan – Commercial by owner, Scannell Properties #533 LLC, represented by Jeff Iravani, Inc. to construct a 1.1 million sq. ft. refrigerated warehouse building on 69.19 acres. The site is located on Parcel ID: 2324-210-0000-000-6 at 2300 S Kings Highway. The Future Land Use is GC, General Commercial, and the property is zoned CP-1, Commercial Parkway Zone.

City of Fort Pierce Planning Department

The following comments are based on City of Fort Pierce Land Development Code and the applicant supplied documents for the above-referenced project. For particular questions regarding these comments, please contact Chris Suneson, Assistant Planning Director, at csuneson@cityoffortpierce.com

ALL PLANNING TRC COMMENTS HAVE BEEN ADDRESSED AND THE PROJECT IS READY TO MOVE FORWARD TO PUBLIC HEARINGS.

ADVISORY COMMENTS/CONDITIONS OF APPROVAL

1. A review of the tree survey and tree mitigation calculations will be performed at the time of Development Permit Compliance Review.
2. Per the submitted environmental report, evidence of consultation with US Fish and Wildlife will be required during Development Permit Compliance Review.
3. All signage will be permitted separately through building permits.
4. All required State and Federal agency permits shall be required at time of Development Permit Compliance Review.
5. A Saint Lucie County right-of-way permit will be required prior to Development Permit Compliance Review.
6. Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit

condition that all other applicable state or federal permits be obtained before commencement of the development.



To : Christopher Suneson, Assistant Planning Director

FROM : Tanner Retherford, P.E., Project Engineer

THRU : Mark Zrallack, P.E., City Engineer

**RE : 2300 S. Kings Highway – Amazon One Grocery – Site Plan
PZSITE2026-00001**

DATE : March 23, 2026

This is to advise you that we have completed the review of the following documents as received by this office on March 23, 2026:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR/EPL | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

ADVISORY COMMENTS:

1. Please provide a letter of approval for development from U.S. Fish and Wildlife Services prior to site clearing and development operations as stated in the provided Environmental Report.
2. A SFWMD ERP and NSLRWCD drainage permit will be required prior to DPCR approval.
3. A conceptual review of the drainage pan was completed. A Technical review of the drainage plan and report will be completed at time of DPCR.
4. Note: Dry retention areas can only be a maximum of 36" in depth.
5. In review of the Drainage Report, the 25year-3day storm event produces 9.50 inches of rainfall per City of Fort Pierce Code Section 119-3(e)(7).
6. An SLC ROW permit will be required prior to DPCR approval.
7. An FDOT access permit will be required prior to DPCR approval.

MZ/TR



Fort Pierce Utilities Authority
Gas Operations
1701 South 37th Street (PO Box 3191)
Fort Pierce, FL 34947 (34948)

Thursday, February 19, 2026

Utility Load & Energy Resilience Consideration (FPUA):

Tentatively Approved. As electric demand continues to grow and infrastructure evolves, the Fort Pierce Utilities Authority (FPUA) encourages consideration of natural gas systems and appliances, where feasible, to help manage peak electric loads and support long-term system reliability.

Projects utilizing natural gas may be eligible for reduced or, in some cases, waived gas main and/or service line costs, contingent upon total connected gas load and system availability. Rebate incentives may also be available for qualifying natural gas appliances.

Natural gas services provide high reliability and results in lower month-to-month operational costs for end users when compared to all-electric designs. Early coordination with FPUA Gas Operations during the design phase is strongly recommended to evaluate availability, incentives, and long-term cost benefits.

For questions regarding natural gas availability, system capacity, or potential incentives associated with this project, early coordination with FPUA Gas Operations is encouraged. Please contact Billy Dupre at FPUA Gas Operations during the design phase to review feasibility, incentive eligibility, and long-term utility cost considerations.

Thank you kindly,

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2418



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 * www.fpua.com





Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2026-00001

Amazon One (KHCP Parcel III) - 2300 S Kings Hwy - 1st Resubmittal

W/WW Engineering: Approved as noted,

The Water and Wastewater Engineering Department is working with the EOR to have approved utility plan for this project, however, prior to the construction of any water and sewer utility infrastructures for this development, the following must be done:

- Water and Sewer DEP permit must be obtained,
- A preconstruction meeting is required with the department.
- Approved shop drawing
- Approved ROW permits

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments.** The developer will be responsible all costs associated with this project including off-site upgrades necessary to serve the site.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Eric Meyer for customer requirements and project coordination.

Eric Meyer, P.E.
Supervising Engineer
Fort Pierce Utilities Authority
emeyer@fpua.com
(772) 466-1600 ext. 6305

Gas: Utility Load & Energy Resilience Consideration (FPUA):

(Con't pg 2)



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.



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For questions regarding natural gas availability, system capacity, or potential incentives associated with this project, early coordination with FPUA Gas Operations is encouraged. Please contact Billy Dupre at FPUA Gas Operations during the design phase to review feasibility, incentive eligibility, and long-term utility cost considerations.



Gas Plan Review
Comments.pdf

FPUAnet Fiber: FPUAnet **Approves.**

Fiber Internet Service – Can be Available; Contact Eric Peters at (772) 468-1697 for Fiber Internet requirements.



Developer
Letter.pdf



Technical Review Committee meeting

February 19, 2026

Case #: PZSITE2026-00001

Planner: City of Ft. Pierce Planning Department.

Major Site Plan Amendment

2300 S. Kings Highway., Ft. Pierce (Amazon One Grocery)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: 2300 S. Kings Highway-2300 S. Kings Highway

REVIEW DATE: 2/13/2026

PLANNER: CHRIS SUNESON

REVIEWED BY: Captain Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: X

The following Conditions/Revisions are necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.**
- 2. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. **Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party.** Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.**
- 3. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 4. Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal.**

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www.slcfcd.com



5. **Fire District Development/Site Plan Review application, supporting documentation, and the associated review fee, are due prior to site plan approval.**
6. **A separate submittal to SLCFD for review and permitting will be required for any Fire Alarm, Fire Sprinkler, Underground Fire Main, or other life safety systems where required by the currently adopted version of the *Florida Fire Prevention Code*.**
7. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)**
8. **Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**
9. **At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)**
10. **The Fire District reserves the right for future comments at the site plan & building construction phase.**
11. **Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)**
12. **Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the**

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distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)

13. Please provide a truck circulation detail.
14. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
15. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
16. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
17. Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)
18. The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)
19. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)
20. An approved water supply capable of supplying the required fire flow for fire protection shall be identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.
21. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the

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location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

22. The procedure determining fire flow requirements for buildings hereafter constructed or moved into the jurisdiction shall be in accordance with NFPA 1 Section 18.4.
23. Fire hydrants shall be provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3.
24. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
25. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
26. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).
27. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

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- 28. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**

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Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

February 18, 2026

VIA EMAIL

Mr. Chris Suneson, Assistant Planning Director
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Potential Transportation Impact Review (PTIR)
Amazon One Grocery – 2300 South Kings Highway
Fort Pierce, Florida**

Dear Mr. Suneson:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced proposed development. The proposed development consists of a 69.19-acre industrial development with 1.1 million square feet of industrial building space on currently undeveloped property. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The Traffic Impact Study for the proposed development utilizes a growth rate of 2.25 percent. The actual historical growth rate in St. Lucie County is 2.55 percent. Therefore, 2.55 percent should be utilized for the historical growth rate in the Traffic Impact Analysis.
- **Traffic Impact Analysis:** The Roadway Capacity Analysis utilizes the St. Lucie TPO's 2019/2020 Level of Service Report which is outdated. The TPO's 2025 Level of Service Report is available. Therefore, the Roadway Capacity Analysis should be updated to utilize the TPO's 2025 Level of Service Report data.
- **Traffic Impact Analysis:** The Trip Generation utilizes calculations provided in the ITE Trip Manual Generation Manual, 10th Edition which is outdated. Traffic generation should be updated utilizing the most current ITE Trip Generation Manual, which is the 12th Edition.
- **Roadway Network Impacts:** The Traffic Impact Analysis also should be reviewed by the Florida Department of Transportation as transportation impacts from the proposed project will extend to FDOT's roadway network.

Please contact me should any additional information or clarification be required regarding this PTIR.

Sincerely,

Stephanie M. Torres

Stephanie M. Torres, CPM
PTIR Program Manager

cc: City of Fort Pierce Planning Department