



## STAFF REPORT

BAPTIST HEALTH SUNRISE HOSPITAL (SITE PLAN)

### **Summary**

This is an application for Site Plan approval for an approximate 26-acre, city-owned property, generally 12401 W. Oakland Park Boulevard, as shown on the location map. The applicant is proposing to construct a hospital on the subject site. The property is currently zoned B-3 (General Business District) and designated Commercial land use on the City's Future Land Use Map. The Site Plan requires City Commission approval per Section 16-31 of the Land Development Code (LDC).

### **General Information**

The subject site is generally located at the northwest corner of West Oakland Park Boulevard and the Sawgrass Expressway. To the east are residential developments zoned RM-16 (Medium Density Multiple-family Residential). South of the subject site, and Oakland Park Boulevard, is the Flamingo Road Linear Park zoned CF (Community Facilities District) and a multifamily residential development zoned PUD (Planned Unit Development). To the west and north of the property is the Sawgrass Expressway.

On January 11, 2022 via Ordinance No. 684, the City entered a purchase and sale agreement with Baptist Health South Florida with the intent to seek approval for development of a hospital. In November 2022, the City of Sunrise completed a Wetlands Remediation Project that restored the existing marsh area on the northern portion of the property, restored tree islands, and installed a path for maintenance along the existing upland buffer area.

A hospital use is permitted within the B-3 zoning district as a Special Exception use. The applicant has concurrently applied for and is seeking approval of a Special Exception use approval.

### **Project Description**

The applicant proposes a seven (7) story, 100-bed hospital and an attached five (5) story structured parking garage on approximately 10-acres of the southern portion of the subject

site. The remaining approximate 16-acres, on the northern portion of the site, will remain a conservation area per an Amended Deed of Conservation Easement and Agreement. No structural improvements are located within the conservation easement area.

The proposed hospital measures 135'-10" to the hospital roof deck while the garage measures 67'-6" to the roof deck. Overall, the full-service hospital consists of approximately 370,000 square feet and will include services such as an emergency department, imaging services, critical care, surgery suite, laboratory, diagnostics, respiratory therapy, and an accessory pharmacy, as well as medical offices for consultations and outpatient procedures.

The site was designed with consideration of neighboring uses. As such, the garage structure is designed as a buffer to screen the hospital, and associated equipment, from the adjacent residential developments. The loading zones, ambulance bays, energy plant, and mechanical equipment have been located along the western portion of the subject site and hospital building, adjacent to the Sawgrass Expressway, in order to buffer the neighboring residential neighborhoods.

Currently an 8-foot masonry wall is located along the entire eastern perimeter of the site adjacent to the existing residential development. To support the buffering along the eastern property line, the existing 8-foot masonry wall will be replaced with a new 10-foot masonry wall, where the site development will occur, generally located from the south property line north to the point where the site development ceases and the conservation area begins. North of this area, along the eastern property line, the applicant proposes to supplement existing mature landscaping with additional plant material.

Overall, the building is designed in a contemporary manner with a mix of materials including stucco, a variety of metals, concrete, and glass. The garage is designed in a compatible manner and includes green wall panels on the eastern facade to soften its appearance. In order to reduce noise impacts, there are no openings on the east facade of the parking garage facing the adjacent residential development. In addition, rooftop lighting on the garage has been mitigated by mounting all light fixtures at or below the height of the parapet wall.

Continuous pedestrian access to the public is provided from West Oakland Park Boulevard to the primary entrance and around the perimeter of the property in the form of a "wellness walk." This wellness walk serves as a site amenity and includes an outdoor exercise equipment area. As pedestrians walk through the site, they can experience various design features such as a rain garden and public art installations. A rear courtyard area will include additional gardens, outdoor seating and views of the wetland area.

Multi-tiered landscaping is proposed around the perimeter of the site. Perimeter

landscaping is combined with various masonry walls along the property lines to screen the site from adjacent properties. Further, the eastern façade of the parking garage is screened with a combination of the 10-foot masonry wall, trees, and shrubs.

The existing wetland area will be maintained under a Conservation Easement and additional trees will be added along the eastern buffer of the conservation area.

The project’s overall design includes multiple sustainability goals, both passive and active design strategies to increase performance, and the applicant intends to seek Leadership in Energy and Environmental Design (LEED), WELL Building Standard (WELL), and/or ParksMart certifications.

Primary access to the project site will be via a signalized, full-access driveway along the southern property line facing West Oakland Park Boulevard. Once within the site, a full circulation loop is provided, to the primary entrance and covered patient drop-off location along the southern façade of the hospital. The parking garage will be located along the eastern property line of the project site and includes the majority of the proposed parking spaces. A limited number of surface parking spaces will also be located within the southwest corner of the site. Overall, the applicant will be providing 1,050 parking spaces where only 450 are required. Electric vehicle parking spaces are currently proposed within the parking garage. Valet services are also proposed and require a separate valet permit for review and approval. A secondary access point (right-in/right-out), primarily for emergency/delivery vehicles, will be provided west of the primary entrance and east of the Sawgrass Expressway northbound onramp.

**Staff Evaluation**

Staff has reviewed the Site Plan and finds it to be consistent with the Land Development Code subject to conditions.

**Staff Recommendation to the Planning and Zoning Board, September 5, 2024**

This application meets all applicable Land Development Code requirements. Therefore, Staff recommends approval subject to the following conditions:

1. Approval of the applicant’s Special Exception application for a hospital use.
2. Prior to final Site Plan approval, the applicant shall obtain approval of a Plat Note and NVAL amendment by both the City and Broward County.
3. Applicant shall obtain approval of offsite improvements (i.e. public art, sign, landscaping) from Broward County.
4. The proposed 10-foot wall along the eastern property line shall be extended north such that existing residences adjacent to any portion of the development

(upland portion of site) prior to the beginning of the conservation easement have the 10-foot wall the entire length of such parcel.

5. The proposed 10-foot wall along the eastern property line, extending from the southern property line north to the beginning of the conservation easement, adjacent to the development of the hospital, shall be constructed prior to any onsite vertical construction.
6. Prior to engineering or building permit issuance, approval of vacation of platted right of way and utility easements.
7. A separate valet parking permit must be submitted and approved prior to use of valet services.
8. Prior to final Site Plan approval through the Community Development Department, the applicant shall correct the appropriate sheets in the Site Plan set and address the outstanding comments of the Development Review Committee.

In addition, the applicant has voluntarily committed to the following conditions:

9. Provide public art within the adjacent right-of-way along West Oakland Park Boulevard to the satisfactory of the City Manager or designee. Such public art shall be consistent with the other artwork selected by the City in terms of size, height, and theme.
10. Seek Leadership in Energy and Environmental Design (LEED), WELL Building Standard (WELL), and/or Parksmart certifications.

### **Planning and Zoning Board Recommendation, September 5, 2024**

At its meeting on September 5, 2024, the Board approved Staff's recommendation subject to the conditions listed above.

### **Final Staff Recommendation to the City Commission September 24, 2024**

Staff recommends approval of the application subject to the conditions listed above.

Planner: Kaitlyn Forbes, Complete Cities (Consultant) / Matt Goldstein (City of Sunrise)  
File Number: SP-000009-2024 (91:06002)

**Location Map**

