



CITY OF FORT PIERCE

April 13, 2026

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

OWNER/APPLICANT

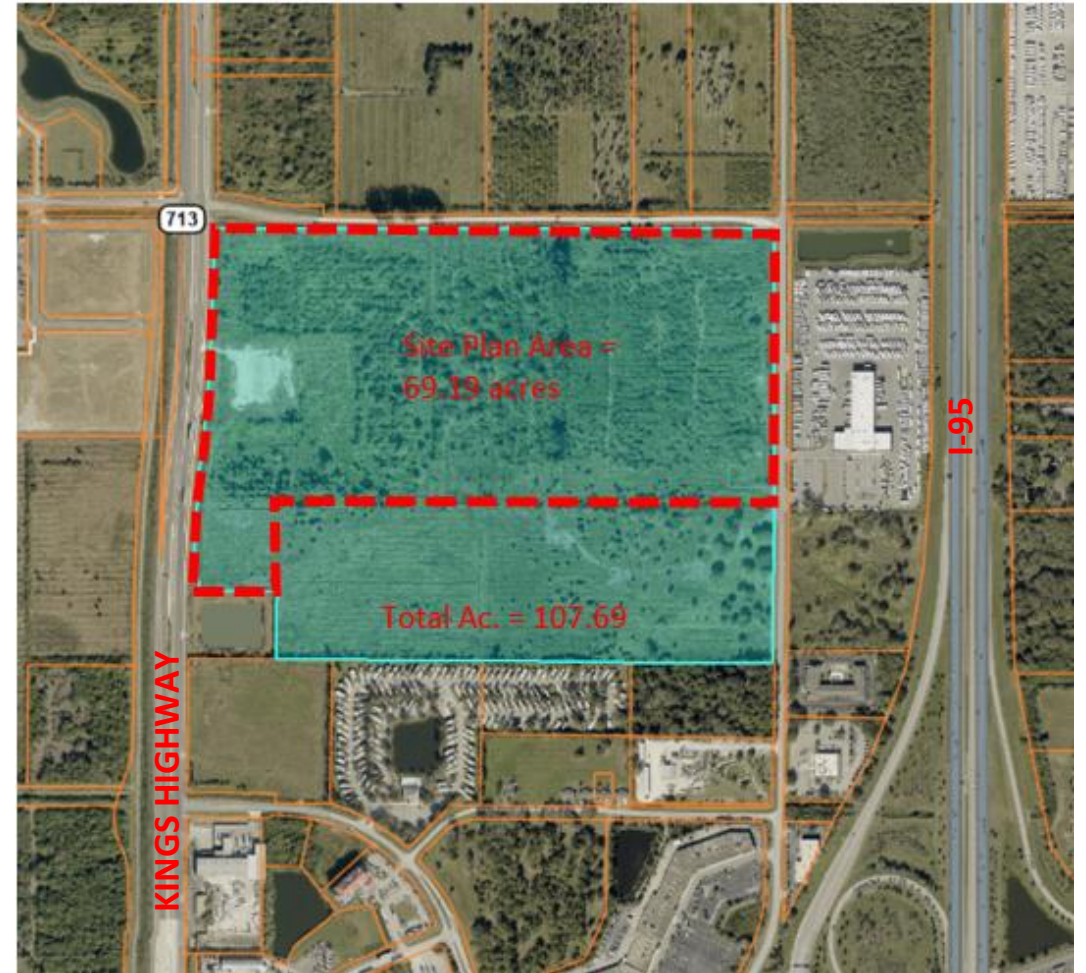
Scannell Properties #553/Jeff Iravani Inc.

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

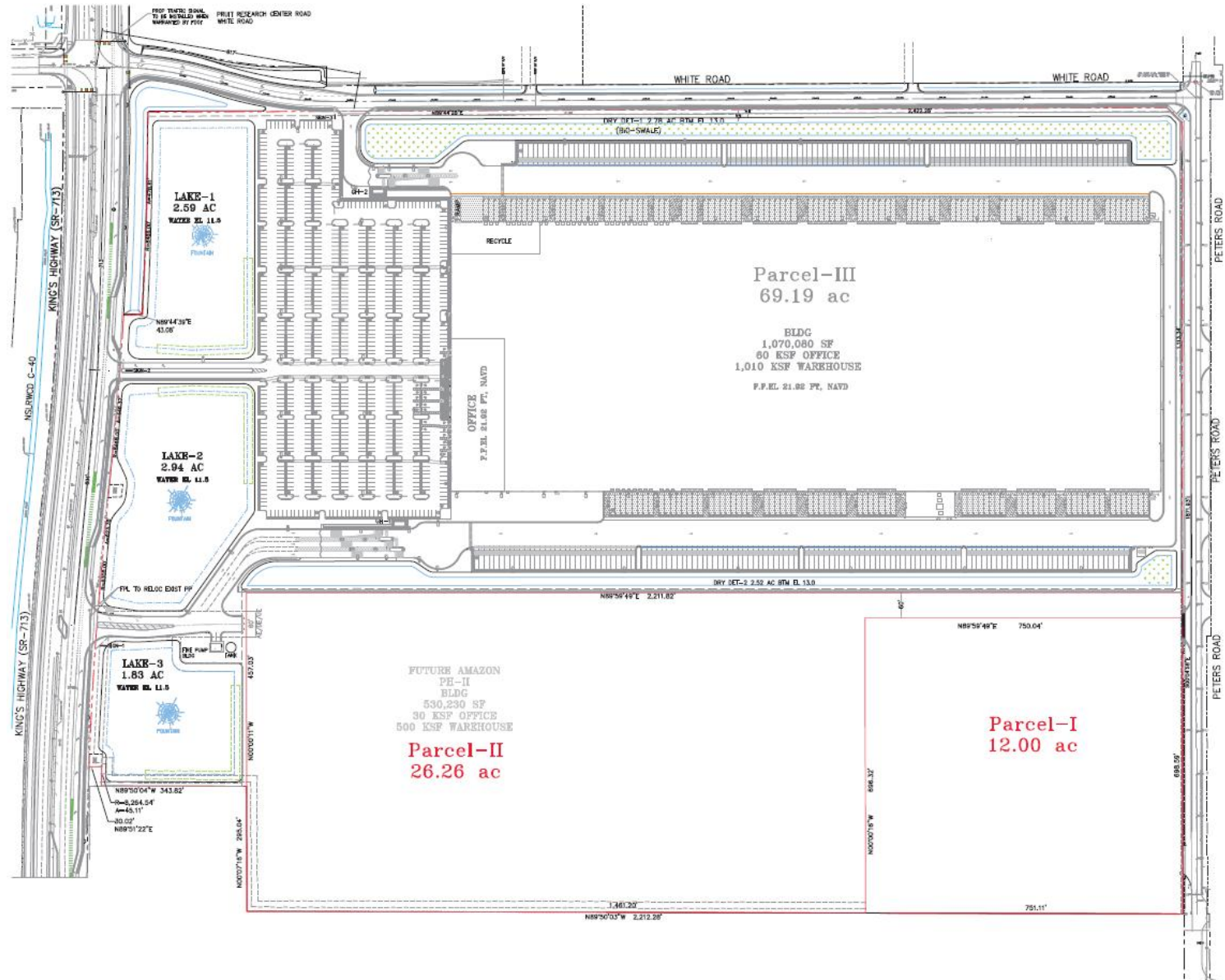
CG – Commercial General

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SITE PLAN

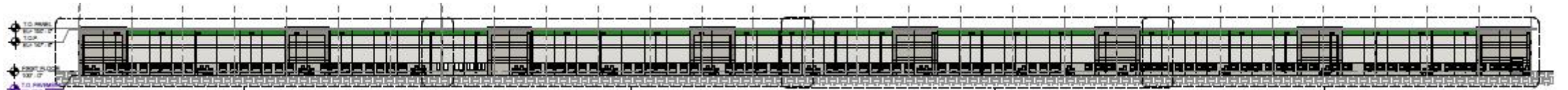
SITE DATA	
BLDG FOOTPRINT	1,070,080 SQ. FT.
WAREHOUSE	1,010,080 SQ. FT.
OFFICE	60,000 SQ. FT.
PAVING/PARKING	24.17 AC.
OPEN SPACE	20.36 AC.
DETENTION/ BIOSWALES	5.30 AC.
LAKES	7.42 AC.
LANDSCAPE	7.64 AC.
BUILDING HEIGHT	56.5 FT.



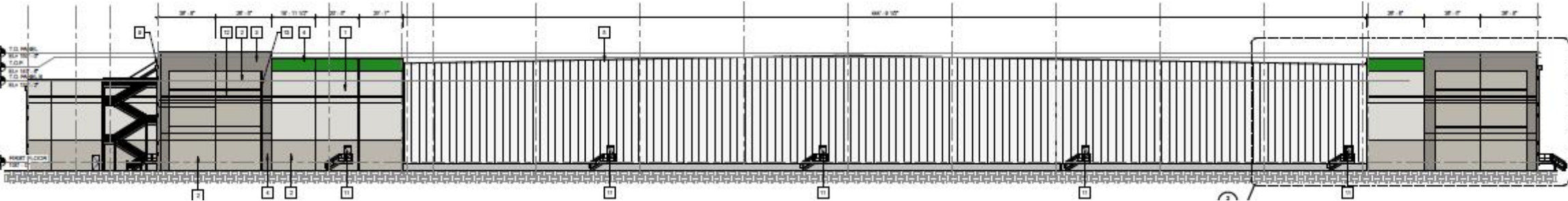
AMAZON DISTRIBUTION CENTER – MAJOR SITE PLAN AMENDMENT



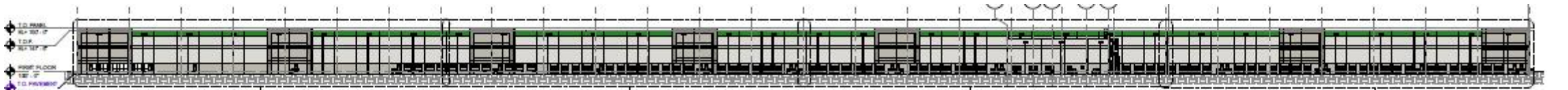
BUILDING DESIGN



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



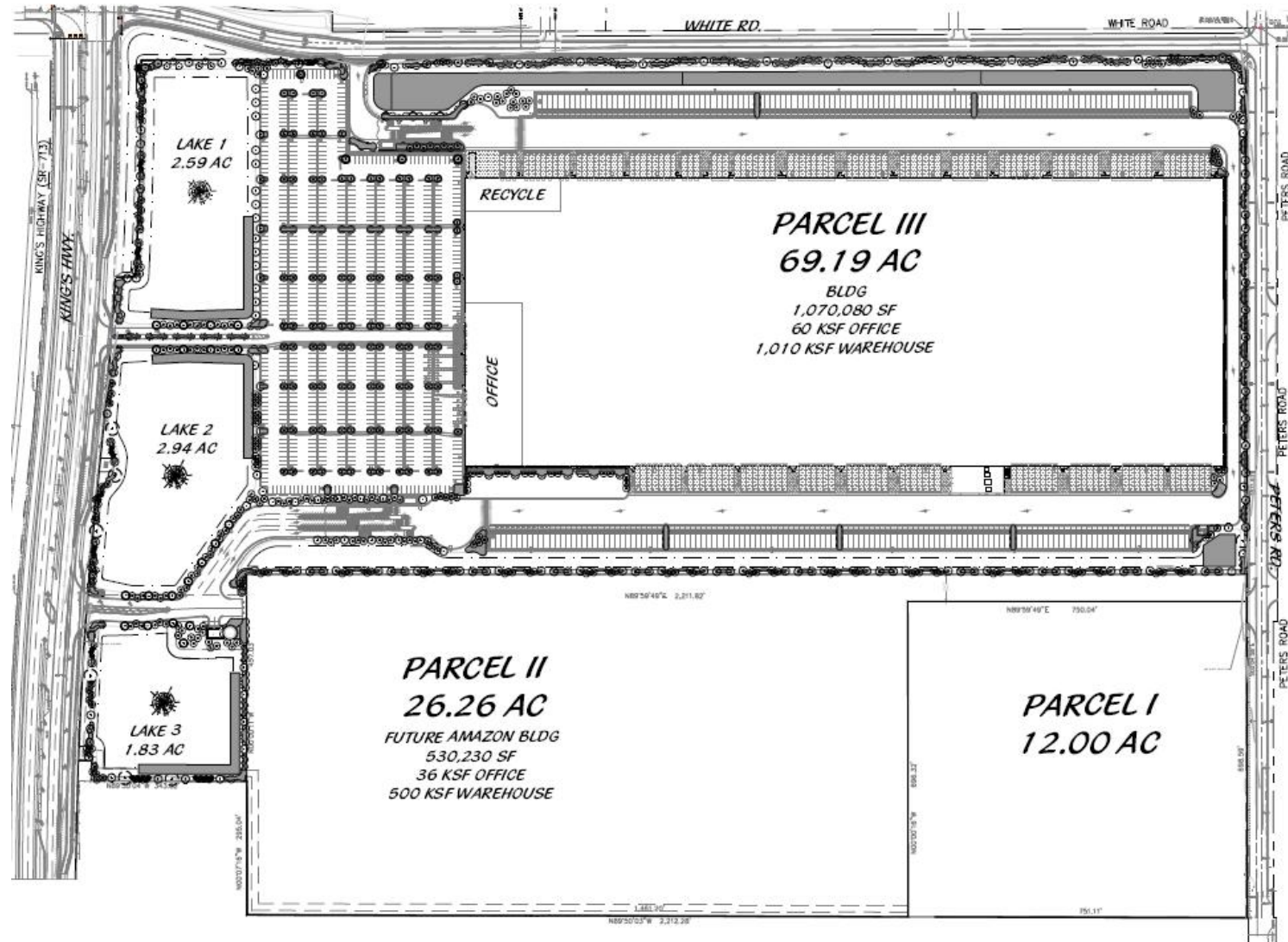
LOOKING EAST FROM KINGS HIGHWAY AT NORTHERN DRIVEWAY AND WESTERN FACADE

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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 that the Planning Board recommend APPROVAL of the proposed ANNEXATION with the following conditions:

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.



PLANNING BOARD ACTIONS

Alternative actions of the Planning Board:

- Recommend Approval with alternate conditions.

or

- Recommend Denial.





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