

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: APRIL 13, 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

Location Map:



Future Land Use City Map:



City Zoning Map:



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.

Existing Conditions

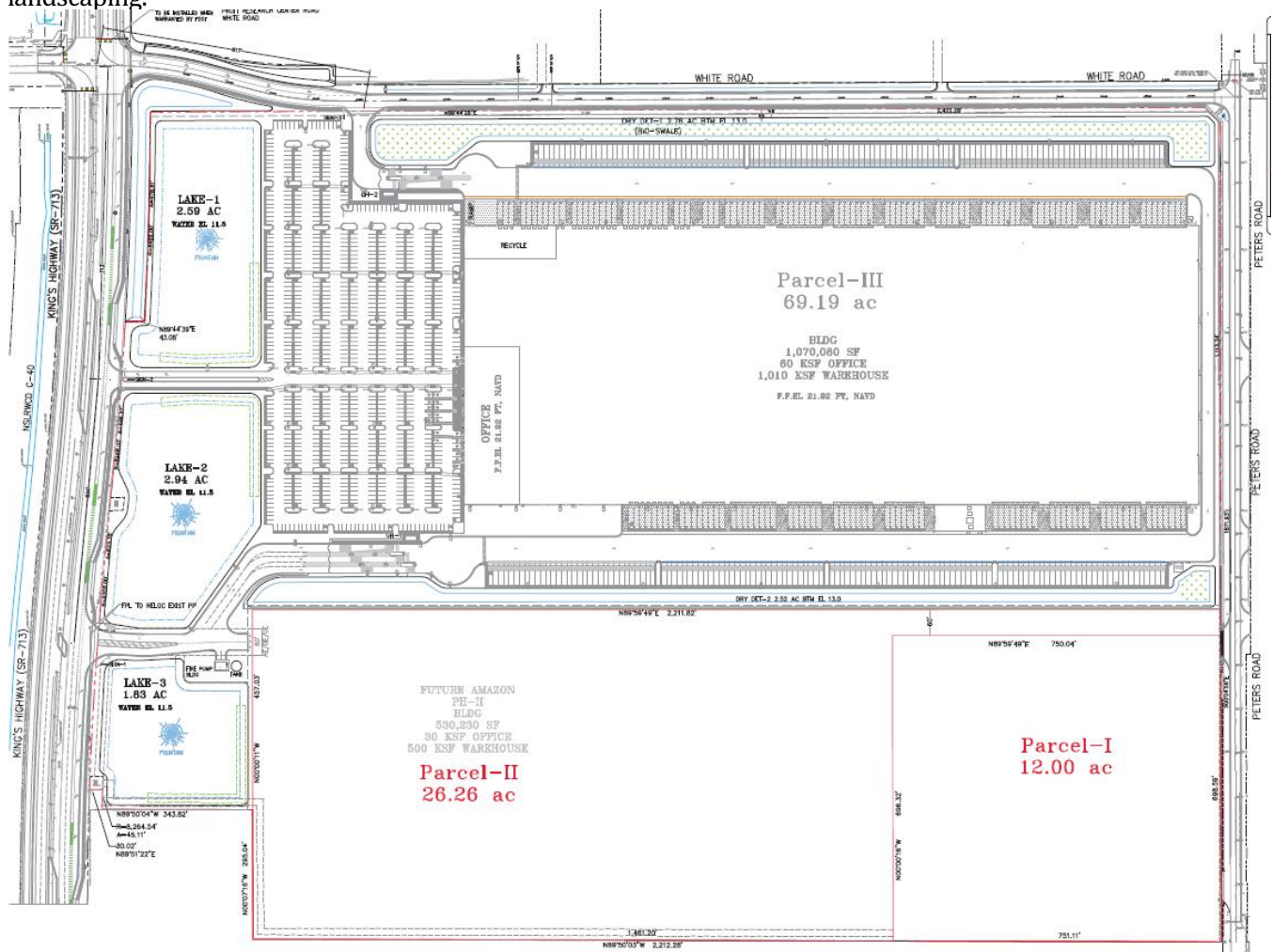
The subject parcel is currently vacant and is bound by S. Kings Highway on the west, White Road on the north and Peters Road on the east. The project location is on 69.19 acres of a larger 107.69 acres tract of land. The applicant has separately submitted a minor subdivision to divide the overall tract into three. According to applicant materials submitted, future projects may occur on the remaining acreage and are not subject to this development application.

Project Summary

The subject site is located at 2300 S. Kings Highway and comprises 69.19 acres of land. The site has a Future Land Use Designation of GC, General Commercial, and a Zoning designation of CP-1, Commercial Parkway Zone. The overall property 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.

The project is proposing 1,070,080 square feet square feet of warehouse (1,010,000 sq. ft.) and office (60,00 sq. ft.) that will provide approximately 745 jobs according to applicant information. The project's main access will be from Kings Highway for both truck and employee vehicle traffic. Truck traffic will be routed onto White Road. Site

improvements include three retention ponds with fountains along Kings Highway, bioswales, and extensive landscaping.



Site Plan

Future Land Use and Zoning

The GC, General Commercial 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 FAR of 1.0

The CP-1, Commercial Parkway Zone 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. The project’s proposed use of warehouse and office space are allowed by right with the CP-1 district.

Staff Recommendation

Staff recommends the Planning Board recommend approval of the proposed Annexation to the City Commission 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.