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**Design Review Narrative
For
Amazon One Grocery
Kings Highway Commerce Park Parcel-III**

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

The design intent for this project is to provide an attractive site design along with aesthetically pleasing, modern, innovative architectural design for the proposed industrial use. The proposed design is functional for intended use.

The site features water features along Kings Highway consisting of 3 lakes with fountains and light. Bioswale is provided along White Road. See Exhibit-B.

Architectural design narrative is attached.

Truck circulation is enhanced by use of wide access, large radii and wide interior drives. Access is provided from Kings Hwy and White Roads. Trucks traffic is kept separate from employees' traffic by separating the parking and loading Areas.

We believe this project will be a model for future developments along King's Highway in this area considering the enormous growth of on-line commerce and the similar need for processing, storage and distribution facilities that are required to meet the broad variety of products that consumers demand.

Amazon One Grocery
HFL1
Project Architectural Narrative
12/22/25

RSP is excited to propose a new state-of-the-art warehouse and office building in Fort Pierce, Fl. The building is approximately 1,070,080 gross square feet and is located on a site generally bounded by King's Highway to the west, White Road to the north, Peters Road to the east, and Treasure Coast RV Resort to the south. The building and site design is organized to facilitate safe and efficient flow of trucks, cars, and pedestrian traffic. The two main access points into the site are off King's Highway with one access point dedicated for trucks and a separate access point dedicated for cars and pedestrian traffic. The building is setback from King's Highway to achieve the safe flow of inbound vehicular traffic and to soften the appearance of the large building from the main public sight lines (King's Highway).

The architectural design follows brand standards and is influenced and inspired by aspects of the 'Masonry Modern Style' described in the City of Fort Pierce, Architectural Design Standards. The primary building material is concrete tilt-up panels that are embossed with a series of reveals and painted with 3 neutral and 1 accent color. The reveal pattern and color scheme are designed to reduce the scale of the building, create a recognizable architectural rhythm and provide visual interest across the façade. Steps in the parapet reinforce this architectural theme and create distinct massing elements. The main entrance is celebrated with a strong focal point that is an aluminum composite material canopy with side walls. The main entrance appears to be a welcoming portal into the facility. Adjacent to the main entrance and facing the 'front' of the site is an array of large windows that further enhance the architecture and main façade.

The building and site are designed to be both practical and aesthetically pleasing. We believe this development will be of great value to the City of Fort Pierce.



Exhibit A



