

MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

February 18, 2025

*Samantha Suffich
Chief Executive Officer
Martin County Healthy Start Coalition*

Subject: Site Capacity and Use - Preliminary Analysis

Dear Samantha,

Marcela Camblor & Associates, Inc. is pleased to assist the Martin County Healthy Start Coalition in assessing the suitability of a site for the development of a new birthing center, which is critical to our community in light of the recent decision by Martin County's primary hospital provider to discontinue this service.

The site under consideration is a 5.94-acre parcel located at 6000 SE Tower Dr (PIN 55-38-41-000-065-00080-4.) The zoning for this property is Commercial/Office/Residential (CO), and it is surrounded by a mix of commercial, office, residential, general institutional, and rural density land uses. The proposed use aligns with the permitted not-for-profit and medical services outlined in the County's Land Development Regulations (LDRs).

The site currently houses a +/- 7,500sf commercial building, with its corresponding parking, stormwater and open space required components. A preliminary evaluation indicates that approximately 2.4 acres of the site are

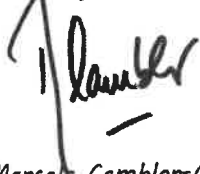
vacant and, based on Martin County's wetland data, appear free of wetlands or other major environmental elements of concern. The proposed birthing center would be housed in a 15,000 square-foot facility and would accommodate the following:

- ***Medical Facility (approx. 3,000 sqft):***
 - *4 exam rooms*
 - *6 birthing suites*
 - *1 triage room*
 - *2 recovery rooms*
 - *1 laboratory*
 - *Family room with kitchen*
 - *1 multipurpose/overflow room*
 - *Future operating room*
 - *Private outdoor space for patients and families*
 - *Office space for 10 clinical staff*
- ***Healthy Start Client Services (approx. 10,000 sqft):***
 - *Office space for 20 employees (mix of shared and private)*
 - *Classroom space for 30-50 people*
 - *Reception area shared with clinical services*
 - *Boutique for gently used baby items*
 - *2,500 sqft warehouse/storage area with loading dock for bulk deliveries*
 - *40-ft covered outdoor space for the mobile medical unit*
 - *IT room, supply room, and copier rooms*
 - *2-3 storage closets*
 - *Staff break room and kitchen facilities*
- ***Community Partner Office Space (approx. 2,000 sqft):***
 - *Office space available for lease, with potential for future Healthy Start expansion*

Based on our professional assessment, the site would be able to accommodate this proposed 15,000sf addition. The proposed development would comply with the County's Land Development Regulations. Notably, the site is equipped with existing stormwater management, parking, and access infrastructure, which can be expanded and shared with existing uses on the property. Furthermore, its exceptional location directly across from the hospital makes it an ideal setting for fostering healthcare collaboration.

Please feel free to reach out should you require any further details or clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marcela Cambor-Cutsaimanis', with a horizontal line underneath.

Marcela Cambor-Cutsaimanis, AICP

Principal

Marcela Cambor & Associates, Inc.