



Application Number 035-MP-07

Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

Platting & Development Application

Project Information			
Plat Name Miramar Park of Commerce Phase VI			
Plat Number 035-MP-07		Plat/Agreement Book - Page (if recorded) 180-43	
Owner(s)/Petitioner(s) Name Cleghorn Shoe Corporation, Sunbeam Development Corporation			
Address 1401 79th Street Causway		City Miami	State FL
		Zip 33141	
Phone 305-795-2650		Email jbry@wsvn.com	
Agent for Owner/Petitioner Greenspoon Marder, LLP		Contact Person Kelly Ray	
Address 200 E. Broward Blvd #1800		City Ft. Lauderdale	State FL
		Zip 33301	
Phone 954-333-4377		Email kelly.ray@gmlaw.com	
BCPA Folio Number(s) 514130080010; 514130080020; 514130080030			
General Location East _____ side of Red Road _____ at/between/and Hiatus Road _____ and/of Miramar Parkway _____ <i>north side/corner north street name street name / side/corner street name</i>			

Type of Application
<p>Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Plat <input checked="" type="checkbox"/> Plat Note Amendment <input type="checkbox"/> Tri-Party Agreement – Building Permit Prior to Plat Recording <input type="checkbox"/> Lien Release / Standard Agreements <input type="checkbox"/> Vacation <ul style="list-style-type: none"> <input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205) <input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68) <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)

Application Information				
Has this project been previously submitted?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:		<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Project Name		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Are the boundaries of the project exactly the same as the previously submitted project?		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Is this an Affordable Housing project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide the Affordable Housing Certification Number:		
Is this a Live Local Act project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.		

Replat Information (for new plats only)	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential? If yes, please answer the following questions. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	

School Concurrency (for residential applications only)	
Does this application contain any residential units?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Has this project been issued a School Board Impact Fee Waiver?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.	

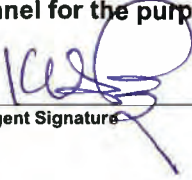
Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)

Existing Use					
A credit against impact fees may be given for the site's current or previous use.					
Are there any existing structures on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No					
Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<u>Gross non-residential square footage</u> includes the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.					

Proposed Use			
RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.



2-13-26


Owner/Agent Signature _____ Date _____

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 13 day of February, 20 26, who is personally known to me | has produced _____ as identification.

Name of Notary Typed, Printed or Stamped _____ Signature of Notary Public – State of Florida 



Janice Goldstein
Comm.: HH 706084
Expires: Sep. 2, 2029
Notary Public - State of Florida

Serial Number (if applicable) _____

Notary Seal (or Title or Rank) _____

For Office Use Only

Application Type
Note Amendment

Application Submittal Date 02/06/2026	Acceptance Date 02/17/2026	Fee \$2,090.00
Comments Due 03/19/2026	Report Due 03/26/2026	CC Meeting Date TBD

Adjacent Municipality
None

Plat
 Survey
 Narrative
 Title Work
 Agent Affidavit
 Municipal Approval
 Pre-Application Conference Receipt

Other: **Traffic study, Site Plan, DRI documents**

Distribute To
 Full Review
 Administrative Review

Accepted By
Adrien Osias

April 13, 2026

Darby Delsalle, Director
 Urban Planning Division
 Broward County - Resilient Environment Department
 One North University Drive, Suite 102
 Plantation, Florida 33324

Re: Plat Note Amendment – Miramar Park of Commerce Phase VI (PB 180 Pg. 45)

Dear Mr. Delsalle:

We are requesting a plat note amendment for the Miramar Park of Commerce Phase VI plat (the “Plat”) in the City of Miramar (the “City”), generally bounded by Hiatus Road on the west, Miramar Boulevard on the north, Miramar Parkway on the south, and Red Road on the southwest. Sunbeam Development Corporation and Cleghorn Shoe Corporation (collectively, the “Applicant”) are two related entities that are the owners and developers of Parcels A, B, and C within the Plat, comprising 125.8 acres. Each platted parcel corresponds to a separate folio as shown in the chart below.

Parcel A	5141 3008 0010
Parcel B	5141 3008 0020
Parcel C	5141 3008 0030
Parcel D *	5141 3008 0040

* Parcel D is not owned by the Applicant and no change is proposed to its plat note.

The proposed project (“Project”) is intended to be a fully functional community with a broad range of horizontally- and vertically-integrated land uses, including residential, entertainment, retail, restaurant, office, parks, open spaces, lakes, and walking trails. Given the size of the site and scale of the development, full Project buildout will likely take several decades.

Development Program and DRI

The Plat and the Project are located in a Regional Activity Center known as the Miramar Activity Center I (“MRAC”) and the East Miramar Areawide Development of Regional Impact (DRI, or “EMADRI”). The Project is well within the bounds of the permitted development of the DRI and the proposed plat note described below will also be consistent with the DRI, as evidenced by the Letter of No Objection issued by the City.

The below table compares the proposed development program with the category assigned to each type of use in the plat note. Our plat note is intended to collapse the grocer, day care, entertainment, retail, and food and beverage uses into a single commercial category. Due to the scale of the development and buildout timeline, it is important to leave flexibility in the plat note to swap out commercial uses and square footages as needed based on market demand. We are, however, open to discussing the exact language and categories in the plat note with staff.

Location	Development Program	Plat Note Category
Parcel A	Founders Park	10 acres of Park
Parcel B	Estuary Park	Conservation Easements
Parcel C	1,539 (7 Stories)	2299 midrise units
	760 (8 Stories)	374 highrise units
	374 (10 Stories)	201 townhomes
	201 townhomes	
	39,598 SF Grocer	338,000 SF of commercial use (GLA) <i>(rounded from 337,317 SF)</i>
	8,600 SF Day Care	
	41,619 SF Entertainment	
	131,655 SF Retail	
	109,208 SF Food and Beverage	
6,637 SF Hotel Restaurant and Cafe		
185-room Hotel	185-room Hotel	
148,201 SF Office	149,000 SF Office <i>(rounded from 148,201 SF)</i>	

The Project will include many restaurant patio areas, both covered and uncovered, rooftop bars, and similar amenities. These amenities are not included in the development program and plat note numbers in the above table because the DRI measures trip generation rates for retail based on gross leasable area (GLA).¹ GLA would not include unenclosed areas such as patio dining and rooftop bars. Furthermore, Broward County Code *Sec. 5-201*, definition of *Gross square footage (gross floor area)* states that "...within a Development of Regional Impact (DRI), the gross square footage (gross floor area) of nonresidential structures shall be defined to be consistent with the approved DRI Development Order." Please see enclosed confirmation from Mr. Darby Delsalle that the above interpretation is correct.

Ultimately, the City is responsible for monitoring development activity in the Project and will determine (in the Letter of No Objection) if the proposed development and plat note is consistent with the allowable square footages in the DRI.

Existing and Proposed Plat Note

Based on the above table, please see the current and proposed plat note language. Changes from the existing plat note are shown **in bold** in the proposed note.

Current note restriction:

This plat, which is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC), is restricted to an utility easement on Parcel "A"; a surface water drainage, flowage and storage easement on Parcel "B"; 600,000 square feet of business park use, which includes industrial, warehouse, office and vocation school uses; 100,000 square feet of commercial, retail, wholesale and showroom use; and 10,000 square feet of bank use on Parcel "C"; and 300 garden apartments on Parcel "D"; commercial, retail,

¹ See City of Miramar Ordinance No. 02-16, Recital 4.04 ("The uses are shown as Gross Leasable Area (GLA) (...)") and Exhibit 4 (indicating that Retail trip rates are measured based on GLA).

wholesale and showroom uses and bank use are permitted within business park use buildings, so long as such uses do not exceed the 100,000 square feet limitation and 10,000 square feet limitation, respectively.

Proposed note restriction:

This plat, which is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC), is restricted to a utility easement **and 10 acres of park** on Parcel “A”; a surface water drainage, flowage and storage easement **and conservation easements (Instrument: 115428783, ORB 25622, PG 401, ORB 49213, PG 841, ORB 43814, PG 133)** on Parcel “B”; **2299 midrise units, 374 highrise units, 201 townhomes, 338,000 square feet of commercial use (Gross Leasable Area), 149,000 square feet of office use, and a 185-room hotel** on Parcel “C”; and 300 garden apartments on Parcel “D”.

School concurrency and School Board agreement

In connection with land use plan amendment (LUPA) PCT 05-4, which added 2,000 residential units to the MRAC and the EMADRI, a tri-party agreement (“Agreement”) was entered into with the School Board which required the payment of student station fees using the cost factors in effect at the time of payment. Subsequently, the Agreement was amended twice to add 1,250 units per LUPA PCT 15-4 and another 2,350 units per LUPA PCT 19-7. The latest amendment to the Agreement is included as part of this submittal package. As shown by the red box added to page 5, both the original Agreement and both amendments included the ability to modify the approved residential unit mix without a need to amend the agreement as long as the modified unit mix did not result in an increase in the number of students generated.

The School Board has issued a *School Consistency Review Report* confirming that the revised unit mix requested by the Project does not result in an increase in students, and the City of Miramar will pass a resolution acknowledging same. 2,142 of the residential units requested by the Project will come from this pool of units subject to the Agreement. In addition, 76 units will be RAC units that pre-date the Agreement and 656 units will be Redevelopment and Flex units, all of which are not subject to the Agreement and will be subject to standard school concurrency provisions. The Final SCAD for all 2,874 units (SBBC-3890-2024) is included with this submittal package.

Other Delegation Requests

Please note that we are submitting under separate cover an amendment to the non-vehicular access line.

Please let me know if you need any additional information.

Sincerely,

GREENSPOON MARDER LLP


Kelly Ray

February 3, 2026

Mr. Darby DeISalle
Director
Broward County, Urban Planning Division
1 N. University Drive, Suite #102A
Plantation, FL 33324

Re: Plat Note Amendment – Miramar Park of Commerce Phase VI (PB 180 Pg. 45)

Dear Mr. DeISalle:

To supplement our application for a plat note amendment for the Miramar Park of Commerce Phase VI plat (the “Plat”) in the City of Miramar, as requested, we are providing a summary of the existing buildings within the plat. Parcel D of the Plat has 300 garden apartments on it (“Miramar Park” apartments), matching the existing plat note for that parcel. The rest of the Plat does not have any structures.

Sincerely,

GREENSPOON MARDER LLP

Kelly Ray

Kelly Ray

April 13, 2026

Application No. 2501415



Darby Delsalle, Director
Housing and Urban Planning Division
Broward County – Public Works & Environmental Services Department
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Miramar Park of Commerce Phase VI Plat Note Amendment

Dear Mr. Delsalle:

Cleghorn Shoe Corporation, a Foreign Profit Corporation, and Sunbeam Development Corporation, a Foreign Profit Corporation, to be known collectively as the Applicant, submitted a request for consideration of a plat note amendment related to the Miramar Park of Commerce Phase VI plat, documented under Plat Book/Page No. 180-43. The Miramar Park of Commerce Phase VI plat currently restricts the uses on the property as follows:

This plat, which is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC), is restricted to an utility easement on Parcel "A"; a surface water drainage, flowage and storage easement on Parcel "B"; 600,000 square feet of business park use, which includes industrial, warehouse, office and vocation school uses; 100,000 square feet of commercial, retail, wholesale and showroom use; and 10,000 square feet of bank use on Parcel "C"; and 300 garden apartments on Parcel "D"; commercial, retail, wholesale and showroom uses and bank use are permitted within business park use buildings, so long as such uses do not exceed the 100,000 square feet limitation and 10,000 square feet limitation, respectively.

The Applicant requested an amendment to the plat note restriction as follows:

This plat, which is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC), is restricted to a utility easement and 10 acres of park on Parcel "A"; a surface water drainage, flowage and storage easement and conservation easements (Instrument: 115428783, ORB 25622, PG 401, ORB 49213, PG 841, ORB 43814, PG 133) on Parcel "B"; 2,299 midrise units, 374 high-rise units, 201 townhomes, 338,000 square feet of commercial use (Gross Leasable Area), 149,000 square feet of office use, and a 185-room hotel on Parcel "C"; and 300 garden apartments on Parcel "D".

The City has reviewed this proposed amendment and has no objections. Additionally, the proposed plat note is consistent with the East Miramar Areawide Development of Regional Impact.

Sincerely,

Nixon Lebrun
Director of Building, Planning & Zoning

City of Miramar
An Equal Opportunity Employer

Mayor

Wayne M. Messam

Vice Mayor

Carson "Eddy" Edwards

City Commission

Maxwell B. Chambers

Avril K. Cherasard

Yvette Colbourne

City Manager

Dr. Roy Virgin

"We're at the Center of Everything"

**Building,
Planning & Zoning**
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Miramar, Florida 33025

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