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October 24, 2025

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
Uniform Signage Plan - Letter of Intent

Dear Mr. Goldstein:

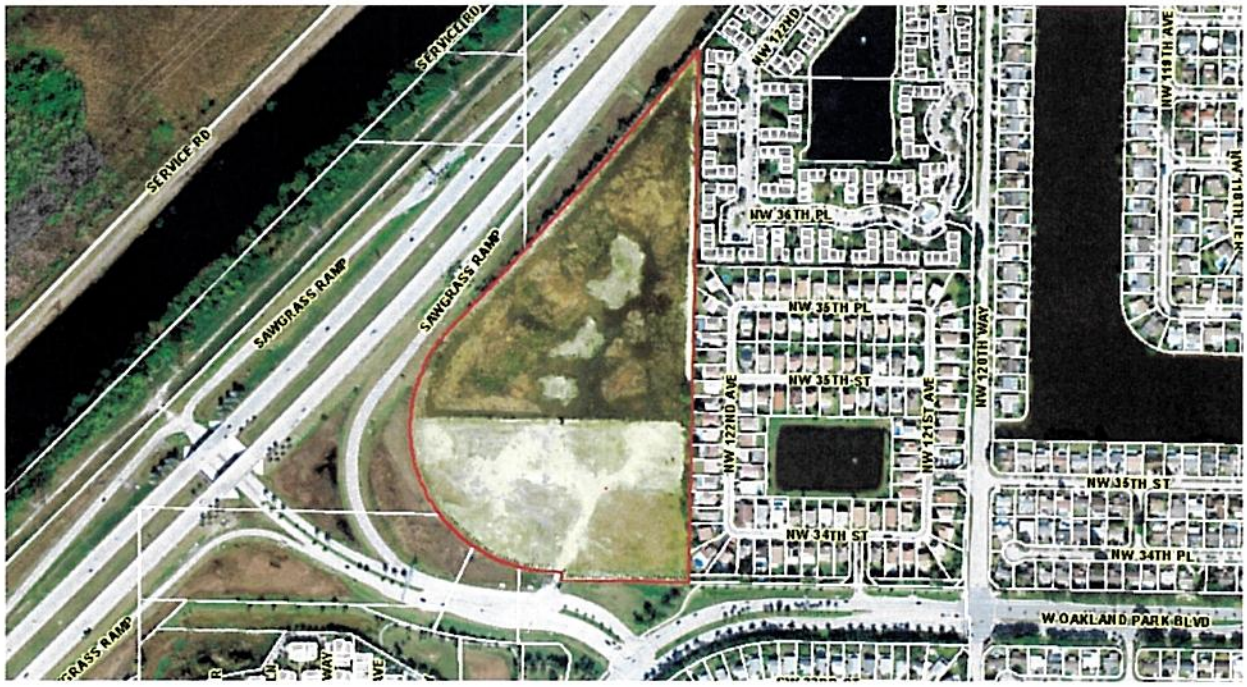
Holland & Knight LLP represents Baptist Health South Florida, Inc. ("Baptist Health" or the "Applicant"), the owner of the property located at 12401 West Oakland Park Boulevard (the "Property") (Tax Folio ID No. 4940-24-18-0010) in the City of Sunrise, Florida (the "City"). As you are aware, the City has approved a number of applications to allow the construction of a community hospital with integrated medical offices and supporting structured parking on the Property. In connection with the development of Baptist Health Sunrise Hospital, we anticipate filing a more comprehensive Uniform Signage Plan for consideration and approval by the City for the hospital campus in the near future. In the interim, we are seeking approval of a Uniform Signage Plan as it relates to the temporary construction fence wrap which will include images and other information regarding the coming development of the Baptist Health Sunrise Hospital.

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. Baptist Health has internationally renowned institutes in cancer care, heart & vascular care, orthopedic care, and brain & spine care. 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 has consistently been recognized as the most award-winning healthcare organization in South Florida. While Baptist Health has twelve (12) hospitals throughout Southeast Florida, Sunrise Hospital will be the Baptist Health's first hospital in Broward County.

Description of the Project:

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). Due to an existing conservation easement, the main hospital campus is proposed on the southern approximately ten acres.



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 was previously approved by the City Commission as a special exception use.

Baptist Health is presently developing a 100-bed community hospital to serve the residents of the City and the surrounding area. Baptist Health 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 "Facility") that will serve the overall Property.

Temporary Construction Fence Wrap:

As allowed by Section 16-264 of the City Land Development Code ("LDC"), Baptist Health submits its request for approval of Uniform Signage Plan covering the temporary construction fence wrap that will attach to the construction fencing surrounding the construction site for the project and provide information on the coming development of the Baptist Health Sunrise Hospital, together with a rendering of the Facility from Oakland Park Boulevard. The graphics will only face the public rights-of-way of Oakland Park Boulevard and the Sawgrass Expressway. No graphics are proposed on the temporary construction fence wrap facing the conservation easement to the north or the residential uses to the east.

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. Baptist Health respectfully requests that the City approve its request for a Uniform Signage Plan covering the temporary construction fence wrap signage for the Project.

We look forward to working with the City to provide any additional information and answer any questions you may have regarding this Application.

Sincerely yours,

HOLLAND & KNIGHT LLP



Janna P. Lhota

Encl.