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Amazon Distribution Center
Kings Highway Commerce Park Parcel-III
Site Plan Justification Statement
March 11, 2026

Amazon One Grocery is a proposed 69.19 ac industrial development with 1.1 msf of building area. This project is Parcel-III of Kings Highway Commerce Park (KHCP) which is a proposed 107.45 ac industrial development located at the southeast corner of Kings Highway & White Road approximately 1/2 mile north of Okeechobee Rd (SR-70). See Exhibit-A

This project was previously approved with the ultimate buildout of 92 ksf of office and 1,416 ksf of warehouse totaling 1,508 ksf of building coverage and was to be developed in 3 phases

The site is zoned CP-1 with a CG future land use.

It's now proposed to subdivide the site into 3 parcels and amend the site plan.

Parcel-I is a 12.0 ac with possible future RV sales and service development.

Parcel-II is 26.26 ac with possible future development of 530 ksf of Office/warehouse.

Parcel-III is Amazon Distribution Center.

The proposed development meets all the zoning requirements of CP-1 and provides an attractive and proper development for this location. Attractive landscaping, Bioswales and fountains in the lake are proposed to enhance the project esthetics. Building architecture is attractive and shall comply with city design review requirements as applicable. Where possible, Sabal Palms and Oak trees on site shall be relocated to ensure compliance with the City's tree preservation requirements.

This development provided partial funding of Peters Road reconstruction along its entire frontage which is approximately 2,000 ft.