



Dear Martin County Board of Commissioners

Our firm, Foundry Commercial, is working with KL Waterside, LLC to attract a high-end, sophisticated logistics user to Kolter's recently acquired, 500-acre site along Kanner Highway. To accomplish this goal, we need to secure an amendment to the Comprehensive Plan to (i) relocate the existing industrial zoning from the western side of the site, where it conflicts with nearby residential neighborhoods, to the eastern side of the site which offers more appropriate access along Kanner Highway, and (ii) increase the allowable clear ceiling height to accommodate the sophisticated racking technologies in these state-of-the-art warehouse and distribution facilities.

As a part of this amendment, we are focused on ensuring that the site will be well-positioned to attract the types of logistics tenants that will provide hundreds of jobs for the community. These tenants require certain building specifications to accommodate their efficient and sophisticated racking systems including state-of-the-art fire sprinkler systems, lighting systems, wide column spacing, and industry-leading clear, interior ceiling heights. A minimum clear, ceiling height of 40 feet is particularly important to sophisticated logistics tenants because they plan their space usage in volume rather than floor area. In other words, a greater clear height provides greater volume over the same floor area and is therefore a more efficient use of space.

A review of Martin County code suggests that the maximum permitted height is 40 feet, which imputes a 33' interior clear height for large facilities. Because logistics users evaluate space usage on a three-dimensional basis, if we are unable to increase the maximum height to 47 feet to allow for 40-foot interior clear ceiling height, we will not be able to compete with other nearby municipalities, namely the City of Port St. Lucie's Tradition Commerce Center, which is not subject to the 40' height restriction. The increase in height to 47 feet, which is specific to warehouse and distribution facilities on this site only, will accommodate a clear ceiling height of 40 feet and allow the project to attract sophisticated logistics companies that will bring jobs with living wages and significantly increase the County's tax base.

We are working on assembling additional materials to share with you to further explain how critical the 40' clear ceiling height is to these types of logistic companies. . We look forward to continuing to work with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ford Gibson', with a stylized flourish at the end.

Ford Gibson
Managing Director

Foundry Commercial
225 NE Mizner Boulevard, Suite 225
Boca Raton, FL 33432

Foundrycommercial.com

From: [Rosemarie Zummo](#)
To: [Samantha Lovelady](#)
Subject: FW: CPA 19.5 and CPA 19.6
Date: Friday, October 2, 2020 10:18:02 AM

From: Tenille McLeod <beachgirl1376@yahoo.com>
Sent: Thursday, October 1, 2020 8:15 PM
To: Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>
Subject: CPA 19.5 and CPA 19.6



Good evening,

We are very concerned about project CPA 19.5 and CPA 19.6 and completely oppose this project in our neighborhood. Please reject this proposed plan!!

Sincerely,

Tenille McLeod
3045 SW Porpoise Cr. Stuart, 34997

Samantha Lovelady

Subject: FW: Oppose #CPA19.5&CPA #19.6

From: Eileen Giffoniello <emgiffoniello@yahoo.com>

Sent: Monday, October 5, 2020 4:39 PM

To: Doug Smith <dsmith@martin.fl.us>

Subject: Oppose #CPA19.5&CPA #19.6



Anthony Iaria 2579 SW Thunderbird trail Stuart FL contact 732-496-1012. I oppose the above referenced land use changes.

[Sent from Yahoo Mail on Android](#)

Samantha Lovelady

Subject: FW: CPA 19-05 & 19-06

From: bschrib@aim.com <bschrib@aim.com>

Sent: Tuesday, October 6, 2020 11:39 AM

To: Doug Smith <dsmith@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>

Cc: wrkarpinia@yahoo.com

Subject: CPA 19-05 & 19-06



To Whom It May Concern,

Please note that I oppose CPA 19-05 and 19-06. I am a local resident (address: 9742 SW Purple Martin Way, Stuart, FL 34997).

Thank you,
Brooke Schriber