



## STAFF REPORT

### BAPTIST HEALTH SUNRISE (REVISED SITE PLAN)

#### **Summary**

This is an application for a Revised Site Plan approval for a community hospital development, known as Baptist Health Sunrise. The 26-acre subject site is located at 12401 West Oakland Park Boulevard, as shown on the location map. The applicant is requesting to amend two of the City Commission approved Site Plan Staff recommended conditions regarding the extension of the proposed 10-foot wall along the eastern property line. The property is currently zoned B-3 (General Business District) and is designated Commercial on the City's Future Land Use Map. The Revised Site Plan requires City Commission approval per Section 16-32 of the City's Land Development Code (LDC).

#### **General Information**

The subject site is generally located at the northwest corner of West Oakland Park Boulevard and Sawgrass Expressway. To the east, there are residential developments zoned RM-16 (Medium Density Multiple-family Residential). South of the subject site, and West 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.

On September 24, 2024, City Commission approved a Special Exception application, via Resolution 24-122, permitting a hospital use within the B-3 zoning district and a Site Plan application, via Resolution No. 24-123, for the development of the hospital use.

#### **Project Description**

On September 24, 2024, the City of Sunrise City Commission approved the Baptist Health Sunrise Hospital Site Plan 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 current the appropriate sheets in the Site Plan set and address the outstanding comments of the Development Review Committee.

In addition, the applicant 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.

As noted, these conditions include the extension of an existing 8-foot wall to a 10-foot wall along the eastern portion of the property extending from the southern property line north to the beginning of the conservation easement. The eastern portion of the project is adjacent to nine (9) homes which are all subject to having the newly replaced 10-foot wall. However, the owner of the northernmost residential home declined the replacement ten (10) foot wall and therefore the existing eight (8) feet wall must remain.

In order to address the northernmost homeowner's request, the applicant proposes to amend the conditions below, based upon the strikethrough/underlined language, as follows:

4. The proposed 10-foot wall along the eastern property line shall be extended north such that existing, eight (8) 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 just south of the beginning of the conservation easement, adjacent to the development of the hospital, shall be constructed prior to any onsite vertical construction.

There are no other revisions proposed for the hospital site.

### **Staff Evaluation**

Staff has reviewed the proposed Revised Site Plan and find it consistent with the Land Development Code and subject to the following:

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, eight (8) 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 just south of 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 current 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.

### **Staff Recommendation to the Planning and Zoning Board, June 4, 2026**

Subject to the conditions above, this application meets applicable Land Development Code requirements. Therefore, Staff recommends approval.

**Planning and Zoning Board Recommendation, June 4, 2026**

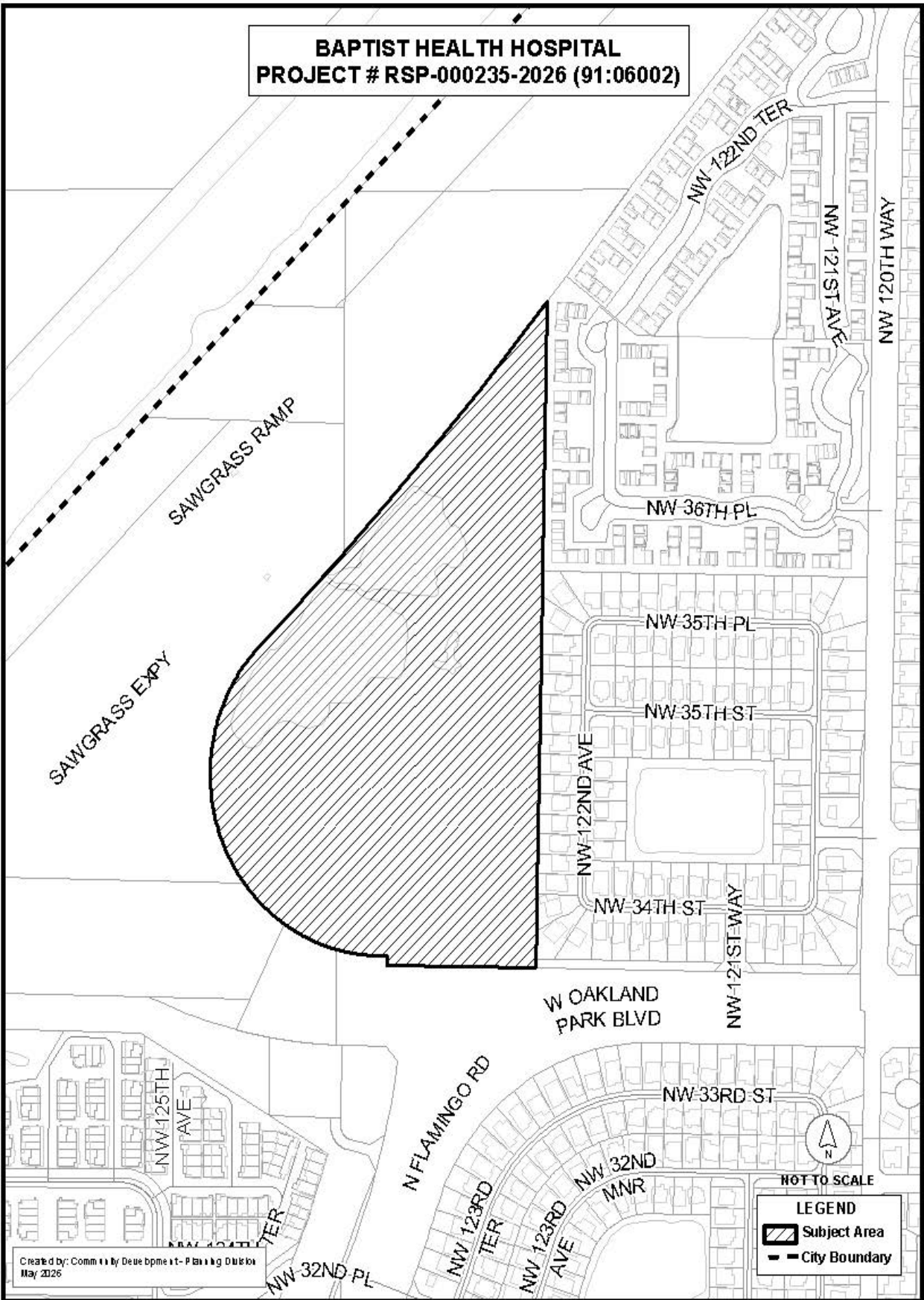
At its meeting on June 4, 2026, the Board approved Staff's recommendation subject to the conditions listed above.

**Final Staff Recommendation to the City Commission, June 23, 2026**

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

Planner: Matt Goldstein  
File No.: RSP-000235-2026 (91:06002)

**Location Map**



Z:\B\h2\_018\Item\_Update\Baptist Health Hospital RSP-000235-2026.mxd