



CITY OF FORT PIERCE

April 13, 2026

**PZSITE2026-00001
MAJOR SITE PLAN AMENDMENT
AMAZON DISTRIBUTION CENTER
2300 S. KINGS HIGHWAY**

OWNER/APPLICANT

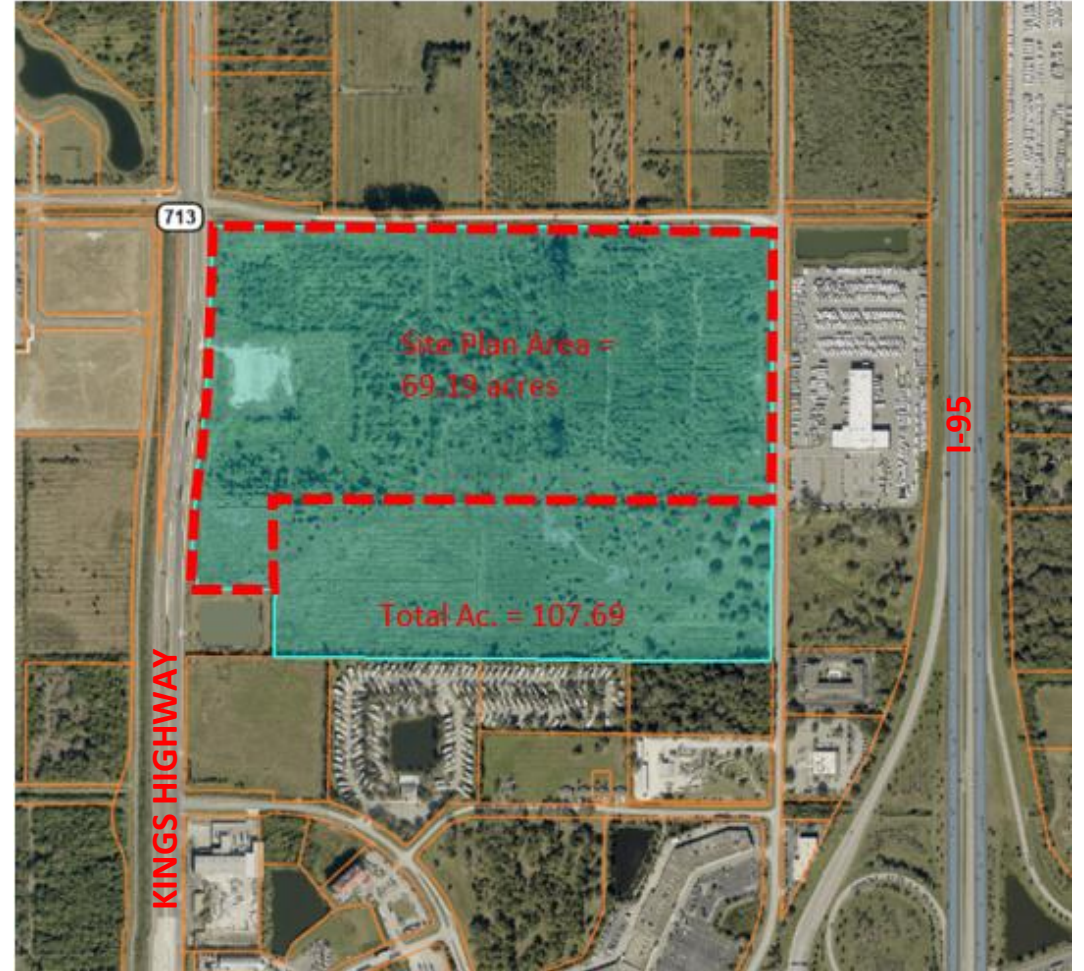
Scannell Properties #553/Jeff Iravani Inc.

PARCEL ID:

2324-210-0000-000-6

REQUEST:

Request to review and approve an application for a Major Site Plan Amendment by owner, Scannell Properties #553, represented by Jeff Iravani Inc., to construct a 1.1 million sq. ft. of refrigerated warehouse and office building with associated site improvements on 69.19 acres located at 2300 S. Kings Highway.



Site Location Map

SUMMARY

The subject parcel is currently vacant and is bound by S. Kings Highway on the west, White Road on the north and Peters Road on the east. The project location is on 69.19 acres of a larger 107.69 acres tract of land.

Current Future Land Use Designation / Zoning:

- FLU - GC, General Commercial
- Zone - CP-1, Commercial Parkway Zone

The property was previously rezoned in August 2021 under Ordinance 21-025 to its current CP-1 designation. In September 2021, a major site plan was approved to construct two buildings total 485,000 sq. ft. of office and warehouse distribution space.



FUTURE LAND USE



Fort Pierce FLU:

GC, General Commercial

Comprehensive Plan Policy 1.1.6B allows a floor to area ratio (FAR) of 1.0. The proposal is below this at 0.36.

Fort Pierce Land Use

GC – General Commercial

RM – Residential Medium

I – Industrial

SLC Land Use

RU – Residential Urban

COM – Commercial

MXD – Mixed Use

SD – Special District

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ZONING



Fort Pierce Zoning:

CP-1, Commercial Parkway Zone

Warehouse and freight are allowed by right in the zoning district. Office is accessory to the main use.

Fort Pierce Zoning

CP-1 – Commercial Parkway Zone

C-3 – General Commercial

PD – Planned Development

R-4 – Medium Density Residential

I-1 – Light Industrial

SLC Zoning

AR-1 – Agricultural Residential 1 du/ac

PNRD – Planned Non-Residential Development

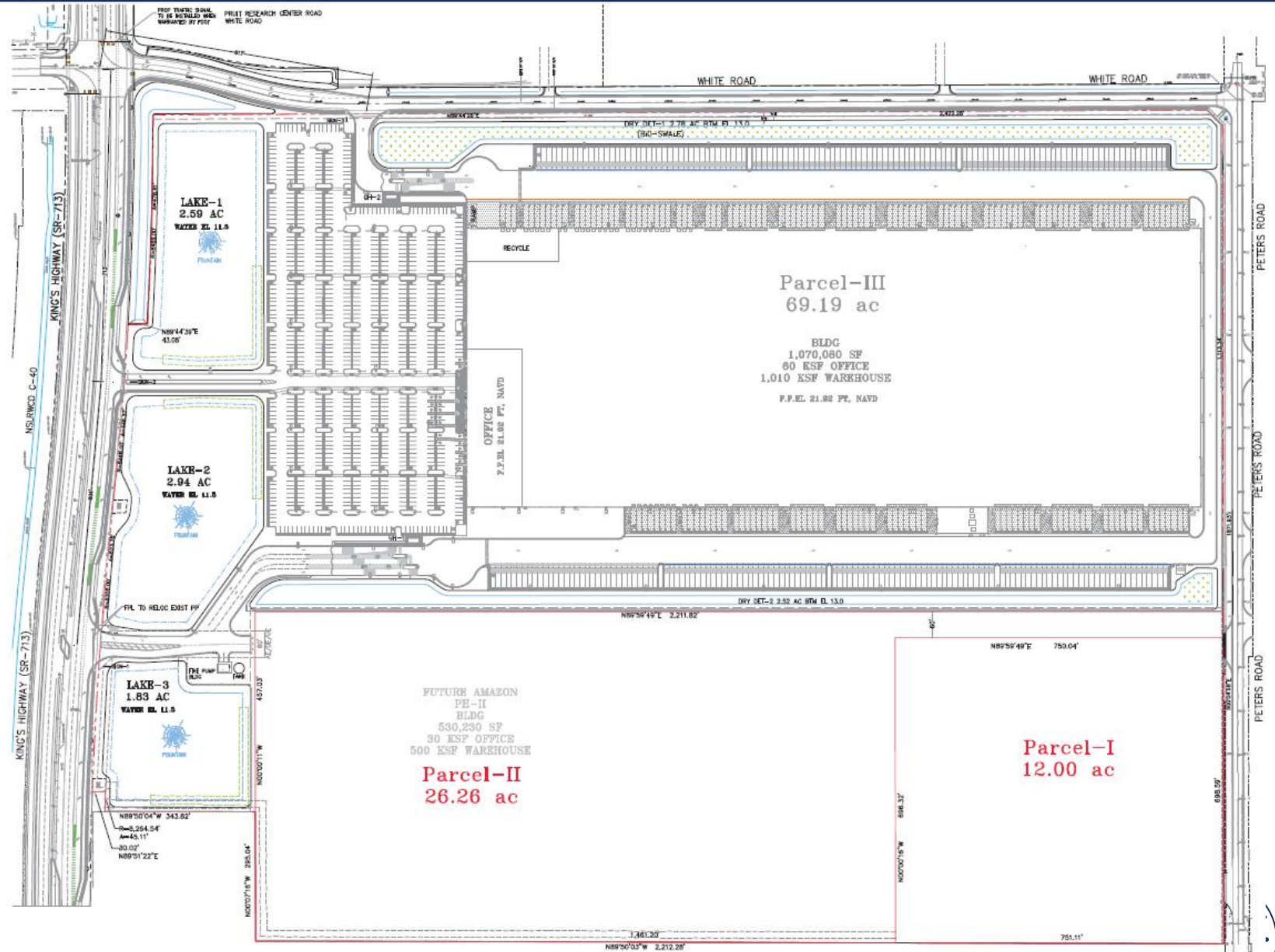
CG – Commercial General

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SITE PLAN



SITE DATA	
BLDG FOOTPRINT	1,070,080 SQ. FT.
WAREHOUSE	1,010,080 SQ. FT.
OFFICE	60,000 SQ. FT.
PAVING/PARKING	24.17 AC.
OPEN SPACE	20.36 AC.
DETENTION/ BIOSWALES	5.30 AC.
LAKES	7.42 AC.
LANDSCAPE	7.64 AC.
BUILDING HEIGHT	56.5 FT.

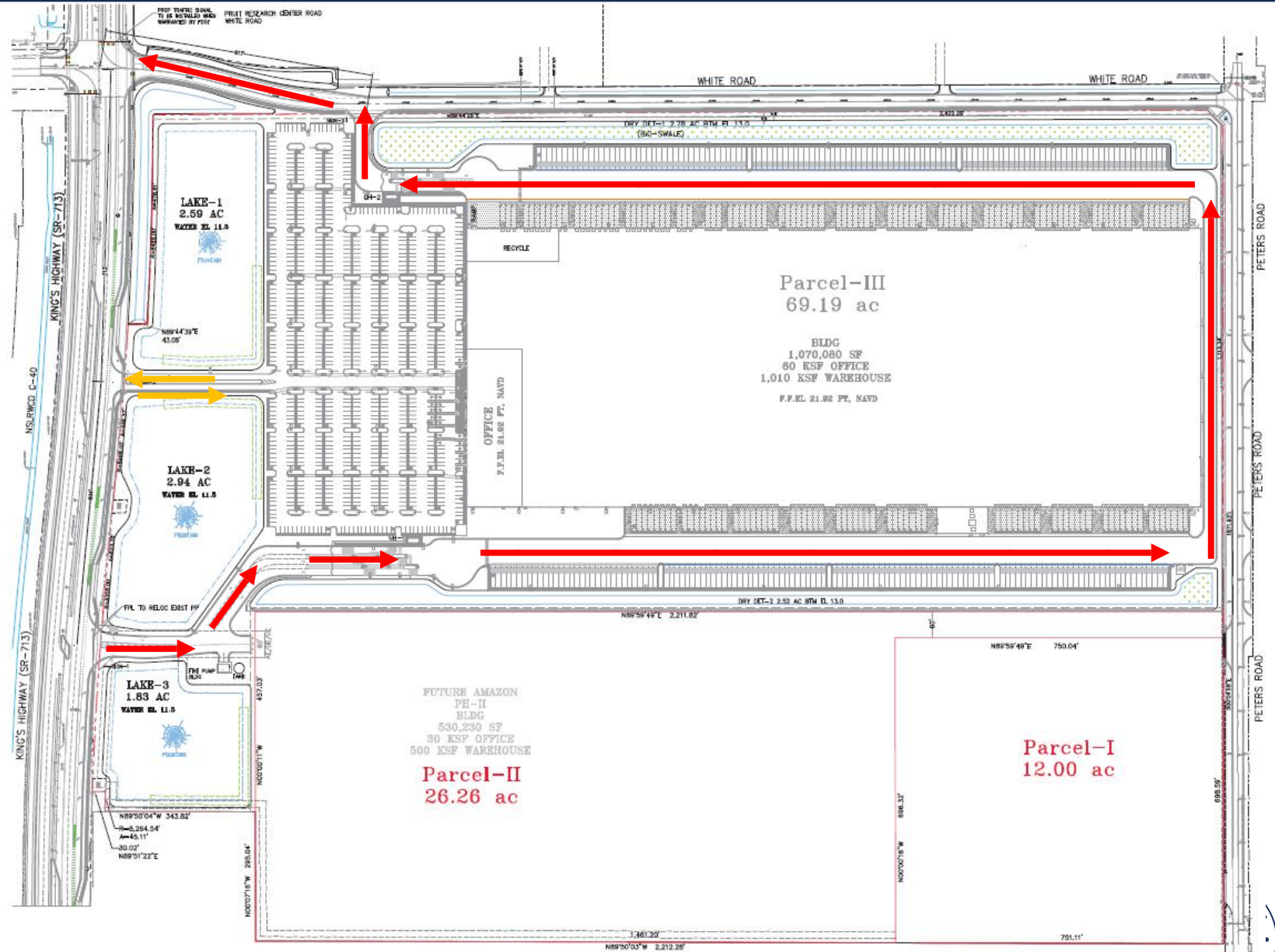


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CIRCULATION

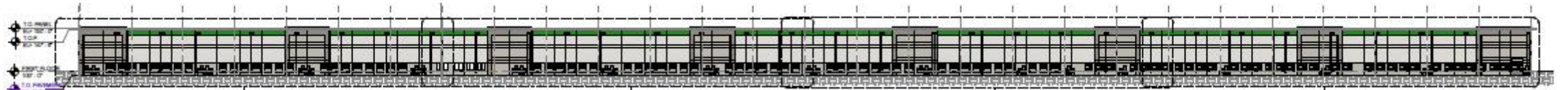
-  Semi-Truck Traffic
-  Passenger Vehicle Traffic



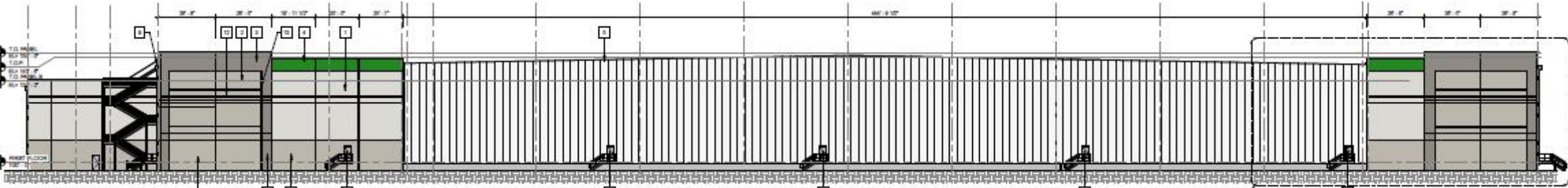
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BUILDING DESIGN



NORTH ELEVATION (WHITE ROAD)



EAST ELEVATION (PETERS ROAD)



SOUTH ELEVATION



WEST ELEVATION (KINGS HIGHWAY)

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BUILDING DESIGN



LOOKING SOUTHEAST FROM KINGS HIGHWAY / WHITE ROAD INTERSECTION

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BUILDING DESIGN



LOOKING NORTHEAST FROM SOUTHERN LAKE AND ACCESS DRIVE

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BUILDING DESIGN

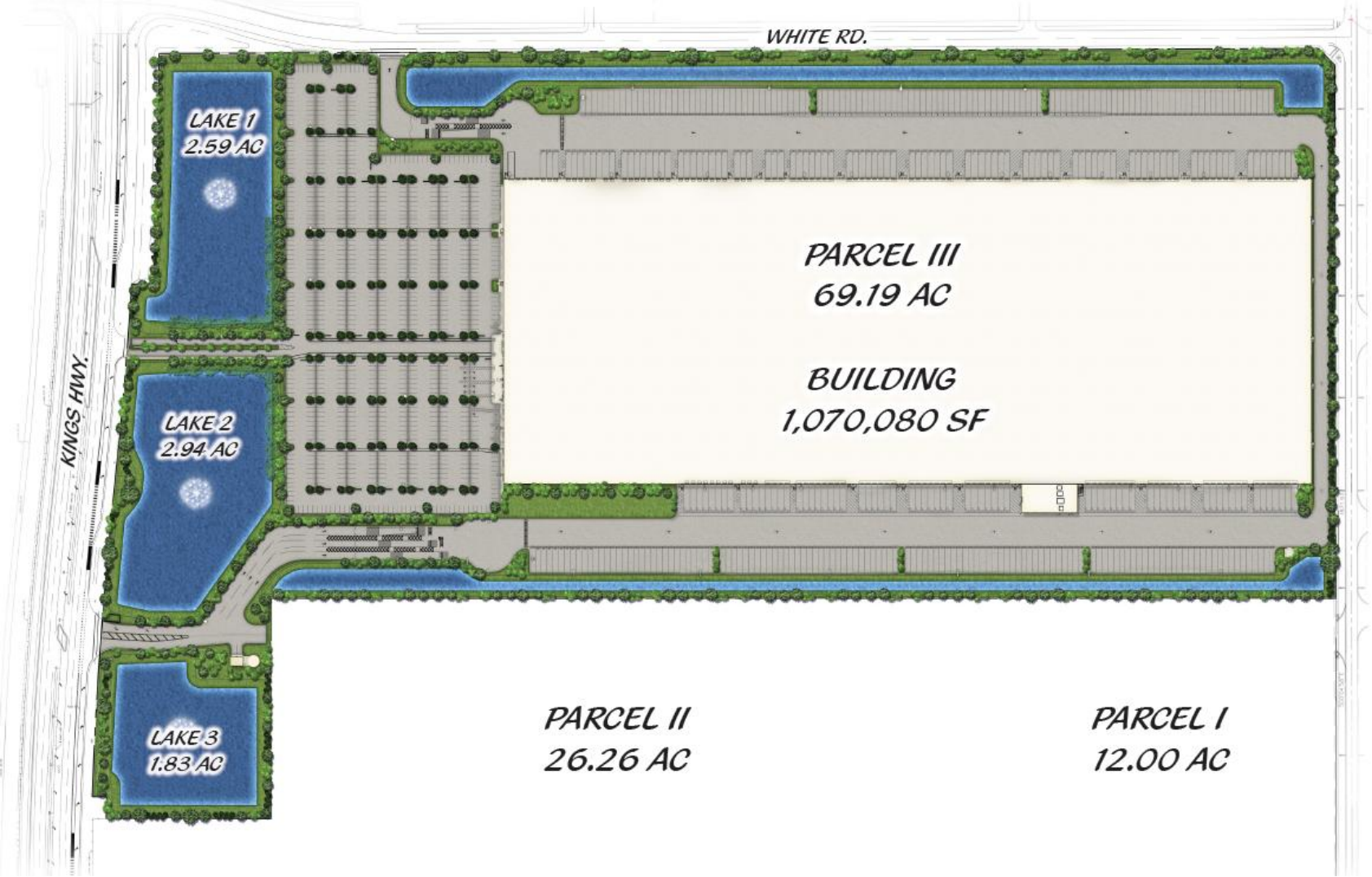


LOOKING EAST FROM KINGS HIGHWAY AT NORTHERN DRIVEWAY AND WESTERN FACADE

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LANDSCAPE DESIGN



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TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed MAJOR SITE PLAN AMENDMENT with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the annexation, given the subject property conditions of approval.



STAFF RECOMMENDATION

Staff recommends the City Commission APPROVE the proposed MAJOR SITE PLAN AMENDMENT with the following conditions:

1. All signage will be reviewed and permitted separately through building permits.
2. A final review of the tree survey and tree mitigation calculations will be performed at the time of Vegetative Removal/Land Clearing Permit.
3. A gopher tortoise survey shall be provided a minimum of 90 days prior to issuance of Land Clearing Permit.
4. All required State and Federal agency permits shall be required prior to issuance of a Land Development Permit.
5. A Saint Lucie County right-of-way permit will be required prior to issuance of a building permit for vertical construction of the building.



CITY COMMISSION ACTIONS

Alternative actions of the City Commission:

- Approve with alternate conditions.

or

- Denial.





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