



Public Works and Environmental Services Department

**HOUSING AND URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT**

Project Description			
Plat Name:	Great Florida Bank Center	Application Number:	066-MP-06
Application Type:	Note Amendment	Legistar Number:	26-217
Owner/Applicant:	Woojoo, Inc. and Seong IM Bae	Commission District:	5
Authorized Agent:	Richard Coker	Section/Twn./Range:	33/50/41
Location:	East side of University Drive, south of Griffin Road.	Folio Number (s):	5041-33-40-0010
Municipality:	Town of Davie	Platted Area:	4.71 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
FS 125.022 Waiver	This application expires on July 21, 2026.		
Meeting Date:	April 14, 2026		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 4**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Plat History and Development Rights			
Plat Board Approval:	August 28, 2007	Plat Book and Page Number:	177-106
Date Recorded:	October 2, 2007	Current Instrument Number:	107418021
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 20,900 square feet of commercial use and 2,000 square feet of Bank (first floor) and <b>28,100 square feet of office use (second floor)</b> . Banks and commercial/retail uses are not permitted in the office use and free-standing and/or drive-through banks are not permitted in the commercial use with the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.		
Proposed Note:	This plat is restricted to 20,900 square feet of commercial use and 2,000 square feet of Bank (first floor) and <b>14,100 square feet of office and 14,000 square feet of commercial use (second floor)</b> . Banks and free-standing and/or drive-through banks are not permitted in the commercial use with the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.		

**1. Land Use**

Planning Council staff has reviewed this application and determined that the Town of Davie Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Residential 10 DU/AC” land use category. The proposed commercial, office, and bank use is in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

Planning Council staff has received documentation that the Town applied the “5% Residential-to-Commercial” flexibility provision of its land use plan to this plat through Resolution No. R-2007-190 on July 18, 2007. Therefore, the proposed uses are considered in compliance with the permitted uses of the Broward County Land Use Plan (BCLUP).

Planning Council staff notes that this allocation of “flexibility units” was not subject to Policy 2.10.1 of the BCLUP as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

**2. Municipal Review**

The Town of Davie has submitted Resolution No. R-2025 - 256 dated December 3, 2025, supporting the note amendment.

**3. Access**

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this plat note amendment.

This project is located on State Road 817. FDOT has issued a pre-application letter valid until January 20, 2027. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

**4. Concurrency – Transportation**

This plat is located in the South Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed note amendment generates an increase of 165 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	359	524
Difference	524-359=165	

This plat was recorded with a note requiring development to occur before five (5) years from the date of the plat approval. This note is no longer required by the Land Development Code.

**5. Concurrency - Water and Wastewater Capacity**

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	Town of Davie	Town of Davie

Plant name:	Davie V (04/25)	Davie 2 (DA2) (05/25)
Design Capacity:	8 MGD	5.34 MGD
Annual Average Flow:	5.6 MGD	2.11 MGD
Estimated Project Flow:	0.0056 MGD	0.0056 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat Note Amendment does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

## 6. Impact Fee

All impact fees (transportation impact fees and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

At the time of the plat note application transit impact fees for 28,100 square feet of office, 20,900 square feet of commercial, and 2,000 square feet bank were satisfied.

## 7. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

### A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Contact Environmental Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or [NDDLLicense@broward.org](mailto:NDDLLicense@broward.org) for specific code requirements.

This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

### B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a

management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council ([invasive.org](http://invasive.org)).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

#### **C. Tree Preservation**

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

#### **D. Clean-Up and Waste Regulation**

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

#### **E. Air Program**

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at [ePermits.broward.org](http://ePermits.broward.org) at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at [AsbestosHelp@broward.org](mailto:AsbestosHelp@broward.org) or call 954-519-0340.

#### **F. Natural Resources Division**

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

### **8. Additional Environmental Protection Actions**

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

### **9. Historical and Archaeological Resource Review**

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan,

and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Quigley, Planning and Zoning Manager, Planning and Zoning Division, Town of Davie at 6591 Orange Drive, Davie, FL 33314 or by phone at (954) 797-1000 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at [Med\\_Exam\\_Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org) or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

#### **10. Aviation**

Broward County Aviation Department has no objection to this plat note amendment. This property is within close proximity to North Perry Airport (HWO) and may need to be reviewed by Broward County Aviation Department (BCAD) and/or the Federal Aviation Administration (FAA) to determine if the project is a hazard to air navigation. The project is subject to compliance with 14 Code of Federal Regulations (CFR) Part 77 and Broward County Code of Ordinances Section 5-182.10 - Airports.

The applicant should visit [www.fll.net/airspacerreview](http://www.fll.net/airspacerreview) to determine if the proposed project penetrates protected airspace surfaces by using the Composite Airspace Map. If the project penetrates protected airspace surfaces, please contact [airspacerreview@broward.org](mailto:airspacerreview@broward.org).

The applicant should visit [oeaaa.faa.gov](http://oeaaa.faa.gov) to determine if the proposed project is required to file an FAA 7460-1 by using the Pre-Screening Tool. If the project was determined to penetrate the protected airspace surfaces using the Composite Airspace Map as described above, the project will be required to file a 7460-1 with the FAA.

#### **11. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

#### **12. Notice to Applicant**

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Housing and Urban Planning Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf).

#### **FINDINGS**

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the South Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

#### **RECOMMENDATIONS**

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code.

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 14, 2027**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

[DM]