



CITY OF FORT PIERCE
 PLANNING BOARD
 MAY 12, 2025

Preliminary Plat - Kings Highway Commerce Park
 PZSUB2025-00001

APPLICATION

PZSUB2025-00001
 Preliminary Plat - Kings Highway
 Commerce Park

APPLICANT

Jeff Iravani
 Jeff H Iravani Inc for
 Scannell Properties #533 LLC

ADDRESS

2300 S. Kings Highway

PARCEL ID #(S):

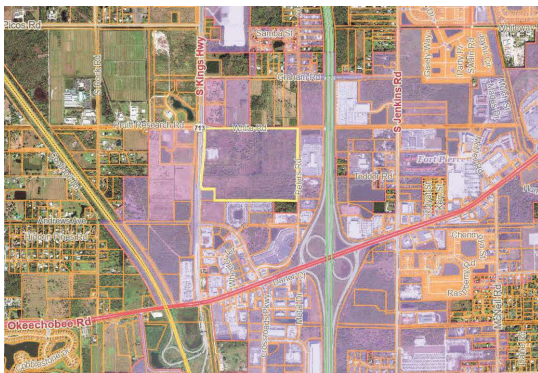
2324-210-0000-000-6

SUMMARY

Request to subdivide a 107.41 ac Kings Highway Commerce Park into 3 lots. The site is zoned CP-1 with a CG/MXD future land use. Parcel-I is for a 26.82 ac Parcel-II is 21.18 ac. Parcel-III is the same as previously approved as KHCP PH-II.



SITE LOCATION SITE AREA +/- 107.4 Acres



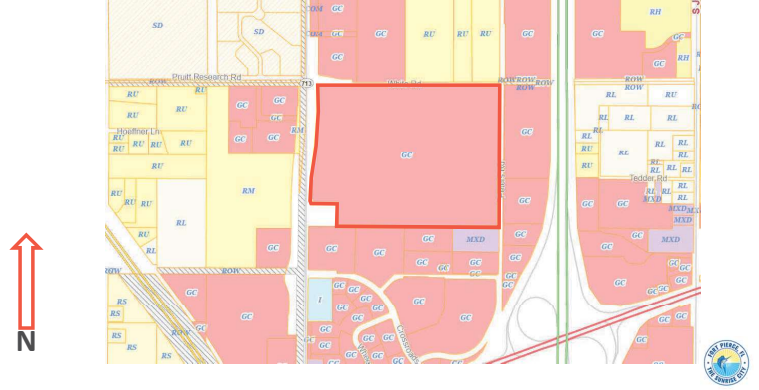
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EXISTING ZONING – CP-1



EXISTING FLU – COMMERCIAL GENERAL



RECOMMENDATION

Staff recommend that the Planning Board forward the application of the Kings Highway Commerce Park (KHCP) Preliminary Plat to the City Commission with a recommendation of APPROVAL, subject to the following 2 conditions:

1. The applicant shall coordinate with St. Lucie County's ROW acquisition team on the proposed dedications to the County prior to approval of the Preliminary Plat.
2. The applicant shall address all the City of Fort Pierce Engineering Comments prior to approval of the Preliminary Plat.

ALTERNATIVE RECOMMENDATION

Approve with amended Conditions

Or

Disapprove

