

JUL 22 2024

RECEIVED

Holland & Knight

515 E. Las Olas Boulevard, Suite 1200 | Fort Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Janna P. Lhota
+1 954-468-7841
Janna.Lhota@hklaw.com

July 19, 2024

Matthew Goldstein
Planning and Zoning Manager
Planning Division City of Sunrise
Community Development Department
1601 NW 136th Avenue
Building A, Suite 100
Sunrise, Florida 33323

Re: Baptist Health South Florida, Inc. – Sunrise Hospital

Dear Mr. Goldstein:

Holland & Knight LLP represents Baptist Health South Florida, Inc. (“Baptist Health” or the “Applicant”), the contract-purchaser of the property located at 12401 West Oakland Park Boulevard (the “Property”) (Tax Folio ID No. 4940-24-18-0010) in the City of Sunrise, Florida (the “City”). Baptist Health seeks to construct a community hospital with integrated medical offices and supporting structured parking on the Property. To accommodate the Project, Baptist Health submits the following applications for consideration and approval by the City:

- Site Plan;
- Special Exception;
- Plat Note Amendment(s); and
- Vacation of Platted Right-of-Way and Utility Easements (hereinafter the “Project Applications”)

In connection with the Project Applications, Baptist Health is submitting a comprehensive Project Supplement and Narratives package that cover various aspects of the Project and the criteria to be considered by the City. These include: Project Design, Consistency with Comprehensive Plan, Sustainability, Public Art, Operations, Shadow and Sightline, Wetlands and Natural Vegetation, Buffer, Civil, Stormwater, Air Pollution Control, Waste, Noise, Traffic, and Security.

Background Information on Baptist Health:

Baptist Health is the largest healthcare organization in the region, with 12 hospitals, more than 27,000 employees, 4,000 physicians and 200 outpatient centers, urgent care facilities and physician practices spanning across Miami-Dade, Monroe, Broward, and Palm Beach counties.

Atlanta | Austin | Birmingham | Boston | Century City | Charlotte | Chattanooga | Chicago | Dallas | Denver | Fort Lauderdale
Houston | Jacksonville | Los Angeles | Miami | Nashville | Newport Beach | New York | Orlando | Philadelphia
Portland | Richmond | San Francisco | Stamford | Tallahassee | Tampa | Tysons | Washington, D.C. | West Palm Beach

Baptist Health has internationally renowned institutes in cancer care, heart and vascular care, orthopedic care, and brain and spine care. In addition, it includes Baptist Health Medical Group, Baptist Health Quality Network and the Baptist Health PineApp, a virtual health platform. A not-for-profit organization supported by philanthropy and committed to its faith-based charitable mission of medical excellence; Baptist Health has been recognized by Fortune as one of the 100 Best Companies to Work For in America. Baptist Health is consistently recognized as the most award-winning healthcare organization in South Florida. The system's hospitals and institutes are recognized among the very best in America, earning 45 awards in the 2024-2025 U.S. News & World Report rankings. While Baptist Health has 12 hospitals throughout South Florida, Baptist Health Sunrise Hospital will be the first in Broward County.

Description of the Property:

The Property is generally located at the northeast corner of Oakland Park Boulevard and the interchange for the Sawgrass Expressway. The Property totals 26.26 acres of vacant land. The majority of the Property is located within the Sawgrass Commercial Plat ("Plat") (Plat Book 154, Page 1) (25.520 acres) and a small portion remains unplatted (0.738 acres). All building improvements are proposed within the platted parcel.



The north approximately 15.6 acres is encumbered by an Amended Deed of Conservation Easement and Agreement recorded in the Official Records of Broward County at Instrument No. 115899844 ("Conservation Easement"). While this area is included in the Project Applications, no development activity is proposed consistent with the Conservation Easement. All development will occur on the remaining vacant upland development parcel to the south.

The Property is designated "Commercial" on the City's Future Land Use Map and is zoned B-3 (General Business District). The underlying land use permits the use of the Property for office,

including medical offices, and a community hospital. While the medical office use is a permitted use in the B-3 District, the community hospital use is a special exception use.

Description of the Project:

Baptist Health seeks to develop a 100-bed community hospital to serve the residents of the City and the surrounding area. Sunrise Hospital will include an Emergency Department, Imaging Services (MRI, CT, Nuclear Medicine, Ultrasound, X-ray), Critical Care, Surgery Suite (operating rooms, IVR, Endo/Bronc), Laboratory, Non-invasive Diagnostics (Echo, EKG/EEG, Non-invasive Vascular and Stress Testing), Respiratory Therapy, Medical Offices and accessory pharmacy, together with a single parking structure (the "Project") that will serve the overall Property. As outlined in greater detail in the attached Project Supplement and Narratives package, Baptist Health is committed to delivering a groundbreaking healthcare facility in the City focusing on health and wellness, sustainability and performance, resiliency and ecology and community and place.

Project Applications:

Baptist Health has submitted the following applications to accommodate the development of Sunrise Hospital:

- a) Site Plan – A full Site Plan submittal package has been provided that meets all of the requirements by the City. Included in the submittal is a Project Supplement and Narratives providing additional information on how the Project meets the criteria outlined in Section 16-31 of the Land Development Code ("LDC").
- b) Special Exception – A separate Special Exception Narrative letter has been prepared which, together with the Site Plan documents, the Project Supplement and Narratives and various consultant reports demonstrate how the criteria outlined in Section 16-36 of the LDC have been met.
- c) Plat Note Amendment(s) – Presently the Plat is approved for commercial use. An Interlocal Agreement entered into between Broward County and the City to assure full access to the Plat and provided for the reduction in the overall intensity of development approved by the Plat and provided for the City to place a note on the Plat as outlined in that Agreement. Consistent with the Interlocal Agreement, an application to place a note on the Plat from 25.5 acres of commercial uses to 125,000 square feet of commercial uses will initially be considered by the City and Broward County. A subsequent Plat Note application will be considered to modify the Plat Note as follows:

From: This Plat is approved for 125,000 square feet of commercial uses.

To: This Plat is approved for 515,000 square feet of hospital uses.

It is important to note that the overall intensity and vested trips approved by the existing Plat and the Interlocal Agreement will not be increased, but rather will remain the same as provided by the Interlocal Agreement or be further reduced.

- d) Vacation of Platted Right-of-Way and Utility Easement – The Plat currently has utility easements that run within the entire perimeter of the Plat, but within which no utilities are presently located. Baptist Health proposes to vacate the perimeter utility easements from the Plat through the City and Broward County. Any utility easements required for the Project will be separately provided in connection with the Project approvals. Additionally, Baptist Health is seeking to vacate a remanent 15’ right-of-way dedication located within the Property created by the Florida Fruit Lands Company’s Subdivision No. 1 Plat.

Agreement for Sale and Purchase:

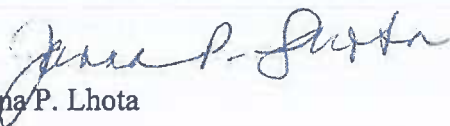
On January 11, 2022, the City and Baptist Health entered into an Agreement for Sale and Purchase (the “Agreement”) for the purchase of the Property by Baptist Health for the development of a community hospital with a minimum of the following: (a) four (4) stories with a minimum height of 65 feet; (b) one hundred thousand (100,000) square feet (with a minimum of twenty-five thousand (25,000) square feet completed at occupancy, with the balance to be built out as shell space for future expansion); (c) an emergency room; (d) one hundred (100) inpatient beds; and (e) an operating theater for surgery. The Agreement further provides that the elevation of the hospital was to have an architecture style generally similar to the Initial Rendering Concept shown on Exhibit “B” to the Agreement. Due to ongoing discussions with the Turnpike Authority and Broward County regarding the intersection and roadway improvements needed to assure safe ingress and egress to the Property, the Agreement was amended several times to modify the timeframe of the Inspection Period. The Inspection Period has since lapsed, and Baptist Health is presently in the Governmental Approval Period of the Agreement.

Conclusion:

Sunrise Hospital is the culmination of years of planning and design and brings to the City of Sunrise and the surrounding communities a groundbreaking healthcare facility by the preeminent leader in healthcare industry here in South Florida – Baptist Health. We look forward to working with the City to provide any additional information and answer any questions you may have regarding the Project Applications.

Sincerely yours,

HOLLAND & KNIGHT LLP


Janna P. Lhota

Encl.