

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

April 8, 2026

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
Site Plan Amendment – 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 several 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 respectfully submit the enclosed Site Plan Amendment for consideration and approval by the City for the hospital.

East Wall Modification:

On September 24, 2024, the City Commission approved Resolution No. 24-123 which approved a Site Plan for the Baptist Health Sunrise Hospital which approval included the replacement of the existing eight (8’) foot masonry wall with a new ten (10’) foot wall along the eastern property line adjacent to the hospital. There are presently nine (9) single-family homes that abut, in whole or in part, the development portion of the Property. The northernmost of these homes straddles the development parcel and that portion of the Property encumbered by a conservation easement (the “Straddle Lot”).

While the development portion of the Property only abuts a portion of the Straddle Lot, Resolution No. 24.123 provides that the “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

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

length of such parcel.” An aerial showing the development portion of the Property, the location of the nine (9) homes, including the Straddle Lot, is included below.



Since the approvals were granted by the City, Baptist has been diligently preparing to commence construction, including significant outreach to the homeowners that will be impacted with the new masonry wall replacement. This outreach has included, but is not limited to, email correspondence, one-on-one meetings, documenting all improvements in the rear yards and otherwise advising the residents of the order of any construction, temporary security fencing among other items.

Recently Baptist received an email communication from the owner of the Straddle Lot advising Baptist that, pursuant to Section 810.09, Florida Statutes, no personnel or equipment will be allowed to enter onto their property. A copy of this communication has been provided to the City under separate cover. As a result, Baptist seeks to amend the Site Plan to provide that the new replacement ten (10') foot masonry wall will terminate just south of the Straddle Lot as it will be unable to replace the existing wall without the property owner's permission to temporarily enter their rear yard.

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 Site Plan Amendment given the facts as outlined in this application.

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

A handwritten signature in blue ink that reads "Janna P. Lhota". The signature is written in a cursive style with a large initial "J".

Janna P. Lhota