

ATTACHMENT C

The Club at Emerald
Hills PD Master Plan and
Development
Guidelines, dated June
9, 2026

The Club at Emerald Hills
Planned Development Master Plan
Development Guidelines

June 9~~April 27~~, 2026

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1 INTRODUCTION

1.1 Purpose

The Development Plan Guidelines for The Club at Emerald Hills Planned Development (PD) Zoning District (“Guidelines”) are intended to create a clear vision and guiding principles for the design, intensity, and character of future development within the area. These guidelines are crafted to encourage innovative, context-sensitive design solutions that address environmental considerations while enhancing the architectural context and urban fabric of the surrounding neighborhoods.

The primary objective of this document is to establish a flexible zoning framework that responds directly to the PD context, replacing the generic constraints of the conventional zoning regulations in the City of Hollywood Zoning and Land Development Regulations (ZLDR). By doing so, it promotes the creation of a vibrant, pedestrian-friendly, residential community that supports a sustainable and social lifestyle.

The Guidelines are an integral component and the basis for evaluating future development proposals. The Guidelines define the design intent and zoning standards necessary to guide growth in a manner that is cohesive, forward-thinking, and reflective of the unique character of The Club at Emerald Hills.

1.2 History of the property

The Club at Emerald Hills in Hollywood, Florida, boasts a rich history that mirrors the evolution of golf course design and community development in South Florida. Established in 1969 as the Emerald Hills Country Club, the course was the brainchild of renowned golf course architects Bruce Devlin and Robert von Hagge. Their design introduced a challenging 18-hole layout characterized by undulating greens, contoured bunkers, and rolling terrain, setting a new standard for golf in the region.

In 1989, the course underwent a significant redesign by architect Charles Ankrom and was rebranded as The Club at Emerald Hills. This transformation aimed to modernize the facility while preserving its original charm, ensuring it remained a premier golfing destination.

Over the years, the club has hosted numerous prestigious tournaments, including qualifiers for the PGA Tour's Doral and Honda Opens, as well as U.S. Open, U.S. Senior Open, U.S. Amateur, U.S. Mid-Amateur, and U.S. Public Links events. These events have solidified its reputation as one of South Florida's top championship courses.

Today, The Club at Emerald Hills continues to be a cornerstone of the Hollywood community, reflecting a legacy of excellence in golf and a commitment to providing a world-class experience for its members and guests.

1.3 The project

This PD seeks to bring The Club at Emerald Hills back to its glory days by providing a dedicated source of revenue that will enable the ownership to redevelop the clubhouse with new amenities such as a state-of-the-art fitness facility, an indoor basketball court, pool, and to redevelop the golf course into a championship course designed by Nicklaus Designs. The project is designed to maintain the integrity of the golf course by developing compact residential “nodes” at points along the course’s periphery. The amendment will enable The Club of Emerald Hills to maintain itself long into the future and will ensure via deed restriction of the golf course that the residents will always be surrounded by open space.

All residential units within the PD will be condominiums except the townhomes on Site A and single-family detached dwellings on Site F, which will be in fee simple ownership. A homeowner’s association for Site A will be responsible for maintaining its common areas and three condominium associations will be established for sites B, C and D to maintain their respective common areas. The clubhouse building will be divided vertically into an upper-floor condominium and lower floors private club. There may be a master association responsible for maintaining certain areas such as lakes. The clubhouse and golf course parcels will be subject to a Unity of Control and under separate ownership from the residential parcels. The club and golf course will be available only to members and their guests. The residential owners will be required to be social members of the club via a mandatory membership program.

2 LAND USE

2.1 Overview

The Club at Emerald Hills encompass 166.16 acres, including 133.15 acres that will remain a golf course, a 10.4-acre mixed-use clubhouse and amenities parcel and five residential development sites totaling 32.8 net acres and 36.8 gross acres.

2.2 Permitted uses

Main permitted uses

1. Single-family detached dwelling

2. Single-family attached dwellings, including townhouse
3. Duplex or two-family dwelling
4. Multiple-family dwelling
5. Country club, including but not limited to, restaurant, banquet hall, spa, social hall, and health club for members and their guests
6. Hotel and other lodging
7. Recreation and open space uses

Accessory permitted uses.

1. Standalone satellite parking lot for a main or accessory permitted use subject to site plan approval
2. Those uses that are customarily associated with one of the main permitted uses.
3. Car wash or detailing
4. Day care facility
5. Personal services

Prohibited main uses.

1. Day care facility
2. Smoke shop
3. Plant nursery & garden center
4. School
5. Service station
6. Automotive sales or repair
7. Retail sales, including consignment, thrift and pawn shops
8. Professional and medical office
9. Pain management clinic
10. Substance abuse and rehabilitation center
11. Assembly and manufacturing
12. Wholesale & warehousing
13. Storage, outdoor
14. Funeral home, crematorium
15. Hospital hospitality house
16. Pet care and veterinary office
17. Boarding/rooming house
18. Car wash or detailing
- ~~1-19. Main uses first permitted in the C-3, C-4, C-5 districts.~~
- ~~2-20. Schools~~
- ~~3-21. Places of worship~~

2.3 Land use program

The PD is comprised of eight parcels as follows:

- Site A – fee simple townhouses
- Sites B, C, D – condominium apartments
- Site E – mixed use clubhouse with upper floor condominium units, separate lodging units arranged as villas, and outdoor club amenities
- Site F – two, single-family detached dwelling lots
- Site G – the golf course
- Site P – neighborhood park

Additional details are provided on the Master Plan, and below for the residential sites. Note that the number of units shown on the Master Plan for each site is the maximum allowable under the land use plan designations. All site plans for the PD are subject to these maximums.

Site A – Townhouse units

The site consists of townhouse units arranged into multiple buildings (groups). The site provides at least two dedicated parking spaces per unit, along with guest parking, pedestrian circulation, and convenient access from the street. The townhomes feature a clean, contemporary architectural expression characterized by crisp rectilinear massing, flat roof profiles, and cantilevered second-floor volumes. Materiality blends smooth stucco wall planes with warm wood accents and stone-like cladding, creating a refined modern palette. Large window openings and glass balconies reinforce light-filled interiors and provide visual connection to the landscape, while integrated front garages and private entries create a cohesive streetscape rhythm.

Site B – Apartments

Site B is composed of two apartment buildings, each 3 stories in height. The buildings feature a contemporary architectural expression with clean horizontal lines, flat roof profiles, and extended roof overhangs that create shade and weather protection while emphasizing the modern silhouette. Broad balconies with glass railings wrap the façade, reinforcing outdoor living and maximizing natural light into the units. Smooth stucco wall planes are paired with selective accents and recessed glazing, delivering a refined, light-filled composition.

The structural shell utilizes CMU exterior walls with expansive window systems that maintain visual permeability and ensure strong connection between interior spaces and the

surrounding landscape. The flat roofs allow screening of rooftop mechanical equipment and support a streamlined massing consistent with the overall development identity.

Sites C and D – Apartments

Sites C and D each include two mid-rise apartment buildings, with a diverse mix of unit types varying by bedroom count and layout. The ground floor features a welcoming lobby, integrating interior corridors, elevators, and enclosed stairwells to ensure efficient horizontal and vertical movement. The buildings exhibit a contemporary architectural expression characterized by sweeping horizontal balcony lines, flat roof profiles, and deep cantilevered slab edges that create shade and emphasize a unified linear massing. Continuous wraparound balconies, glass railings, and full-height glazing maximize daylight, promote outdoor living, and reinforce the visual connection between the interior and the surrounding landscape.

The primary structural system employs CMU exterior walls with a layered façade composition of glass, smooth stucco wall planes, and accent panels. This treatment enhances architectural articulation and promotes a fluid relationship between indoor and outdoor spaces, enabling residents to engage directly with the immediate landscape. The flat roof systems accommodate screened mechanical services and maintain the cohesive modern identity established across all phases of the development.

Site E – Mixed-use

Site E serves as the social and recreational core of the community and includes a clubhouse with residential units above, supported by a collection of two-story villas arranged around shared outdoor amenities. The clubhouse is designed as a central hub, with the lowest two floors programmed for dining, gathering, and active amenity spaces. Levels 3 through 5 accommodate residential units with access to private fitness and wellness facilities, reinforcing the integration of living and lifestyle offerings in a single structure.

The clubhouse employs CMU exterior walls and expansive glazing, with flat rooflines, shaded terraces, and deep overhangs that create connections between indoor spaces and the surrounding landscape. The modern massing and horizontal expression are consistent with the architectural language established elsewhere in the development.

The site also includes two-level villas organized in blocks, with two units at grade and two units above, accessed through exterior stairs and private entries. The villas utilize a contemporary material palette—smooth stucco paired with stone-like cladding—and maintain the same flat roof profiles, clean lines, and balcony expressions seen across the

project. Large window openings and upper-level terraces promote natural light, outdoor living, and visual connection to the sport courts and open greens.

Outdoor amenities—including the pool, landscaped recreation lawns, and multiple sports courts—are positioned between the clubhouse and villas, forming a shared activity zone that anchors Site E as a vibrant destination within the master plan.

Site F-single-family residential

Site F consists of two single-family detached lots measuring approximately one-third of an acre each in net area, consistent with the size of the platted lots fronting Casper Court zoned RS-7. Site F will be developed under the RS-7 district regulations and exceeds both the minimum area and width requirements for the district. The designs for Site F will be provided for review at time of permit as is typical for infill detached single-family dwellings.

Site FG – golf course

The golf course will be reconfigured to exclude the development and redevelopment within Sites A through F, increase stormwater retention capacity to accommodate development on these sites, and to upgrade the course.

Site P – neighborhood parklet (see Section 5, Open Space and Amenities)

2.4 Phasing Plan

The phasing plan includes preliminary estimates for construction timing that may change based upon actual timeframes for obtaining environmental and city permits, and factors beyond owner's control.

Site	Use	Start Date	End Date	Duration (Months)
Phase 1				
Site G	Golf Course	3/31/2028	10/1/2029	18
Site P	Park	3/31/2028	7/1/2028	3
Site E	Clubhouse	4/30/2028	4/30/2030	24
Site E	Villas	4/30/2028	4/30/2030	24
Site D	Apartments	12/31/2028	12/31/2030	24
Site F	Single Family Houses	12/31/2028	11/1/2029	10
Phase 2				
Site B	Apartments	8/30/2029	8/30/2031	24
Site C	Apartments	4/30/2030	4/30/2032	24
Phase 3				
Site A	Townhouses	12/31/2030	12/31/2032	24

Upsizing and extension of force mains and upgrades to the existing lift stations N-01, N-02, N-03 and N-09 may be required for this development program. To the extent these improvements are required, they will be timed to coincide with development of the sites that require the specific improvements or as otherwise required by the City.

Since the development sites are not contiguous, rely on existing streets for access and do not require extension of utilities through other phases, the phasing order can be flexible, provided that the Golf Course (Parcel G), the clubhouse and all amenities associated with Site E and the Parklet (Site P) will be operational before any certificate of occupancy can be issued for Sites A through D. The phasing order of residential sites may be modified upon the approval of the Urban Planning and Design Director, without the need for board or Commission review or approval. Any change to the phasing order of sites E, G and P relative to residential sites A through D requires City Commission approval. Each pool & amenity space associated with Sites A, B, C, and D will be operational at completion of construction of each individual site.

Phase 1 – Core Amenities and Initial Residential Sites / Uses:

- Golf course redesign
- Parklet – Site P
- Clubhouse – Parcel E
- Villas – Parcel E
- Parcel E sports courts and golf course support facilities
- Apartments – Site D
- Single-Family Homes – Site F

Phase 1 creates a functional and attractive community core that supports subsequent phases. Pedestrian circulation and green spaces are established early for both residents and public access where applicable. Estimated construction timeline: 33 Months

Phase 2 – Additional Apartments

Sites / Uses:

- Apartments – Site B
- Apartments – Site C

Phase 2 focuses on expanding residential density while maintaining functional access, circulation, and community green spaces. Pedestrian paths and landscaping maintain continuity with Phase 1. Estimated construction timeline: 32 Months

Phase 3 – Townhouses

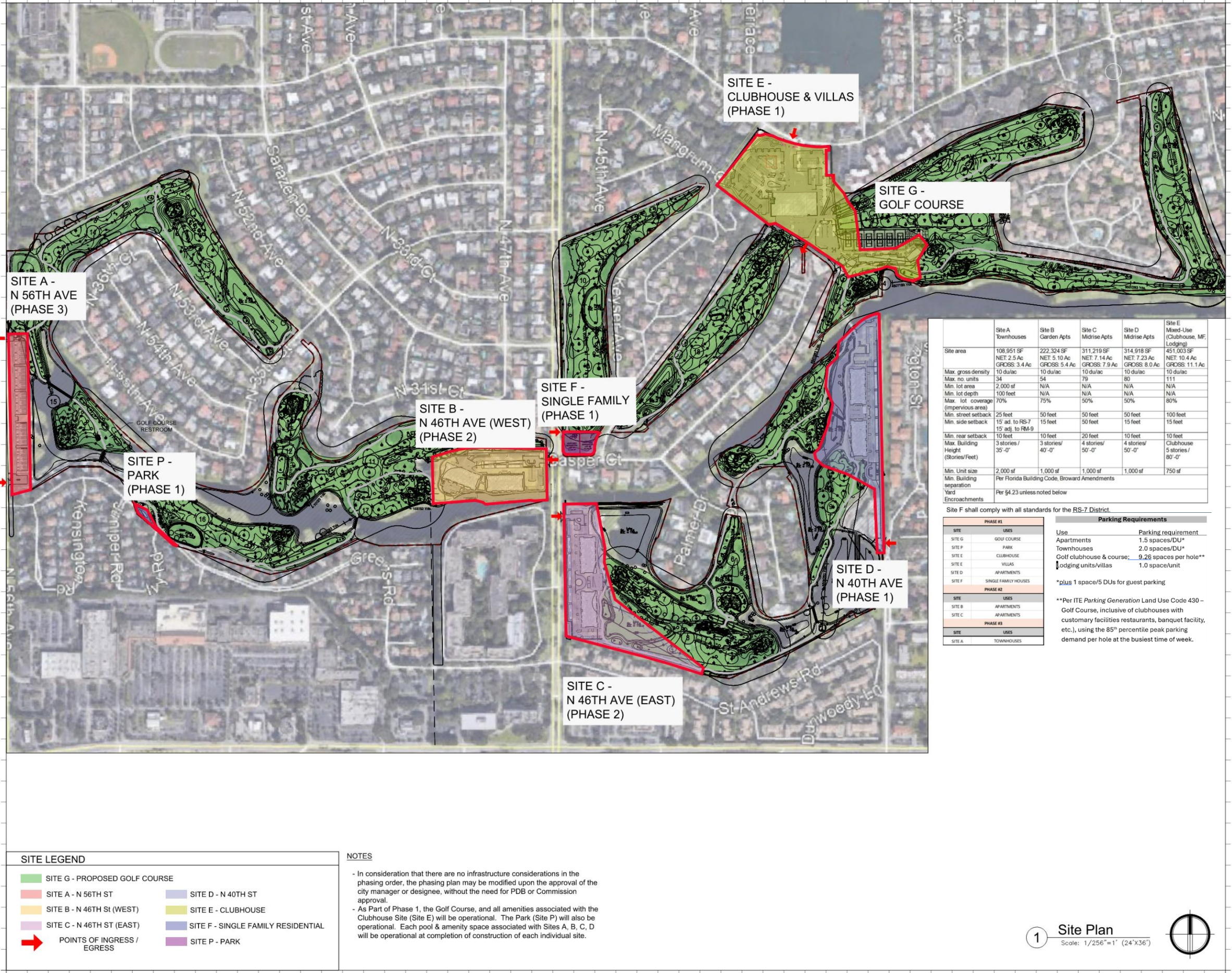
Sites / Uses:

- Townhouses – Site A

Phase 3 completes the residential development (medium-density townhouses), ensuring a cohesive pedestrian network and fully integrated landscaping. All

amenities, trails, and green areas are finalized for operational use. Estimated construction timeline: 24 Months

PD MASTER LAND USE MAP



3 SITE DESIGN

3.1 Recreation facilities

The recreational areas designated in the PD Master Plan (Site E) are thoughtfully curated to serve the needs of PD residents and non-resident club members. These recreational areas offer a mix of outdoor and indoor amenities, wherever feasible, to promote social interaction and engagement. The spaces are intended to provide high-quality amenities, recreational opportunities, and well-designed environments that benefit not only the residents of The Club at Emerald Hills but also the broader surrounding community. Site P is provided for community benefit.

3.2 Prioritize pedestrian accessibility and safety

Ensure a well-connected network of pedestrian pathways, sidewalks, and crosswalks that link residential and recreational areas to provide connectivity between the residential and club uses while maintaining an appropriate level of safety and privacy for residential uses.

3.3 Enhance public spaces

Incorporate community amenities like enhanced pedestrian pathways, and green spaces as central elements of the development, ensuring they are accessible, visible, and well-integrated with surrounding uses. Where feasible, provide shaded seating, landscaping, and amenities like bike racks to foster connectivity and encourage walking and cycling throughout the site.

3.4 Community integration

Since the PD consists of multiple, decentralized development sites nestled among existing neighborhoods, the sites shall be designed to integrate into the existing neighborhood fabric through appropriate scale, landscaping, pedestrian connectivity, and architectural continuity.



3.5 Vehicular use areas

Automobile parking and loading zones shall be thoughtfully integrated into the development to support efficient circulation while minimizing visual and environmental impacts. Parking areas must be conveniently located to serve the needs of residents, visitors, and employees, with careful attention to pedestrian connectivity and the surrounding urban context.

Each site within the development will include designated parking areas sized appropriately to accommodate resident, visitor and employee demand, as applicable. These areas will include ADA-compliant parking spaces and designated loading zones where required by the ZLDR. Loading areas for nonresidential uses should be fully functional yet discreet, strategically positioned in secondary or screened locations to minimize disruption to pedestrian activity and preserve the development's visual character, while minimizing the vehicular use area and contributing to efficient site design. Clear marked circulation routes must be provided for both parking and loading functions to ensure safety, efficiency, and a high-quality user experience.

4 CONNECTIVITY

4.1 Access

The PD has four public road access points for vehicles and pedestrians:

- N 56TH Ave from the West
- N46th Ave from the East and West
- 40th Ave from the East
- N Hills Dr. from the north

Each development site will be served by sidewalks and will be adjacent to golf cart paths as shown on the circulation map in this section. All sidewalks exist except for Site D, where a new sidewalk will connect it with the nature trail to the south. Left turn lanes will be constructed to access Site B and Site C and existing sidewalks will be reconstructed adjacent to the development sites. No additional pedestrian crossings are proposed at this time.

4.2 CIRCULATION

4.2.1 General standards and guidelines:

- a) Walkways and sidewalks shall be 5 to 6.5 feet-wide with buffers such as landscaping or curbs to enhance safety and comfort.
- b) Golf cart lanes and sidewalks shall be separated with buffers such as landscaping or curbs to enhance safety and comfort wherever feasible.
- c) Use of green infrastructure within the landscape/furniture zones, including trees, bioswales, and rain gardens, for sustainability and stormwater management is encouraged.
- d) Provide raised crossings, where appropriate, to improve safety and encourage multi-modal use.
- e) Provide a network of walkways within the site that connect key areas like residential and recreation spaces while prioritizing pedestrian accessibility.
 - Pedestrian paths linking destinations (e.g., residential buildings, recreation facilities).
 - Golf cart paths providing mobility within the golf course and between the clubhouse, clubhouse parking lot and villas.

- Nature paths defined zones of pedestrian priority.
- f) Establish logical connections to adjacent land uses and developments,
- Connection to external sidewalks and bike paths.
 - Strategic wayfinding signage for orientation at key locations determined by developer.
 - Clear path identification (pedestrians, carts, bikes, etc.).
 - Pedestrian-scale lighting (10–14 ft height poles) for comfort and security in areas of high intended pedestrian activity not sufficiently illuminated by parking lot and building-mounted lighting fixtures. Note that golf cart, walking paths and the nature trail will be closed at dusk and will not be illuminated.
 - Avoid dark zones or hidden corners with continuous lighting and visibility.
 - Use of high-quality, slip-resistant materials that match the architectural palette.
 - Integration of tactile paving for universal accessibility (ADA-compliant).
- g) Foster smooth transitions and accessibility for various transportation modes, including walking, cycling, and driving, to promote cohesive and connected communities.

4.2.2 Strategic placement and prioritization of sidewalks

Pedestrian infrastructure should be thoughtfully located to promote walkability and intuitive navigation throughout the development. Sidewalks and walkways shall be incorporated within and around surface parking areas to ensure safe, direct, and prioritized access to key destinations within the development.

4.2.3 Integration of Multi-Use Trails and Pathways

The PD shall incorporate a ~~multi-use pedestrian trail amenity system that enhances pedestrian movement, particularly within the residential areas and adjacent public rights-of-way.~~ The trails shall be at least standard sidewalk width to improve usability for a variety of users, further supporting a vibrant, walkable environment that fosters community engagement and promotes sustainable, non-motorized transportation. Golf cart paths shall be separated from pedestrian paths except where crossings or shared use are required, subject to appropriate signage and material differentiation.

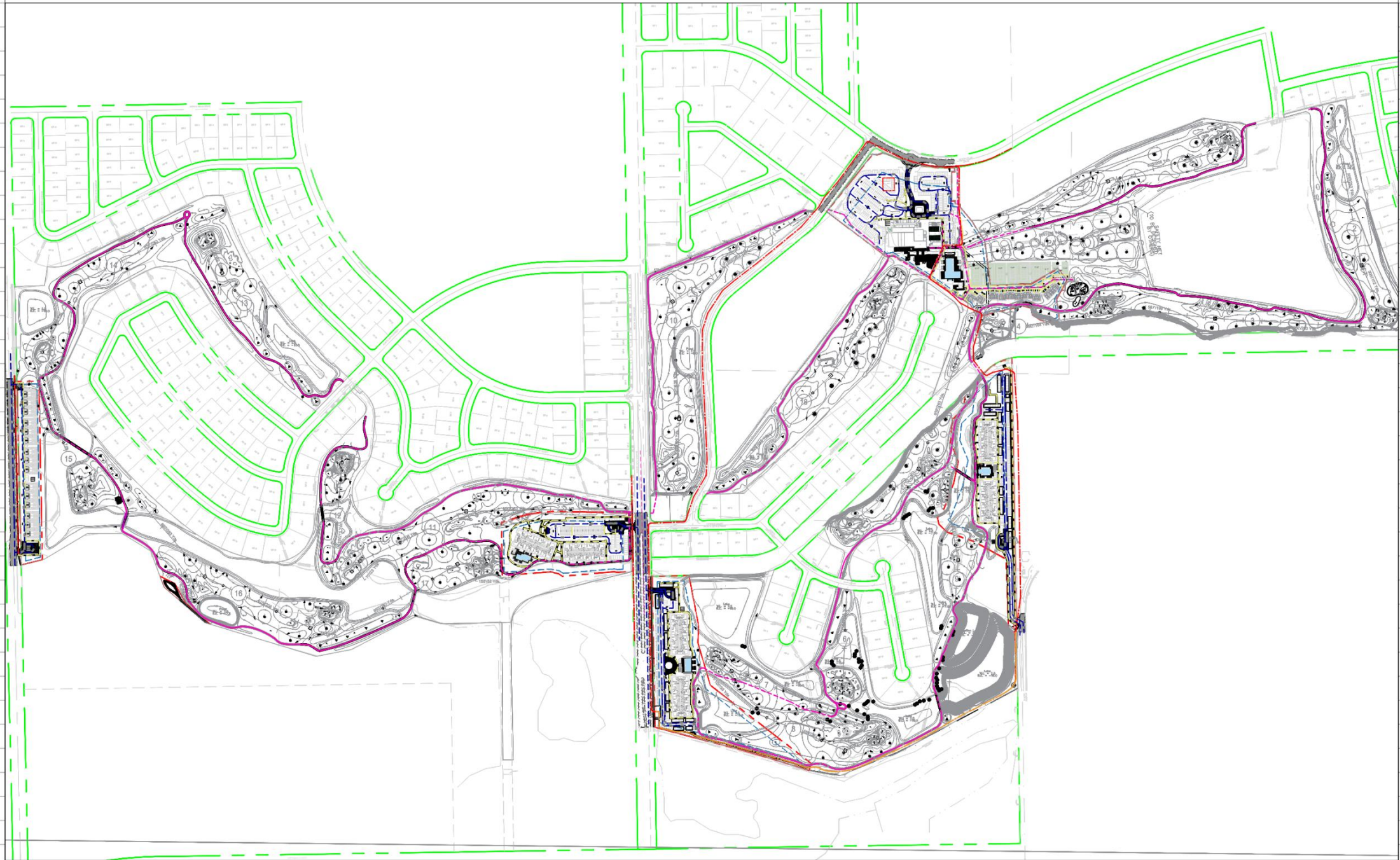
4.2.4 Golf cart parking zones and garage

Villa guests may use golf carts to move between the clubhouse and villa sites. These villa carts will have proper circulation areas independent of the golf cart path for transportation between the clubhouse and villas. The complex will have a garage area located at the club house – Site E, where the carts will be provided to the visitors and residents and will receive regular maintenance. Designated cart parking may be provided at residential development sites. Vehicle parking spaces provided in excess of the minimum requirement may be converted to golf cart parking on residential sites without the need for site plan modification.

4.2.5 Bicycle parking

Bicycle parking facilities should be distributed throughout the development, particularly near high-activity areas such as residential buildings, amenities buildings and exiting infrastructure, parks, transit stops, where applicable. These facilities should include features such as bike racks, lockers, or bike storage rooms.

CIRCULATION – OVERALL SITE



- CIRCULATION LEGEND
- VEHICULAR PATH
 - GOLF CART PATH
 - STREET SIDEWALK
 - NATURE TRAIL
 - PEDESTRIAN PATH

1 Site Plan
Scale: 1/256"=1'



For depicting conceptual circulation only. Improvements are illustrative and not regulatory.

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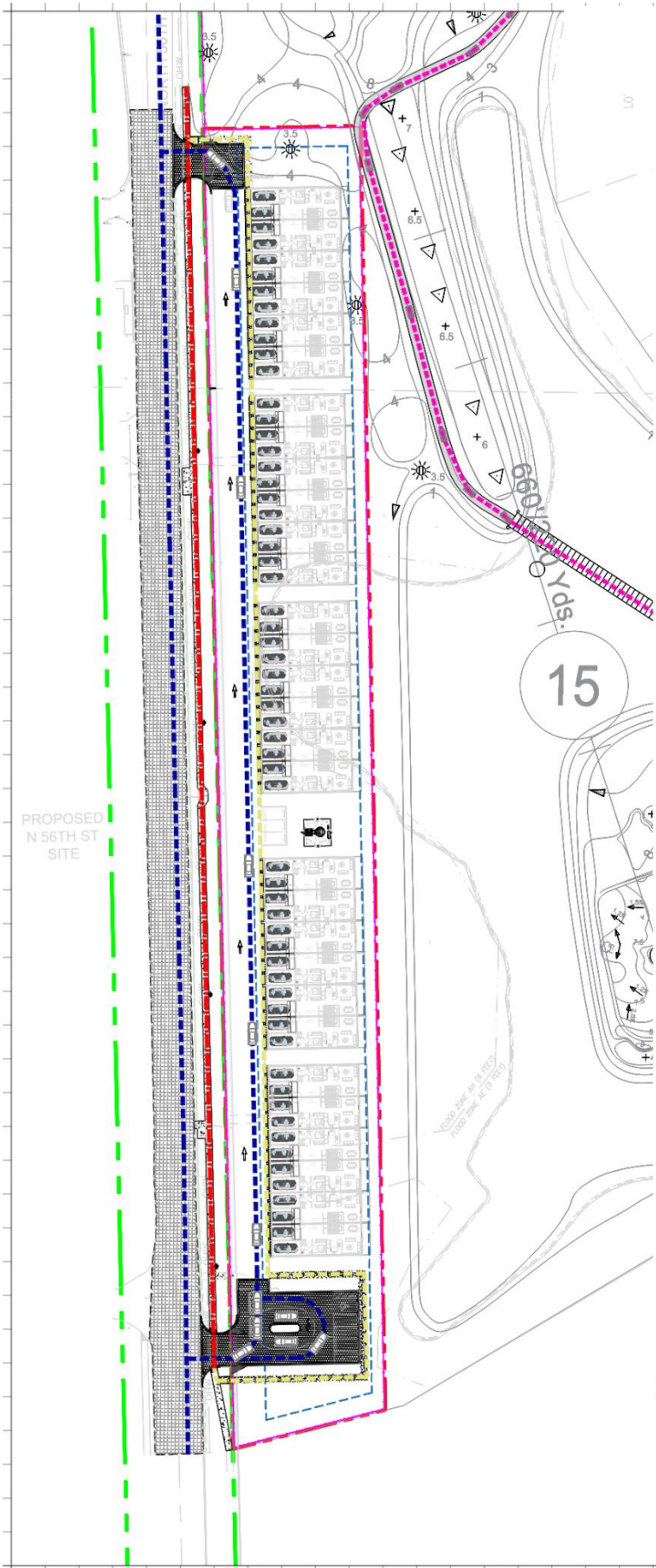


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SITE PLAN - CIRCULATION

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CIRCULATION – SITE A



CIRCULATION LEGEND	
	VEHICULAR PATH
	GOLF CART PATH
	STREET SIDEWALK
	NATURE TRAIL
	PEDESTRIAN PATH

1 N56TH AVE
Scale: 1/50"=1'



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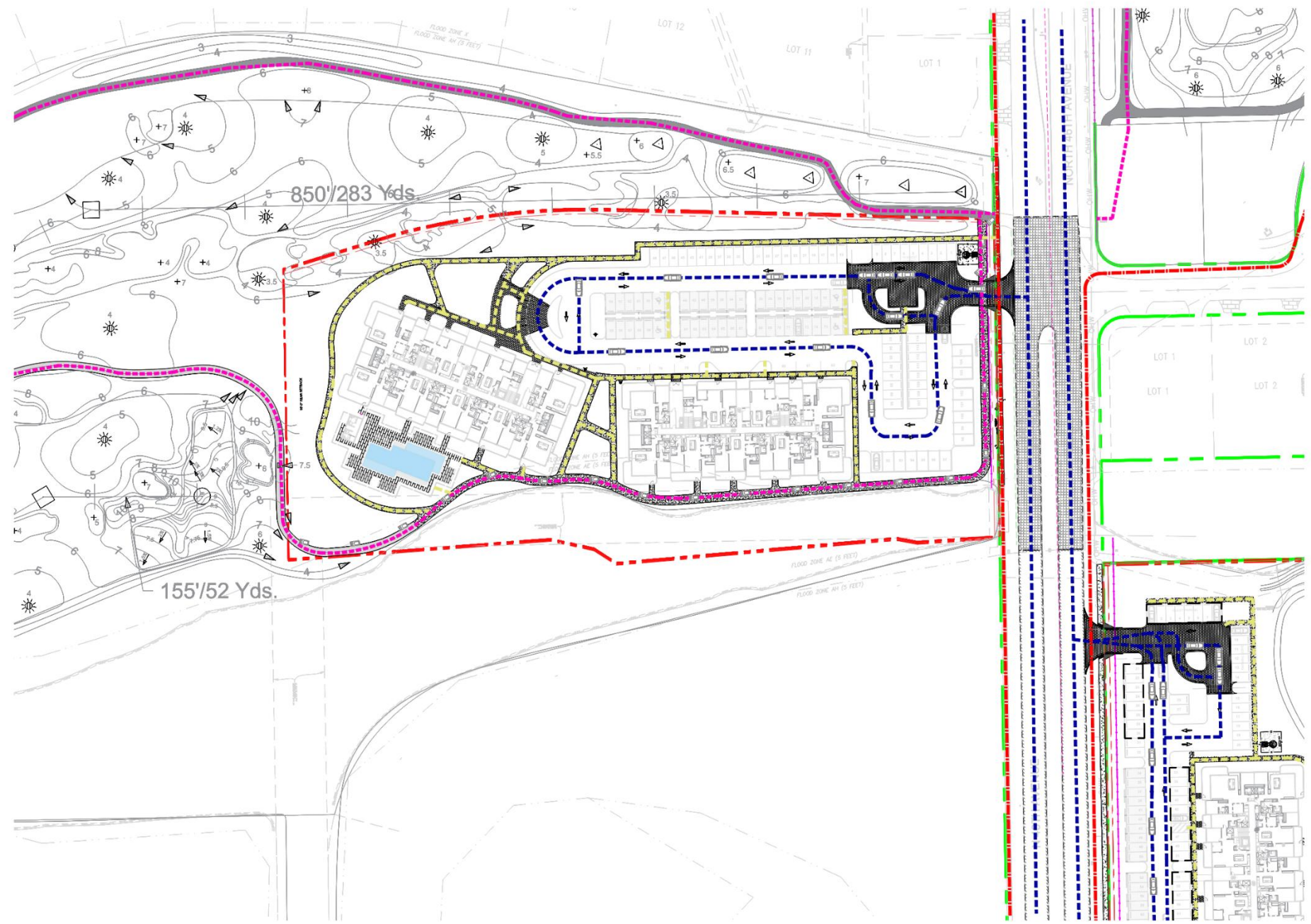
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N 56TH AVE - CIRCULATION

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CIRCULATION – SITE B



- CIRCULATION LEGEND
- VEHICULAR PATH
 - GOLF CART PATH
 - STREET SIDEWALK
 - NATURE TRAIL
 - PEDESTRIAN PATH

1 N 46TH ST (W)
Scale: 1/50"=1'



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N 46TH ST (W) - CIRCULATION

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CIRCULATION – SITE C

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ALL DIMENSIONS AND SPECIFICATIONS ARE BASED ON THE ORIGINAL SURVEY AND FIELD DATA. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT.

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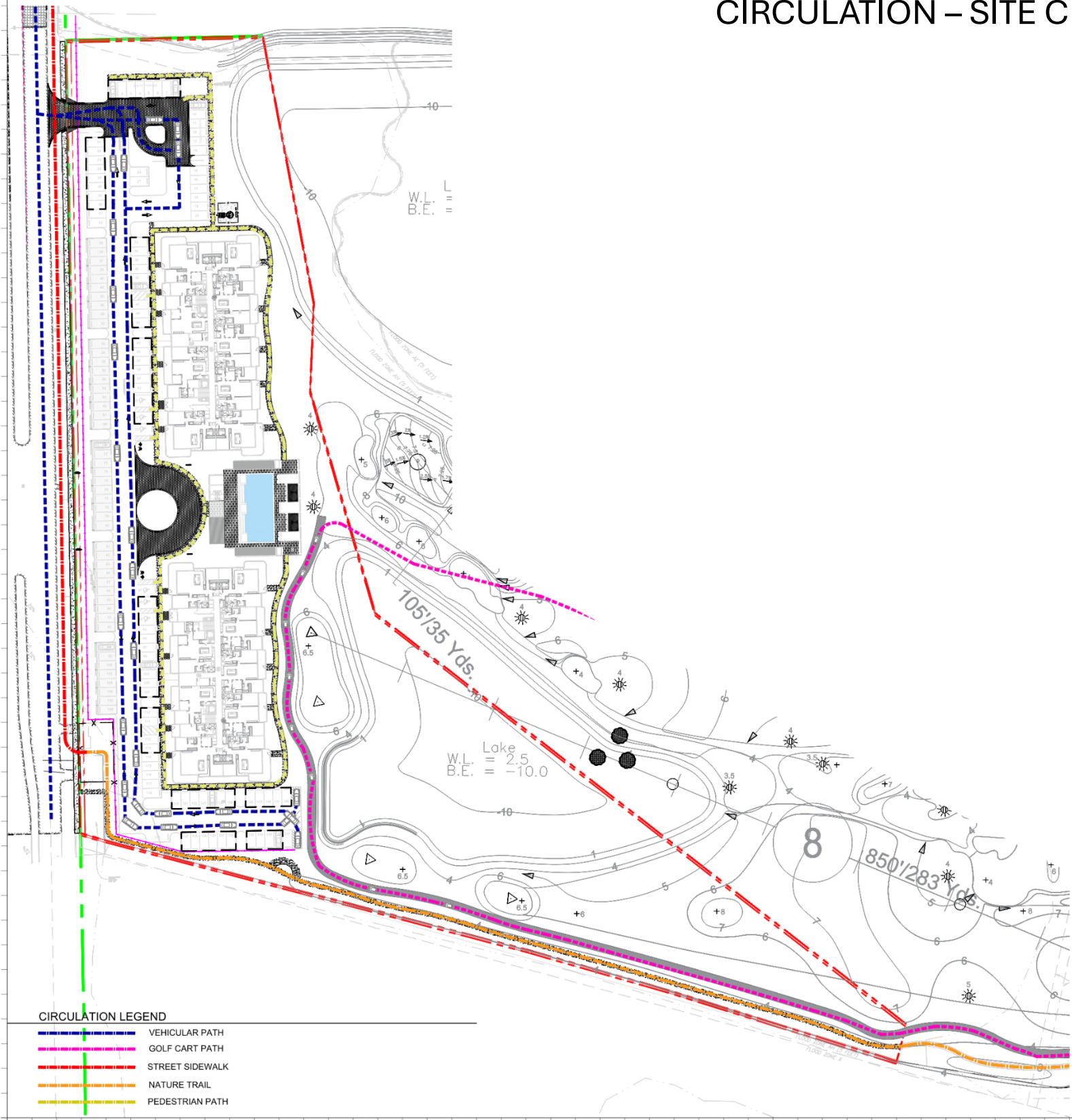
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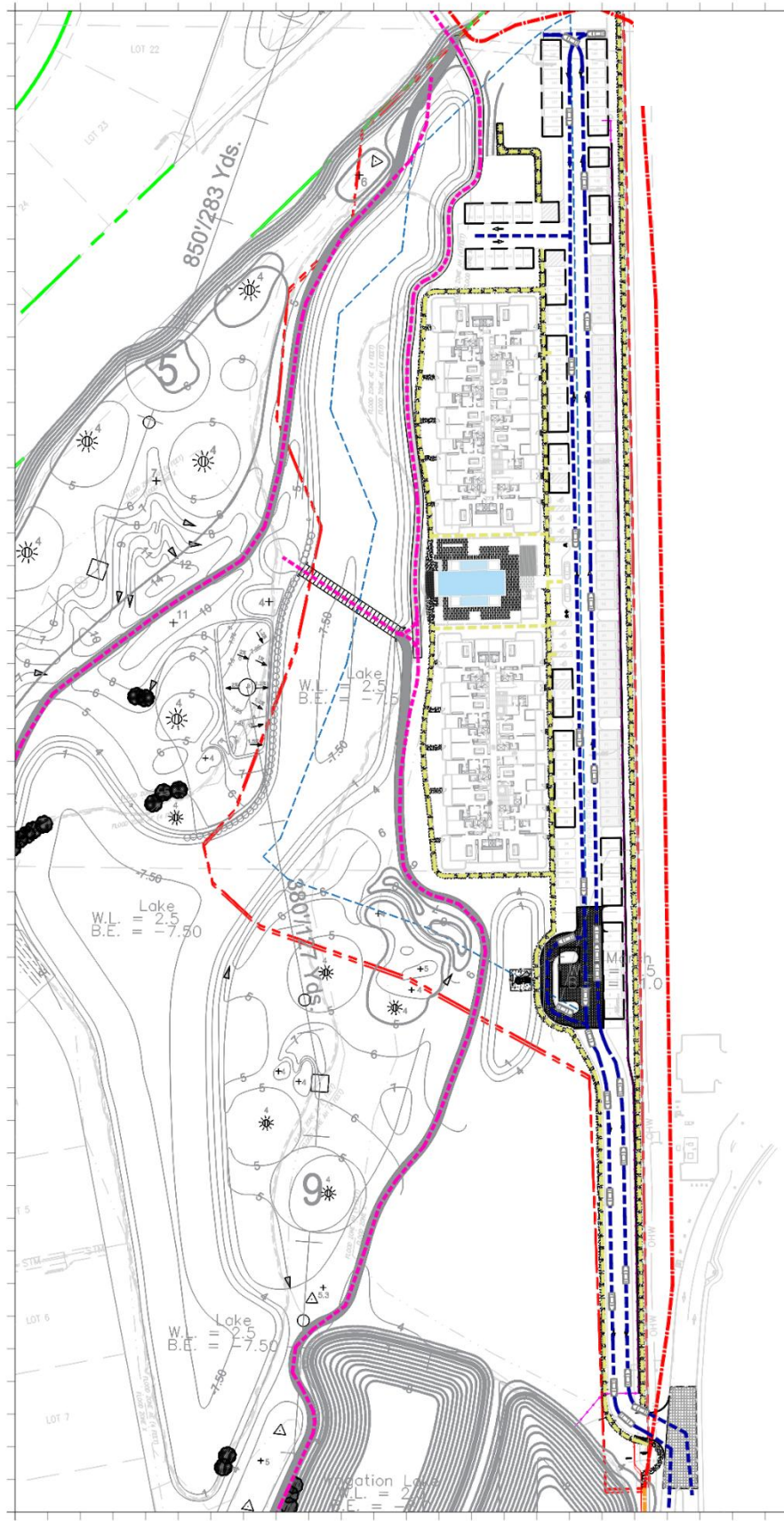
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N 46TH ST (E) - CIRCULATION

Date: 04-27-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.C.2.50
Project # 1849	





CIRCULATION – SITE D

- CIRCULATION LEGEND
- VEHICULAR PATH
 - GOLF CART PATH
 - STREET SIDEWALK
 - NATURE TRAIL
 - PEDESTRIAN PATH

1 N 40TH ST
Scale: 1/50"=1'

For depicting circulation only. Improvements are illustrative and not regulatory.

ZONING PACKAGE

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N 40TH ST - CIRCULATION

Date: 04-27-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.D.2.50
Project # 1849	

CIRCULATION – SITE E

For depicting circulation only. Improvements are illustrative and not regulatory.

Rev.	Date

ZONING PACKAGE

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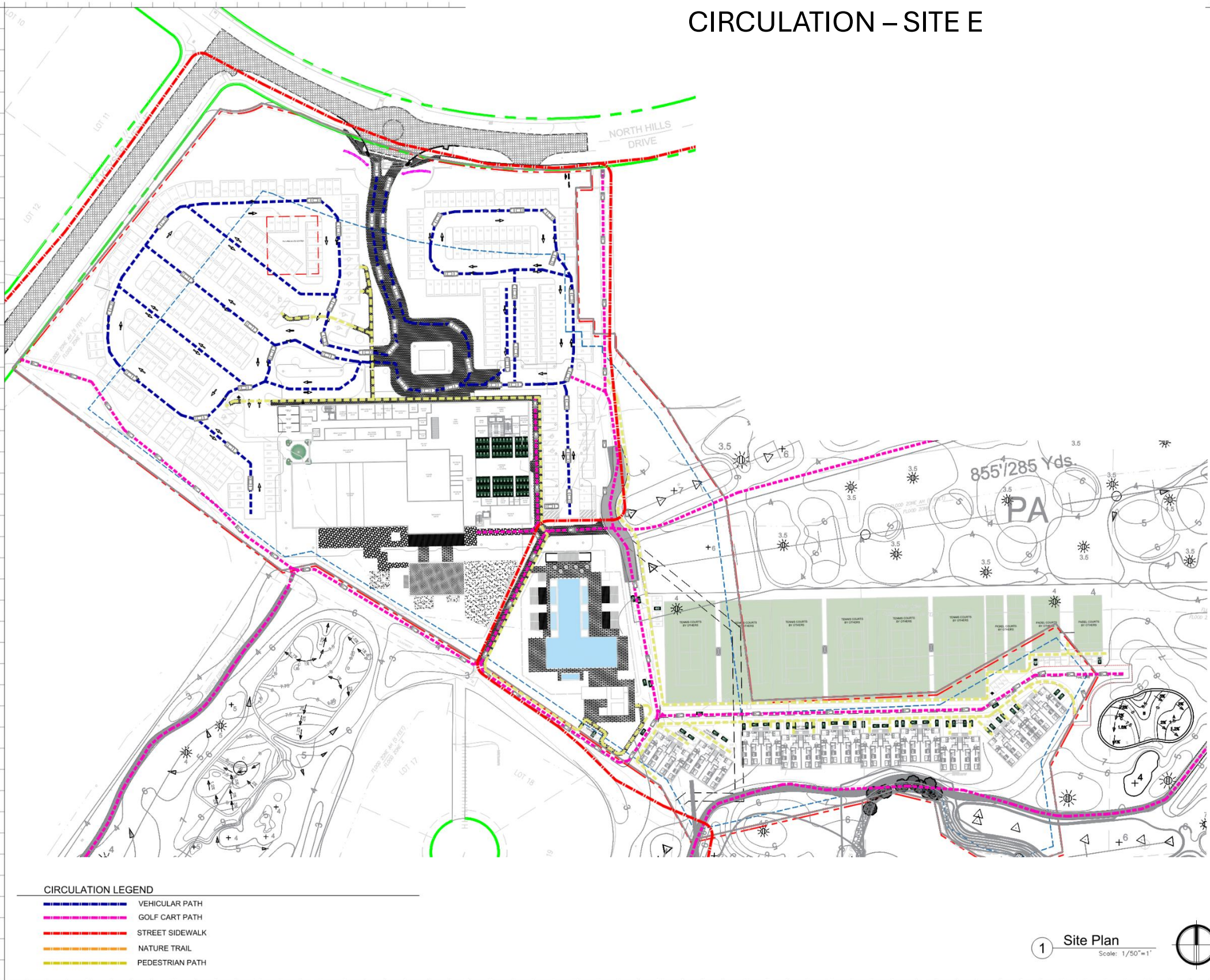
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CLUBHOUSE - CIRCULATION

Date: 04-27-2026	Sheet No.
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4.2.6 Streets

No new streets will be provided as part of the PD. All streets are existing at the periphery of the individual development sites.

4.2.7 Internal drives

Vehicular circulation within the PD development sites will be via internal driveways and drive aisles within parking and loading areas. All internal drives will remain privately owned and maintained. Internal drive dimensions and radii, laddering areas and other fire access requirements will comply with minimum requirements of the ZLDR and Florida Fire Prevention Code including a minimum width of 24 feet to accommodate two-way traffic and service access, minimum 28.5-foot internal radius and 45-foot external radius, ensuring adequate maneuverability. Service and loading access are integrated within each site through designated drive aisles and circulation paths that minimize conflicts with pedestrian movement while maintaining operational efficiency.

5 OPEN SPACE AND AMENITIES

5.1 Open space provision.

The 133 acres of golf course open space and the accessory recreational facilities are the centerpiece of this PD, together with secondary open spaces within the development sites, including the Site P neighborhood park^{let}, private open spaces on the residential parcels and nature trail. The Master Plan and zoning standards section of this document provide maximum lot coverage standards that are supplemental to the golf course open space. The open spaces on all sites are private except for Parcel P and the nature trail located between N. 46th and N. 40th Avenues.

5.2 Stormwater facilities.

Stormwater retention for the PD is provided within the redesigned golf course, together with secondary open spaces. Thoughtful stormwater design is essential for creating a functional, resilient, and environmentally conscious project.

5.3 Sidewalks, pedestrian paths, and trails

Sidewalks, ~~golf cart paths~~, pedestrian paths, and the nature trail are essential components of the PD, strengthening multimodal connectivity. These elements ~~provide for non-automotive mobility within the context of a golf course featuring small, interspersed development sites along existing sidewalk networks. are designed to integrate seamlessly into the built environment, facilitating pedestrian activity while supporting public gathering, social interaction, and enhanced mobility.~~ The network ~~of walkways~~ prioritizes safety, accessibility, and comfort. Refer to the section on connectivity.

5.4 Site amenities

Pedestrian-scale amenities and hardscape features are essential to creating inviting, functional, and aesthetically cohesive public and private recreational spaces within PD. Elements such as greenspace, seating areas, landscape features, lighting, bicycle racks, and waste receptacles contribute to user comfort, safety, and accessibility while supporting the development's architectural character and community identity.

The selection, location, and design of site amenities will be addressed through the site planning process and coordinated with City staff. Final configurations may be refined during the building permitting stage to ensure alignment with the overall design intent and neighborhood context.

5.4.1 Pedestrian-oriented amenities

Incorporate a variety of pedestrian-scale amenities that enhance comfort, usability, and convenience throughout the PD. Recommended elements include pedestrian-scale lighting, trash receptacles, bicycle racks, bollards, drinking fountains, and seating. These amenities should be:

- Strategically placed to activate gathering areas, trails, and transition zones.
- Designed to be ADA-compliant, context-sensitive, and visually integrated.
- Positioned to encourage non-motorized mobility and sustainable transportation.
- Equipped to provide safety without contributing to light pollution.

5.4.2 Hardscape design

Hardscape areas should balance functionality, aesthetics, and environmental responsibility. Materials should be selected to complement adjacent architectural styles

and withstand long-term use while supporting universal accessibility. The integration of sustainable strategies such as permeable paving systems, rainwater harvesting, or native planting zones is strongly encouraged. Hardscape spaces should be designed to accommodate both passive and active uses, promoting community interaction and circulation.

5.4.3 Human-scaled design features

All buildings within the PD should incorporate human-scaled elements that reinforce walkability and connectivity. Emphasis should be placed on clearly defined, welcoming building entrances that integrate with walkways and public spaces. Design features such as low walls, seating nodes, pedestrian lighting, and landscaping should work together to create a comfortable and engaging environment that fosters interaction, accessibility, and a sense of place.

5.4.4 Recreational amenities

The minimum provision of amenities shall include the following. The nature trail and Site P parklet will be open to the public. All other amenities will be for PD residents, members and their guests, and hotel patrons only. All amenities shall be privately owned and maintained.

Amenity	Location	Phase
-Golf Course (133 ac.)	(golf course)	1*
- ~~Public~~ Neighborhood Parklet (0.18 ac) **	adj. Greens Rd.	1*
-Fitness facility	(Site E clubhouse)	1*
-Spa Facilities	(Site E-clubhouse)	1*
-Walking Paths	Per Circulation Map	1*
-Nature Trail	Per Circulation Map	1*
-Clubhouse with restaurant	(Site E)	1*
-Ballroom	(Site E, clubhouse)	1*
-Appx. 4-6 outdoor Tennis courts	(Site E)	1*
-Appx. 8-16 mix of outdoor Padel , Pickleball courts	(Site E)	1*
-Pools	(Sites B, C, D, E)	***

* Completion prior to issuance of any residential Certificate of Occupancy on sites A, B, C, D.

** A passive parklet with walking path, bench seating areas and natural shading through canopy trees.

***At time of respective site development, completed prior to issuance of any residential Certificate of Occupancy for the respective site.

5.4.5 Public art

Public art within the PD will serve as a placemaking element, reinforcing the identity, character, and cultural richness of the community. Art installations may include sculptures, murals, interactive pieces, and other creative expressions integrated into public open spaces and pedestrian corridors. All public art should be contextually appropriate, accessible, and thoughtfully incorporated into the site design to enhance the overall aesthetic quality of the PD. Art may include, but is not limited to, sculptures, pavement treatments or combinations of these. Potential locations for public art include the clubhouse and hotel grounds within Parcel E, the nature trail, the parklet (Site P) and along N 46th Avenue. The developer/owner will be responsible for art installations.

5.4.6 Outdoor seating

The clubhouse restaurant and ballroom should include outdoor seating and gathering areas enhanced with landscaping and shade elements.

5.4.7 Waterways

Canals, lakes, and water corridors should be preserved and celebrated as integral components of the PD. These elements should be enhanced through thoughtful design interventions such as pedestrian bridges, view corridors, and landscape buffers. Alterations that compromise the existing water flow or ecological integrity of these features should be avoided to maintain environmental quality and visual harmony.

6 BUILDINGS

The architectural intent of the PD is to provide contemporary and sophisticated and unique architectural details and with cohesive but distinct palettes of colors and materials for both residential and non-residential buildings. The project establishes a cohesive architectural identity through a consistent material and color palette. Materials include smooth stucco, stone-like cladding, floor-to-ceiling glass systems, and complementary finishes that provide depth and visual interest. Buildings incorporate contemporary forms and integrated features such as glass wraparound balconies, floor-to-ceiling glazing, canopies, and articulated façades. Multi-family residential buildings shall generally not exceed 300 feet in length, and townhouse groupings shall generally not exceed 6 attached

units without a break in order to maintain compatibility with the scale of the surrounding community. The design aesthetic provides elegance and functionality and fits within the architectural language of Emerald Hills while being internally consistent between buildings. The architectural intent is depicted in the figure below.



6.1 Orientation and setbacks

The orientation and setbacks of buildings play a critical role in fostering a cohesive urban form and responding thoughtfully to the site's existing conditions. Building placement should align with established hardscape patterns and the existing golf course layout, including the positioning of fairways and greens, to preserve visual continuity and respect the site's character. Adequate separation between residential zones should be maintained to ensure privacy, comfort, and livability for residents and users.

6.2 Building attachments

Buildings within the PD shall incorporate architectural attachments such as balconies, awnings, canopies, loggias, or arcades. These elements enhance the functionality and visual interest of building façades while contributing to a pedestrian-friendly environment. They provide shade, weather protection, and spatial definition for entries, improving comfort and wayfinding for pedestrians approaching both public streets and internal parking areas.

Architectural projections may extend into prescribed setback areas, provided they do not obstruct pedestrian pathways, interfere with required landscaping, or disrupt vehicular circulation. All such elements should be designed as integral components of the building architecture.

6.2.1 Balconies

Balconies should be designed as part of each unit as a enhance element to connect the outdoor and the indoor areas, they may extend into setbacks if they do not obstruct pedestrian walkways, landscaping, or vehicle movement. Balconies must not be enclosed.

6.2.2 Awnings and Canopies

Awnings, canopies, and similar attachments should be used to define entrances and improve pedestrian comfort by offering shelter from the elements mainly in amenities zones and main entrance per building. They may encroach into setbacks, provided they do not interfere with circulation or landscaping, and must comply with vertical clearance standards to ensure safety.

6.2.3 Signage

All signage and graphic elements affixed to buildings or architectural features within the PD shall be designed in harmony with building architecture and branding for the PD. Signage shall promote cohesive branding, effective wayfinding, and visual clarity throughout the development. Sites A through D shall be subject to the sign regulations for the single- family and low-medium multiple family residential districts. Site E shall be subject to the sign regulations for commercial and mixed-use buildings with planned development districts. Site F shall be subject to the sign regulations for individual dwelling units in single-family zoning districts.

6.2.4 Integrate signage with architectural design

Signage should be thoughtfully incorporated into the sites', particularly at primary vehicular entrances..

6.3 Building architecture

All proposed buildings within the development shall demonstrate a distinctive yet cohesive architectural identity, ensuring harmony in scale, materials, and design elements. While each structure may showcase its own character, the collective architectural language must contribute to a unified and visually compelling environment. This balance of individuality and coherence is intended to enhance the overall aesthetic, creating an engaging experience for both residents and visitors. Furthermore, building designs shall reinforce the development's overarching brand and character, strengthening its visual identity and appeal to current and future residents, visitors, and potential commercial tenants.

6.3.1 Integrated material palette

Architectural treatments should prioritize the use of locally sourced materials that comply with applicable environmental standards and regulations. Building designs should incorporate layered materials such as stone accents, decorative trims, and complementary finishes to create depth, texture, and visual interest.

Material selection shall emphasize durability, sustainability, and aesthetic quality, ensuring that each building contributes to a cohesive overall environment while retaining its individual architectural character.

6.3.2 Features and details

Architectural details such as cantilevers, overhangs, balconies, and other decorative elements shall serve both aesthetic and functional purposes, providing visual interest while protecting the building envelope from weather conditions. Contemporary materials that reflect a modern architectural style shall be used to add form, depth, and texture to the structures, creating a sense of craftsmanship and attention to detail.

6.3.3 Use of glass and openings

Glass plays a vital role in contemporary architecture, offering both functional and aesthetic benefits. Its use allows for natural light to penetrate deep into interior spaces, enhancing energy efficiency and creating a connection between indoor and outdoor environments. Architecturally, glass can convey transparency, openness, and modernity, while also serving as a key element in defining a building's visual identity. Advanced glazing technologies enable glass to provide thermal insulation, solar control, and acoustic performance, making it suitable for a wide range of climates and building types. Whether used in curtain walls, windows, skylights, or decorative features, glass contributes to a building's elegance, sustainability, and user comfort.

6.3.4 Facades and articulation.

Incorporate an architectural rhythm with horizontal and vertical elements, using large windows protected by sun protected elements, combining glass with materials with different textures and brightness level to catch the attention of visitors and residents.

6.3.5 Symmetry and balance.

A balanced, rhythmic, and continuous approach shall be maintained across both building design and building sites. Emphasis should be placed on the proportionality and strategic placement of openings, the thoughtful selection and consistent application of materials, and the deliberate alignment and distribution of windows, doors, and balconies. Consistence in building heights and architectural features is essential to ensure visual harmony throughout the development. Additionally, vehicular and pedestrian circulation must be clearly defined and effectively separated to prevent conflicts and ensure user safety. Circulation routes should be planned to avoid the intersection or mixing of vehicle and pedestrian traffic, with proper subdivisions that prioritize accessibility, safety, and ease of movement.

6.4 Pedestrian connectivity and circulation

Ensure a well-connected network of pedestrian pathways throughout the development, linking buildings, open spaces, and key destinations. Pathways should be clearly defined with appropriate paving materials, landscape buffers, and lighting to create a safe, accessible, and enjoyable walking experience. Consider universal design principles to accommodate people of all ages and abilities.

6.5 Lighting and nighttime character

Architectural accent lighting can be used to highlight building features, landscaping, and signage to add drama and depth while maintaining a consistent nighttime character.

6.6 Landscape integration

Landscape design should be integral to the architectural expression, not merely decorative. Native and drought-tolerant plant species should be used to reinforce the local character and reduce water consumption. Trees, shrubs, and groundcovers should be strategically placed to frame views, provide shade, and soften built elements, contributing to both aesthetics and environmental comfort.

6.7 Sustainability and resilience

Buildings shall be designed with sustainable practices in mind, prioritizing passive solar strategies, high-efficiency building systems, and responsible, low-impact material selection. The FGBC is the target sustainability certification for this PD. The project registration has been submitted to FGBC. Climate-resilient design principles shall be incorporated, including planning based on projected groundwater and flood elevations and providing appropriate finished-floor freeboard. Site planning and building systems should enhance long-term durability, reduce operational costs, and minimize environmental impact. Where available and supported by local utilities, reclaimed water infrastructure will be evaluated and incorporated for irrigation and other appropriate non-potable uses to further reduce potable water demand.

6.8 Amenities and open spaces

Design shared open spaces such as park, pool areas, tennis, padel and picket courts, and seating areas to foster social interaction, recreation, and community identity. These spaces should be accessible, well-lit, and furnished with quality materials, and landscaping designed to create inviting and functional spaces.

6.9 Service areas and equipment

Service structures and equipment, including dumpsters, HVAC units, and utility boxes, should be discreetly integrated into the building design and properly screened. Rooftop or sidewall equipment should be concealed or integrated within the roof structure to minimize visibility where practicable per the pertinent building code(s). Refuse collection areas must be near service areas, enclosed with matching walls or fences, and screened with landscaping when needed. Dumpsters must comply with setback requirements and be logically located. For multiple buildings, consolidating vehicular service areas is

Where practical, vehicular service areas for multiple buildings should be consolidated, and all service structures must comply with setback requirements and avoid obstructing traffic flow while minimizing pedestrian conflicts.

Refuse collection areas, including dumpsters and compactors, should be located near service areas, and screened with walls or fences that are consistent with the building's architecture.

7 ZONING STANDARDS

7.1 Applicability of ZLDR

The standards and procedures of the ZLDR shall apply unless specifically modified herein. In event of conflict between the PD standards and LDC, the PD shall prevail. The following ZLDR standards and procedures are modified in this PD:

§ 7.2.A., Amount of off-street parking, is modified for Parcel E pursuant to section 7.5 herein.

§ 4.15.E3.d. is hereby modified as follows to allow parking lots and parking lot shade structures closer than 25 feet to streets on Sites A through E, and to allow single-family dwellings with RS-7 setbacks of 15 feet on corner sides on Site F:

Site	Code Section	Code requirement	Proposed standard
Site A	§ 4.15.E.3.d.2.	25-foot landscaped setback to parking lot	5-foot landscaped setback
Site B	§ 4.15.E.3.d.1.	25-foot setback to covered parking	20-foot landscaped setback with cart path
Site C	§ 4.15.E.3.d.1.	25-foot setback to covered parking	15-foot landscaped setback
Site E	§ 4.15.E.3.d.2.	25-foot landscaped setback to parking lot	5-foot landscaped setback on Keyser Ave. 20-foot landscaped setback on N. Hills Dr.
Site F	§ 4.15.E.3.d.1.	25-foot setback: N. 46 th Ave.	15-foot setback on N. 46 th Ave.
	§ 4.15.E.3.d.2.	25-foot landscaped setback: Casper Ct., Keyser Ave.	25-foot setback on Casper Ct. 15-foot setback (single-family lots)

(Note: Site D does not require a variance because there is no street abutting the parking facility.

7.2 Consolidated development summary

Total PD area: 166.16 acres

Total golf course area: 133.15 acres

Total residential units allowed: 360

Lodging units count as 0.5 dwelling unit

Nonresidential GFA: subject to bulk and height standards

7.3 Density allocation rules

Density shall be calculated on a gross acreage basis, measured to the centerline of abutting streets, using the parcel acreage and number of permissible units established via [LUPA application].

When computing the maximum number of dwelling units allowable for a parcel, fractions shall be rounded down to the next lowest whole number.

Density may not be transferred between parcels in the PD. The allowable density is fixed by the FLUM for each parcel within the PD.

7.4 Lots, density, bulk, height

	Site A Townhouses	Site B Garden Apts	Site C Midrise Apts	Site D Midrise Apts	Site E Mixed-Use
Site area	108,951 SF NET: 2.5 Ac GROSS: 3.4 Ac	222,324 SF NET: 5.10 Ac GROSS: 5.4 Ac	311,219 SF NET: 7.14 Ac GROSS: 7.9 Ac	314,918 SF NET: 7.23 Ac GROSS: 8.0 Ac	451,003 SF NET: 10.4 Ac GROSS: 11.1 Ac
Max. gross density	10 du/ac	10 du/ac	10 du/ac	10 du/ac	10 du/ac
Max. no. units	34	54	79	80	111
Min. lot area	2,000 sf	N/A	N/A	N/A	N/A
Min. lot depth	100 feet	N/A	N/A	N/A	N/A
Max. lot coverage (impervious area)	70%	75%	50%	50%	80%
Min. street setback ¹	25 feet	50 feet	50 feet	50 feet	100 feet
Min. side setback ²	15' ad. to RS-7 15' adj. to RM-9	15 feet	50 feet	15 feet	15 feet
Min. rear setback ²	10 feet	10 feet	20 feet	10 feet	10 feet
Max. Building Height (Stories/Feet)	3 stories / 35'-0"	3 stories/ 40'-0"	4 stories/ 50'-0"	4 stories/ 50'-0"	Clubhouse 80'-0"
Min. Unit size	2,000 sf	1,000 sf	1,000 sf	1,000 sf	750 sf
Min. Building separation	Per Florida Building Code, Broward Amendments				
Yard Encroachments	Per §4.23 unless noted below				

Site F is restricted to 2 single-family detached dwelling units that shall comply with all standards for the RS-7 District.

1. Minimum setback to covered, at-grade parking spaces shall be 5 feet.
2. Floors two and higher of all buildings shall have an average separation from the property line of an existing, fee-simple single-family (attached or detached) dwelling unit of at least 1 foot for each 1 foot of proposed building height

7.5 Parking

Use	Parking requirement
• Apartments (residential)	1.5 spaces/DU plus 1 space /5 DUs for guest parking
• Townhouses (residential)	2.0 spaces/DU plus 1 space/5 DUs for guest parking
• ~~Golf Clubhouse & course (nonres.):~~	~~2.0 spaces/1,000 sf x 65% of GFA~~ 9.26 spaces per hole*
• Lodging units/villas	1.0 space/unit

**Per ITE Parking Generation Land Use Code 430 – Golf Course, inclusive of clubhouses with customary facilities restaurants, banquet facility, etc.), using the 85th percentile peak parking demand per hole at the busiest time of week. ~~GFA of nonresidential clubhouse area excludes are devoted to residential accessory uses captured in the residential parking ratio.~~*

7.6 Landscaping – buffering

Landscaping should enhance the site's natural beauty, reinforce its recreational identity, and support environmental sustainability. Emphasis should be placed on native and drought-tolerant plant species to reduce irrigation needs, support biodiversity, and integrate the course harmoniously into the surrounding neighborhoods. Landscaping must also serve as a functional tool to create visual buffers, protect adjacent residential zones, and enrich the overall user experience through shade, views, and comfort.

7.7 Integrated golf course landscaping design

Landscaping throughout the Emerald Hills Golf Course must be designed to complement the natural topography and character of the site. Tree clusters, native understory plantings, and low-maintenance grasses should be strategically placed along fairways, greens, and water features to enhance visual aesthetics and minimize maintenance costs. The design should also reinforce the sense of open space while defining edges between recreational and non-recreational areas.

7.8 Visual buffers adjacent to residential zones

Dense and layered landscaping should be installed along the boundaries between the golf course and adjacent residential areas (Zones A–D). This buffer must use a mix of evergreen and deciduous plantings to ensure year-round visual screening while maintaining the open, park-like character of the course. Buffer zones should be a minimum of 5 feet in width, subject to site-specific conditions.

7.9 Shade and comfort for pedestrian paths

Shade trees must be planted along pedestrian circulation routes, including walking trails, pathways connecting residential areas to the course, and around gathering spaces such as rest nodes where feasible and appropriate given golf course functionality and neighborhood resident view sheds. Selected trees should be capable of providing a wide canopy, be non-invasive, and require minimal irrigation once established.

7.10 Enhancement of entry and common areas

Entry points, drop-off zones, and clubhouse surroundings must feature enhanced landscaping that establishes a clear identity for the golf course. A combination of flowering shrubs, ornamental grasses, shade trees, and accent lighting should be used to create visual interest and a welcoming arrival experience for members and visitors.

7.11 Sustainability and low-impact practices

All landscaping practices should follow sustainable principles, including:

- Use of native or adapted drought-resistant species
- Minimization of turf in non-playing areas
- Integration of bioswales or rain gardens where applicable to manage runoff
- Avoidance of invasive species

Where feasible, the course should adopt integrated pest management (IPM) and reduce reliance on chemical fertilizers or irrigation.

The landscape must incorporate wide canopy trees and other vegetative covers along streets, pathways and open spaces, to provide shade and comfort to visitors and residents and protect building facades.

Green spaces, recreation areas (parks and plazas) and landscaping should be well integrated and thoughtfully located into each site plan request to offer residents and visitors places for relaxation and recreation.

7.12 Use landscaping to enrich public spaces with visual appeal

Exterior and public spaces must be thoughtfully designed to be incorporated with the actual but also proposed landscape.

7.13 Landscape integration

A key objective is to achieve balance and continuity in the connections between sites through thoughtful landscape design. Covered areas should utilize natural elements—such

as leafy trees to enhance the landscape while providing shade and protection from sun exposure and adverse weather conditions. Palm trees may be used to introduce a refined, elegant aesthetic, while shrubs and low plantings can define sidewalks and circulation routes. These elements work together to soften the built environment and foster an inviting, pedestrian-friendly atmosphere.

The Planned Development includes existing vegetation that will be affected by the proposed development. Due to the scope of the project, a substantial portion of existing plant material will be removed. However, select signature trees of notable character and condition will be preserved where feasible, and additional healthy trees will be relocated within the site to the extent practicable.

A comprehensive landscape mitigation strategy has been incorporated to offset vegetation removal and enhance the overall site environment. The proposed landscape design introduces extensive new tree and palm plantings that exceed minimum mitigation requirements and significantly increase canopy coverage across the development. Existing trees and palms retained on site will be integrated into the overall design to maintain continuity and reinforce the character of the landscape.

The landscape framework emphasizes shaded pedestrian connections and continuity between sites through the use of canopy trees along sidewalks, circulation routes, and gathering areas. Palms are incorporated selectively to provide a refined visual character, while shrubs and low plantings define walkways and soften the built environment. Collectively, these measures demonstrate thoughtful conservation of existing vegetation where possible and effective mitigation through enhanced landscape coverage and long-term environmental benefits within the Planned Development.

Impacts to wetlands have been avoided to the maximum extent practicable, as the proposed plan set avoids all excavation and fill activities within the C-10 Canal. The project will result in impacts to approximately 0.08 acres of mangrove wetlands associated with the placement of a rock wall along the canal bank. An existing wooden retaining wall is currently present along the western portion of the site; however, this structure is damaged and requires replacement to maintain bank stability and prevent further degradation.

Because the proposed activities will result in unavoidable wetland impacts totaling 0.08 acres, compensatory mitigation is required. Mitigation is proposed through the purchase of 0.04 saltwater mitigation credits from the Everglades Mitigation Bank (EMB) to offset the wetland impacts. The proposed mitigation quantity was determined using the WATER analysis.

8 LIGHTING

8.1 Generally

Lighting should enhance safety, usability, and ambiance while minimizing environmental impact. All lighting must be designed to respect the site's residential context and natural surroundings by prioritizing low-glare, energy-efficient, and pedestrian-friendly lighting solutions. The design should strike a balance between functionality, aesthetics, and sustainability. All outdoor lighting shall comply with ZLDR standards.

8.2 Pedestrian-scale lighting for circulation areas

Pedestrian-scale lighting should be installed at public gathering spaces, and along walkways and trails that will be open after dusk, to ensure visibility, safety, and walkability during evening hours. Fixtures should be designed to align with the character of the golf course and surrounding development, using a consistent palette of styles and finishes that reflect a high-quality public realm.

Lighting poles specifically intended to illuminate pedestrian areas should not exceed 14 feet in height and must provide a warm, non-intrusive light that supports comfortable nighttime navigation without visual clutter.

8.3 Accent lighting

Architectural and site lighting can be used to enhance safety, highlight key features, and reinforce the project's identity. Fixtures should be energy-efficient, shielded to reduce light pollution, and scaled appropriately for pedestrian and vehicular areas. Accent lighting on facades, landscaping, and signage can add drama and depth while maintaining a consistent nighttime character. All this to also keep in mind and respect the sensitivity of surrounding residential context.

8.4 Recreational lighting

Recreation areas such as the driving range, pool and sports courts should be illuminated during evening operational hours to allow evening use of the facilities while minimizing glare and spillover onto residential properties through use of cut-off fixtures and landscape screening, and ensuring that night-time operational hours are sensitive to the surrounding residential area.

9 OTHER CONSIDERATIONS

9.1 Applicability to future development

All future Design, Site Plan, and modification requests must conform with the Development Guidelines and PD Master Plan. The standards of the ZLDR apply to development within the PD except where standards are established herein. In the event of conflict, this document and the PD Master Plan shall prevail.

Each development site will have its own site plan to be approved separately from the other sites. A site plan may exceed a maximum dimension or reduce a minimum dimension established for this PD by up to 10 percent without requiring a PD modification, although a site plan modification will be required. A site plan modification is subject to City Commission approval unless the modification to the approved site plan:

- does not require a PD amendment;
- does not reduce the width of a perimeter buffer or reduce the quantity of landscape materials
- does not require provision of additional parking spaces
- does not decrease a setback by more than 10 percent
- does not increase building or structure height or increase pervious area on the particular development parcel/site by more than 5 percent
- does not change the overall architectural character and intent of the design
- does not alter traffic circulation patterns, at the discretion of the City Engineer.
- does not decrease site stormwater storage capacity, site retention or detention area, or change the method of stormwater runoff disposal.

Site plan modifications that do not require Commission approval shall be approved administratively.

Note to Reader: The site plans approved as companion items at the adoption of the PD Ordinance in of themselves do not to establish the standards of the PD. Future modifications an/or additions to the PD will be subject to Staff review and may be subject to additional design, variance and/or special exception requests, with final approval by the City Commission. Modifications to the PD Master Plan or Master PD Guidelines shall be pursuant to Section 4.15.G of the ZLDR.