

Exhibit 6



Stephen Tilbrook

Akerman LLP
201 East Las Olas Boulevard
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Fort Lauderdale, FL 33301

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stephen.tilbrook@akerman.com

August 22, 2025

VIA EMAIL

Mr. Adam Schnell, Planner III
Urban Design and Planning Division
City of Fort Lauderdale
700 NW 19th Ave
Fort Lauderdale, FL 33311

Re: Public Participation Report

Dear Mr. Schnell:

Akerman LLP represents Holy Cross Hospital, Inc. ("Applicant"), the Applicant for a proposed Holy Cross Comprehensive Outpatient Center with Emergency Department ("Project"). Please accept this letter and its attachments as providing consistency with the General Provisions in Section 47-27.4 of the Fort Lauderdale Code related to public participation outreach which states: "The applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of thirty (30) days prior to the Planning and Zoning Board hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record."

This letter provides the general summary of the public participation meeting discussion, including comments expressed during the meeting. Attached please find: a letter certifying the date time and location of the meeting, including the meeting was properly noticed; the meeting sign-in sheet; and the materials presented during the meeting.

Summary

At 6:00 pm on August 5, 2025, a virtual Zoom meeting was held. An invitation was sent to all property owners and associations within the City's required meeting notice radius, including Flagler Village Civic Association, Progresso Village Civic Association, South Middle River Civic Association, Middle River Terrace Neighborhood Association, Lake Ridge Civic Association, and Victoria Park Civic Association. 11 people participated in the meeting. Two (2) local participants included, Olga Zamora, a representative from South Middle River Civic Association and Latricia

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CAM #26-0739

Exhibit 6

Page 2 of 28

Greaves, a resident from Andrews Avenue. The other Nine (9) participants included representatives from the Holy Cross Hospital, Inc. project team.

Attorney Stephen Tilbrook of Akerman LLP opened the meeting and explained the approvals process and where the Project was in the approvals process and Daniel Breitner, Breitner Architecture group presented the proposed design as summarized below:

- Holy Cross is proposing a comprehensive outpatient center with an emergency department at 200 E Sunrise Blvd. (the "Project").
- The Project is designed in accordance with the Masterplan Design Guidelines and will replace an existing non-conforming retail center.
- The Project will include a two-story design with primary entrances on the southern facade with an ambulance driveway and a parking garage featuring 142 spaces.
- The Project includes two buildout phases. The first phase will include the construction of the full shell, and the buildout of the uses on the first floor. The second floor buildout for outpatient services will be in a second phase.
- The Project requires conditional use approval for the emergency department, with a Planning and Zoning Board meeting scheduled for September 17th or October 15th.
- Holy Cross aims to provide emergency services without denials due to economic status, addressing healthcare gaps in this growing sector of Fort Lauderdale.
- The Project with first building is targeted to be operational by June 2027.
- Positive staff feedback was received on the project's design and master plan compliance.
- This meeting is intended to share information about the Project and to solicit and record community comments and feedback.
- The next step is to achieve DRC sign offs and to prepare for a Planning and Zoning Board hearing

Following the presentation, the meeting was opened for public comment, and the following comments were expressed:

- Resident Latricia Greaves supports project, but requests job opportunities prioritize local community members when recruiting begins.
- Resident Olga Zamora appreciates the architectural vision and recommends native shade trees over palm trees.
- There was a concern about gentrification and ensuring that services remain accessible to current community demographics.
- There was a preference for native Florida trees and vegetation like Florida Privet and Coco Plum.
- Community feedback highlighted the need for job opportunities to prioritize residents, ensuring benefits reach current demographics by 2027.

Daniel Breitner, Tom Hargrett and Attorney Tilbrook also answered questions on an array of topics, with all questions being posed verbally. The project received positive feedback from neighbors and the participants expressed appreciation that the Holy Cross Hospital, Inc. project team was receptive and responsive to community input and feedback.

Please contact me at (954)-331-4132 if you have any questions or comments regarding this summary letter or the community outreach meeting.

Sincerely,

A handwritten signature in blue ink that reads "Stephen Tilbrook". The signature is written in a cursive, flowing style.

Stephen Tilbrook
Akerman, LLP

Exhibit A: Community Meeting Invitation
Exhibit B: Public Participation Noticing – Email & Certified Mail Out
Exhibit C: Public Meeting Attendance Log
Exhibit D: Project Presentation

Exhibit A

VIRTUAL COMMUNITY MEETING INVITATION

Tuesday, August 5, 2025 at 6:00 PM

Holy Cross Comprehensive Outpatient Center with Emergency Department

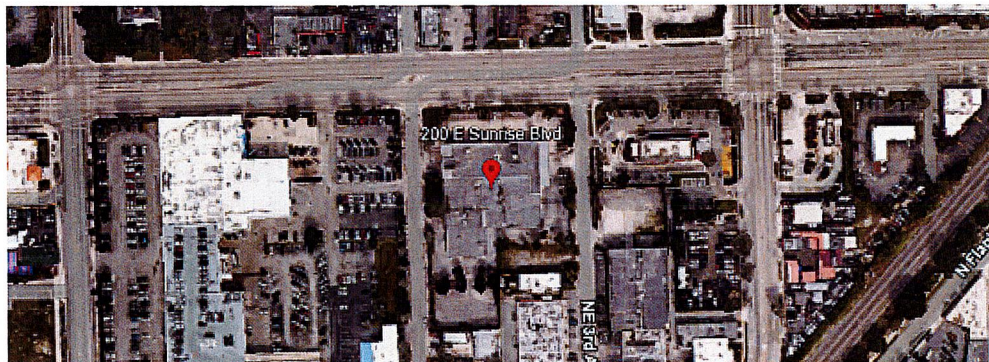
Meeting Zoom Link:

<https://akerman.zoom.us/j/86403050483?pwd=oBTyANag7yJYwIOHISbQI5tvWRj173.1>

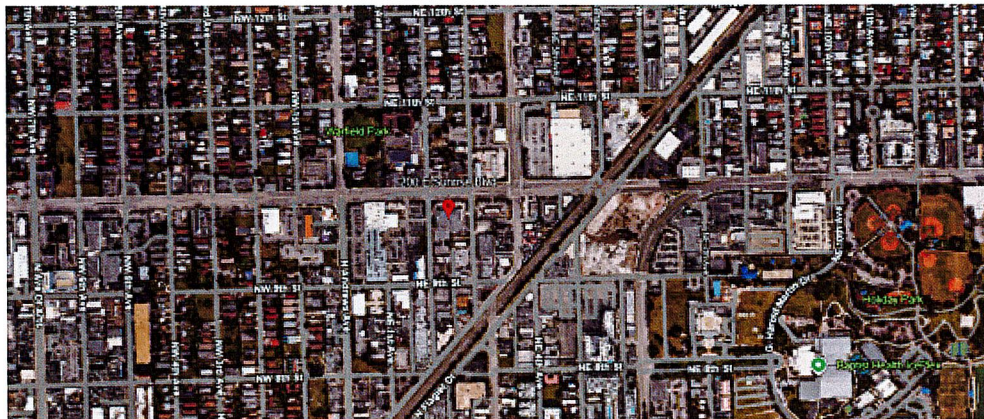
Holy Cross Hospital, Inc. is inviting you to attend a Virtual Community Meeting to discuss an Application submitted to the City of Fort Lauderdale. This meeting is being held to discuss a site plan approval for a Comprehensive Outpatient Center with Emergency Department proposed for the property identified in the location map below. All interested parties are encouraged to participate in this virtual meeting.

Representatives of the Breitner Architecture group and the project team will be available during the meeting to present the project and to address questions.

LOCATION MAP



VICINITY MAP



VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: **Tuesday, August 5, 2025 at 6:00 PM**

Meeting Location: **Zoom. Please see instructions below**

If you have specific questions regarding the Proposed Development that you would like answered during the community meeting, we request that you please send them to Joyce Gutierrez via e-mail to Joyce.Gutierrez@akerman.com in advance of the meeting.

REGISTRATION

Please e-mail your name and e-mail address to Joyce.Gutierrez@akerman.com no later than 12:00 P.M on August 1st, 2025.

PROJECT SUMMARY

Owner/Applicant: Holy Cross Hospital, Inc.

Address/Location: 200 E Sunrise Blvd

Net Size of Property: 90,169 SF (2.07 acres)

Existing Use: Auto Dealership Sales / Full Service Center

Proposed Use: Two-Story Outpatient Emergency Department and Clinic



INSTRUCTIONS FOR ZOOM MEETING

To participate you must have access to a computer, laptop or tablet with speakers. If you don't already have the zoom application installed on your device, please download it from the following link:

<https://zoom.us/download>.

When you join the live meeting, you will be in "listen only" mode. You should be able to ask questions during the presentation using the "In Meeting Chat" function from the zoom application.

Join Zoom Meeting:

<https://akerman.zoom.us/j/86403050483?pwd=oBTyANag7yJYwIOHISbQI5tVWRj173.1>

Meeting ID: 864 0305 0483

Passcode: 573847

If you do not have access to any of the devices that can run the zoom application, you can call into the meeting to hear the presentation and ask questions. Dial any of the numbers provided below and you will be prompted to enter the meeting ID.

One tap mobile

US : +1 669 444 9171 or +1 669 900 6833 or +1 408 638 0968 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 253 205 0468 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923

Dial by your location

144.195.19.161 (US West)
206.247.11.121 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
159.124.15.191 (Amsterdam Netherlands)
159.124.47.249 (Germany)
159.124.104.213 (Australia Sydney)
159.124.74.212 (Australia Melbourne)
170.114.180.219 (Singapore)
64.211.144.160 (Brazil)
159.124.132.243 (Mexico)
159.124.168.213 (Canada Toronto)
159.124.196.25 (Canada Vancouver)
170.114.194.163 (Japan Tokyo)

147.124.100.25 (Japan Osaka)

Or find your local number: [International numbers](#)

Join by SIP: 86403050483@zoomcrc.com

Exhibit B

Knight, Emma (Mia)

From: Tilbrook, Stephen (Ptnr-Ftl)
Sent: Monday, July 21, 2025 5:47 PM
To: phdunla@gmail.com; tdliggett@gmail.com; pvca.ftl@gmail.com; Ed@bui2.com; President@VPCA.org
Cc: Adam Schnell; Knight, Emma (Mia); Gutierrez, Joyce (LAA-Ftl)
Subject: Public Participation Meeting: Holy Cross Comprehensive Outpatient Center with Emergency Department (August 5, 2025 at 6 p.m.)
Attachments: Public Notice - Holy Cross.pdf

Dear Neighborhood Associations Leaders:

Please see the attached notice of a public participation meeting to discuss a project at 200 East Sunrise Boulevard ("Property").
Holy Cross Hospital, Inc. is planning at Comprehensive Outpatient Center with Emergency Department at the Property. A virtual public participation meeting will be held on Wednesday, August 5, 2025 at 6:00 p.m. to share information about the project.

VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: **Wednesday, August 5, 2025 at 6:00 PM**

Meeting Zoom Link: <https://akerman.zoom.us/j/86403050483?pwd=oBTyANag7yJYwIOHISbQI5tvWRj173.1>

REGISTRATION

In order to register to participate in the public participation meeting, please e-mail your name and e-mail address to Joyce.Gutierrez@akerman.com no later than 12:00 P.M. on August 1, 2025.

Stephen Tilbrook

Partner

Akerman LLP | 201 East Las Olas Boulevard, Suite 1800 | Ft. Lauderdale, FL 33301

D: 954 331 4132 | T: 954 463 2700 | F: 954 595 6815

stephen.tilbrook@akerman.com

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Extra Services & Fees (check box, add fee as appropriate):

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
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Troy Liggett, President
Middle River Terrace Neighborhood
Association
707 NE 17th Court
Fort Lauderdale, FL 33305

Postmark Here

For instructions

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Ed Catalano, President
South Middle River Civic Association
P.O. Box 1619 Fort Lauderdale 33302-
1619

JUL 26 2025
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For instructions

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Total Fee \$

Sent To **Phillip Dunlap, President**

Street # **Flagler Village Civic Association**

City, St **500 NE 1st Ave., Fort Lauderdale, FL**

PS Form **33301**

Postmark Here

8960 0360 0000 0751 0998

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Sent To **J.J. Hankerson, President**

Street # **Progresso Village Civic Association**

City, St **P.O. Box 2005**

PS Form **Fort Lauderdale, FL 33303**

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Melissa Carbonell, President
Victoria Park Civic Association
1201 N. Federal Highway
PO Box 2609
Fort Lauderdale, FL 33304

Postmark Here

INSTRUCTIONS

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Michael Albetta, President
Lake Ridge Civic Association
PO BOX 4506
Fort Lauderdale, FL 33338

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INSTRUCTIONS

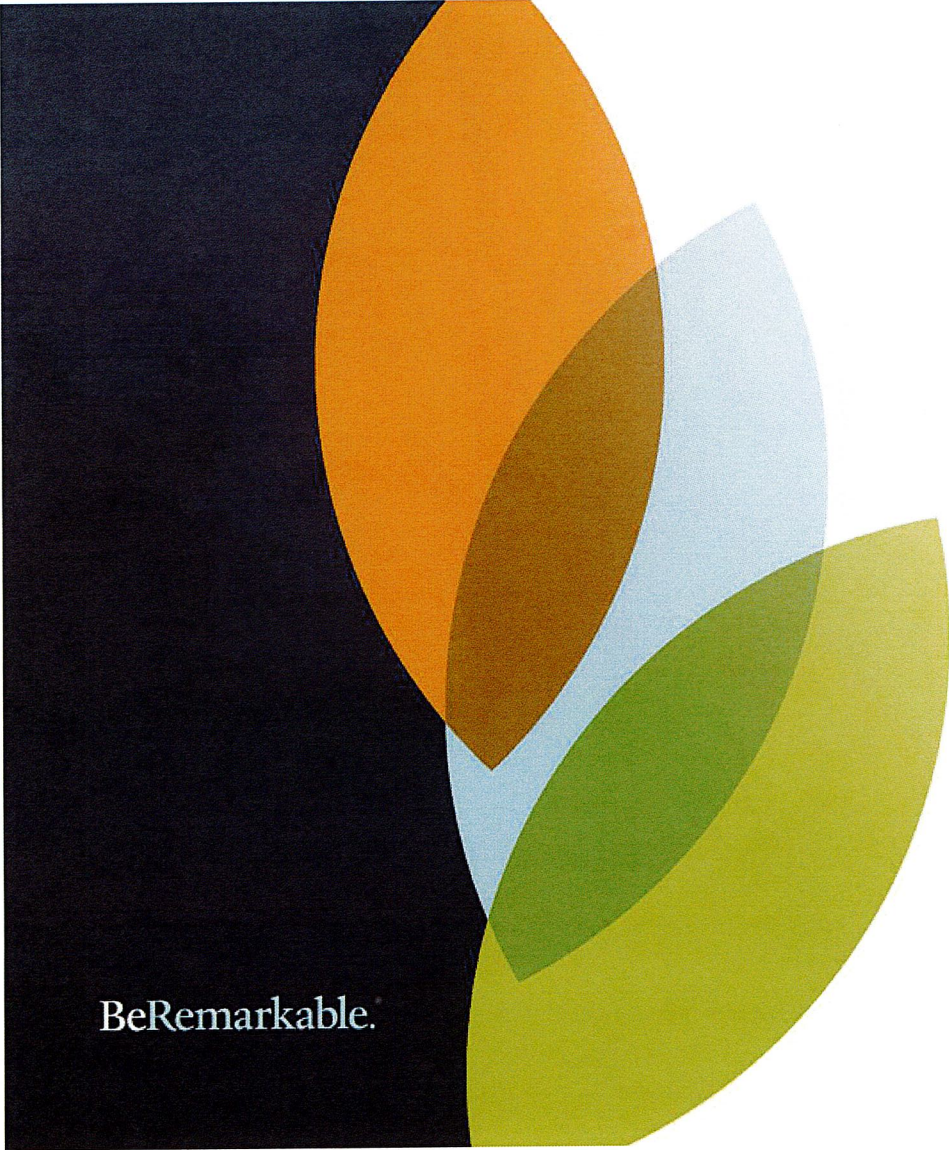
Exhibit C

Attachment A – Attendance List

Meeting ID	Topic	Start Time	End Time
	Zoom Meeting for Holy Cross Hospital, Inc.		

	Name of Person	Company Name	Email Address	Join Time	End Time
1.	Olga Zamora		olga_zamora@live.com		
2.	Lorraine Saunders		lasaunders1856@gmail.com		
3.	Linda Gibboney		LorrLinda@hotmail.com		
4.	Emma Knight		emma.knight@akerman.com		
5.	Stephen Tilbrook		Stephen.tilbrook@akerman.com		
6.	Joyce Gutierrez		joyce.gutierrez@akerman.com		
7.	Daniel Breitner		dbreitner@breitarch.com		
8.	Brea Elles		brea.elles@holy-cross.com		
9.	Pierre Monice		pierre.monice@trinity-health.org		
10.	Maryann Reyes-Cairo		maryann.reyes-cairo@holy-cross.com		
11.	Brandon Charette		brandon.charette@holy-cross.com		
12.					
13.					
14.					
15.					
16.					
17.					
18.					
19.					
20.					

Exhibit D



BeRemarkable.

Holy Cross Comprehensive Outpatient Center with Emergency Department

Outreach and Public Participation Meeting
August 5 , 2025



Holy Cross Health

Improving Health Outcomes in Fort Lauderdale CRA



A Private Catholic, Non-profit Community Hospital

Opened in 1955 to serve the sick and injured without regard to race, religion or nationality.



Significant Community Investment

HCH contributed roughly \$544,035 in charitable support directly infusing capital to the local economy.



A Member of Trinity Health System

We are a member of one of the nation's largest Catholic health systems.



Major Regional Employer

Full –service hospital supporting over (Employees Qty) underscoring our role as a substantial local employer

HCH Health Center Sunrise

The Holy Cross Health – Health Center Sunrise Blvd project strengthens the city's healthcare infrastructure while addressing service gaps in a growing corridor. It supports Fort Lauderdale's goals for equitable access, community wellness, and smart economic development.

- ⊕ **Expands access** to quality emergency and specialty care.
- ⊕ **Achieves community growth plans and improves health outcomes.**
- ⊕ **Supports health equity,** aging-in-place, and chronic disease management
- ⊕ **Stimulates economic investment and enhances jobs and healthcare services.**

BeRemarkable.*

Existing Site

ADDRESS:

200 E Sunrise Blvd, Fort Lauderdale FL

SITE DESCRIPTION:

- Located in Northwest Progresso Flagler Heights CRA
- Zoning NWRAC - Mune
- Currently Strip Retail
- Improving Health Outcomes in Fort Lauderdale CRA

SCOPE:

- Demolish existing building to bring site up to new NWRAC zoning codes.
- Build new 2-story medical office building with FSED and Parking Structure.





Holy Cross **Health** | A Member of Trinity Health

BeRemarkable.

Meeting Ongoing Health Needs in Fort Lauderdale NW-CRA



Reduces ER Overload

Alleviates pressure on hospital emergency rooms by absorbing non-admitted cases closer to home.



Streamlines Continuity of Care

By housing emergency, imaging, and specialty clinics together, patients experience fewer delays and better outcomes through coordinated follow-up.



Addresses Chronic Illness

This center targets rising rates of chronic conditions—such as cardiac, orthopedic, and metabolic disease—common among adult and aging residents.

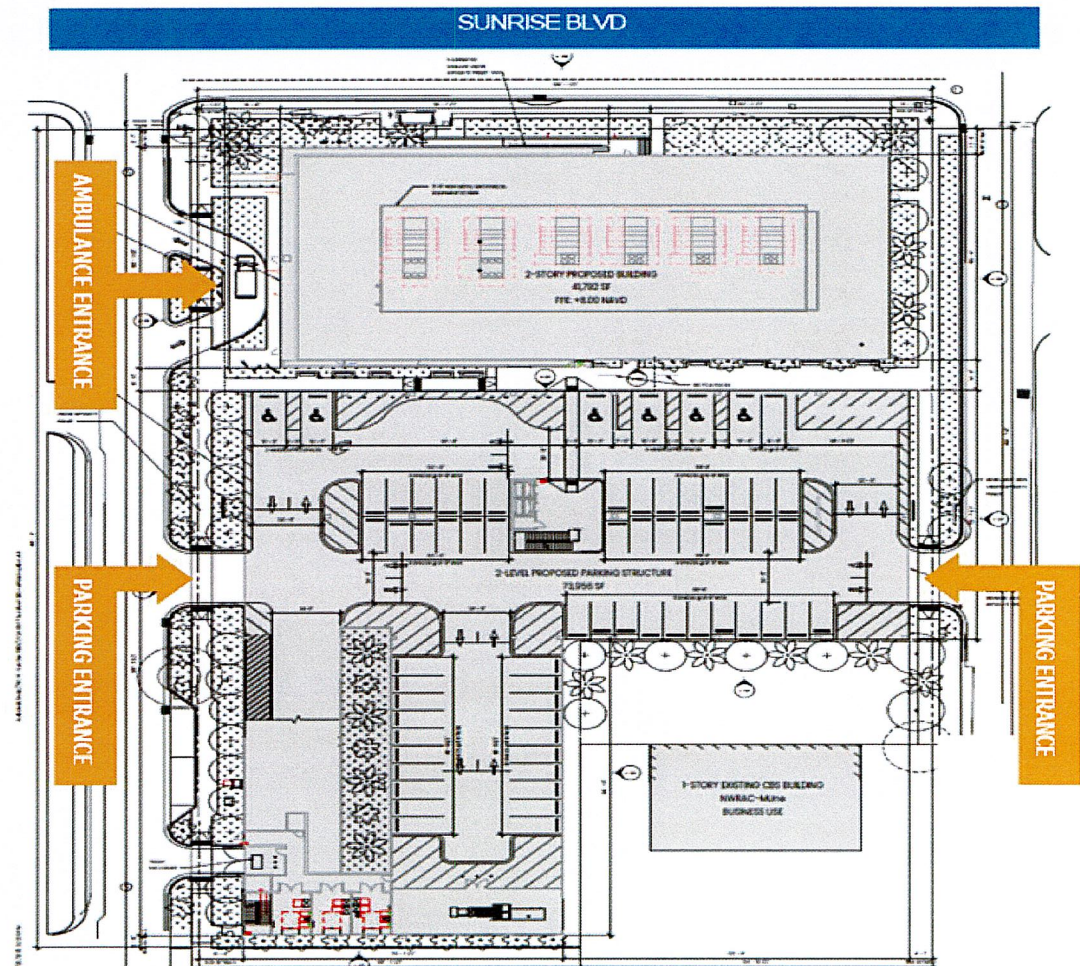


Brings Care Closer to Home

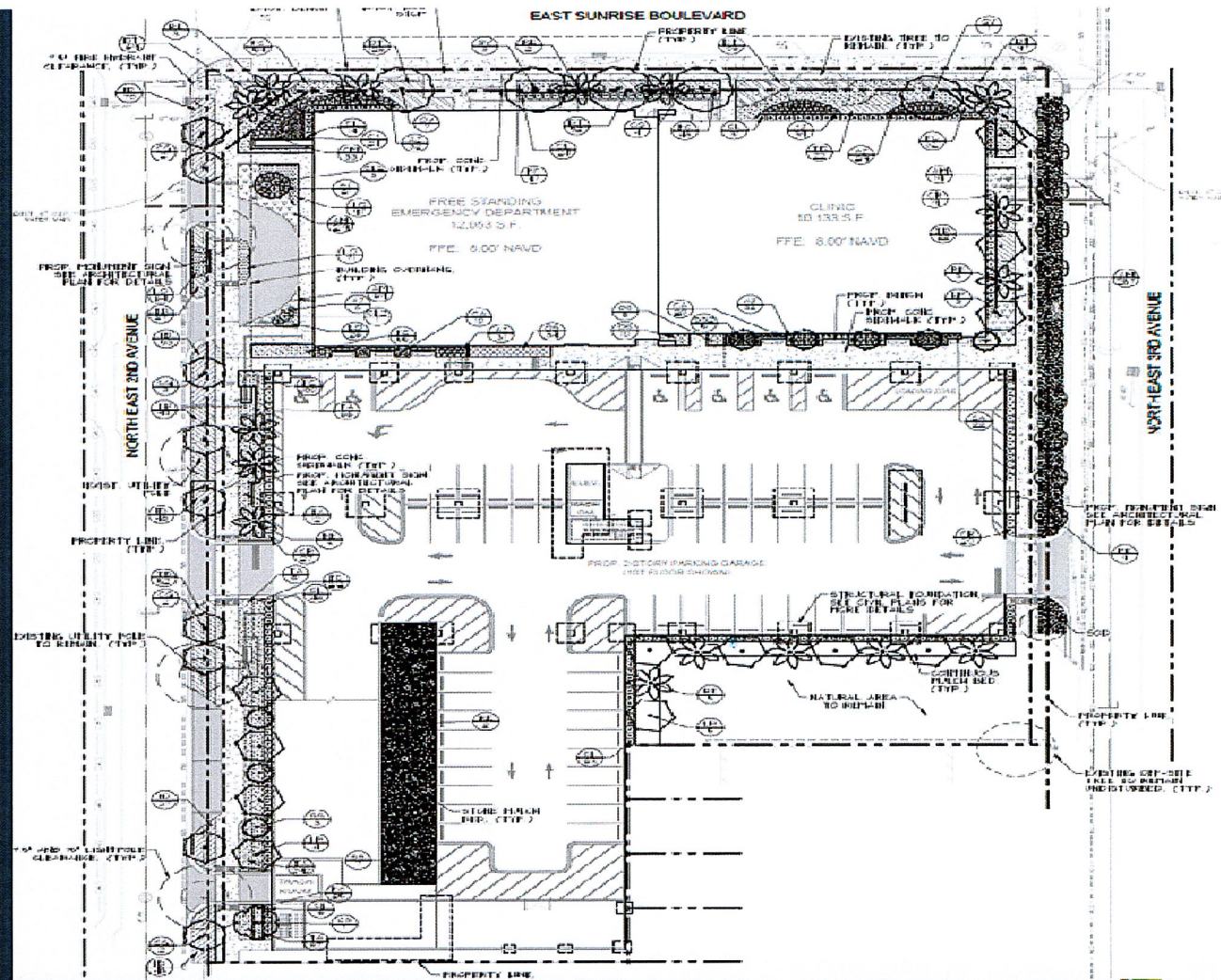
Residents in the west Sunrise Blvd corridor gain access to high-quality care without traveling across town, improving access equity and convenience.

New Site

- 2 Story Building
- 11,721 Sf FSED
- 10,071 Sf Medical Clinic
 - 20,000 Sf 2nd Floor Shell Space For Future Medical Offices
- 160 Space Parking Structure
- Ambulance Drop-off To The West
- Patient Drop-off On Southern Entrance
- Emergency Generator, Utilities, Trash Collection Services Located In Garage



Landscape Plan





Holy Cross Health I, A Member of Trinity Health

BeRemarkable.

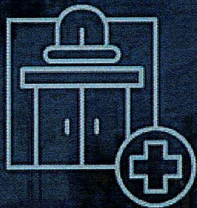


Holy Cross Health | A Member of Trinity Health

BeRemarkable.^W

Project Program & Timeline

Meeting Urgent & Ongoing Healthcare Needs in a High-Growth Corridor



PHASE 1 – JUNE 2027

Free-Standing Emergency Department

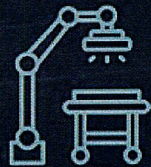
11,721 SF - 24/7 Emergency Care With Imaging + Lab On Site
Est. 9,000–12,000 visits annually



PHASE 1 – JUNE 2027

Outpatient Clinic

10,071 SF - Primary Care, Cardiology, Orthopedics, MRI Suite 3
specialty clinics, est. 15 clinical staff



PHASE 2 – BUILD OUT

Ambulatory Surgery Center (ASC)

Operating Room Suite & Outpatient physical Therapy Suite
Supports surgical backlog with local access

Project Review Process

From Community Input to City Endorsement, A Transparent Approval Journey



Public Participation Notice

Outreach Notice To Community For Public Participation

Status: Completed



Development Review Committee

Site Plan Review & Conditional Use

Status: Submitting Responses to AHJ



Community Public Participation

Virtual Meeting With The Community

Status: August 5, 2025



Planning & Zoning Meeting

Planning & Zoning Board Hearing On Conditional Use

Status: Planned for 09/17/2025



Permitting and Construction

Status: Planned Opening in June 2027