



Application Number 066-MP-06

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

<b>Project Information</b>			
Plat Name <b>Great Florida Bank Center</b>			
Plat Number <b>066-MP-06</b>		Plat/Agreement Book - Page (if recorded) <b>PB 177 page 106</b>	
Owner(s)/Petitioner(s) Name <b>Woojoo, Inc. and Seong IM Bae</b>			
Address <b>4900 S. University Dr. Suite 207d</b>		City <b>Davie</b>	State <b>FL</b>
Zip <b>33328</b>		Phone	
Email		Agent for Owner/Petitioner <b>Richard Coker</b>	
Contact Person <b>Richard Coker</b>		Address <b>1133 Southeast 4th Avenue</b>	
City <b>Fort Lauderdale</b>		State <b>FL</b>	Zip <b>33316</b>
Phone <b>954-761-3636</b>		Email <b>rgcoker@coker-feiner.com</b>	
BCPA Folio Number(s) <b>5041 33 40 0010</b>			
General Location <b>east side</b> side of <b>University Dr.</b> at/between/and <b>south of</b> and/of <b>Griffin Road</b> <small>north side/corner north street name street name / side/corner street name</small>			

**Type of Application**

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.

- New Plat
- Plat Note Amendment
- Tri-Party Agreement – Building Permit Prior to Plat Recording
- Lien Release / Standard Agreements
- Vacation
  - Vacating Plats, or any Portion Thereof (BCCO 5-205)
  - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)
  - Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)



<b>Application Information</b>				
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 type="checkbox"/> N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number <input type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Project Name <b>Great Florida Bank Center - Golf Vault</b>		<input 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 type="checkbox"/> Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		<input type="checkbox"/> Yes	<input checked="" 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.		

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

<b>School Concurrency (for residential applications only)</b>	
Does this application contain any residential units?	<input type="checkbox"/> Yes <input checked="" 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 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 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 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 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) <b>Commercial</b>	Land Use Plan Designation(s) <b>Commercial</b>

**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?  Yes  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?
<b>Commercial mixed use</b>	<b>56,128</b>	<b>current</b>	<del>YES</del>   NO	YES   <del>NO</del>	HAS   WILL   <del>NO</del>
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO
			YES   NO	YES   NO	HAS   WILL   NO

**Gross non-residential square footage** 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
		<b>Commercial</b>	<b>34,900</b>
		<b>Office</b>	<b>14,000</b>
		<b>Bank</b>	<b>2,000</b>



**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.

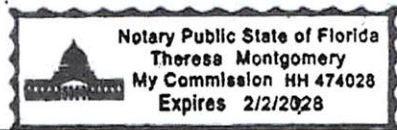
  
 Owner/Agent Signature Richard Coker, Agent Date 11-10-2025  
**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 10th day of November, 2025, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Theresa Montgomery  
Name of Notary Typed, Printed or Stamped

Theresa Montgomery  
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (If applicable)

**For Office Use Only**

Application Type

Note Amendment

Application Submittal Date January 21, 2026	Acceptance Date January 22, 2026	Fee \$2,090
Comments Due February 23, 2026	Report Due	CC Meeting Date TBD

Adjacent Municipality

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

Other:

Distribute To  
 Full Review     
  Administrative Review

Accepted By  
Diego Munoz

Law Offices  
**COKER & FEINER**  
1133 Southeast 4<sup>th</sup> Avenue  
Fort Lauderdale, FL 33316-1119

Telephone: (954) 761-3636  
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.  
Rod A. Feiner  
Kathryn R. Coker

[rgcoker@coker-feiner.com](mailto:rgcoker@coker-feiner.com)  
[rafeiner@coker-feiner.com](mailto:rafeiner@coker-feiner.com)  
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January 16, 2026 (Revised)

TO: BROWARD COUNTY

RE: Plat Note Amendment to Great Florida Bank Center Plat to Allow Golf Vault Use

**PROJECT DESCRIPTION.**

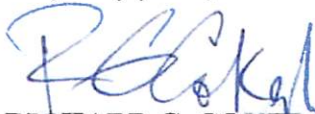
The Applicant's property is 3.40 acres in size located at 4900 South University Drive and developed with a 56,128 square foot two-story commercial building with offices and commercial/retail and service uses.

The property is platted as The Great Florida Bank Center plat (PB 177-106) The Plat is restricted to 20,900 sq. ft. of commercial use and 2,000 sq. ft. of Bank (first floor) and 28,100 sq. ft. of office use (second floor). 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 without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The Applicant proposes to use a 3,596 square foot portion of the second floor as a golf training and performance facility featuring state-of-the-art golf simulators for individual and group training with a lounge and meeting area. This no-commercial use on the second floor requires an amendment to the note on the plat. Accordingly, the Applicant wishes to amend the note on the plat to read as set forth in the attached Exhibit A.

Thank you for your consideration of this application.

Very truly yours,



**RICHARD G. COKER, JR.**  
For the Firm

Broward County  
January 15, 2026  
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**EXHIBIT A**

**PLAT NOTE LANGUAGE**

**Existing Plat Note:**

This Plat is Restricted to 20,900 square feet of commercial use and 2,000 square feet of Bank (first floor) and 28,100 square feet of office use (second floor). 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 without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

**New Plat Note:**

This Plat is Restricted to 20,900 square feet of commercial use and 2,000 square feet of Bank (first floor) and 14,100 square feet of office and 14,000 square feet of commercial use (second floor). Banks and free-standing and/or drive-through banks are not permitted in the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.