

# Site Plan For Amazon One Grocery HFL1

Kings Highway Commerce Park  
Parcel-III

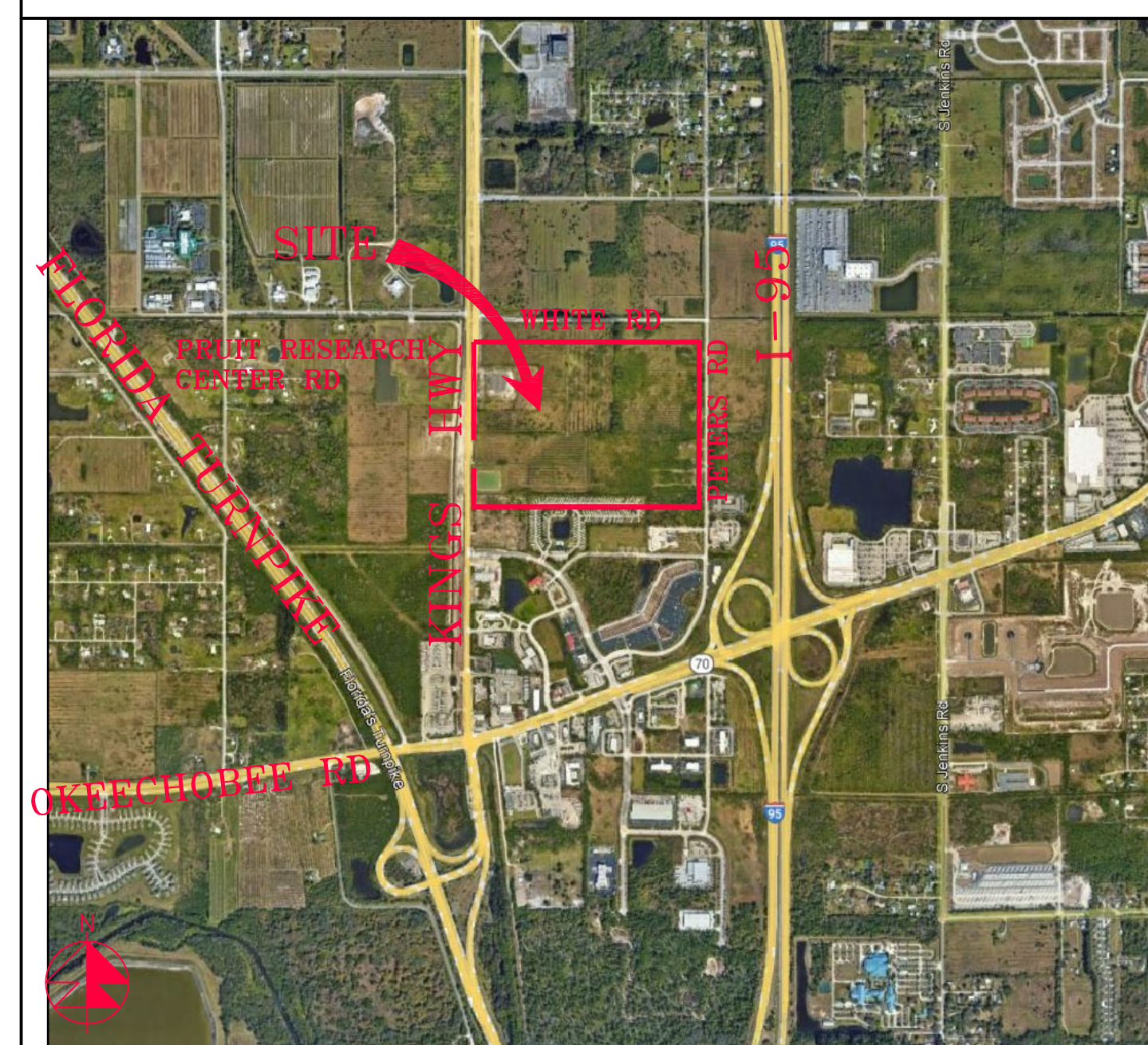
Section 24 Township 35S Range 39E  
Fort Pierce, Florida

## Developer

Scannel Properties #533, LLC

8801 River Crossing Blvd,  
Suite 300,  
Indianapolis, Indiana 46240

## Aerial



Vicinity Map

## Drawing Index

C1	Cover Sheet
MSP1	Master Site Plan
SP1	Site Plan
SP2	Site Plan
SP3	Site Plan
SP4	Site Plan
SP5	Site Plan
SP6	Site Plan
SP7	Site Plan
TCP1	Truck Circulation Plan

REVISIONS

Jeff H. Iravani, Inc.  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: jhi@hinc.com  
WEBSITE: www.hinc.com

Amazon One Grocery  
HFL1

Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

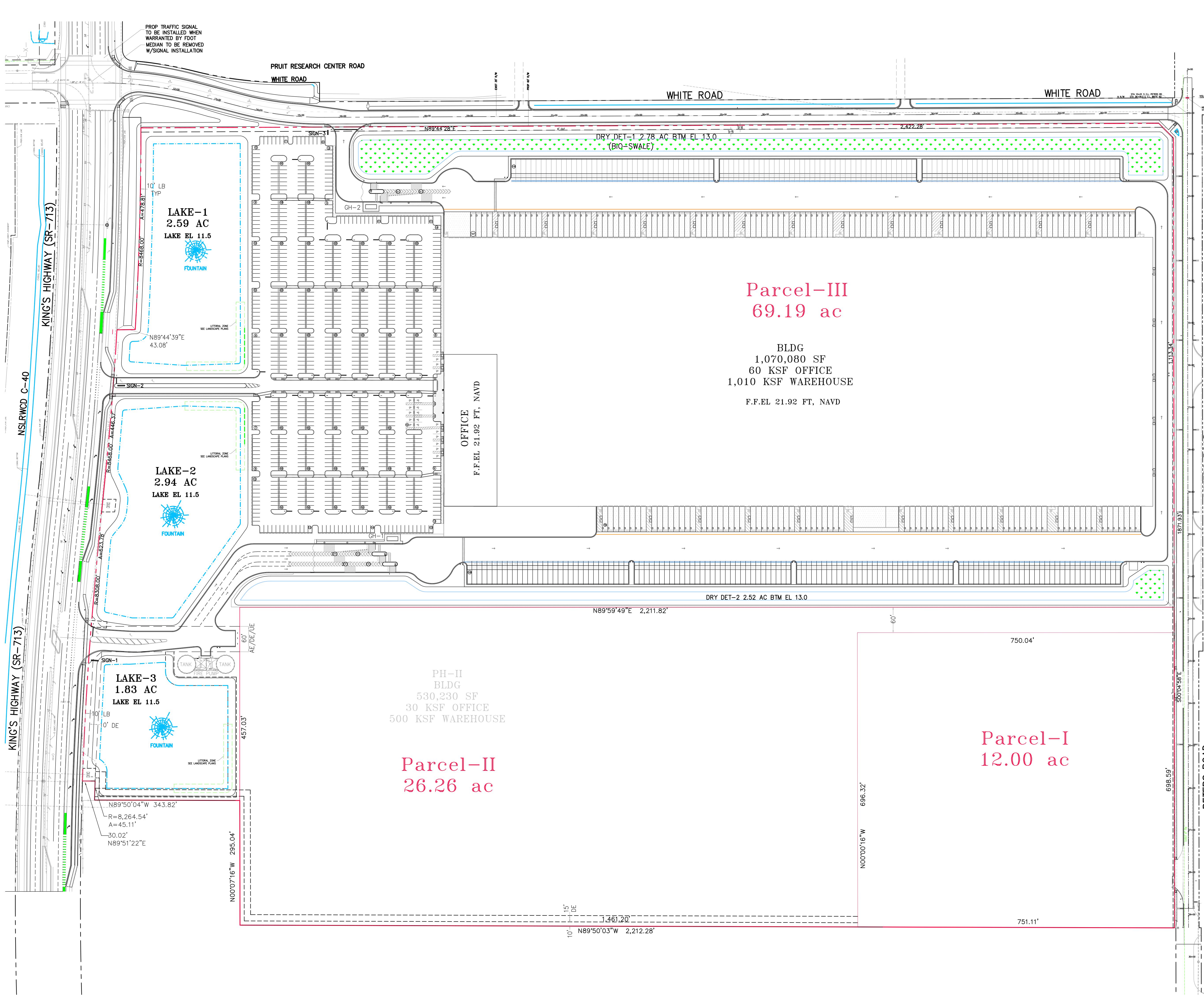
Cover Sheet

DATE: 12/24/2025  
SCALE: NA  
DESIGNED BY: JHI  
DRAWN BY: DDI  
JOB NO.: 2509-1533

SEAL

COA 6986  
SHEET NO.

C1



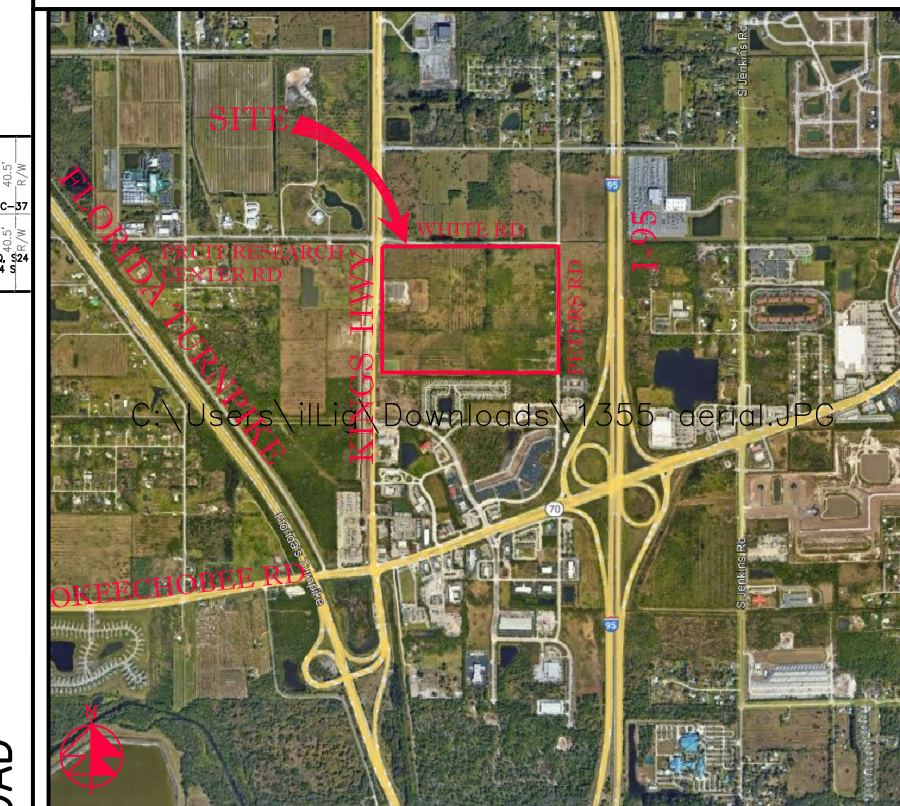
PROP TRAFFIC SIGNAL  
TO BE INSTALLED WHEN  
WARRANTED BY FDOT  
MEDIAN TO BE REMOVED  
W/SIGNAL INSTALLATION

PRUIT RESEARCH CENTER ROAD  
WHITE ROAD

WHITE ROAD

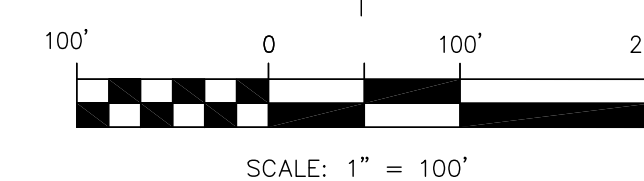
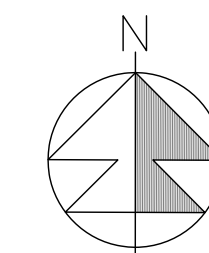
WHITE ROAD

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



REVISIONS

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Consulting Engineers  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
EMAIL: jhi@jhiinc.com  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
WEBSITE: www.jhiinc.com

**Parcel-III**  
69.19 ac

BLDG  
1,070,080 SF  
60 KSF OFFICE  
1,010 KSF WAREHOUSE

F.F.EL 21.92 FT, NAVD

**SITE DATA**

PROPOSED USE	OFFICE/WAREHOUSE	
FUTURE LAND USE	CG/MXD	
EXISTING ZONING	CP-1	
PARCEL AREA	3,013,916 SF 69.19 AC	100%
BUILDING AREA	1,074,190 SF 24.66 AC	35.6%
OFFICE		
WAREHOUSE		
FIRE PUMP HOUSING		
PARKING REQ		544 SP
OFFICE ITE RATE	60,000 SF @ 2.39/KSF	144 SP
WAREHOUSE ITE RATE	1,035,080 SF @ 0.39/KSF	400 SP
HANDICAP		11 SP
PARKING PROP		948 SP
HANDICAP		20 SP
BICYCLE PKG REQ		25 SP
BICYCLE PKG PROP		40 SP
LOADING REQ	1,100 KSF @ 1/30 KSF	37 SP
LOADING PROP		186 SP
PAVT	1,052,845 SF 24.17 AC	
TOTAL IMPERVIOUS	48.83 AC	70.6%
LAKE	7.42 AC	
DRY DET/BIOSWALE	5.30 AC	
LANDSCAPE	7.64 AC	
PERVIOUS	12.94 AC	18.7%
OPEN SPACE	20.36 AC	29.4%
BLDG HEIGHT	56.5 FT	65 FT MAX
SETBACKS	REQ'D	PROP
FRONT	25'	720.5'
REAR	20'	49.8'
SIDE STREET	20'	269.4'
SIDE	10'	238.8'
PCN	2324-210-0000-000-6	
2300 S KINGS HWY		

**Amazon One Grocery**  
HFL1  
Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

PH-II  
BLDG  
530,230 SF  
30 KSF OFFICE  
500 KSF WAREHOUSE

**Parcel-II**  
26.26 ac

**Parcel-I**  
12.00 ac

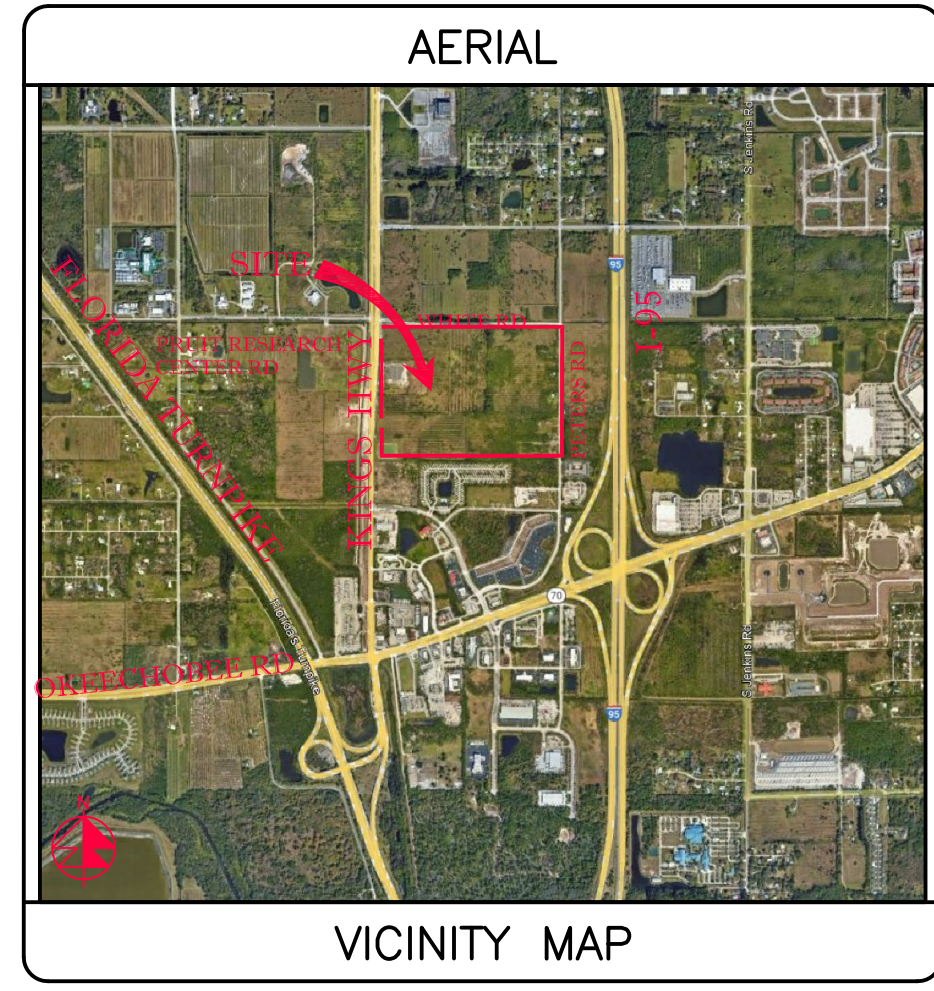
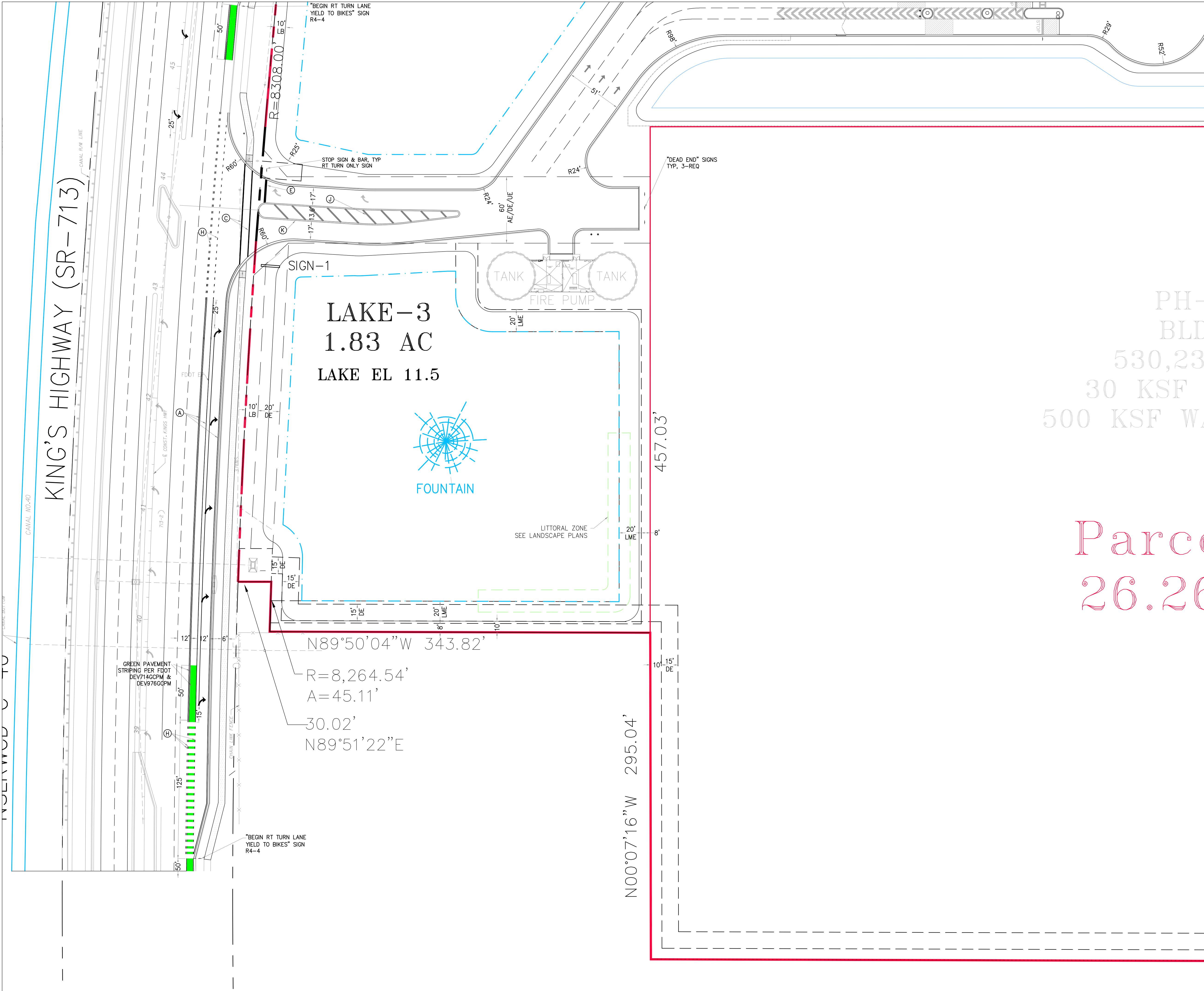
**MASTER SITE PLAN**

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1" = 100'	JHI	DDI	2409-1533

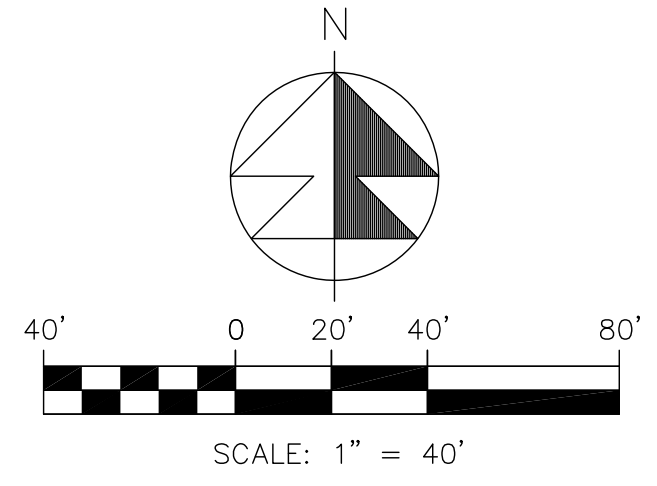
SEALED

COA 6286  
SHEET NO.  
MSP-1

SEE SHT SP-2



SECTION 24, TWP 35S, RGE 39E



PH-  
BLD  
530,23  
30 KSF  
500 KSF WA

Parcel  
26.26

STRIPING LEGEND			
Ⓐ	6" SOLID WHITE		
Ⓑ	8" SOLID WHITE		
Ⓒ	12" SOLID WHITE		
Ⓓ	18" SOLID WHITE		
Ⓔ	24" SOLID WHITE		
Ⓚ	6" SKIP WHITE TYP (10'-30')		
Ⓛ	6" SKIP WHITE TYP (6'-10')		
Ⓜ	6" SKIP WHITE TYP (2'-4')		
Ⓝ	6" SOLID YELLOW		
Ⓟ	18" SOLID YELLOW		
Ⓠ	6" DOUBLE YELLOW		
Ⓡ	6" SKIP YELLOW (10'-30')		
Ⓢ	6" SKIP YELLOW TYP (6'-10')		
Ⓣ	6" SKIP YELLOW TYP (2'-4')		
Ⓤ	PRM BI-DIRECTIONAL AMBER/AMBER		
Ⓤ	FDP WHITE		
Ⓡ	FDP YELLOW		
Ⓡ	RPM BI-DIRECTIONAL WHITE/RED		
Ⓡ	RPM BI-DIRECTIONAL RED/YELLOW		

REVISIONS

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HFLI  
Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

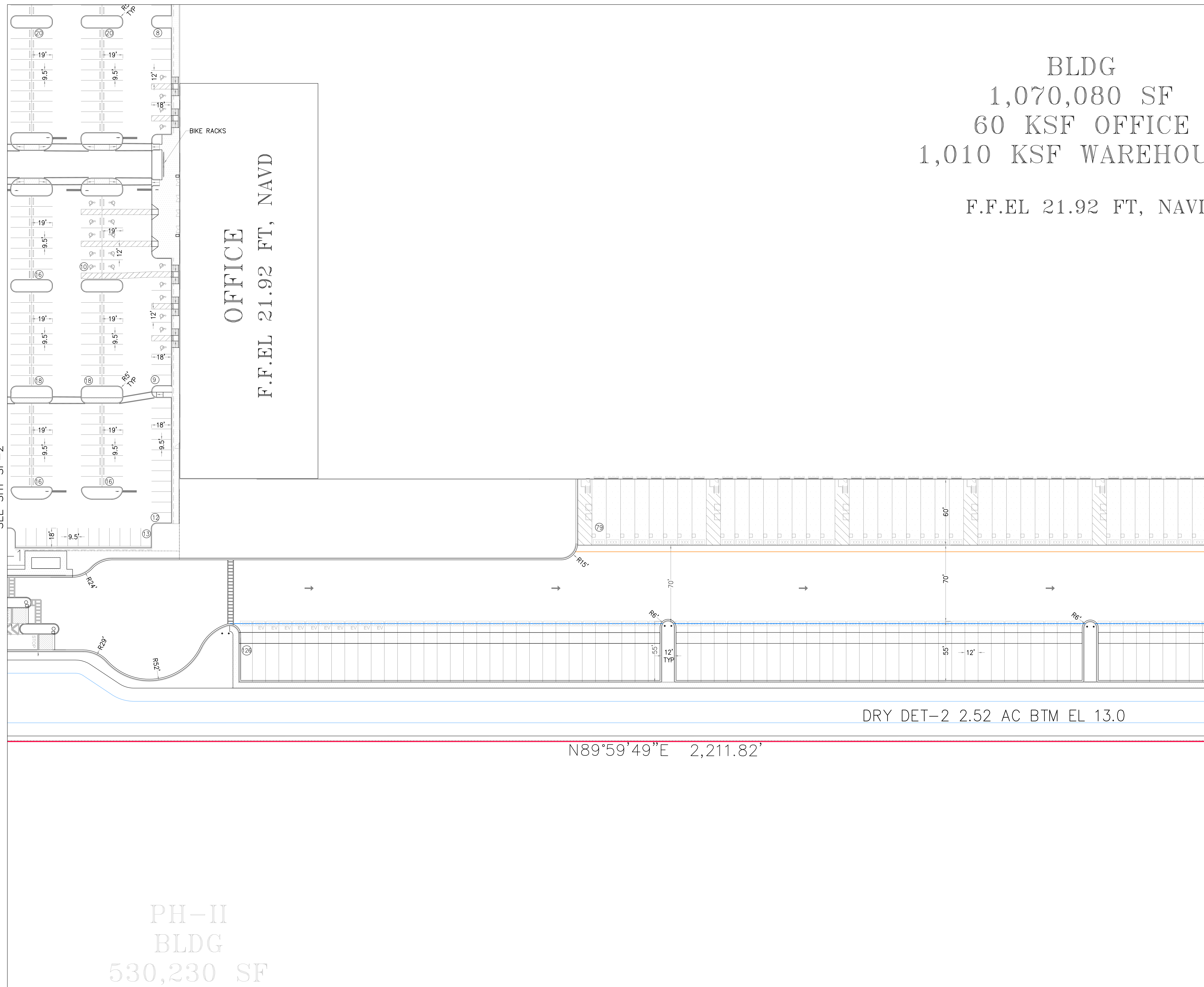
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DATE	SCALE	DESIGNED BY	JOB NO.
12/24/2025	1" = 40'	JHI	2409-1533
		DDI	

SEAL

COA 6986  
SHEET NO.  
SP-1





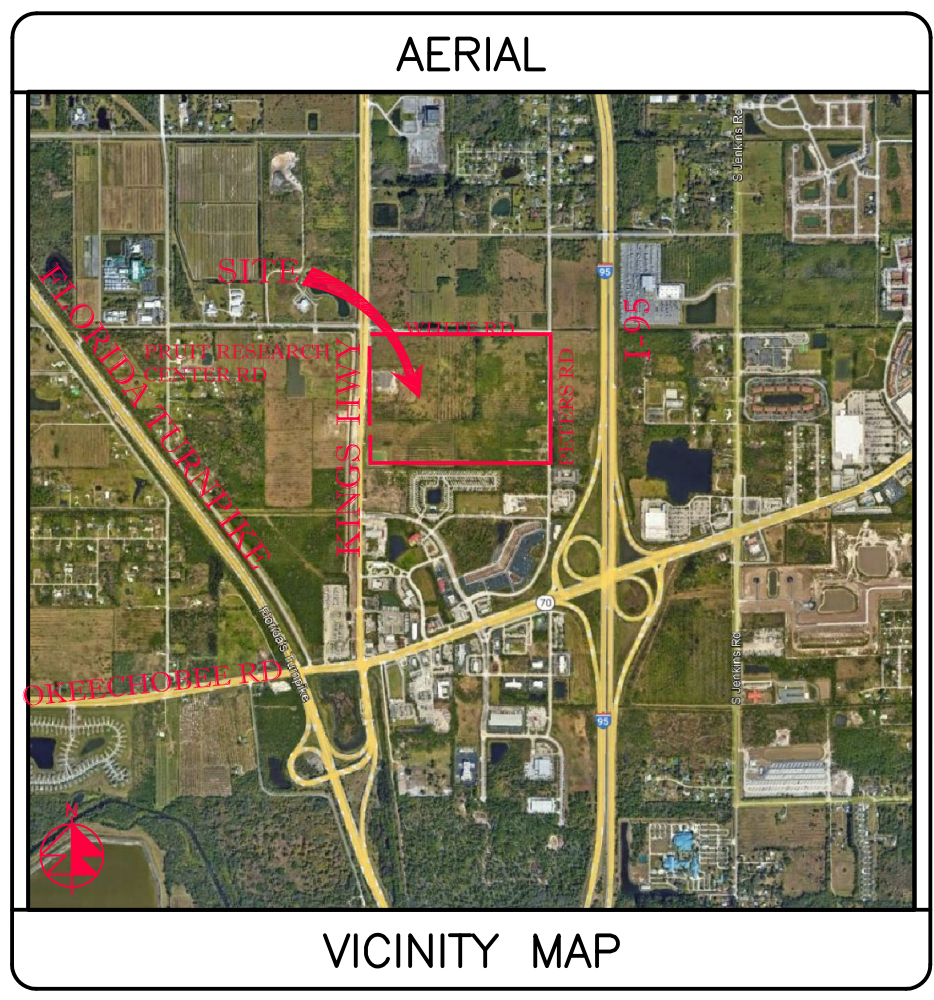


BLDG  
 1,070,080 SF  
 60 KSF OFFICE  
 1,010 KSF WAREHOUSE  
 F.F.EL 21.92 FT, NAVD

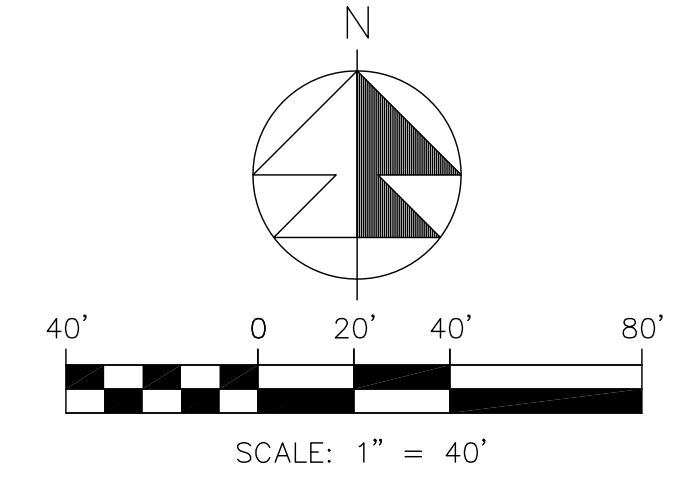
OFFICE  
 F.F.EL 21.92 FT, NAVD

SEE SHT SP-2

SEE SHT SP-6



SECTION 24, TWP 35S, RGE 39E



**STRIPING LEGEND**

- ⊙ 6" SOLID WHITE
- ⊙ 8" SOLID WHITE
- ⊙ 12" SOLID WHITE
- ⊙ 18" SOLID WHITE
- ⊙ 24" SOLID WHITE
- ⊙ 6" SKIP WHITE TYP (10'-30')
- ⊙ 6" SKIP WHITE TYP (6'-10')
- ⊙ 6" SKIP WHITE TYP (2'-4')
- ⊙ 6" SOLID YELLOW
- ⊙ 18" SOLID YELLOW
- ⊙ 6" DOUBLE YELLOW
- ⊙ 6" SKIP YELLOW (10'-30')
- ⊙ 6" SKIP YELLOW TYP (6'-10')
- ⊙ 6" SKIP YELLOW TYP (2'-4')
- ⊙ PRM BI-DIRECTIONAL AMBER/AMBER
- ⊙ FDP WHITE
- ⊙ FDP YELLOW
- ⊙ RPM BI-DIRECTIONAL WHITE/RED
- ⊙ RPM BI-DIRECTIONAL RED/YELLOW

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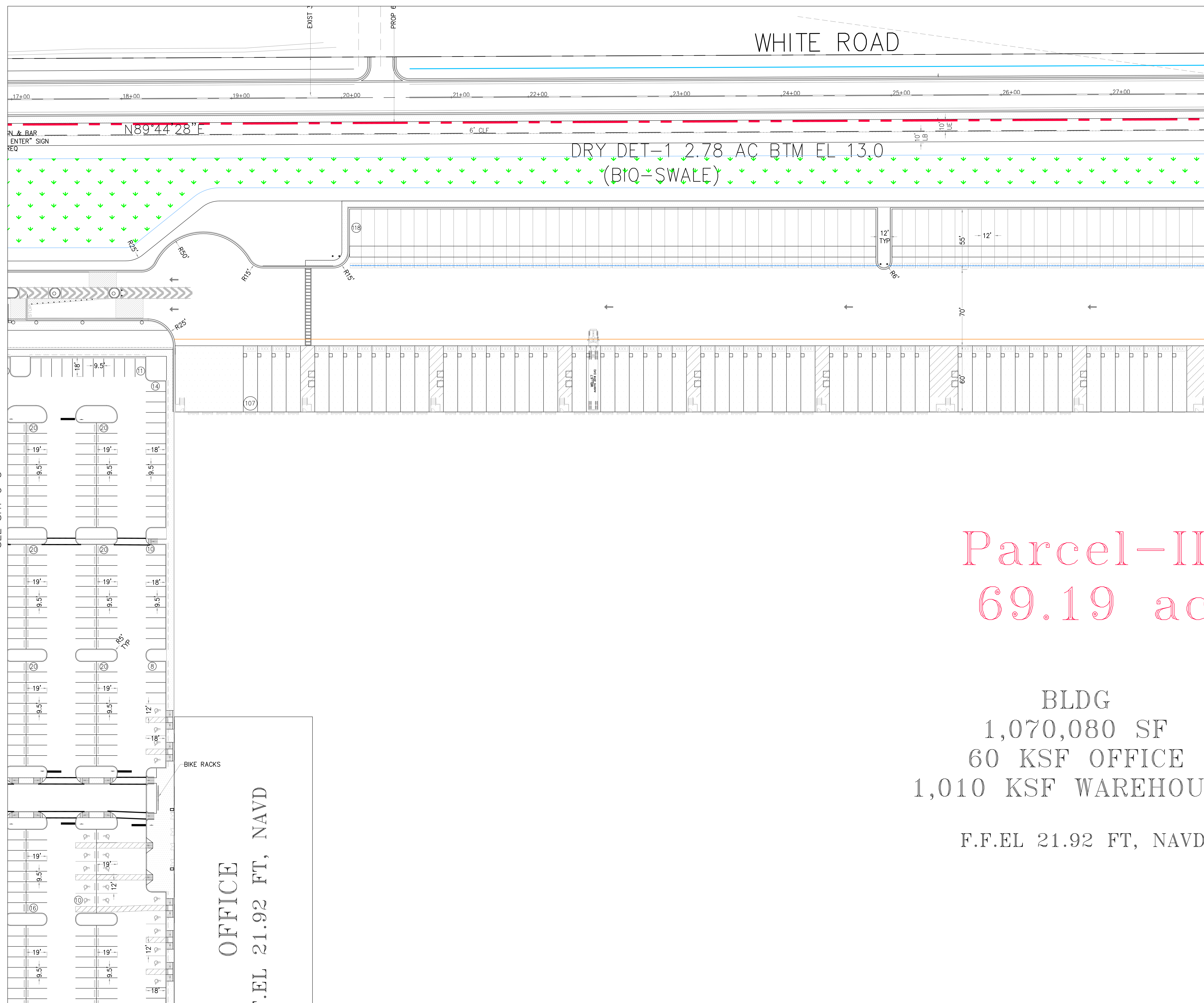
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 EMAIL: [jh@jhinc.com](mailto:jh@jhinc.com)  
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**Amazon One Grocery**  
 HFLI  
 Kings Highway Commerce Park  
 Parcel-III  
 Fort Pierce, Florida

Site Plan		SCALE	DESIGNED BY	DRAWN BY	JOB NO.
DATE	12/24/2025	1" = 40'	JHI	DDI	2409-1533

SEAL

COA 6986  
 SHEET NO.  
 SP-4



WHITE ROAD

DRY DET-1 2.78 AC BTM EL 13.0  
(BIQ-SWALE)

OFFICE  
F.F.EL 21.92 FT, NAVD

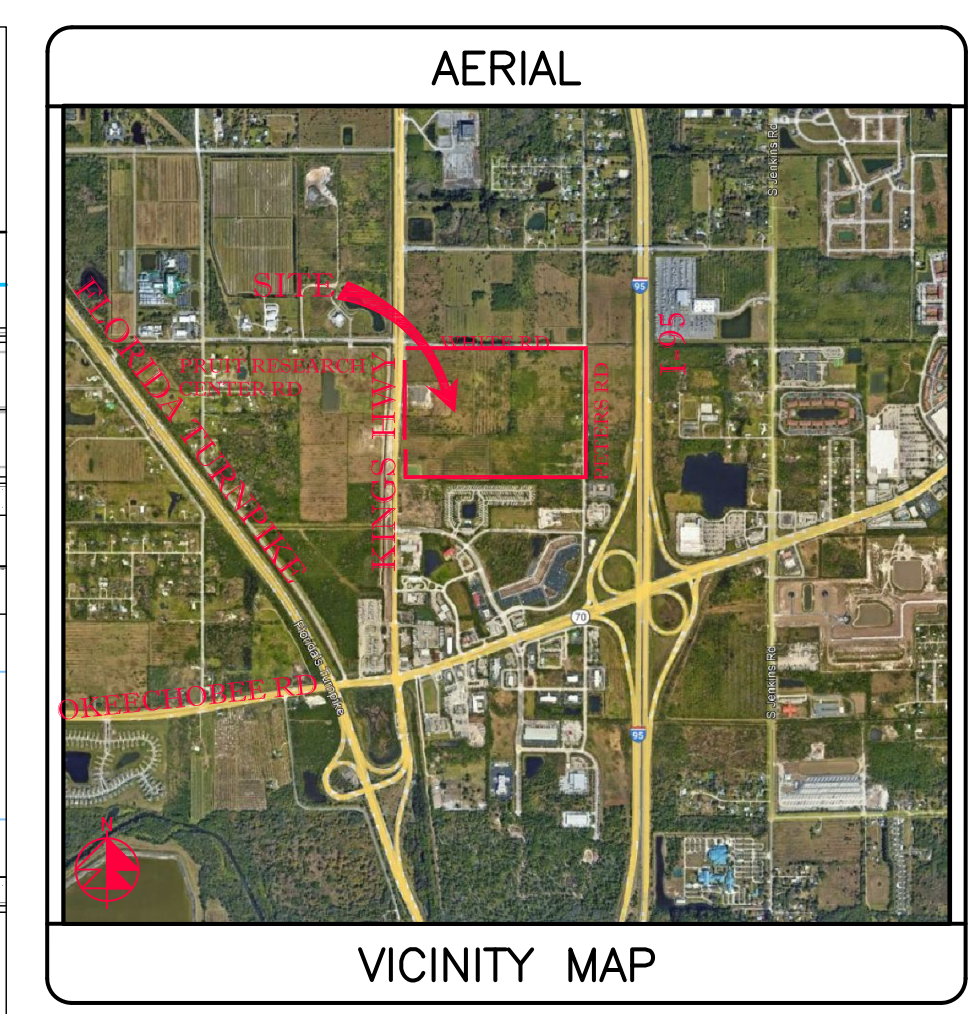
BLDG  
1,070,080 SF  
60 KSF OFFICE  
1,010 KSF WAREHOUSE  
F.F.EL 21.92 FT, NAVD

Parcel-II  
69.19 ac

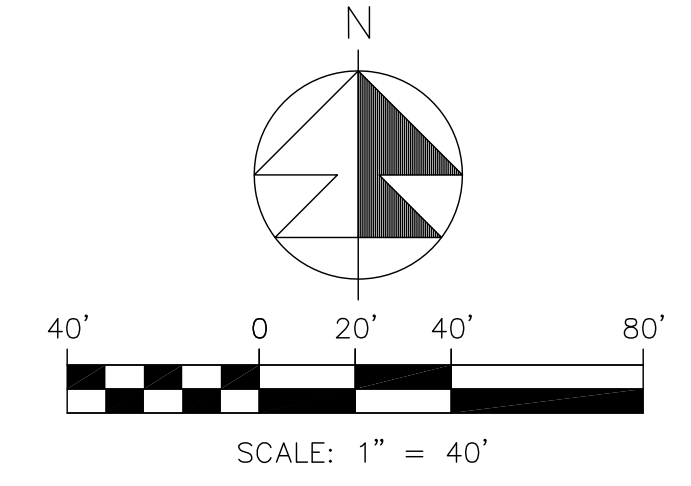
SEE SHT SP-7

SEE SHT C-5

SEE SHT SP-4



SECTION 24, TWP 35S, RGE 39E



**STRIPING LEGEND**

⊖	6" SOLID WHITE
⊗	8" SOLID WHITE
⊙	12" SOLID WHITE
⊕	18" SOLID WHITE
⊖	24" SOLID WHITE
⊗	6" SKIP WHITE TYP (10'-30')
⊙	6" SKIP WHITE TYP (6'-10')
⊕	6" SKIP WHITE TYP (2'-4')
⊖	6" SOLID YELLOW
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⊙	6" SKIP YELLOW TYP (6'-10')
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⊖	PRM BI-DIRECTIONAL AMBER/AMBER
⊗	FDP WHITE
⊙	FDP YELLOW
⊕	RPM BI-DIRECTIONAL WHITE/RED
⊖	RPM BI-DIRECTIONAL RED/YELLOW

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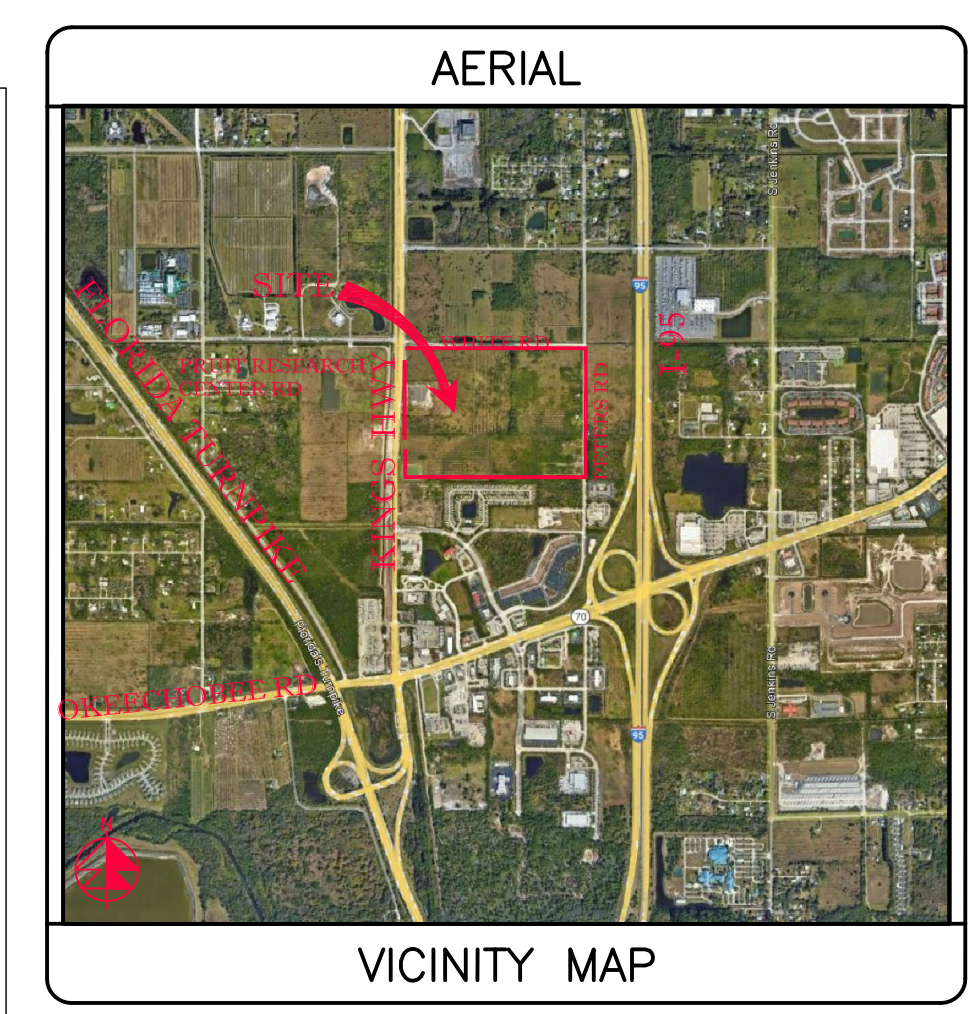
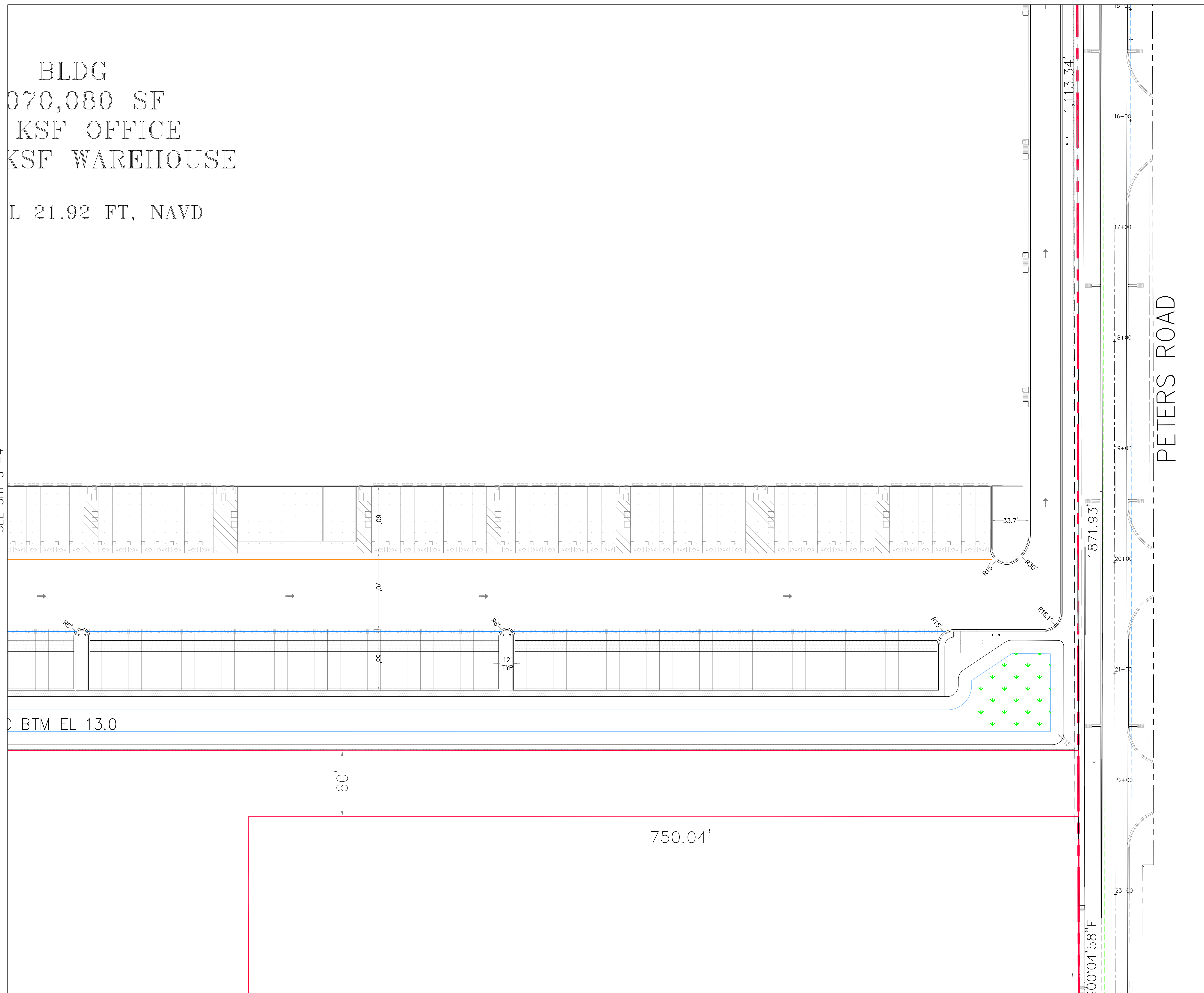
Site Plan	
DATE	12/24/2025
SCALE	1" = 40'
DESIGNED BY	JHI
DRAWN BY	DDI
JOB NO.	2409-1533

SEAL
COA 6886
SHEET NO.
SP-5

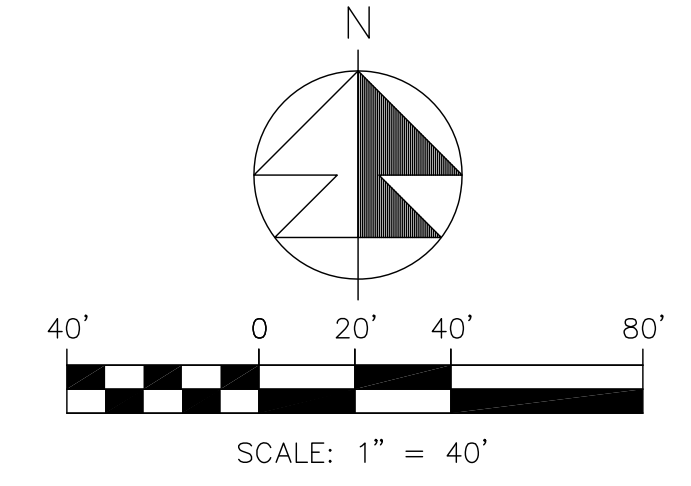
BLDG  
070,080 SF  
KSF OFFICE  
KSF WAREHOUSE

L 21.92 FT, NAVD

SEE SHT SP-4



SECTION 24, TWP 35S, RGE 39E



**STRIPING LEGEND**

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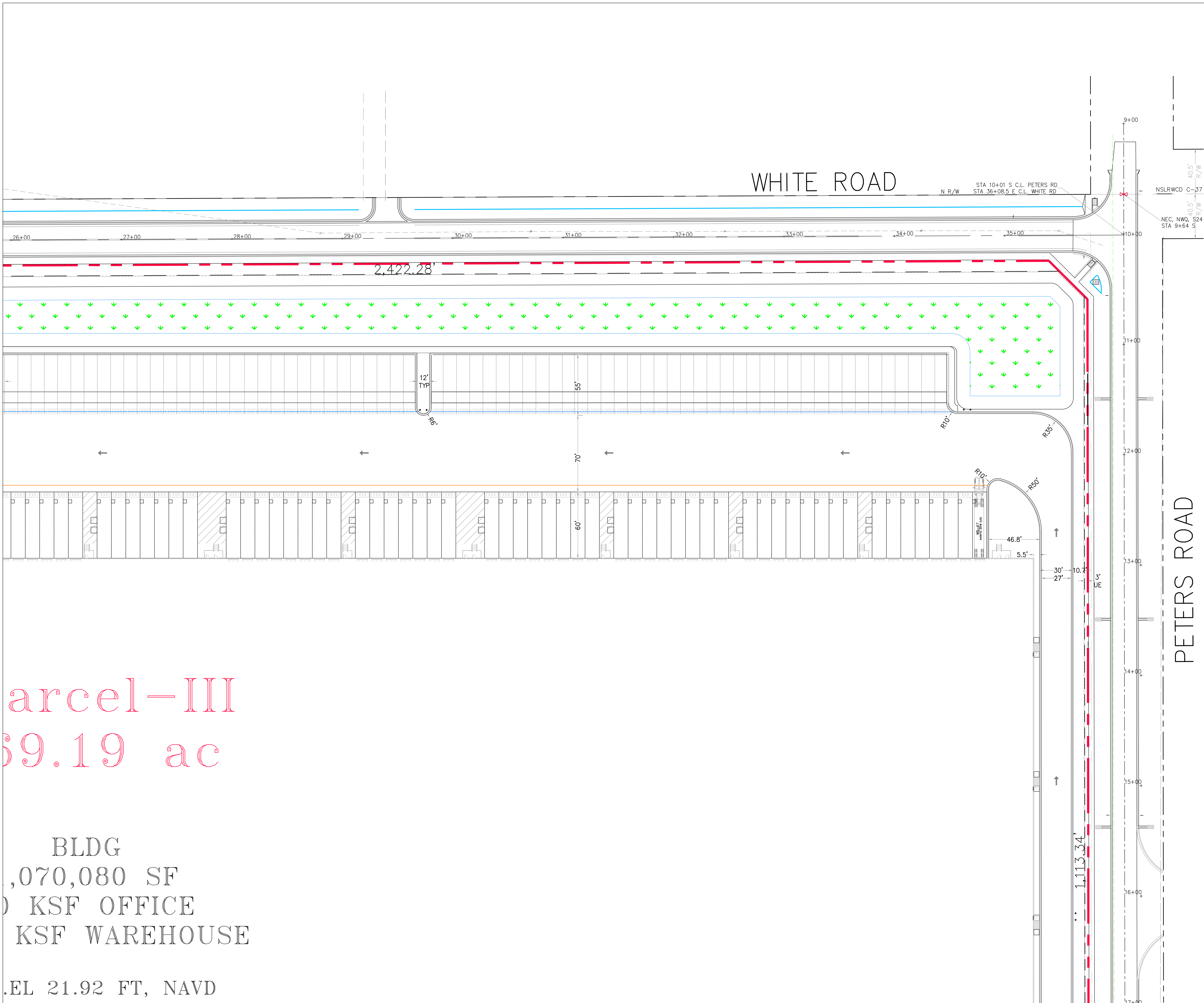
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HFLI

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Parcel-III  
Fort Pierce, Florida

Site Plan		DESIGNED BY	DATE	SCALE	DRAWN BY	JOB NO.
		JHI	12/24/2025	1" = 40'	DDI	2409-1533

SEAL

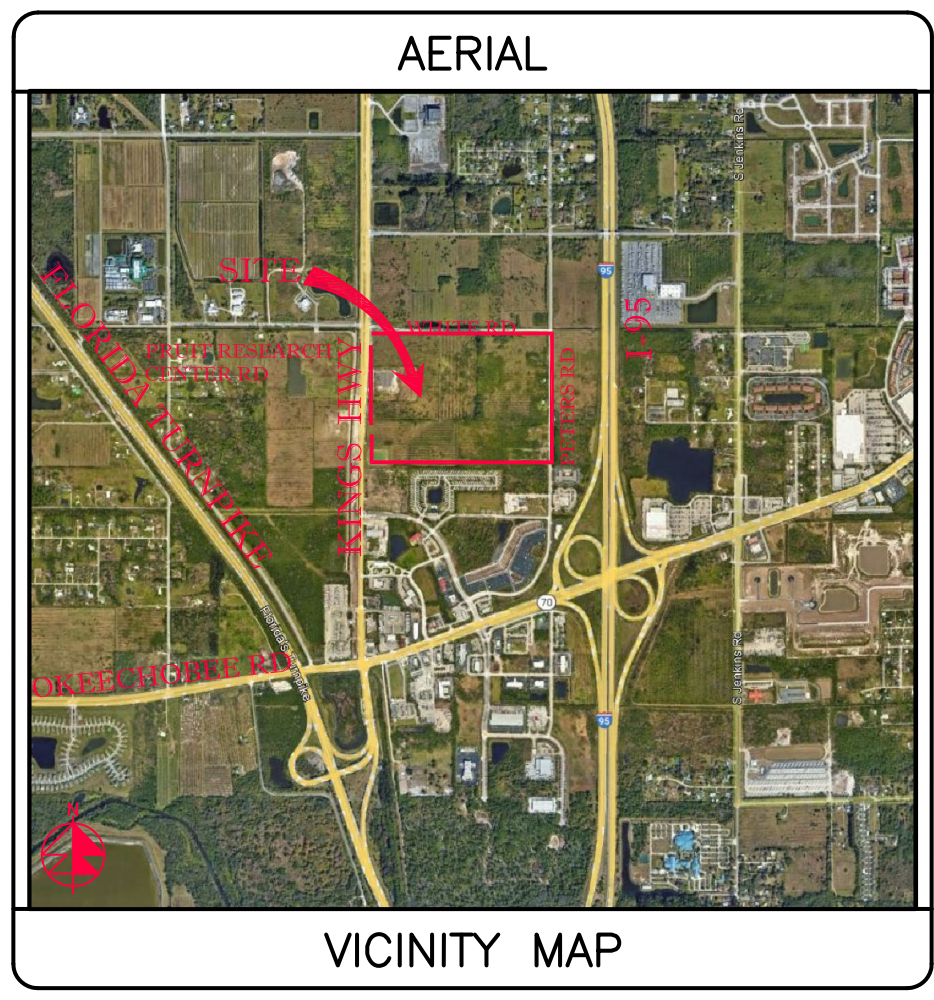
COA 6886  
SHEET NO.  
SP-6



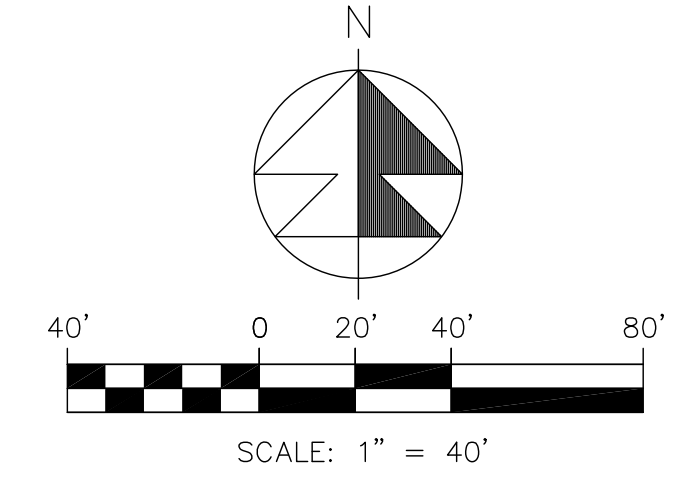
Parcel-III  
59.19 ac

BLDG  
1,070,080 SF  
KSF OFFICE  
KSF WAREHOUSE

ELEV 21.92 FT, NAVD



SECTION 24, TWP 35S, RGE 39E



**STRIPING LEGEND**

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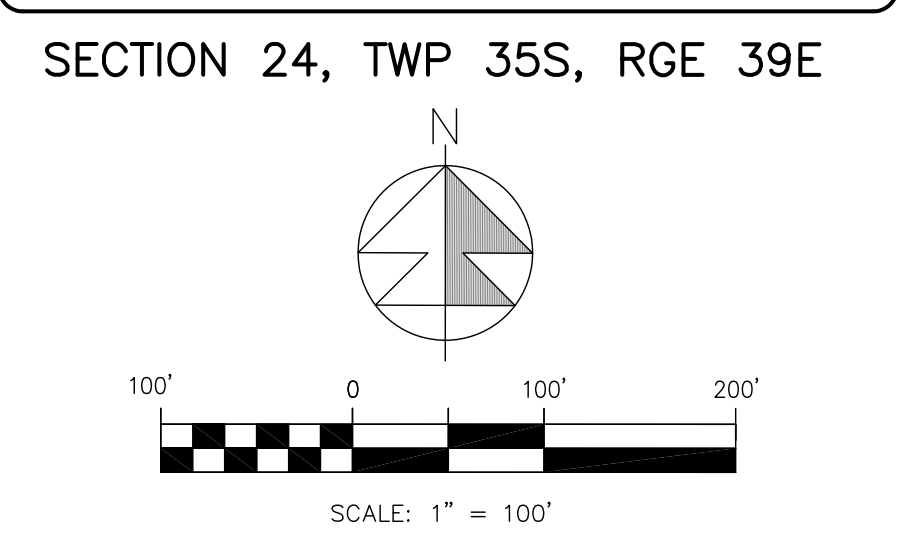
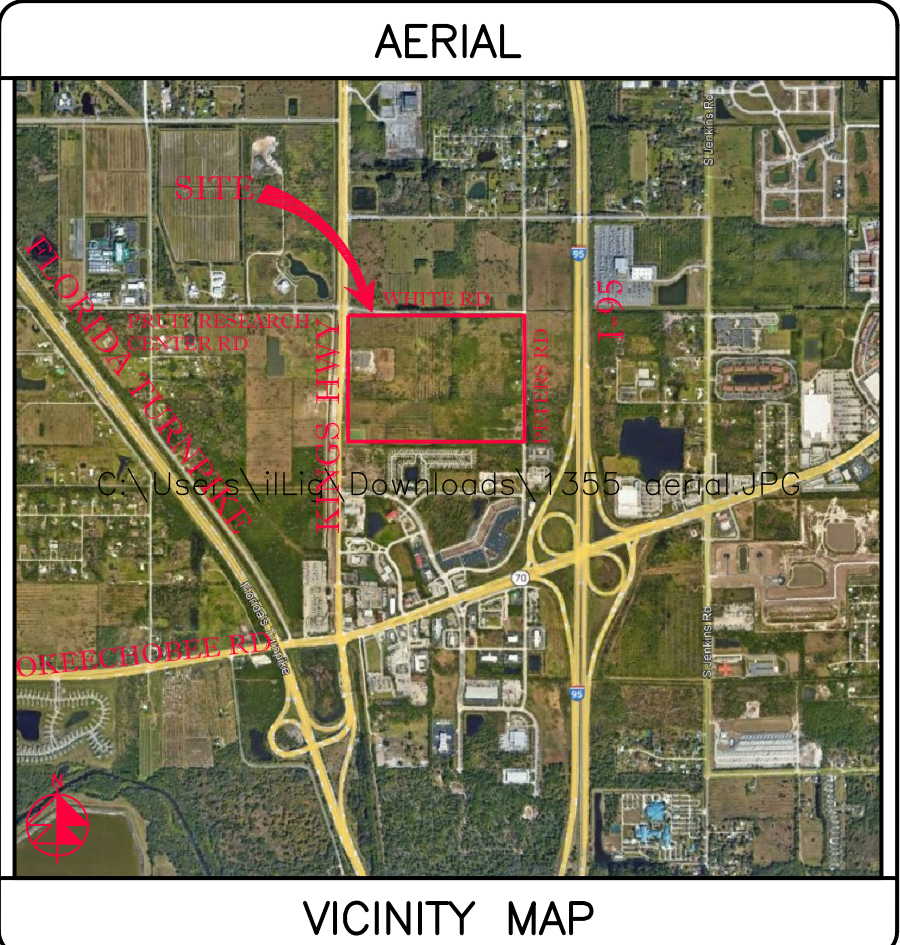
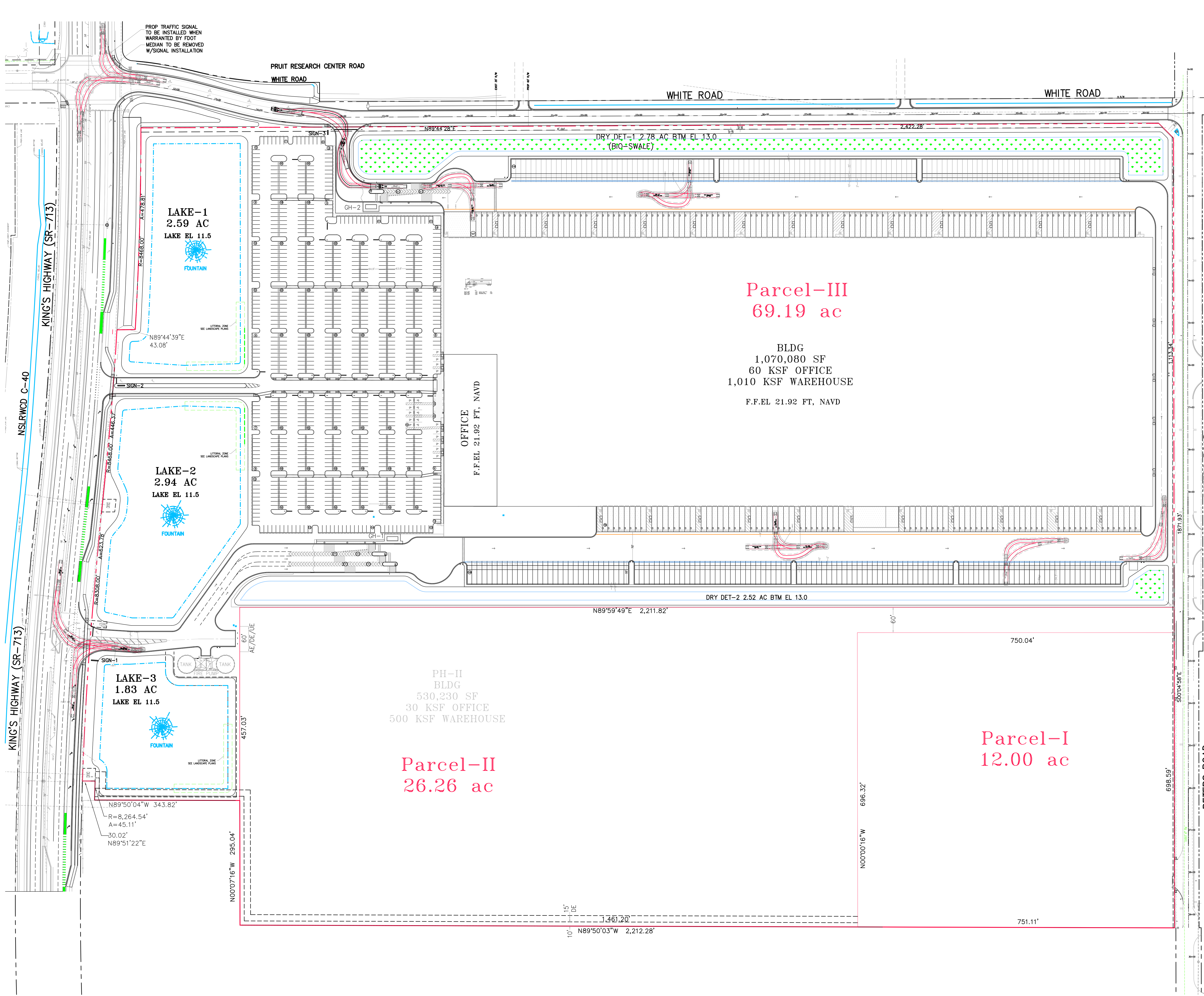
Site Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1" = 40'	JHI	DDI	2409-1533

SEAL

COA 6886  
SHEET NO.  
SP-7

SEE SHT C-7



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 Parcel-III  
 Fort Pierce, Florida

TRUCK CIRCULATION PLAN			
DATE	SCALE	DESIGNED BY	JOB NO.
12/24/2025	1" = 100'	JHI	2409-1533
		DDI	

SEALED  
 COA 6286  
 SHEET NO.  
 TCP-1