

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: PZANN2026-00001
MAJOR SITE PLAN AMENDMENT
AMAZON DISTRIBUTION CENTER
2300 S. KINGS HIGHWAY

TO: RICHARD CHESS, CITY MANAGER

THRU: KEV FREEMAN, PLANNING DIRECTOR

REVIEWER: CHRIS SUNESON, ASSISTANT PLANNING DIRECTOR

DATE: MAY 4, 2026

STAFF REPORT

Owner/Applicant: Scannell Properties #533 LLC/ Jeff Iravani, Inc.

Requested Action: 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. refrigerated warehouse and office building with associated site improvements on 69.19 acres located at 2300 S. Kings Highway.

Location: 2300 S. Kings Highway

Parcel ID(s): 2324-210-0000-000-6

Proposed Future Land Use: GC, General Commercial

Proposed Zoning: CP-1, Commercial Parkway Zone

Surrounding Zoning:

North	East	South	West
CP-1 (FP) AR-1(SLC)	C-3 (FP)	C-3 (FP) CG (SLC)	PD / R4 (FP)

Surrounding Future Land Use:

North	East	South	West
GC (FP) RU (SLC)	GC (FP)	GC (FP) MXD (SLC)	GC / RM (FP)

Site Area: +/- 69.19 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request

The applicant has requested review and approval of an application for a Major Site Plan Amendment by owner, Scannell Properties #553, represented by Jeff Iravani Inc., to construct 1,070,080 square feet of refrigerated warehouse and office building with associated site improvements on 69.19 acres located at 2300 S. Kings Highway.

According to applicant supplied documents, the project is anticipated to create approximately 745 jobs.

Location

The subject parcel is located west of Interstate 95 along the Kings Highway Jobs Corridor. The property is bounded on the west by S. Kings Highway, on the north by White Road, and on the west by Peters Road.



Figure 1: Site Location Map

History

The project location comprises 69.19 acres of a larger 107.69-acre tract of land.

The overall property was annexed into the City in December 2005 under Ordinance K-394. It was rezoned in August 2021 under Ordinance 21-025 from a combination of C-3, General Commercial and E-2, Residential Single-Family 2 units per acre, zoning to its current CP-1, Commercial Parkway Zone. In September 2021, the site was granted approval to construct two buildings totaling 485,000 sq. ft. of office and warehouse distribution space.

More recently, the applicant has separately submitted and had a minor subdivision application (PZSUB2025-00005) administratively approved to divide the overall tract into three parcels. This application also dedicated right-of-way along White Road.

The subject parcel is currently vacant and was previously used for orange cultivation.

Surrounding Development

In July 2023, the property immediately west of the subject parcel located at the southwest corner of Kings Highway and Pruitt Research Center Road was the subject of Future Land Use Amendment, Planned Development rezoning, and site plan approvals. The project developed a Thermo King facility for repair of semitrailer refrigeration units as well as addition outparcels on the overall tract.

In January 2024, the property immediately south of the Thermo King facility and west of the subject parcel underwent Site Plan with Conditional Use for Innovative Residential Development review and approval. The project was approved to construct a 488-unit multi-family community.

In September 2025, General RV Center located southeast of the subject parcel was administratively approved to expand its RV parking area south of their current location.

Future Land Use

The subject parcel has a land use designation of GC, General Commercial. The designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum Floor to Area Ratio (FAR) of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The project’s proposed square footage falls well below the maximum FAR at 0.36.



Figure 2: City/County Future Land Use Map

- 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

Zoning

The subject parcel is zoned CP-1, Commercial Parkway Zone.

This district was established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses.

In addition to the project being located along a principal vehicular approach in the City, the project's proposed use of refrigerated warehouse and accessory office space are allowed by right with the CP-1 district. The proposed development meets all bulk area requirements of the CP-1 district.



Figure 3: City/County Zoning Map

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

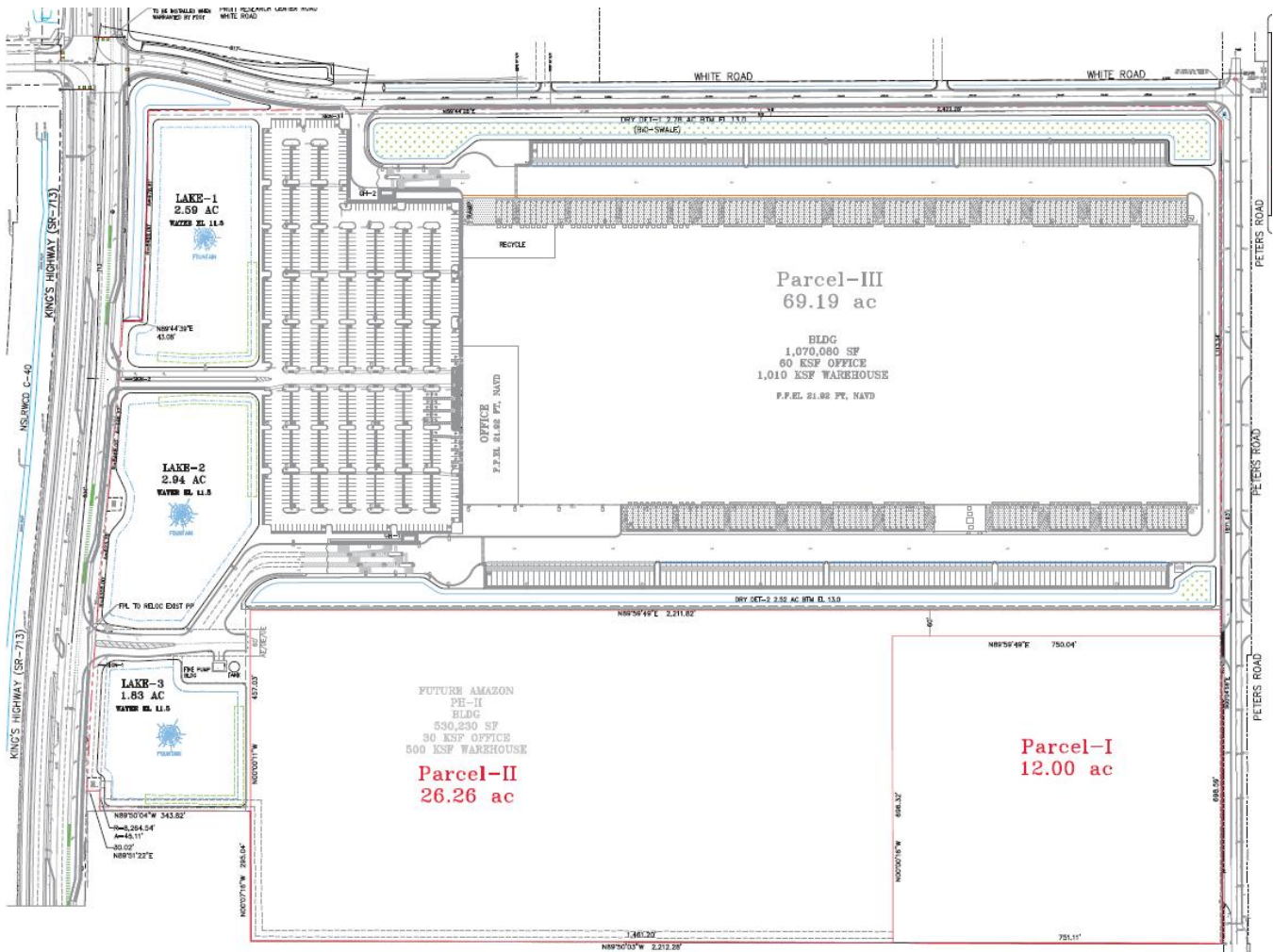


Figure 4: Applicant Site Plan

Site Design

The site comprises approximately 69.19 acres and the building will cover approximately 35.6% of the site. While parking and paving areas will cover 34.9% of the site, open space consisting of three lakes, bioswales on the north and south property lines, and landscape areas will cover 29.4% of the site.

A large portion of the site is committed to both employer/visitor parking on the west side of the site and semi-truck parking around the building and fringes of the site. Lakes and landscape will buffer these areas from public rights-of-way.

The applicant has submitted alternate parking generation rates based on the Institute of Traffic Engineers (ITE) Traffic Generation Manual as allowed under Land Development Code Section 123-315. While smaller in number than City Code required parking, the parking provided is anticipated to be sufficient for the number of employees and visitors based on data from the applicant's similarly situated facilities. Staff concurs with the reduction in required parking based on the analysis provided.

Sidewalks will be provided around the site perimeter on the west and north and connecting into existing sidewalk on the east side of the site. Due to required road improvements on both Kings Highway and White Road, new sidewalks will be constructed under required FDOT and County permitting.

Potable water connections will be made from an existing 12” main along Kings Highway and an existing 8” main along Peters Road.

Stormwater is designed to be directed from the building to the bioswales located along the north and south boundary lines. The bioswales will filter water prior to being discharged into the wet retention lakes which will be aerated with foundations. In addition, the passenger vehicle parking lot will be drained to collection points within the parking lot and discharge into the wet retention lakes.

Circulation

Two types of vehicular circulation occur on the site, one for passenger vehicles and another for semi-trucks.

Passenger vehicle traffic will enter and exit the site from the northernmost driveway between Lakes 1 and 2 along Kings Highway. The driveway will have a right-in, right-out movement since a median blocks access from southbound traffic on Kings Highway. As part of FDOT permitting, a free flow northbound right turn lane will be constructed to provide access to this driveway.

Semi-truck traffic circulation is designed to enter the site from the southernmost driveway between Lakes 2 and 3 along Kings Highway. As part of FDOT permit, a northbound right turn lane will be constructed to provide access to this driveway. On-site, semi-truck traffic will circulate one-way, counterclockwise through security gates and around the building. All semi-truck traffic will exit onto White Road. As part of a County right-of-way permit, improvements to White Road are required to accommodate increased traffic loading from both passenger vehicles and semi-trucks.

Under the applicant’s FDOT permitting, signalization at the Kings Highway and White Road intersection has not been warranted as yet. As a condition of its permitting, FDOT is requiring the applicant to monitor the level of traffic at the intersection to determine when signal warrants (level of traffic) have been met. In the meantime, the applicant is required to post a bond for signalization improvements at the intersection which may be utilized by FDOT to construct them at any time.

The applicant has previously contributed funds for recent improvements on Peters Road along the site’s eastern boundary.

Building Design

The architectural design follows client established standards and takes inspiration from the “Masonry Modern Style” as described in the City’s Architectural Design Standards. The tilt-up panel construction provides a series of reveals that provide vertical interest and a sense of rhythm in the long building facades. The building will be painted in a palette of three neutral colors with a branded green band along the top of the building. These features are meant to reduce the scale and massing of the building.

MATERIAL & KEYNOTE LEGEND











<p>1  CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7646 - "FIRST STAR"</p> <p>2  CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7016 - "MINDFUL GRAY"</p> <p>3  CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7018 - "DOVE TAIL"</p> <p>4  CONCRETE TILT-UP PANEL PAINT HEX #248823 - "WEB FOREST GREEN"</p> <p>5  INSULATED METAL PANEL LIGHT GREY</p>	<p>6  PREFINISHED METAL PARAPET CAP</p> <p>7  VISION GLASS IN ANODIZED ALUMINUM FRAME</p> <p>8  ALUMINUM COMPOSITE MATERIAL CANOPY</p> <p>9  PREFINISHED COLLECTOR BOX AND DOWNSPOUT</p> <p>10  OVERHEAD DOCK DOOR</p>
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Figure 5: Building Colors and Materials



Figure 6: Building Elevations

Landscape Design

The landscape design is dominated by the large wet retention lakes that bound the entry drives to the site. In addition to the required landscape buffer, the lakes will be planted with Live Oaks and Sabal Palmettos that in time will create a thick screen for the traveling public utilizing Kings Highway. The wet retention ponds will also be provided with littoral plantings like Great Spike Rush and Fire Flag that will help filter storm water flows.

The interior parking lot will be planted with Crepe Myrtles in tree wells that will provide some shading to the area.

In addition to buffer plantings along the boundary, the bioswales along the north and south property lines will be planted with species such as Sea Oxeye Daisy and Wiregrass to assist with stormwater filtration.

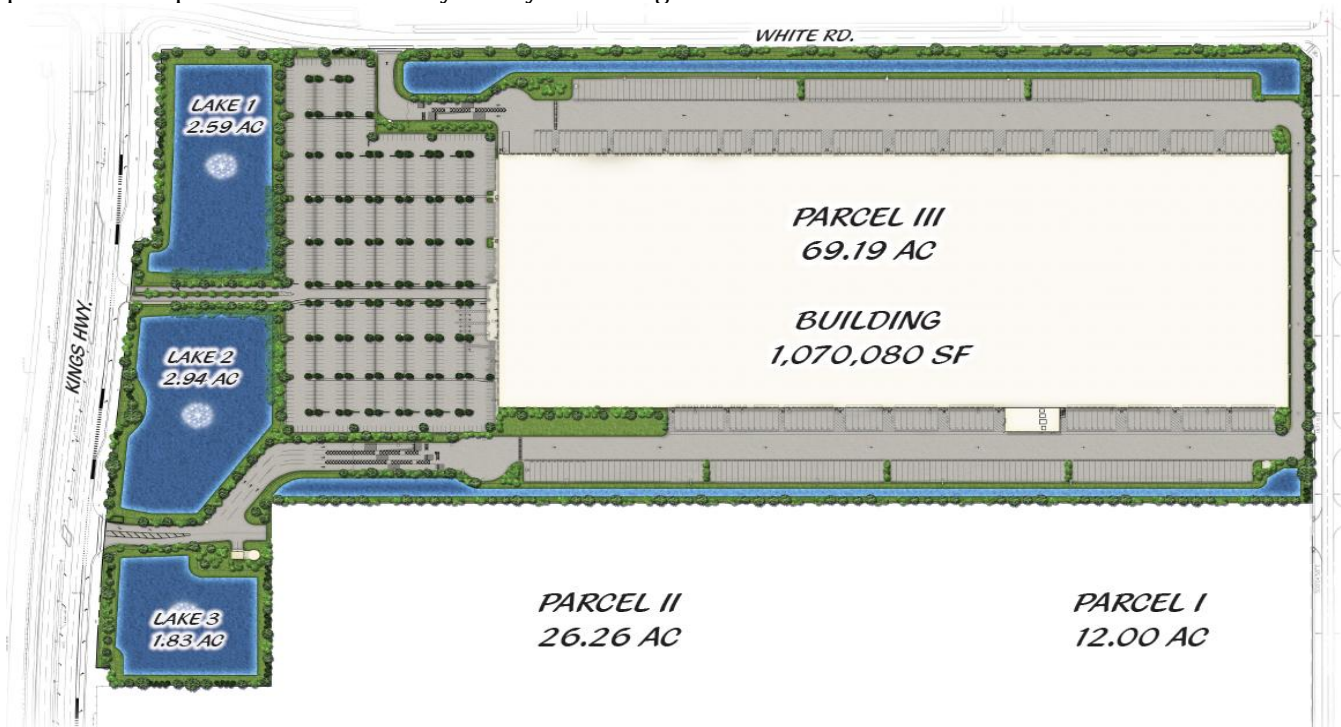


Figure 7: Illustrated Landscape Plan

Summary of 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. The Technical Review Committee reviewed this project, and all departments supported the Major Site Plan Amendment.

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.