

DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**  
Room 315  
Hollywood, FL 33022  
Tel: (954) 921-3471  
Email: Development@Hollywoodfl.org

**APPLICATION TYPE (CHECK ALL THAT APPLIES):**

- Technical Advisory Committee
- Planning and Development Board
- City Commission
- Art in Public Places Committee
- Historic Preservation Board
- Administrative Approval
- Variance
- Special Exception

**PROPERTY INFORMATION**

**Location Address:** 4100 N Hills Drive

Lot(s): see attached legal Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 5142-06-07-4780, 4790, 0990 5142-06-08-4880

Zoning Classification: CC Land Use Classification: OSR and LM (10)

Existing Property Use: Golf course, clubhouse Sq Ft/Number of Units: n/a

Is the request the result of a violation notice?  Yes  No **If yes, attach a copy of violation.**

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes: File No. 22-L-80 adopted 3/6/24

**DEVELOPMENT PROPOSAL**

Explanation of Request: Site plan approval for 324 multi-family townhouse units

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="324"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/> )
Height (# of stories)	(# STORIES) <input type="text"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text"/> FT.)

**Name of Current Property Owner:** First Eagle Management, LLC

Address of Property Owner: 2001 Crestwood Blvd. North, West Palm Beach, FL 33411

Telephone: 954-909-0590 Email Address: Ari.Pearl@gmail.com

**Applicant** Keith Poliakoff Consultant  Representative  Tenant

Address: 200 S. Andrews Ave., Ste 601, Ft. Lauderdale, FL 33301 Telephone: 954-909-0590

Email Address: Kpoliakoff@govlawgroup.com

Email Address #2: \_\_\_\_\_

Date of Purchase: 6/20/13 Is there an option to purchase the Property? Yes  No

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

**SUBMISSION REQUIREMENTS:**

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

**NOTE:**

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

[CLICK HERE FOR FORMS, CHECKLISTS & MEETING DATES](#)



**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Todd Schwenk Date: 2-11-25  
 PRINT NAME: Todd Schwenk Date: 2-11-25  
 Signature of Consultant/Representative: [Signature] Date: 2-12-25  
 PRINT NAME: Keith Poliakoff Date: \_\_\_\_\_  
 Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**Current Owner Power of Attorney**

I am the current owner of the described real property and that I am aware of the nature and effect the request for PD rezoning to my property, which is hereby made by me or I am hereby authorizing Keith Poliakoff, Esq. to be my legal representative before the TAC, PZB, Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
 this 12 day of Feb, 2025

[Signature]  
 Notary Public

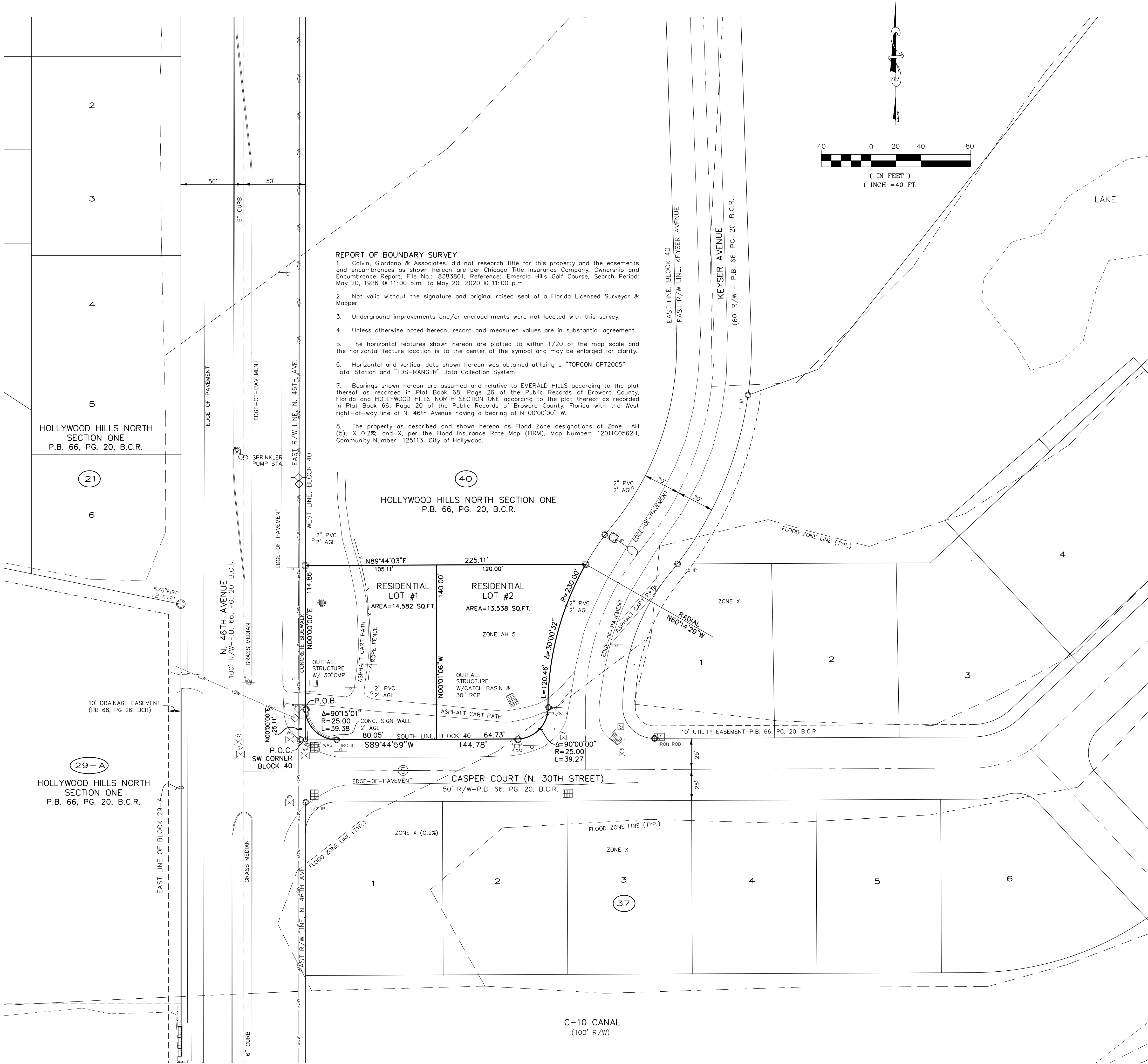
State of Florida

My Commission Expires: \_\_\_\_\_ (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_

\_\_\_\_\_  
 Signature of Current Owner

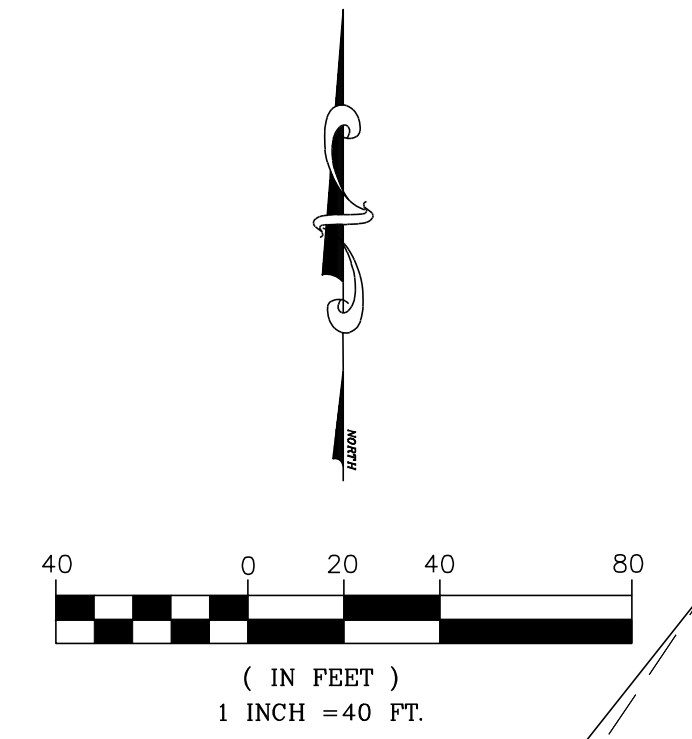
\_\_\_\_\_  
 Print Name





**REPORT OF BOUNDARY SURVEY**

- Calvin, Giordano & Associates, Inc. did not research title for this property and the easements and encumbrances as shown hereon are per Chicago Title Insurance Company, Ownership and Encumbrance Report, File No.: 8383801, Reference: Emerald Hills Golf Course, Search Period: May 20, 1926 @ 11:00 p.m. to May 20, 2020 @ 11:00 p.m.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor & Mapper
- Underground improvements and/or encroachments were not located with this survey.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- The horizontal features shown hereon are plotted to within 1/20 of the map scale and the horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON GPT2005" Total Station and "TDS-RANGER" Data Collection System.
- Bearings shown hereon are assumed and relative to EMERALD HILLS according to the plat thereof as recorded in Plat Book 66, Page 26 of the Public Records of Broward County, Florida and HOLLYWOOD HILLS NORTH SECTION ONE according to the plat thereof as recorded in Plat Book 66, Page 20 of the Public Records of Broward County, Florida with the West right-of-way line of N. 46th Avenue having a bearing of N 00°00'00" W.
- The property as described and shown hereon as Flood Zone designations of Zone AH (5); X 0.2%; and X, per the Flood Insurance Rate Map (FIRM), Map Number: 12011C0562H, Community Number: 125113, City of Hollywood.



- SYMBOL LEGEND**
- = SIGN
  - = LIGHT POLE WITH BROKEN CONCRETE BASE
  - = METAL LIGHT POLE
  - = HANDICAP SIGN
  - = CATCH BASIN
  - = BOLLARD
  - = FLAG POLE
  - = ELECTRIC HAND HOLE
  - = METAL GUIDE POLE
  - = RIP RAP AREA
  - = ELECTRIC POLY VAULT
  - = CATCH BASIN (ROUND)
  - = WATER VAULT
  - = WOOD POWER POLE
  - = WOOD POWER POLE WITH LIGHT
  - = GATE VALVE
  - = CONCRETE LIGHT POLE
  - = CONTROL VALVE
  - = YARD DRAIN - 6" PLASTIC PIPE
  - = SANITARY MANHOLE
  - = WATER METER
  - = CLEANOUT
  - = CABLE TV RISER
  - = BELLSOUTH RISER
  - = GAS METER
  - = IRRIGATION VALVE
  - = CONCRETE POWER POLE
  - = MONITORING WELL
  - = STORMWATER MANHOLE
  - = BELLSOUTH POLY VAULT
  - = BELLSOUTH CABINET
  - = BLOCK NUMBERS
  - = LOT NUMBERS
- ABBREVIATIONS**
- ALUM. = ALUMINUM
  - BCED = BROWARD COUNTY ENGINEERING DIVISION
  - BCR = BROWARD COUNTY RECORDS
  - BFP = BACKFLOW PREVENTOR
  - C = CHORD
  - CA = CENTRAL ANGLE (DELTA)
  - CD = CHORD BEARING
  - COMP = CORRUGATED METAL PIPE
  - CONC. = CONCRETE
  - ELEC. = ELECTRIC
  - F.C.I.P. = FOUND CAPPED IRON PIPE
  - F.I.P. = FOUND IRON PIPE (NO CAP)
  - F.I.R. = FOUND IRON ROD (NO CAP)
  - FND = FOUND
  - FPL = FLORIDA POWER AND LIGHT COMPANY
  - ID = IDENTIFICATION
  - IRC = IRON ROD CAPPED
  - IRR = IRRIGATION
  - L = LENGTH
  - (M) = MEASURED
  - N/S = PROPERTY CORNER NOT SET DUE TO FIELD CONDITIONS
  - N.T.S. = NOT TO SCALE
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - PVC = POLY-VINYL CHLORIDE
  - R = RADIUS
  - (R) = RECORDED
  - R/W = RIGHT-OF-WAY
  - S.C.I.R. = SET CAPPED IRON ROD
  - SWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
  - SLHH = STREET LIGHT HAND HOLE
  - TRANS = TRANSFORMER
  - W/ = WITH

**LEGAL DESCRIPTION**

A parcel of land being a portion of Block 40, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of said Block 40;

THENCE on a plat bearing of N 00°00'00" E along the West line of said Block 40, said line also being the East right-of-way line of N 46th Avenue, a distance of 25.11 feet to the POINT OF BEGINNING;

THENCE continue N 00°00'00" E continuing along the said West line of Block 40, a distance of 114.86 feet;

THENCE N 89°44'03" E a distance of 225.11 feet to a point on the arc of a non-tangent curve concave to the East, a radial line of said curve through said point having a bearing of N 60°14'29" W, said curve being the East line of said Block 40 and also being the West right-of-way line of Keyser Avenue;

THENCE Southerly along the said East line of Block 40, along the arc of said curve to the left, having a central angle of 30°00'32" and a radius of 230.00 feet for an arc distance of 120.46 feet to a point of reverse curvature of a tangent curve concave to the Northwest;

THENCE Southerly, Southwesterly and Westerly continuing along the said East line of Block 40, along the arc of said curve to the right, having a central angle of 90°00'00" and a radius of 25.00 feet for an arc distance of 39.27 feet to a point of tangency, said line being the South line of said Block 40 and also being the North right-of-way line of Casper Court;

THENCE S 89d44'59" W along the said South line of Block 40, a distance of 144.78 feet to a point of curvature of a tangent curve concave to the Northeast;

THENCE Westerly, Northwesterly and Northerly along the arc of said curve to the right, having a central angle of 90°15'01" and a radius of 25.00 feet for an arc distance of 39.38 feet to a point of tangency, said point being the POINT OF BEGINNING.

Said land situate within the City of Hollywood, Broward County, Florida containing 0.646 acres (28,120 square feet), more or less.

**OWNERSHIP & ENCUMBRANCE REPORT**

Chicago Title Insurance Company, Ownership and Encumbrance Report, File No.: 8383801, Reference: Emerald Hills Golf Course, Search Period: May 20, 1926 @ 11:00 p.m. to May 20, 2020 @ 11:00 p.m. has been reviewed and the encumbrances as they pertain to survey matters are as follows:

INSTRUMENT	FILED	BOOK/PAGE
1. FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT Parcel is a portion of the property as described in said documents.	September 4, 2018	#115302781
2. UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM Parcel is a portion of the property as described in said documents.	September 4, 2018	#115302782
3. PLAT Does not affect, re-platted under P.B. 66, Pg. 20, B.C.R. and P.B. 68, Pg. 26, B.C.R.	October 6, 1925	PB 6/42
4. PLAT Does not affect, re-platted under P.B. 66, Pg. 20, B.C.R.	May 27, 1926	PB 10/41
5. PLAT Does not affect	July 30, 1968	PB 66/20
6. PLAT Parcel is within the limits of P.B. 68, Pg. 26, B.C.R., plat information shown on survey.	May 22, 1969	PB 68/26
7. UNDERGROUND EASEMENT Does not affect	October 16, 1970	4327/144
8. PERMANENT MAINTENANCE EASEMENT Does not affect	September 26, 1973	5458/620
9. EASEMENT Does not affect.	December 13, 1974	6043/620
10. AGREEMENT Does not affect	September 23, 1980	9139/657
11. EASEMENT Does not affect	October 1, 1980	9156/726
12. GRANT OF EASEMENT Parcel is a portion of the property as described in said documents.	November 2, 1983	11244/300
13. GRANT OF EASEMENT Does not affect	November 2, 1983	11244/309
14. PERPETUAL EASEMENT Does not affect	August 5, 1991	18624/68
15. DRAINAGE EASEMENT Does not affect.	May 5, 1993	20635/986
16. MEMORANDUM OF AGREEMENT Parcel is a portion of the property as described in said documents.	July 23, 2013	50009/1220

**SURVEYOR'S CERTIFICATE:**

I, Steven M. Watts, do hereby certify that this Map of Boundary Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

Last Day of Field Survey: October 27, 2022  
 CALVIN, GIORDANO & ASSOCIATES, INC.

Signature: \_\_\_\_\_  
 Steven M. Watts, PSM  
 Professional Surveyor and Mapper  
 Florida Registration No. 4588

NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY

**Calvin, Giordano & Associates, Inc.**  
 EXCEPTIONAL SOLUTIONS  
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
 Phone: 954.921.7781 • Fax: 954.921.8807  
 Certificate of Authorization 6791

EMERALD HILLS - GENERAL PLAN  
 RESIDENTIAL LOTS  
 CITY OF HOLLYWOOD, BROWARD COUNTY, FL

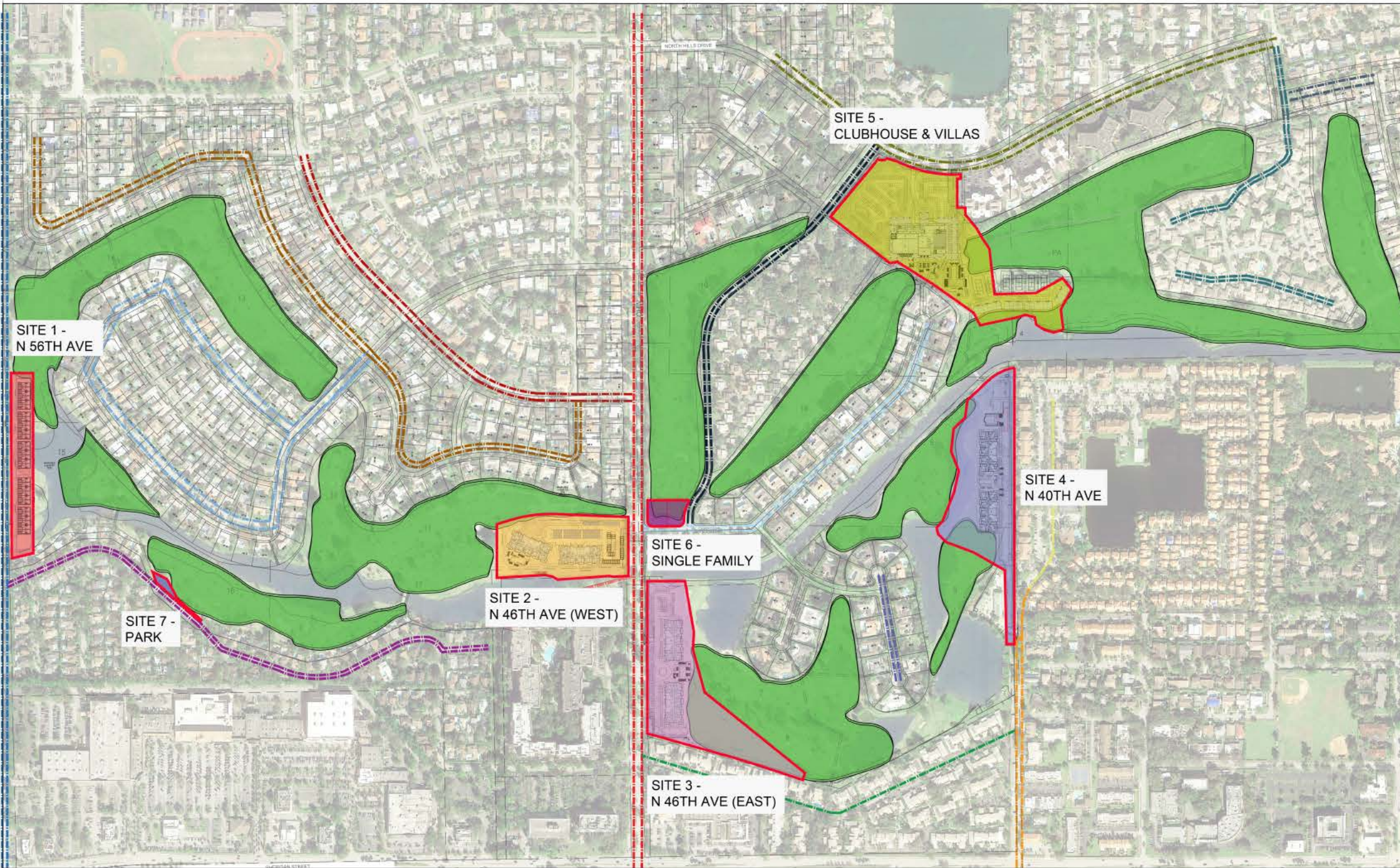
MAP OF BOUNDARY SURVEY

SEAL  
 NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER  
 STEVEN M. WATTS  
 PSM NO. 4588

SCALE 1"=40'  
 PROJECT No 19-3298  
 CAD FILE

SHEET 1 OF 1





Rev.	Date

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**ZONING PACKAGE**

**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
 EDISA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

ARCHITECT:  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1818  
 FAX: (305) 573 3786



KOBİ KARP  
 Lic. # AR0012576

**OVERALL SITE PLAN**

1 Site Plan  
 Scale: 1/256"=1' (24"x36')



Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A2.02



SHEET	DESCRIPTION
<b>SURVEY</b>	
A0.00	SURVEY
A0.01	ENLARGED SURVEY
A0.02	ENLARGED SURVEY
A0.03	ENLARGED SURVEY
A0.04	ENLARGED SURVEY
A0.05	ENLARGED SURVEY
A0.06	ENLARGED SURVEY
A0.07	ENLARGED SURVEY
<b>ARCHITECTURE</b>	
A0.01	COVER
A0.02	INDEX
A0.03	INDEX
A.A.1.00	SITE 1 ZONING DIAGRAM N 56TH AVE.
A.B.1.00	SITE 2 ZONING DIAGRAM N 46TH AVE. - WEST
A.C.1.00	SITE 3 ZONING DIAGRAM N 46TH AVE. - EAST
A.D.1.00	SITE 4 ZONING DIAGRAM N 40TH AVE.
A.E.1.00	SITE 5 ZONING DIAGRAM CLUB HOUSE
A.F.1.00	SITE 6 ZONING DIAGRAM SINGLE FAMILY LOTS
A.P.1.00	SITE 7 ZONING DIAGRAM PARK
A.2.02	OVERALL SITE PLAN
A.A.2.10	SITE 1 DATA SHEET - N56TH AVE.
A.B.2.10	SITE 2 DATA SHEET - N46TH AVE. (WEST)
A.C.2.10	SITE 3 DATA SHEET - N46TH AVE. (EAST)
A.D.2.10	SITE 4 DATA SHEET - N40TH AVE.
A.E.2.10	SITE 5 DATA SHEET - CLUBHOUSE + VILLAS
A.F.2.10	SITE 6 DATA SHEET / F.A.R DIAGRAMS - SINGLE FAMILY RESIDENTIAL
A.P.2.10	SITE 7 DATA SHEET / F.A.R DIAGRAMS - PARK

SHEET	DESCRIPTION
A.A.2.11	SITE F.A.R DIAGRAMS - N56TH AVE.
A.B.2.11	SITE 2 F.A.R DIAGRAMS - N46TH AVE. (WEST)
A.C.2.11	SITE 3 F.A.R. DIAGRAMS - N46TH AVE.(EAST)
A.D.2.11	SITE 4 F.A.R. DIAGRAMS - N40TH AVE.
A.E.2.11	SITE 5 F.A.R. DIAGRAMS - CLUBHOUSE + VILLAS
A.A.2.12	ENLARGED SITE 1 N 56TH AVE.
A.A.2.13	ENLARGED SITE 1 N 56TH AVE.
A.A.2.14	ENLARGED SITE 1 N 56TH AVE.
A.A.2.15	ENLARGED SITE 1 N 56TH AVE.
A.B.2.12	ENLARGED SITE 2 N 46TH AVE. - (WEST)
A.B.2.13	ENLARGED SITE 2 N 46TH AVE. - (WEST)
A.B.2.14	ENLARGED SITE 2 N 46TH AVE. - (WEST)
A.C.2.12	ENLARGED SITE 3 N 46TH AVE. - (EAST)
A.C.2.13	ENLARGED SITE 3 N 46TH AVE. - (EAST)
A.C.2.14	ENLARGED SITE 3 N 46TH AVE. - (EAST)
A.C.2.15	ENLARGED SITE 3 N 46TH AVE. - (EAST)
A.D.2.12	ENLARGED SITE 4 N 40TH AVE.
A.D.2.13	ENLARGED SITE 4 N 40TH AVE.
A.D.2.14	ENLARGED SITE 4 N 40TH AVE.
A.D.2.15	ENLARGED SITE 4 N 40TH AVE.
A.E.2.12	ENLARGED SITE 5 CLUB HOUSE
A.E.2.13	ENLARGED SITE 5 CLUB HOUSE
A.E.2.14	ENLARGED SITE 5 CLUB HOUSE
A.E.2.15	ENLARGED SITE 5 CLUB HOUSE
A.A.4.00	SITE 1 N 56TH AVE. ELEVATIONS
A.A.4.01	SITE 1 N 56TH AVE. ELEVATIONS
A.B.4.00	SITE 2 N 46TH AVE. - WEST ELEVATIONS
A.B.4.01	SITE 2 N 46TH AVE. - WEST ELEVATIONS
A.C.4.00	SITE 3 N 46TH AVE. - EAST ELEVATIONS
A.C.4.01	SITE 3 N 46TH AVE. - EAST ELEVATIONS
A.D.4.00	SITE 4 N 40TH AVE. ELEVATIONS
A.D.4.01	SITE 4 N 40TH AVE. ELEVATIONS
A.E.4.00	SITE 5 CLUB HOUSE ELEVATIONS
A.E.4.01	SITE 5 CLUB HOUSE ELEVATIONS
A.E.4.11	SITE 5 CLUB HOUSE - VILLAS ELEVATIONS

Rev.	Date

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## ZONING PACKAGE

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

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TEL: (305) 573 1818  
FAX: (305) 573 3766

KOBİ KARP  
Lic. # AR0012578



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DRAWN BY:	CHECKED BY: A0.02
Project # 1849	



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C-A0	CIVIL COVER SHEET
C-A1	CIVIL GENERAL NOTES AND SPECIFICATIONS
PG-A1	PAVING AND GRADING PLAN
PG-A2	PAVING AND GRADING PLAN
PG-A3	PAVING AND GRADING PLAN
D-A1	DRAINAGE PLAN
D-A2	DRAINAGE PLAN
D-A3	DRAINAGE PLAN
WS-A1	WATER AND SANITARY SEWER PLAN
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PG-D3	PAVING AND GRADING PLAN
PG-D4	PAVING AND GRADING PLAN
D-D1	DRAINAGE PLAN
D-D2	DRAINAGE PLAN
D-D3	DRAINAGE PLAN
D-D4	DRAINAGE PLAN

SHEET	DESCRIPTION
WS-D1	WATER AND SANITARY SEWER PLAN
WS-D2	WATER AND SANITARY SEWER PLAN
WS-D3	WATER AND SANITARY SEWER PLAN
WS-D4	WATER AND SANITARY SEWER PLAN
C-E1	CIVIL GENERAL NOTES AND SPECIFICATIONS
PG-E1	PAVING AND GRADING PLAN
PG-E2	PAVING AND GRADING PLAN
PG-E3	PAVING AND GRADING PLAN
PG-E4	PAVING AND GRADING PLAN
PG-E5	PAVING AND GRADING PLAN
PG-E6	PAVING AND GRADING PLAN
PG-E7	PAVING AND GRADING PLAN
D-E1	DRAINAGE PLAN
D-E2	DRAINAGE PLAN
D-E3	DRAINAGE PLAN
D-E4	DRAINAGE PLAN
D-E5	DRAINAGE PLAN
D-E6	DRAINAGE PLAN
D-E7	DRAINAGE PLAN
WS-E1	WATER AND SANITARY SEWER PLAN
WS-E2	WATER AND SANITARY SEWER PLAN
WS-E3	WATER AND SANITARY SEWER PLAN
WS-E4	WATER AND SANITARY SEWER PLAN
WS-E5	WATER AND SANITARY SEWER PLAN
WS-E6	WATER AND SANITARY SEWER PLAN
WS-E7	WATER AND SANITARY SEWER PLAN
ENG-1	CIVIL GENERAL NOTES AND SPECIFICATIONS
ENG-2	COURSE CIVIL ENGINEERING PLAN
ENG-3	COURSE CIVIL ENGINEERING PLAN
ENG-4	COURSE CIVIL ENGINEERING PLAN
ENG-5	COURSE CIVIL ENGINEERING PLAN
ENG-6	COURSE CIVIL ENGINEERING PLAN
ENG-7	COURSE CIVIL ENGINEERING PLAN
ENG-8	COURSE CIVIL ENGINEERING PLAN
ENG-9	COURSE CIVIL ENGINEERING PLAN
ENG-10	COURSE CIVIL ENGINEERING PLAN
ENG-11	COURSE CIVIL ENGINEERING PLAN
ENG-12	COURSE CIVIL ENGINEERING PLAN
ENG-13	COURSE CIVIL ENGINEERING PLAN
ENG-14	COURSE CIVIL ENGINEERING PLAN
ENG-15	COURSE CIVIL ENGINEERING PLAN
ENG-16	COURSE CIVIL ENGINEERING PLAN
ENG-17	COURSE CIVIL ENGINEERING PLAN

SHEET	DESCRIPTION
<b>LANDSCAPE</b>	
L0-0-04	GENERAL NOTES
L0-1-03	KEY PLAN
L1-0-01	DEMOLITION NOTES
LA1-1-01	TREE DISPOSITION
LA1-1-02	TREE DISPOSITION
LA1-1-03	TREE DISPOSITION
LA1-5-01	TREE MITIGATION SCHEDULE
LA3-1-01	HARDSCAPE PLAN
LA3-1-02	HARDSCAPE PLAN
LA3-1-03	HARDSCAPE PLAN
L5-0-01	LANDSCAPE NOTES
LA5-1-01	TREE PLAN
LA5-1-02	TREE PLAN
LA5-1-03	TREE PLAN
LA5-5-01	PLANTING SCHEDULE
L6-4-01	PLANTING DETAILS
L0-0-04	GENERAL NOTES
L0-1-03	KEY PLAN
L1-0-01	DEMOLITION NOTES
LB1-1-01	TREE DISPOSITION
LB1-1-02	TREE DISPOSITION
LB1-5-01	TREE MITIGATION SCHEDULE
LB3-1-01	HARDSCAPE PLANS
LB3-1-02	HARDSCAPE PLANS
L5-0-01	LANDSCAPE NOTES
LB5-1-01	TREE PLANS
LB5-1-02	TREE PLANS
LB5-5-01	PLANTING SCHEDULE
L6-4-01	PLANTING DETAILS
L0-0-04	GENERAL NOTES
L0-1-03	KEY PLAN
L1-0-01	DEMOLITION NOTES
LC1-1-01	TREE DISPOSITION
LC1-1-02	TREE DISPOSITION
LC1-1-03	TREE DISPOSITION
LC1-1-04	TREE DISPOSITION
LC1-5-01	TREE MITIGATION SCHEDULE
LC3-1-01	HARDSCAPE PLAN
LC3-1-02	HARDSCAPE PLAN
LC3-1-03	HARDSCAPE PLAN
LC3-1-04	HARDSCAPE PLAN
L5-0-01	LANDSCAPE NOTES
LC5-1-01	PLANTING PLAN
LC5-1-02	PLANTING PLAN
LC5-1-03	PLANTING PLAN
LC5-1-04	PLANTING PLAN

SHEET	DESCRIPTION
LC5-5-01	PLANTING SCHEDULE
L6-4-01	PLANTING DETAILS
L0-0-04	GENERAL NOTES
L0-1-03	KEY PLAN
L1-0-01	DEMOLITION NOTES
LD1-1-01	TREE DISPOSITION
LD1-1-02	TREE DISPOSITION
LD1-1-03	TREE DISPOSITION
LD1-1-04	TREE DISPOSITION
LD1-1-05	TREE DISPOSITION
LD1-5-01	TREE MITIGATION SCHEDULE
LD3-1-01	HARDSCAPE PLAN
LD3-1-02	HARDSCAPE PLAN
LD3-1-03	HARDSCAPE PLAN
LD3-1-04	HARDSCAPE PLAN
LD3-1-05	HARDSCAPE PLAN
L5-0-01	LANDSCAPE NOTES
LD5-1-01	TREE PLAN
LD5-1-02	TREE PLAN
LD5-1-03	TREE PLAN
LD5-1-04	TREE PLAN
LD5-1-05	TREE PLAN
LD5-5-01	PLANTING SCHEDULE
L6-4-01	PLANTING DETAILS
L0-0-04	GENERAL NOTES
L0-1-03	KEY PLAN
L1-0-01	DEMOLITION NOTES
LE1-1-01	TREE DISPOSITION
LE1-1-02	TREE DISPOSITION
LE1-1-03	TREE DISPOSITION
LE1-1-04	TREE DISPOSITION
LE1-1-05	TREE DISPOSITION
LE1-5-01	TREE MITIGATION SCHEDULE
LE3-1-01	HARDSCAPE PLANS
LE3-1-02	HARDSCAPE PLANS
LE3-1-03	HARDSCAPE PLANS
LE3-1-04	HARDSCAPE PLANS
LE3-1-05	HARDSCAPE PLANS
L5-0-01	LANDSCAPE NOTES
LE5-1-01	TREE PLAN
LE5-1-02	TREE PLAN
LE5-1-03	TREE PLAN
LE3-1-04	TREE PLAN
LE3-1-05	TREE PLAN
LE5-5-01	PLANTING SCHEDULE
L6-4-01	PLANTING DETAILS

Rev.	Date

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## ZONING PACKAGE

### EMERALD HILLS

4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

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## INDEX

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A0.03
Project # 1849	



**Emerald Hills  
N 56th Ave. / Parcel 1**

**Townhouses**

LEVEL	1 Bdr	2 Bdr	3 Bdr
LEVEL 1 & 2	0	0	30
<b>Total Bdrs</b>			<b>30</b>

<b>TOTAL UNITS</b>	<b>30</b>
<b>4 Bedroom Units</b>	<b>30      100.0%</b>

ZONING DATA	
N 56th Ave. / PARCEL 1	
GENERAL	PROPOSED
LOT AREA	111,106 SF (2.5 ACRES)
RIGHT OF WAY	(0.9 ACRES)
GROSS ACRES	(3.4 ACRES)
HEIGHT	TWO-STORIES
PERVIOUS	0.86 ACRES
LOT COVERAGE	0.89 ACRES
PARKING SPACES	60
PARKING DENSITY	2 PS / DU
SETBACKS	PROPOSED
FRONT	25'-0"
REAR	10'-0"
SIDE 1 (NORTH)	30'-0"
SIDE 2 (SOUTH)	30'-0"

**Proposed Subdivision**

SF	111,106	2.5 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM9)	
Proposed Density	30 Units / Acre	

Rev.	Date

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**ZONING PACKAGE**

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

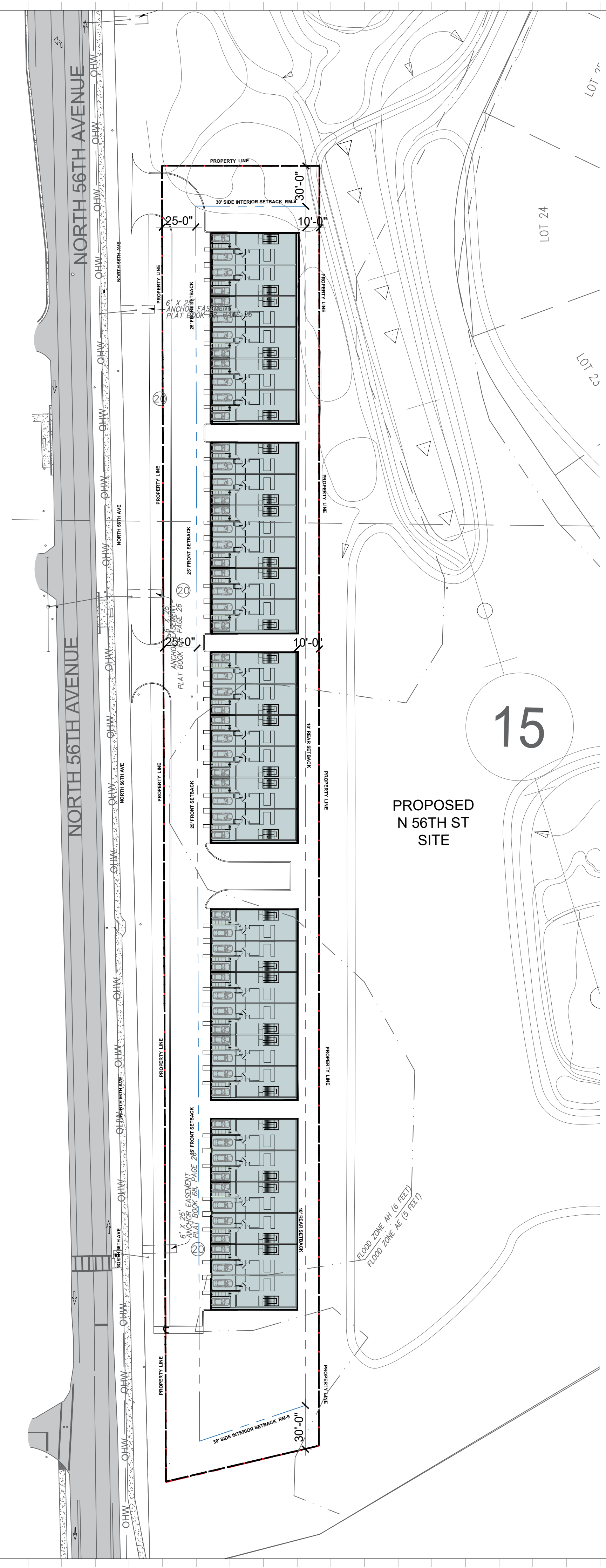
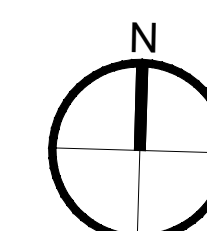
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571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1919  
FAX: (305) 573 3766

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**ZONING DATA - N 56TH AVE**

Date: 01-22-2025	Sheet No.
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Project # 1849	



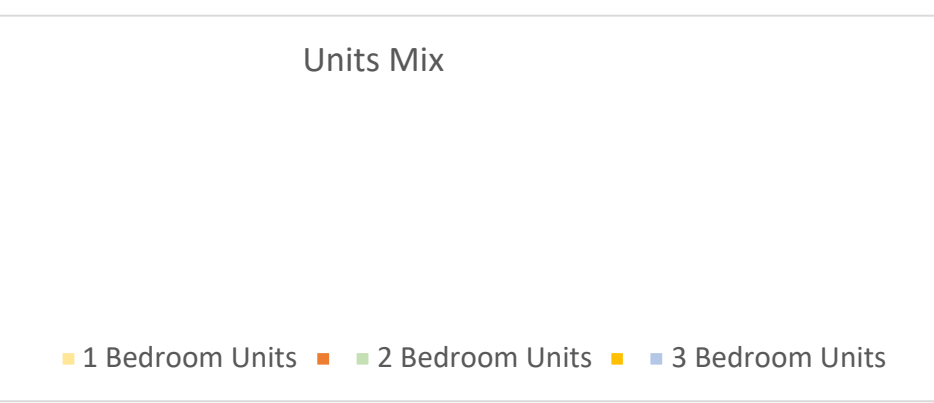


ZONING DATA	
N 46TH Ave. (WEST) / PARCEL 2	
GENERAL	PROPOSED
LOT AREA	222,316 SF (5.0 ACRES)
RIGHT OF WAY	(0.4 ACRES)
GROSS ACRES	(5.4 ACRES)
HEIGHT	3-STORIES
PERVIOUS	1.48 ACRES
LOT COVERAGE	0.82 ACRES
PARKING SPACES	130
PARKING DENSITY	1.5 PS / DU
SETBACKS	PROPOSED
FRONT	30'-0"
REAR	30'-0"
SIDE 1 (NORTH)	30'-0"
SIDE 2 (SOUTH)	30'-0"

### Emerald Hills N 46th Ave. (West) / Parcel 2 project datas

LEVEL	BLOCK 7			BLOCK 8		
	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr
ROOF						
LEVEL 3	0	7	3	0	7	3
LEVEL 2	0	9	1	0	9	1
LEVEL 1	0	6	1	0	6	1
	Block Units 27			Block Units 27		

TOTAL UNITS	54	
1 Bedroom Units	0	0.0%
2 Bedroom Units	44	81.5%
3 Bedroom Units	10	18.5%



Parking Required		
Units PS	1.5 PS / Unit	81PS
Guests PS	1 PS / 5 Units	10.8PS
<b>Total Parking Required</b>	<b>92PS</b>	
<b>Parking Stalls Provided</b>	<b>119PS</b>	

Proposed Subdivision	
SF	222,316 SF    5.0 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM25)
Proposed Density	54Units    10.58 Units / Acre

Rev.	Date

### ZONING PACKAGE

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

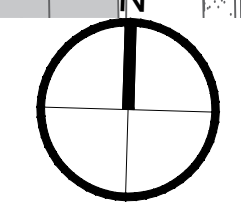
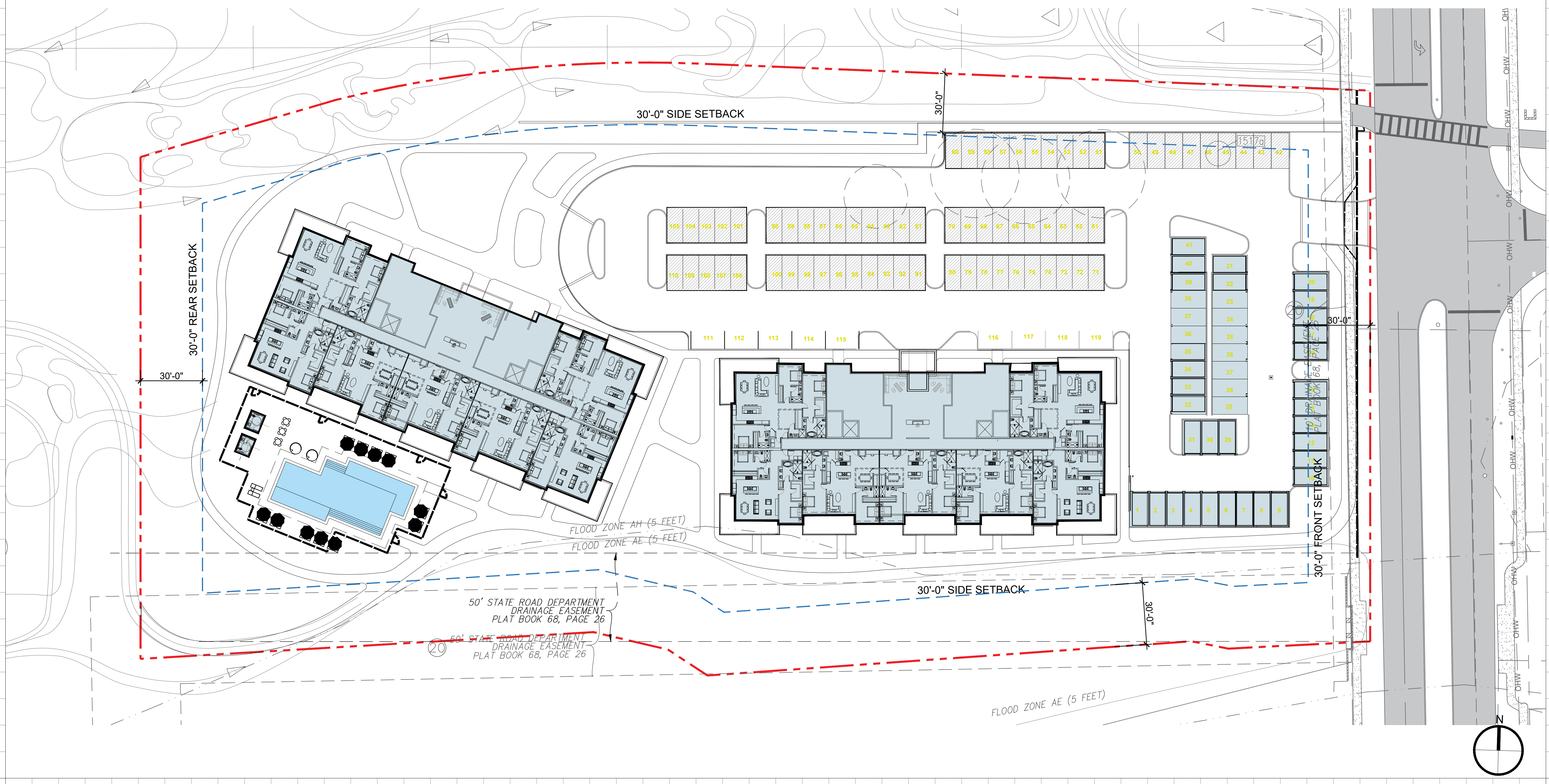
ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766



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### ZONING DATA - N 46TH AVE WEST

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Project #	1849		

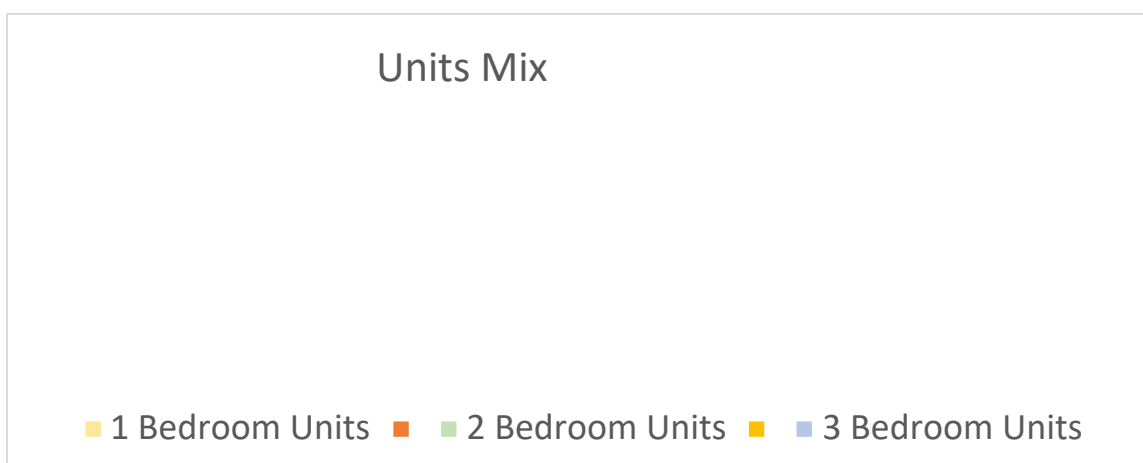




# Emerald Hills N 46th Ave. (East) / Parcel 3 project datas

LEVEL	BLOCK 5			BLOCK 6		
	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr
ROOF						
LEVEL 4	0	6	3	0	6	3
LEVEL 3	0	9	1	0	9	1
LEVEL 2	0	9	1	0	9	1
LEVEL 1	0	6	1	0	6	1
<b>Block Units</b>	<b>0</b>	<b>30</b>	<b>6</b>	<b>0</b>	<b>30</b>	<b>6</b>
	<b>Block Units 36</b>			<b>Block Units 36</b>		

<b>TOTAL UNITS</b>	<b>72</b>	
<b>1 Bedroom Units</b>	<b>0</b>	<b>0.0%</b>
<b>2 Bedroom Units</b>	<b>60</b>	<b>83.3%</b>
<b>3 Bedroom Units</b>	<b>12</b>	<b>16.7%</b>



<b>Parking Required</b>		
Units PS	1.5 PS / Unit	108 PS
Guests PS	1 PS / 5 Units	14.4 PS
<b>Total Parking Required</b>		<b>123 PS</b>
<b>Parking Stalls Provided</b>		<b>152 PS</b>

Proposed Subdivision		
SF	309,567 SF	7.1 Acres
Proposed Zoning		
	PD (BASED OFF ADJACENT RM25)	
Proposed Density		
	72Units	10.13 Units / Acre

ZONING DATA	
N 46TH AVE. (EAST) / PARCEL 3	
GENERAL	PROPOSED
LOT AREA	309,567 SF (7.1 ACRES)
RIGHT OF WAY	(0.8 ACRES)
GROSS ACRES	(7.9 ACRES)
HEIGHT	4-STORIES
PERVIOUS	0.61 ACRES
LOT COVERAGE	1.50 ACRES
PARKING SPACES	152
PARKING DENSITY	1.5 PS / DU
SETBACKS	PROPOSED
FRONT	45'-0"
REAR	45'-0"
SIDE 1 (NORTH)	45'-0"
SIDE 2 (SOUTH)	45'-0"

Rev.	Date

## ZONING PACKAGE

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

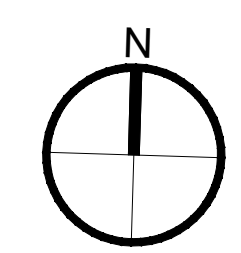
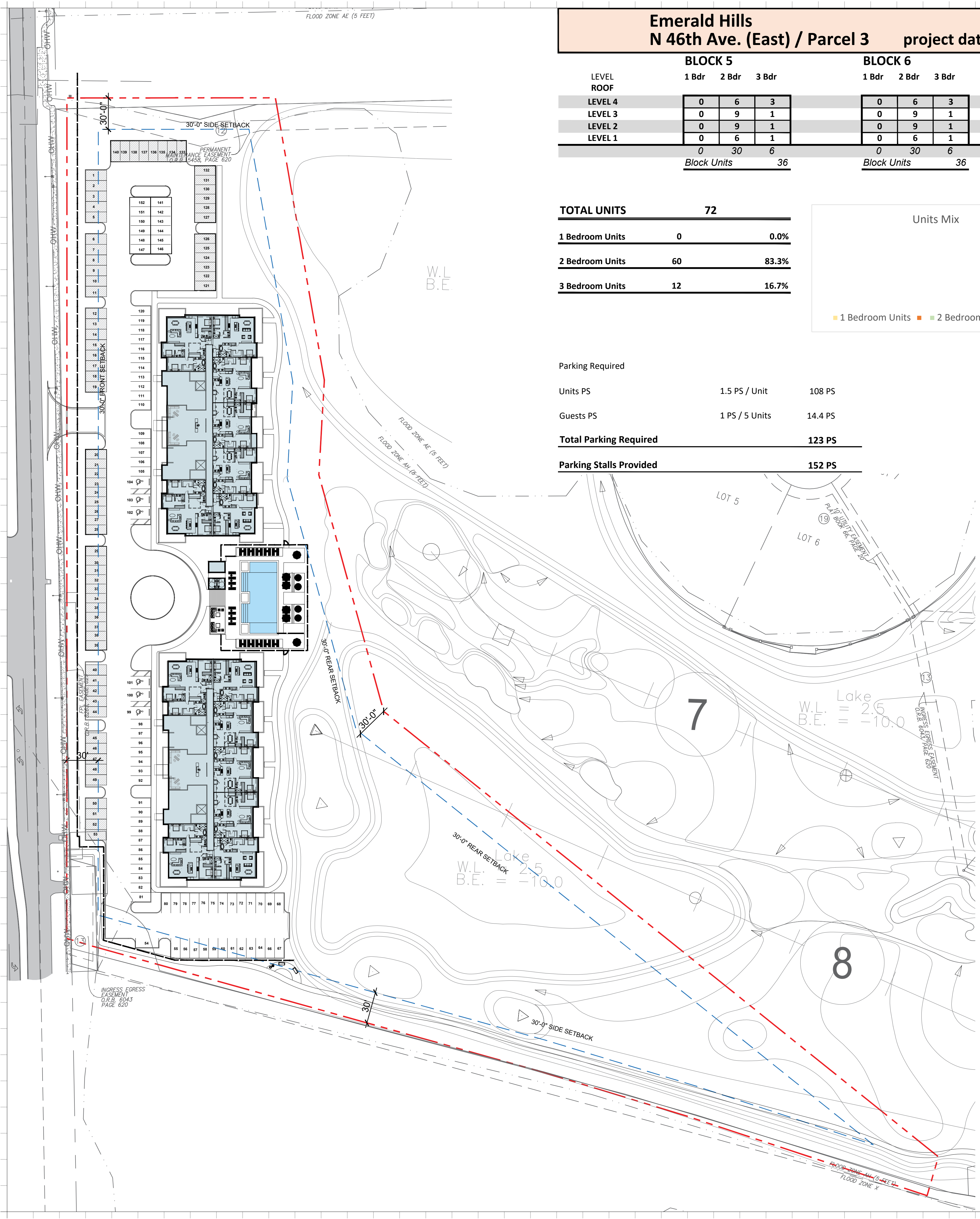
**ARCHITECT:**  
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571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766



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## ZONING DATA - N 46TH AVE EAST

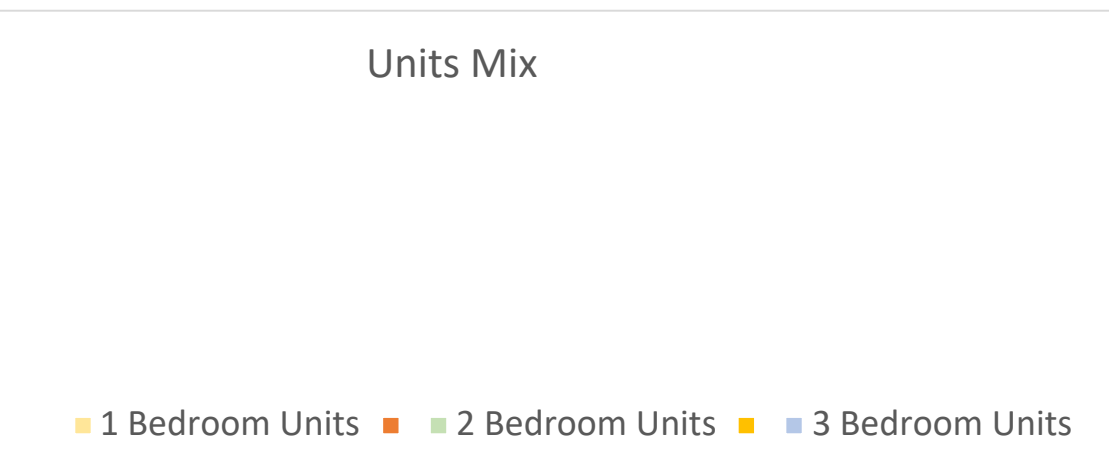
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Project # 1849	





LEVEL	BLOCK 1			BLOCK 2		
	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr
ROOF						
LEVEL 4	0	6	3	0	6	3
LEVEL 3	0	9	1	0	9	1
LEVEL 2	0	9	1	0	9	1
LEVEL 1	0	6	1	0	6	1
	0	30	6	0	30	6
	Block Units 36			Block Units 36		

<b>TOTAL UNITS</b>	<b>72</b>	
<b>1 Bedroom Units</b>	0	0.0%
<b>2 Bedroom Units</b>	60	83.3%
<b>3 Bedroom Units</b>	12	16.7%



<b>Parking Required</b>		
Units PS	1.5 PS / Unit	108 PS
Guests PS	1 PS / 5 Units	14.4 PS
<b>Total Parking Required</b>		<b>123 PS</b>
<b>Parking Stalls Provided</b>		<b>152 PS</b>

<b>Proposed Subdivision</b>		
SF	314,723 SF	7.2 Acres
<b>Proposed Zoning PD (BASED OFF ADJACENT RM25)</b>		
Proposed Density	72Units	9.96 Units / Acre

ZONING DATA	
N 40TH Ave. / PARCEL 4	
GENERAL	PROPOSED
LOT AREA	314,723 SF (7.2 ACRES)
RIGHT OF WAY	(0.8 ACRES)
GROSS ACRES	(8.0 ACRES)
HEIGHT	4-STORIES
PERVIOUS	0.82 ACRES
LOT COVERAGE	1.50 ACRES
PARKING SPACES	152
PARKING DENSITY	1.5 PS / DU
SETBACKS	PROPOSED
FRONT	45'-0"
REAR	45'-0"
SIDE 1 (WEST)	45'-0"
SIDE 2 (EAST)	45'-0"

Rev.	Date

**ZONING PACKAGE**

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

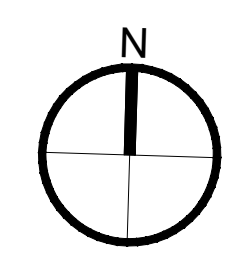
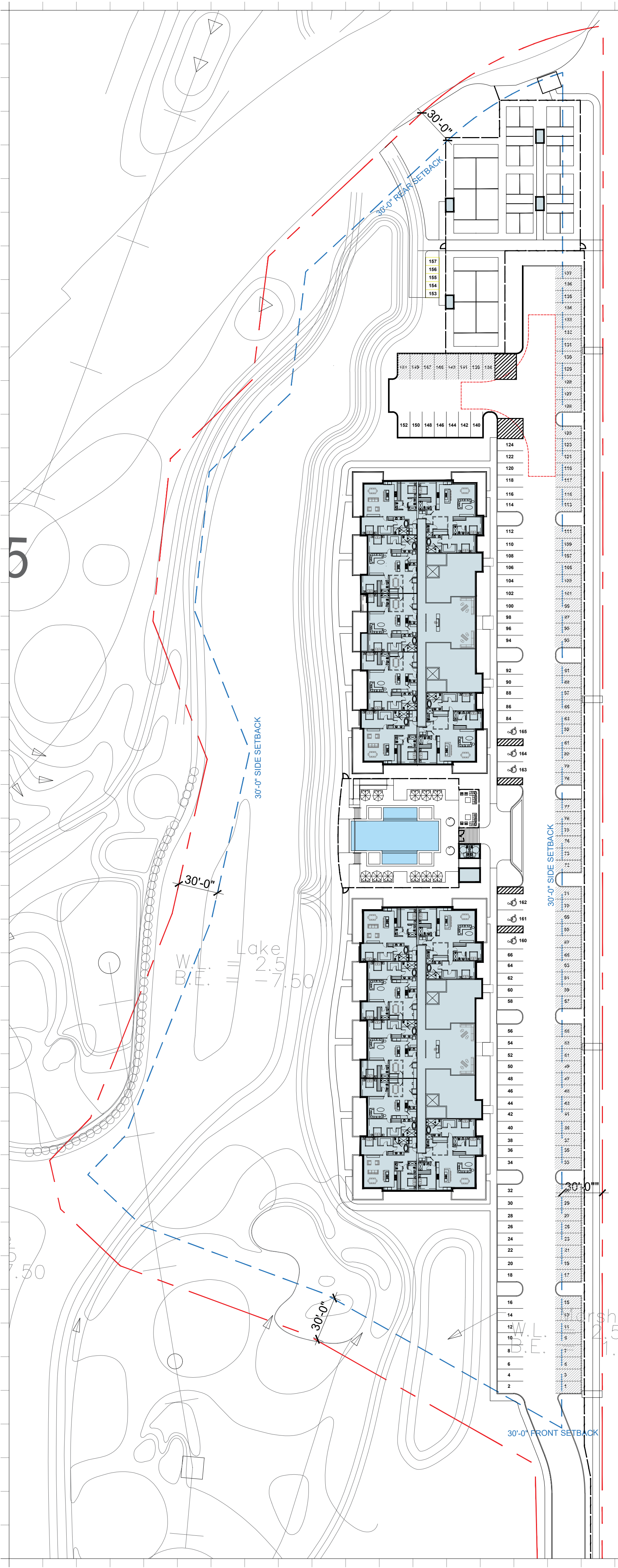
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571 NW 28TH STREET  
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TEL: (305) 573 1818  
FAX: (305) 573 3766

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**ZONING DATA - N 40TH AVE**

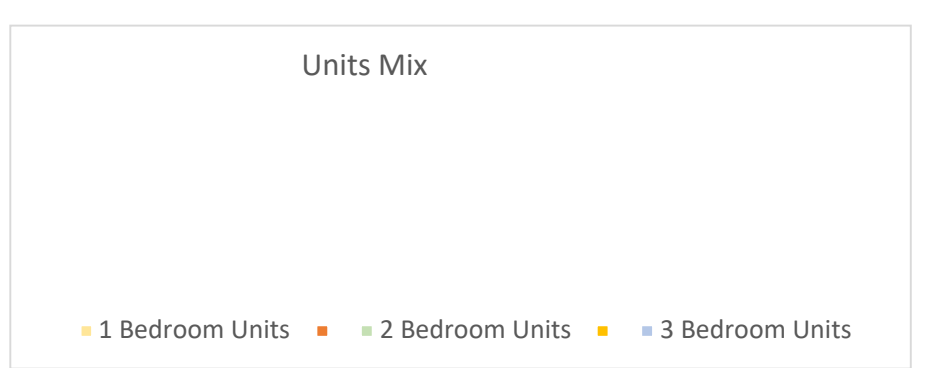
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Project # 1849	





Emerald Hills Clubhouse				project data			
LEVEL	1 Bdr	2 Bdr	3 Bdr				
ROOF							
LEVEL 5	0	15	3				
LEVEL 4	0	15	3				
LEVEL 3	0	15	3				
	0	45	9				
	Block Units			54			

TOTAL UNITS	54	
1 Bedroom Units	0	0.0%
2 Bedroom Units	45	83.3%
3 Bedroom Units	9	16.7%

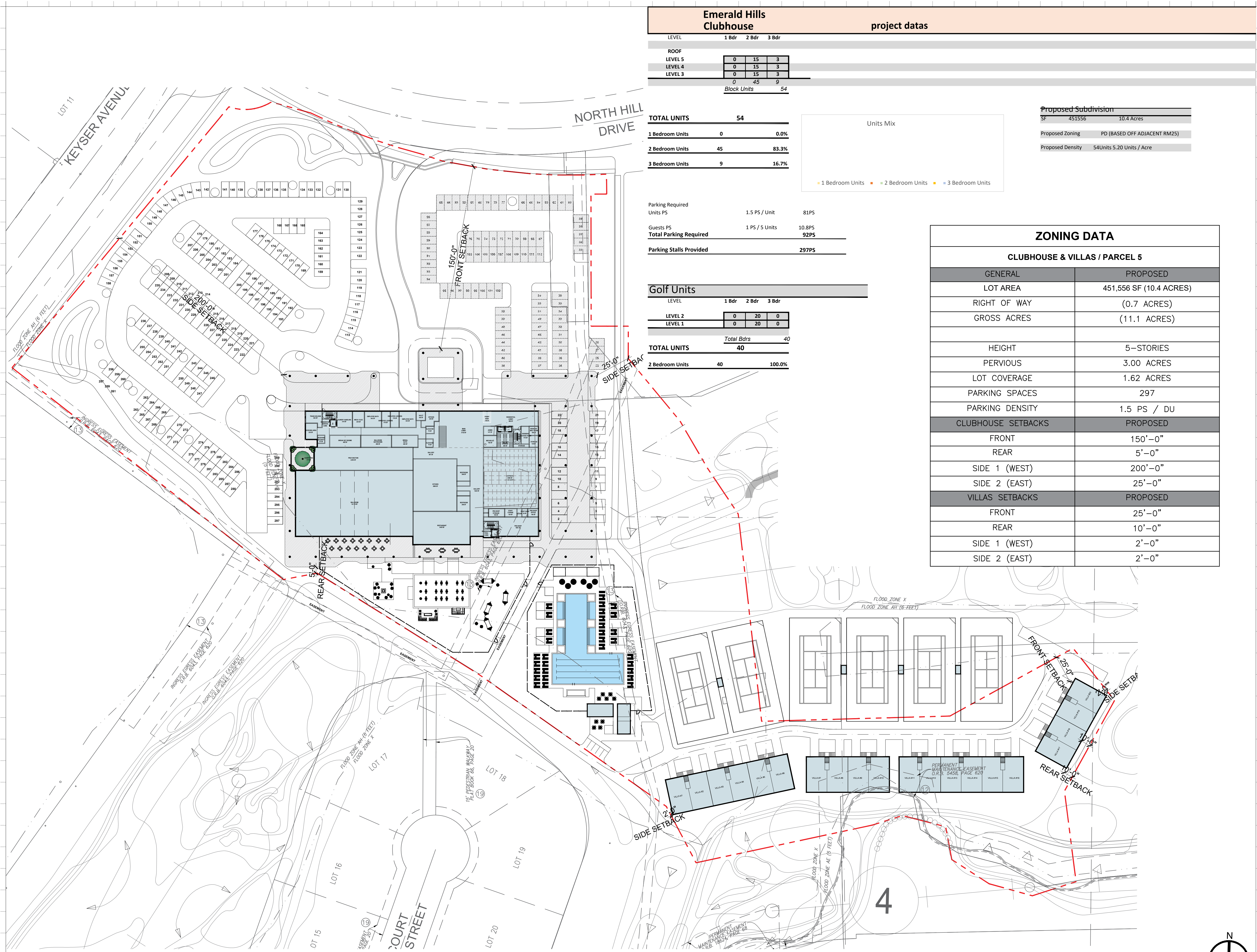


Proposed Subdivision	
SF	451556 10.4 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM25)
Proposed Density	54Units 5.20 Units / Acre

Parking Required Units PS	1.5 PS / Unit	81PS
Guests PS	1 PS / 5 Units	10.8PS
<b>Total Parking Required</b>		<b>92PS</b>
<b>Parking Stalls Provided</b>		<b>297PS</b>

Golf Units			
LEVEL	1 Bdr	2 Bdr	3 Bdr
LEVEL 2	0	20	0
LEVEL 1	0	20	0
	Total Bdrs 40		
<b>TOTAL UNITS</b>	<b>40</b>		
2 Bedroom Units	40	100.0%	

ZONING DATA	
CLUBHOUSE & VILLAS / PARCEL 5	
GENERAL	PROPOSED
LOT AREA	451,556 SF (10.4 ACRES)
RIGHT OF WAY	(0.7 ACRES)
GROSS ACRES	(11.1 ACRES)
HEIGHT	5-STORIES
PERVIOUS	3.00 ACRES
LOT COVERAGE	1.62 ACRES
PARKING SPACES	297
PARKING DENSITY	1.5 PS / DU
CLUBHOUSE SETBACKS	PROPOSED
FRONT	150'-0"
REAR	5'-0"
SIDE 1 (WEST)	200'-0"
SIDE 2 (EAST)	25'-0"
VILLAS SETBACKS	PROPOSED
FRONT	25'-0"
REAR	10'-0"
SIDE 1 (WEST)	2'-0"
SIDE 2 (EAST)	2'-0"



Rev.	Date

**ZONING PACKAGE**

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

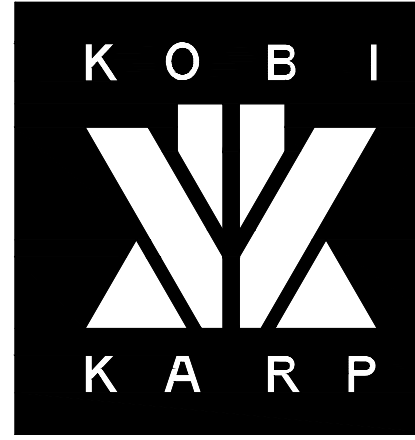
STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

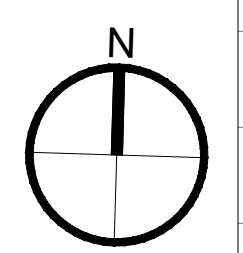
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571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766



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**ZONING DATA - CLUBHOUSE**

Date:	01-22-2025	Sheet No.	
DRAWN BY:		CHECKED BY:	A.E.1.00
Project #	1849		





SITE 6 - SINGLE FAMILY RESIDENTIAL						
OVERALL BUILDING DATA						
	LOT SIZE	BUILDING FOOTPRINT	# OF BEDROOMS	SF BREAKDOWN		UNIT HEIGHT
				GARAGE	UNIT SF	
LOT 1	14,581 SF					
LOT 2	13,551 SF					
<b>TOTAL</b>						

ZONING DATA	
LOT 1 / PARCEL 6	
GENERAL	PROPOSED
LOT AREA	14,581 SF (0.33 ACRES)
HEIGHT	
PERVIOUS	
LOT COVERAGE	
PARKING SPACES	
PARKING DENSITY	
SETBACKS	PROPOSED
FRONT	
REAR	
SIDE 1 (WEST)	
SIDE 2 (EAST)	

ZONING DATA	
LOT 2 / PARCEL 6	
GENERAL	PROPOSED
LOT AREA	13,551 SF (0.31 ACRES)
HEIGHT	
PERVIOUS	
LOT COVERAGE	
PARKING SPACES	
PARKING DENSITY	
SETBACKS	PROPOSED
FRONT	
REAR	
SIDE 1 (WEST)	
SIDE 2 (EAST)	

Rev.	Date

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**ZONING PACKAGE**

**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

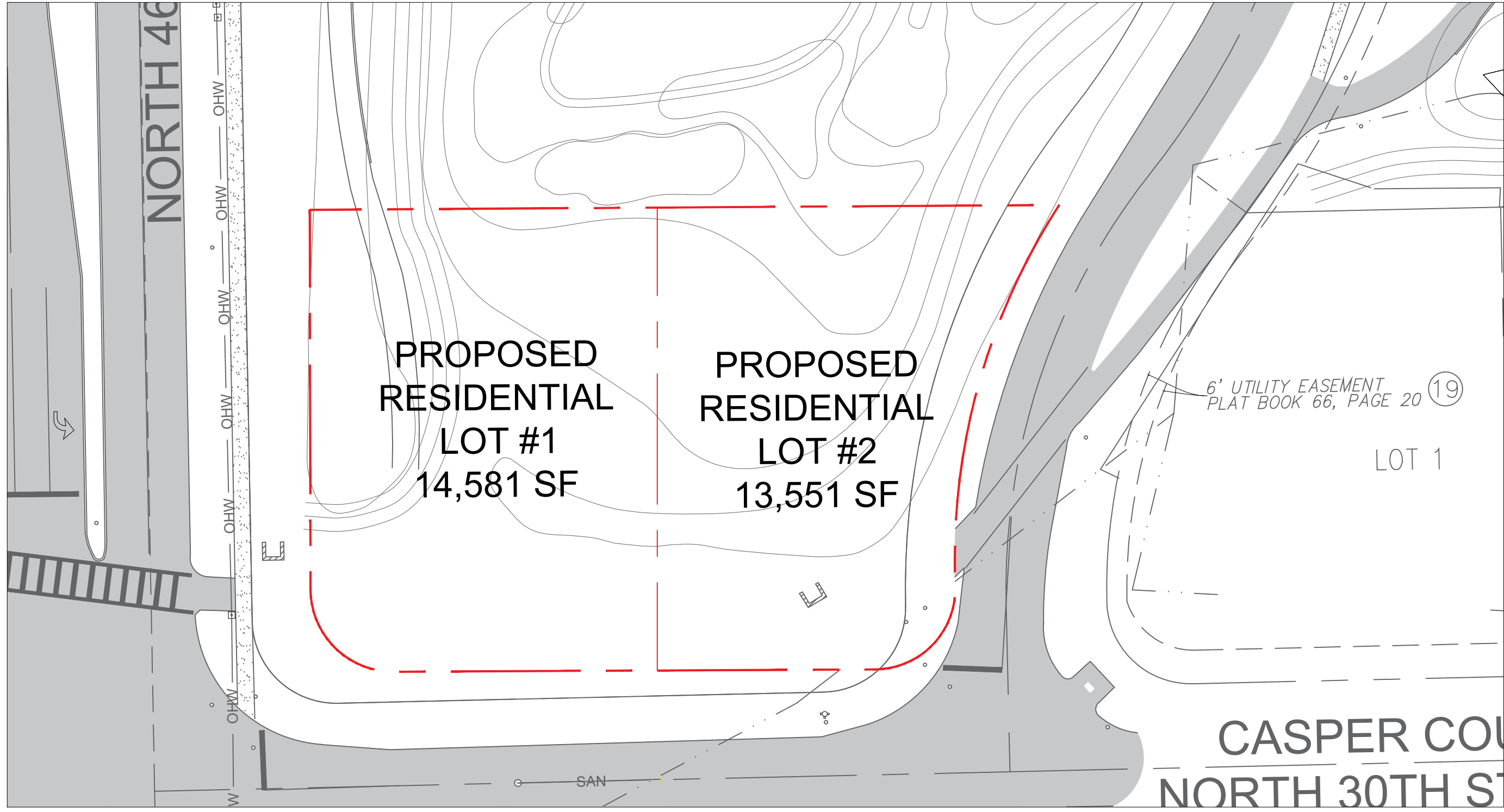
MEP ENGINEERS:

CIVIL ENGINEER:  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

ARCHITECT:  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1818  
 FAX: (305) 573 3766

KOBİ KARP  
 Lic. # AR0012578



**ZONING DATA - RESIDENTIAL**

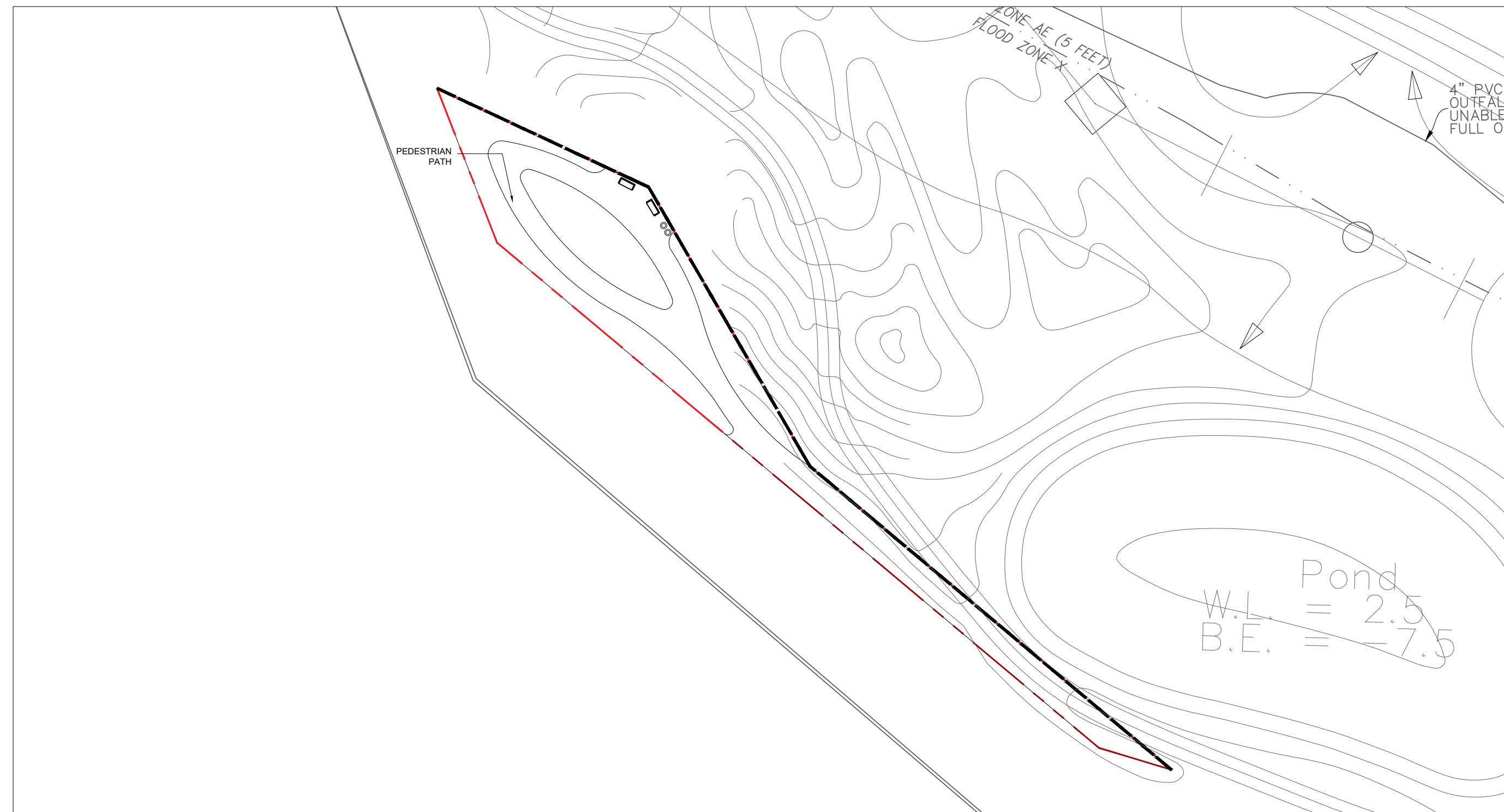
Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.F.1.00



**SITE 7 - PARK**

**PARK DATA**

	LOT SIZE	PARK FOOTPRINT	SF BREAKDOWN	
			IMPERVIOUS	PERVIOUS
LOT 1	14,581 SF			
<b>TOTAL</b>				



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**ZONING PACKAGE**

**EMERALD HILLS**

4100 N HILLS DR.  
HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

**ARCHITECT:**  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1919  
FAX: (305) 573 3766

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**ZONING DATA - PARK**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.P.1.00



**SITE 1 - 56TH AVE - TOWNHOUSES**

**TYP. BUILDING DATA**

	LOT SIZE	BUILDING FOOTPRINT	# OF UNITS	# OF BEDROOMS / UNIT				SF BREAKDOWN				TOTAL UNIT SF	F.A.R
				1 BED	2 BED	3 BED	4 BED	AMENITIES SF	CORE SF	UNIT SF	BALCONY SF		
TYP. BUILDING	111,106 SF	6,476 SF	6	-	-	-	6	-	-	2,381 SF	-	14,724 SF	
<b>TOTAL</b>		<b>32,380 SF</b>	<b>30 UNITS</b>				<b>6</b>					<b>73,620 SF</b>	

**BUILDING 1 - UNIT DATA**

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 1	1	UNIT 1-101	4 BED / 4 BATH	2,600 SF
		UNIT 1-102	4 BED / 4 BATH	2,381 SF
		UNIT 1-103	4 BED / 4 BATH	2,381 SF
		UNIT 1-104	4 BED / 4 BATH	2,381 SF
		UNIT 1-105	4 BED / 4 BATH	2,381 SF
		UNIT 1-106	4 BED / 4 BATH	2,600 SF
<b>SUB-TOTAL</b>		<b>6 UNITS</b>		<b>14,724 SF</b>
BUILDING 2	1	UNIT 2-107	4 BED / 4 BATH	2,600 SF
		UNIT 2-108	4 BED / 4 BATH	2,381 SF
		UNIT 2-109	4 BED / 4 BATH	2,381 SF
		UNIT 2-110	4 BED / 4 BATH	2,381 SF
		UNIT 2-111	4 BED / 4 BATH	2,381 SF
		UNIT 2-112	4 BED / 4 BATH	2,600 SF
<b>SUB-TOTAL</b>		<b>6 UNITS</b>		<b>14,724 SF</b>
BUILDING 3	1	UNIT 3-113	4 BED / 4 BATH	2,600 SF
		UNIT 3-114	4 BED / 4 BATH	2,381 SF
		UNIT 3-115	4 BED / 4 BATH	2,381 SF
		UNIT 3-116	4 BED / 4 BATH	2,381 SF
		UNIT 3-117	4 BED / 4 BATH	2,381 SF
		UNIT 3-118	4 BED / 4 BATH	2,600 SF
<b>SUB-TOTAL</b>		<b>6 UNITS</b>		<b>14,724 SF</b>
BUILDING 4	1	UNIT 4-119	4 BED / 4 BATH	2,600 SF
		UNIT 4-120	4 BED / 4 BATH	2,381 SF
		UNIT 4-121	4 BED / 4 BATH	2,381 SF
		UNIT 4-122	4 BED / 4 BATH	2,381 SF
		UNIT 4-123	4 BED / 4 BATH	2,381 SF
		UNIT 4-124	4 BED / 4 BATH	2,600 SF
<b>SUB-TOTAL</b>		<b>6 UNITS</b>		<b>14,724 SF</b>
BUILDING 5	1	UNIT 5-125	4 BED / 4 BATH	2,600 SF
		UNIT 5-126	4 BED / 4 BATH	2,381 SF
		UNIT 5-127	4 BED / 4 BATH	2,381 SF
		UNIT 5-128	4 BED / 4 BATH	2,381 SF
		UNIT 5-129	4 BED / 4 BATH	2,381 SF
		UNIT 5-130	4 BED / 4 BATH	2,600 SF
<b>SUB-TOTAL</b>		<b>6 UNITS</b>		<b>14,724 SF</b>
<b>TOTAL</b>		<b>30 UNITS</b>		<b>73,620 SF</b>

Rev.	Date

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**ZONING PACKAGE**

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0688

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

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**DATA SHEET**

Date: 09-18-2024	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	<b>A.A.2.10</b>



**SITE 2 - N 46TH AVE (WEST) - HOLE 8**

**OVERALL BUILDING DATA**

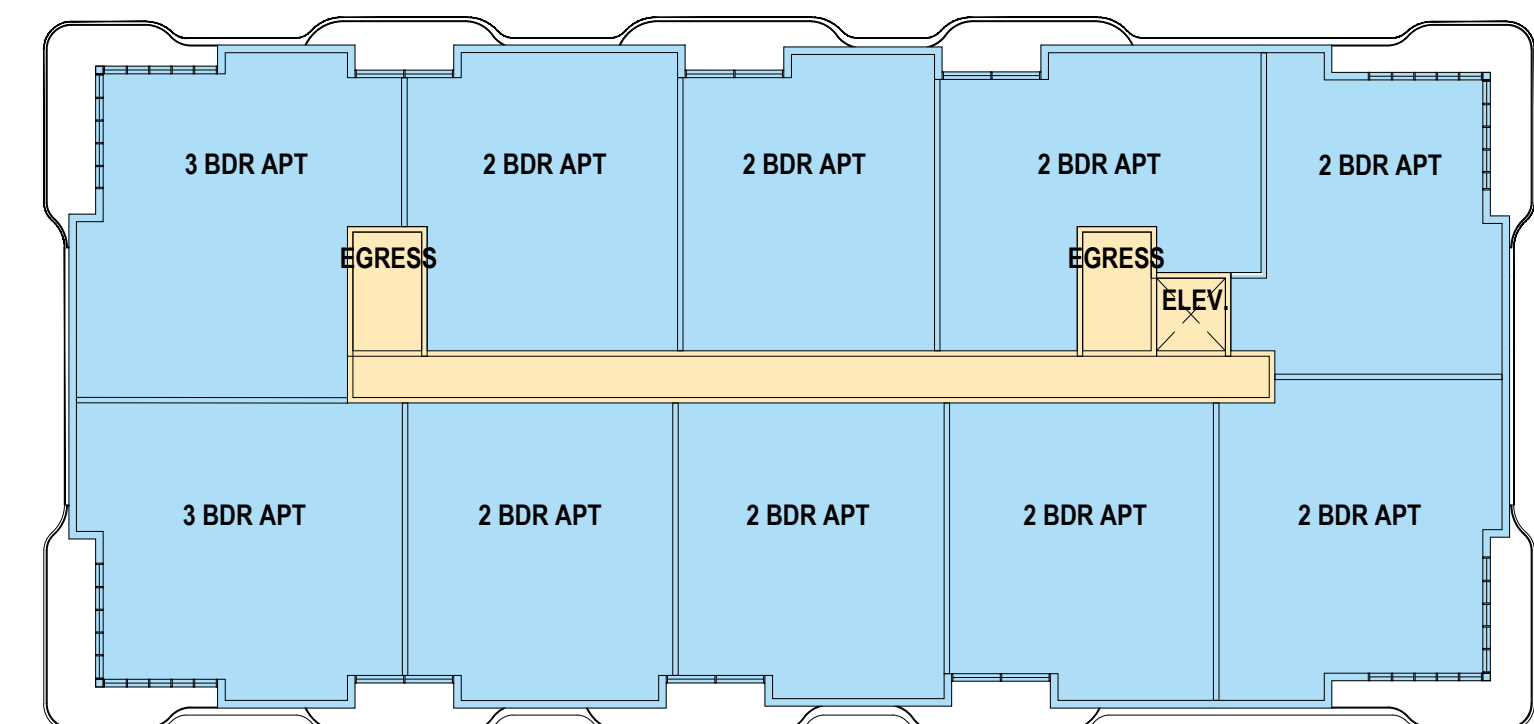
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN			F.A.R.	
					2 BED	3 BED	AMENITIES SF		
	222,324 SF								
BUILDING 1		13,398 SF	3	27	21	6	3,966 SF	1,578 SF	42,946 SF
BUILDING 2		13,398 SF	3	27	21	6	3,966 SF	1,578 SF	42,946 SF
<b>TOTAL</b>		<b>26,796 SF</b>		<b>54 UNITS</b>	<b>42</b>	<b>12</b>	<b>7,932 SF</b>	<b>3,156 SF</b>	<b>85,892 SF</b>

**BUILDING 1 - UNIT DATA**

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 1	2	UNIT 1-101	3 BED / 4 BATH	2,210 SF
		UNIT 1-102	2 BED / 3 BATH	1,631 SF
		UNIT 1-103	2 BED / 3 BATH	1,672 SF
		UNIT 1-104	2 BED / 3 BATH	1,669 SF
		UNIT 1-105	2 BED / 3 BATH	1,672 SF
		UNIT 1-106	2 BED / 3 BATH	1,631 SF
		UNIT 1-107	3 BED / 4 BATH	1,497 SF
<b>SUBTOTAL</b>		<b>7 UNITS</b>		<b>11,982 SF</b>
		UNIT 1-201	3 BED / 4 BATH	2,210 SF
		UNIT 1-202	2 BED / 3 BATH	1,631 SF
		UNIT 1-203	2 BED / 3 BATH	1,672 SF
		UNIT 1-204	2 BED / 3 BATH	1,669 SF
		UNIT 1-205	2 BED / 3 BATH	1,672 SF
		UNIT 1-206	2 BED / 3 BATH	1,631 SF
		UNIT 1-207	2 BED / 3 BATH	1,497 SF
		UNIT 1-208	2 BED / 3 BATH	1,108 SF
		UNIT 1-209	2 BED / 3 BATH	1,284 SF
		UNIT 1-210	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 1-301	3 BED / 4 BATH	2,210 SF
		UNIT 1-302	2 BED / 3 BATH	1,631 SF
		UNIT 1-303	2 BED / 3 BATH	1,672 SF
		UNIT 1-304	2 BED / 3 BATH	1,669 SF
		UNIT 1-305	2 BED / 3 BATH	1,672 SF
		UNIT 1-306	2 BED / 3 BATH	1,631 SF
		UNIT 1-307	2 BED / 3 BATH	1,497 SF
		UNIT 1-308	2 BED / 3 BATH	1,108 SF
		UNIT 1-309	2 BED / 3 BATH	1,284 SF
		UNIT 1-310	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
<b>TOTAL</b>		<b>27 UNITS</b>		<b>42,946 SF</b>

**BUILDING 2 - UNIT DATA**

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 2	2	UNIT 2-101	3 BED / 4 BATH	2,210 SF
		UNIT 2-102	2 BED / 3 BATH	1,631 SF
		UNIT 2-103	2 BED / 3 BATH	1,672 SF
		UNIT 2-104	2 BED / 3 BATH	1,669 SF
		UNIT 2-105	2 BED / 3 BATH	1,672 SF
		UNIT 2-106	2 BED / 3 BATH	1,631 SF
		UNIT 2-107	3 BED / 4 BATH	1,497 SF
<b>SUBTOTAL</b>		<b>7 UNITS</b>		<b>11,982 SF</b>
		UNIT 2-201	3 BED / 4 BATH	2,210 SF
		UNIT 2-202	2 BED / 3 BATH	1,631 SF
		UNIT 2-203	2 BED / 3 BATH	1,672 SF
		UNIT 2-204	2 BED / 3 BATH	1,669 SF
		UNIT 2-205	2 BED / 3 BATH	1,672 SF
		UNIT 2-206	2 BED / 3 BATH	1,631 SF
		UNIT 2-207	2 BED / 3 BATH	1,497 SF
		UNIT 2-208	2 BED / 3 BATH	1,108 SF
		UNIT 2-209	2 BED / 3 BATH	1,284 SF
		UNIT 2-210	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 2-301	3 BED / 4 BATH	2,210 SF
		UNIT 2-302	2 BED / 3 BATH	1,631 SF
		UNIT 2-303	2 BED / 3 BATH	1,672 SF
		UNIT 2-304	2 BED / 3 BATH	1,669 SF
		UNIT 2-305	2 BED / 3 BATH	1,672 SF
		UNIT 2-306	2 BED / 3 BATH	1,631 SF
		UNIT 2-307	2 BED / 3 BATH	1,497 SF
		UNIT 2-308	2 BED / 3 BATH	1,108 SF
		UNIT 2-309	2 BED / 3 BATH	1,284 SF
		UNIT 2-310	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
<b>TOTAL</b>		<b>27 UNITS</b>		<b>42,946 SF</b>



TYP. BUILDING LAYOUT

Rev.	Date

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**ZONING PACKAGE**

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

KOBİ KARP  
Lic. # AR0012578



**DATA SHEET**

Date: 01-22-2025	Sheet No.
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Project # 1849	



SITE 3 - N 46TH AVE (EAST) - HOLE 16

OVERALL BUILDING DATA

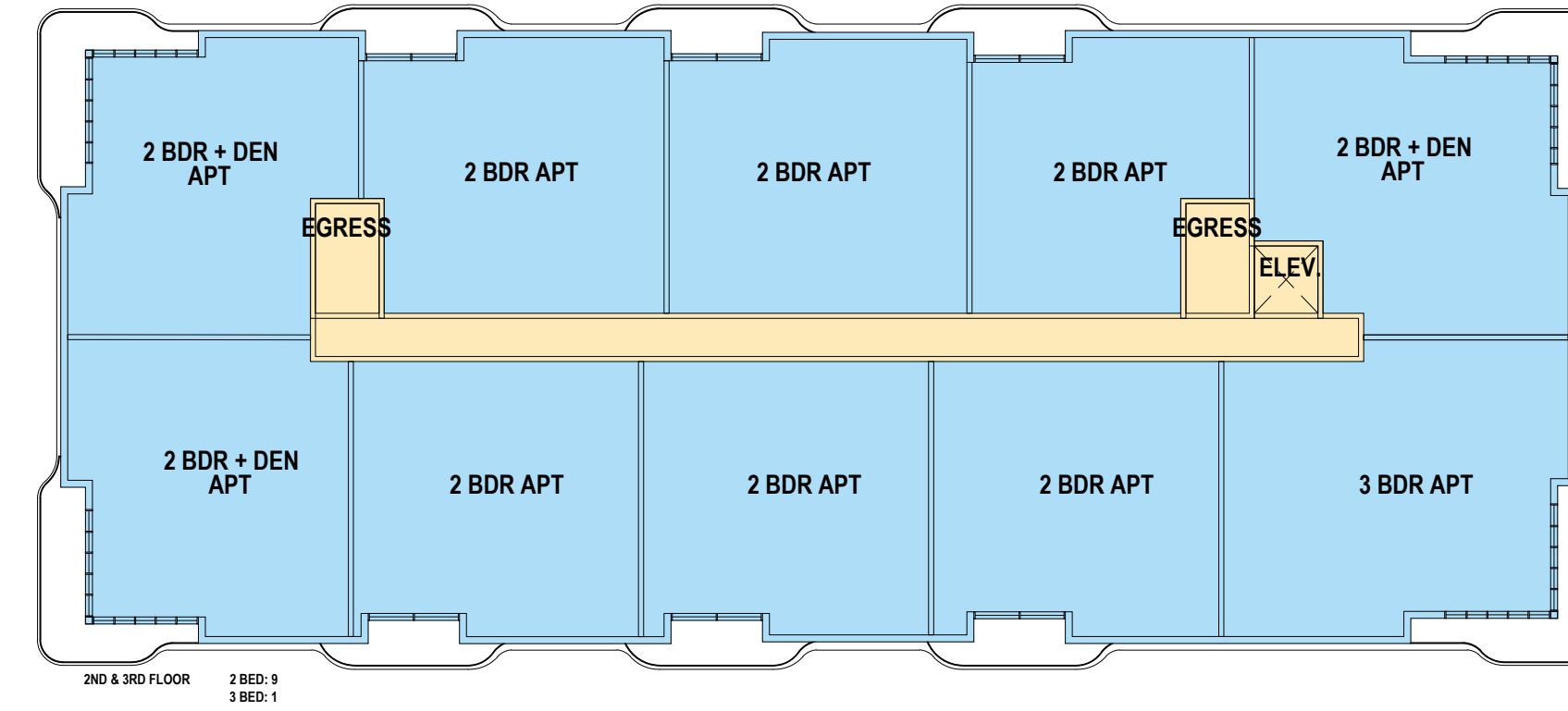
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					
					2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
BUILDING 1	310,978 SF	15,336 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
BUILDING 2		15,336 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
<b>TOTAL</b>		<b>35,566 SF</b>		<b>72 UNITS</b>	<b>60</b>	<b>12</b>	<b>7,932 SF</b>	<b>3,156 SF</b>	<b>116,856 SF</b>	

BUILDING 1 - UNIT DATA

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 1	3	UNIT 1-101	3 BED / 4 BATH	2,210 SF
		UNIT 1-102	2 BED / 3 BATH	1,631 SF
		UNIT 1-103	2 BED / 3 BATH	1,672 SF
		UNIT 1-104	2 BED / 3 BATH	1,669 SF
		UNIT 1-105	2 BED / 3 BATH	1,672 SF
		UNIT 1-106	2 BED / 3 BATH	1,631 SF
<b>SUBTOTAL</b>		<b>6 UNITS</b>		<b>10,485 SF</b>
		UNIT 1-201	3 BED / 4 BATH	2,210 SF
		UNIT 1-202	2 BED / 3 BATH	1,631 SF
		UNIT 1-203	2 BED / 3 BATH	1,672 SF
		UNIT 1-204	2 BED / 3 BATH	1,669 SF
		UNIT 1-205	2 BED / 3 BATH	1,672 SF
		UNIT 1-206	2 BED / 3 BATH	1,631 SF
		UNIT 1-207	2 BED / 3 BATH	1,497 SF
		UNIT 1-208	2 BED / 3 BATH	1,108 SF
		UNIT 1-209	2 BED / 3 BATH	1,284 SF
		UNIT 1-210	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 1-301	3 BED / 4 BATH	2,210 SF
		UNIT 1-302	2 BED / 3 BATH	1,631 SF
		UNIT 1-303	2 BED / 3 BATH	1,672 SF
		UNIT 1-304	2 BED / 3 BATH	1,669 SF
		UNIT 1-305	2 BED / 3 BATH	1,672 SF
		UNIT 1-306	2 BED / 3 BATH	1,631 SF
		UNIT 1-307	2 BED / 3 BATH	1,497 SF
		UNIT 1-308	2 BED / 3 BATH	1,108 SF
		UNIT 1-309	2 BED / 3 BATH	1,284 SF
		UNIT 1-310	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 1-401	3 BED / 4 BATH	2,210 SF
		UNIT 1-402	2 BED / 3 BATH	1,631 SF
		UNIT 1-403	2 BED / 3 BATH	1,672 SF
		UNIT 1-404	2 BED / 3 BATH	1,669 SF
		UNIT 1-405	2 BED / 3 BATH	1,672 SF
		UNIT 1-406	2 BED / 3 BATH	1,631 SF
		UNIT 1-407	2 BED / 3 BATH	1,497 SF
		UNIT 1-408	2 BED / 3 BATH	1,108 SF
		UNIT 1-409	2 BED / 3 BATH	1,284 SF
		UNIT 1-410	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
<b>TOTAL</b>		<b>36 UNITS</b>		<b>56,931 SF</b>

BUILDING 2 - UNIT DATA

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 2	3	UNIT 2-101	3 BED / 4 BATH	2,210 SF
		UNIT 2-102	2 BED / 3 BATH	1,631 SF
		UNIT 2-103	2 BED / 3 BATH	1,672 SF
		UNIT 2-104	2 BED / 3 BATH	1,669 SF
		UNIT 2-105	2 BED / 3 BATH	1,672 SF
		UNIT 2-106	2 BED / 3 BATH	1,631 SF
<b>SUBTOTAL</b>		<b>6 UNITS</b>		<b>10,485 SF</b>
		UNIT 2-201	3 BED / 4 BATH	2,210 SF
		UNIT 2-202	2 BED / 3 BATH	1,631 SF
		UNIT 2-203	2 BED / 3 BATH	1,672 SF
		UNIT 2-204	2 BED / 3 BATH	1,669 SF
		UNIT 2-205	2 BED / 3 BATH	1,672 SF
		UNIT 2-206	2 BED / 3 BATH	1,631 SF
		UNIT 2-207	2 BED / 3 BATH	1,497 SF
		UNIT 2-208	2 BED / 3 BATH	1,108 SF
		UNIT 2-209	2 BED / 3 BATH	1,284 SF
		UNIT 2-210	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 2-301	3 BED / 4 BATH	2,210 SF
		UNIT 2-302	2 BED / 3 BATH	1,631 SF
		UNIT 2-303	2 BED / 3 BATH	1,672 SF
		UNIT 2-304	2 BED / 3 BATH	1,669 SF
		UNIT 2-305	2 BED / 3 BATH	1,672 SF
		UNIT 2-306	2 BED / 3 BATH	1,631 SF
		UNIT 2-307	2 BED / 3 BATH	1,497 SF
		UNIT 2-308	2 BED / 3 BATH	1,108 SF
		UNIT 2-309	2 BED / 3 BATH	1,284 SF
		UNIT 2-310	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 2-401	3 BED / 4 BATH	2,210 SF
		UNIT 2-402	2 BED / 3 BATH	1,631 SF
		UNIT 2-403	2 BED / 3 BATH	1,672 SF
		UNIT 2-404	2 BED / 3 BATH	1,669 SF
		UNIT 2-405	2 BED / 3 BATH	1,672 SF
		UNIT 2-406	2 BED / 3 BATH	1,631 SF
		UNIT 2-407	2 BED / 3 BATH	1,497 SF
		UNIT 2-408	2 BED / 3 BATH	1,108 SF
		UNIT 2-409	2 BED / 3 BATH	1,284 SF
		UNIT 2-410	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
<b>TOTAL</b>		<b>36 UNITS</b>		<b>56,931 SF</b>



TYP. BUILDING LAYOUT

Rev.	Date

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ZONING PACKAGE

EMERALD HILLS

4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

KOBİ KARP  
Lic. # AR0012578



DATA SHEET

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.C.2.10



**SITE 4 - N 40TH AVE - HOLE 18**

**OVERALL BUILDING DATA**

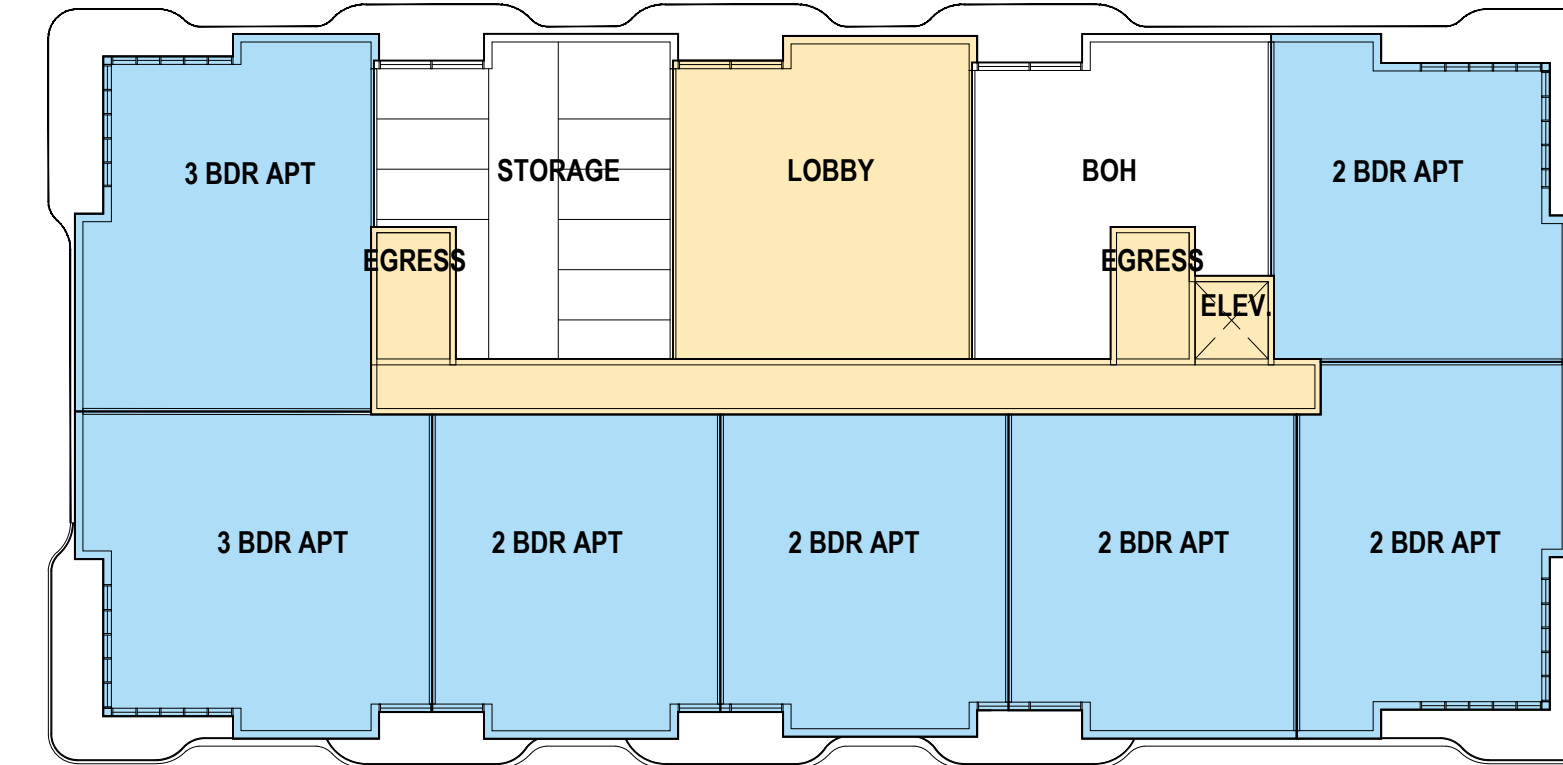
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					
					2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
BUILDING 1	34,918 SF	13,084 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
BUILDING 2		13,084 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
<b>TOTAL</b>		<b>26,168 SF</b>		<b>72 UNITS</b>	<b>60</b>	<b>12</b>	<b>7,932 SF</b>	<b>3,156 SF</b>	<b>116,856 SF</b>	

**BUILDING 1 - UNIT DATA**

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 1	4	UNIT 1-101	3 BED / 4 BATH	2,210 SF
		UNIT 1-102	2 BED / 3 BATH	1,631 SF
		UNIT 1-103	2 BED / 3 BATH	1,672 SF
		UNIT 1-104	2 BED / 3 BATH	1,669 SF
		UNIT 1-105	2 BED / 3 BATH	1,672 SF
		UNIT 1-106	2 BED / 3 BATH	1,631 SF
<b>SUBTOTAL</b>		<b>6 UNITS</b>		<b>10,485 SF</b>
		UNIT 1-201	3 BED / 4 BATH	2,210 SF
		UNIT 1-202	2 BED / 3 BATH	1,631 SF
		UNIT 1-203	2 BED / 3 BATH	1,672 SF
		UNIT 1-204	2 BED / 3 BATH	1,669 SF
		UNIT 1-205	2 BED / 3 BATH	1,672 SF
		UNIT 1-206	2 BED / 3 BATH	1,631 SF
		UNIT 1-207	2 BED / 3 BATH	1,497 SF
		UNIT 1-208	2 BED / 3 BATH	1,108 SF
		UNIT 1-209	2 BED / 3 BATH	1,284 SF
		UNIT 1-210	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 1-301	3 BED / 4 BATH	2,210 SF
		UNIT 1-302	2 BED / 3 BATH	1,631 SF
		UNIT 1-303	2 BED / 3 BATH	1,672 SF
		UNIT 1-304	2 BED / 3 BATH	1,669 SF
		UNIT 1-305	2 BED / 3 BATH	1,672 SF
		UNIT 1-306	2 BED / 3 BATH	1,631 SF
		UNIT 1-307	2 BED / 3 BATH	1,497 SF
		UNIT 1-308	2 BED / 3 BATH	1,108 SF
		UNIT 1-309	2 BED / 3 BATH	1,284 SF
		UNIT 1-310	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 1-401	3 BED / 4 BATH	2,210 SF
		UNIT 1-402	2 BED / 3 BATH	1,631 SF
		UNIT 1-403	2 BED / 3 BATH	1,672 SF
		UNIT 1-404	2 BED / 3 BATH	1,669 SF
		UNIT 1-405	2 BED / 3 BATH	1,672 SF
		UNIT 1-406	2 BED / 3 BATH	1,631 SF
		UNIT 1-407	2 BED / 3 BATH	1,497 SF
		UNIT 1-408	2 BED / 3 BATH	1,108 SF
		UNIT 1-409	2 BED / 3 BATH	1,284 SF
		UNIT 1-410	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
<b>TOTAL</b>		<b>37 UNITS</b>		<b>56,931 SF</b>

**BUILDING 2 - UNIT DATA**

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 2	4	UNIT 2-101	3 BED / 4 BATH	2,210 SF
		UNIT 2-102	2 BED / 3 BATH	1,631 SF
		UNIT 2-103	2 BED / 3 BATH	1,672 SF
		UNIT 2-104	2 BED / 3 BATH	1,669 SF
		UNIT 2-105	2 BED / 3 BATH	1,672 SF
		UNIT 2-106	2 BED / 3 BATH	1,631 SF
<b>SUBTOTAL</b>		<b>6 UNITS</b>		<b>10,485 SF</b>
		UNIT 2-201	3 BED / 4 BATH	2,210 SF
		UNIT 2-202	2 BED / 3 BATH	1,631 SF
		UNIT 2-203	2 BED / 3 BATH	1,672 SF
		UNIT 2-204	2 BED / 3 BATH	1,669 SF
		UNIT 2-205	2 BED / 3 BATH	1,672 SF
		UNIT 2-206	2 BED / 3 BATH	1,631 SF
		UNIT 2-207	2 BED / 3 BATH	1,497 SF
		UNIT 2-208	2 BED / 3 BATH	1,108 SF
		UNIT 2-209	2 BED / 3 BATH	1,284 SF
		UNIT 2-210	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 2-301	3 BED / 4 BATH	2,210 SF
		UNIT 2-302	2 BED / 3 BATH	1,631 SF
		UNIT 2-303	2 BED / 3 BATH	1,672 SF
		UNIT 2-304	2 BED / 3 BATH	1,669 SF
		UNIT 2-305	2 BED / 3 BATH	1,672 SF
		UNIT 2-306	2 BED / 3 BATH	1,631 SF
		UNIT 2-307	2 BED / 3 BATH	1,497 SF
		UNIT 2-308	2 BED / 3 BATH	1,108 SF
		UNIT 2-309	2 BED / 3 BATH	1,284 SF
		UNIT 2-310	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
		UNIT 2-401	3 BED / 4 BATH	2,210 SF
		UNIT 2-402	2 BED / 3 BATH	1,631 SF
		UNIT 2-403	2 BED / 3 BATH	1,672 SF
		UNIT 2-404	2 BED / 3 BATH	1,669 SF
		UNIT 2-405	2 BED / 3 BATH	1,672 SF
		UNIT 2-406	2 BED / 3 BATH	1,631 SF
		UNIT 2-407	2 BED / 3 BATH	1,497 SF
		UNIT 2-408	2 BED / 3 BATH	1,108 SF
		UNIT 2-409	2 BED / 3 BATH	1,284 SF
		UNIT 2-410	3 BED / 4 BATH	1,108 SF
<b>SUBTOTAL</b>		<b>10 UNITS</b>		<b>15,482 SF</b>
<b>TOTAL</b>		<b>37 UNITS</b>		<b>56,931 SF</b>



TYP. BUILDING LAYOUT

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**ZONING PACKAGE**

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

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**SITE 5 - CLUBHOUSE + VILLAS**

**OVERALL BUILDING DATA**

	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	# OF BEDROOMS			SF BREAKDOWN			
					1 BED	2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
CLUBHOUSE	43,003 SF	41,069 SF	5	54	9	36	9			84,126 SF	
VILLAS		18,609 SF	2	40						33,280 SF	
<b>TOTAL</b>		<b>5,678 SF</b>		<b>94 UNITS</b>						<b>117,358 SF</b>	

**CLUBHOUSE - UNIT DATA**

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
CLUBHOUSE	5	UNIT 1-301	2 BED / 3 BATH	1,635 SF
		UNIT 1-302	2 BED / 3 BATH	1,375 SF
		UNIT 1-303	2 BED / 3 BATH	1,375 SF
		UNIT 1-304	1 BED / 2 BATH	1,125 SF
		UNIT 1-305	2 BED / 3 BATH	1,375 SF
		UNIT 1-306	3 BED / 4 BATH	2,275 SF
		UNIT 1-307	2 BED / 3 BATH	1,635 SF
		UNIT 1-308	2 BED / 3 BATH	1,635 SF
		UNIT 1-309	3 BED / 4 BATH	2,085 SF
		UNIT 1-310	2 BED / 3 BATH	1,635 SF
		UNIT 1-311	1 BED / 1 BATH	1,097 SF
		UNIT 1-312	2 BED / 3 BATH	1,635 SF
		UNIT 1-313	3 BED / 4 BATH	2,275 SF
		UNIT 1-314	2 BED / 3 BATH	1,375 SF
		UNIT 1-315	1 BED / 1 BATH	1,125 SF
		UNIT 1-316	2 BED / 3 BATH	1,375 SF
		UNIT 1-317	2 BED / 3 BATH	1,375 SF
		UNIT 1-318	2 BED / 3 BATH	1,635 SF
<b>SUBTOTAL</b>		<b>18 UNITS</b>		<b>28,042 SF</b>
		UNIT 1-401	2 BED / 3 BATH	1,635 SF
		UNIT 1-402	2 BED / 3 BATH	1,375 SF
		UNIT 1-403	2 BED / 3 BATH	1,375 SF
		UNIT 1-404	1 BED / 2 BATH	1,125 SF
		UNIT 1-405	2 BED / 3 BATH	1,375 SF
		UNIT 1-406	3 BED / 4 BATH	2,275 SF
		UNIT 1-407	2 BED / 3 BATH	1,635 SF
		UNIT 1-408	2 BED / 3 BATH	1,635 SF
		UNIT 1-409	3 BED / 4 BATH	2,085 SF
		UNIT 1-410	2 BED / 3 BATH	1,635 SF
		UNIT 1-411	1 BED / 1 BATH	1,097 SF
		UNIT 1-412	2 BED / 3 BATH	1,635 SF
		UNIT 1-413	3 BED / 4 BATH	2,275 SF
		UNIT 1-414	2 BED / 3 BATH	1,375 SF
		UNIT 1-415	1 BED / 1 BATH	1,125 SF
		UNIT 1-416	2 BED / 3 BATH	1,375 SF
		UNIT 1-417	2 BED / 3 BATH	1,375 SF
		UNIT 1-418	2 BED / 3 BATH	1,635 SF
<b>SUBTOTAL</b>		<b>18 UNITS</b>		<b>28,042 SF</b>
		UNIT 1-501	2 BED / 3 BATH	1,635 SF
		UNIT 1-502	2 BED / 3 BATH	1,375 SF
		UNIT 1-503	2 BED / 3 BATH	1,375 SF
		UNIT 1-504	1 BED / 2 BATH	1,125 SF
		UNIT 1-505	2 BED / 3 BATH	1,375 SF
		UNIT 1-506	3 BED / 4 BATH	2,275 SF
		UNIT 1-507	2 BED / 3 BATH	1,635 SF
		UNIT 1-508	2 BED / 3 BATH	1,635 SF
		UNIT 1-509	3 BED / 4 BATH	2,085 SF
		UNIT 1-510	2 BED / 3 BATH	1,635 SF
		UNIT 1-511	1 BED / 1 BATH	1,097 SF
		UNIT 1-512	2 BED / 3 BATH	1,635 SF
		UNIT 1-513	3 BED / 4 BATH	2,275 SF
		UNIT 1-514	2 BED / 3 BATH	1,375 SF
		UNIT 1-515	1 BED / 1 BATH	1,125 SF
		UNIT 1-516	2 BED / 3 BATH	1,375 SF
		UNIT 1-517	2 BED / 3 BATH	1,375 SF
		UNIT 1-518	2 BED / 3 BATH	1,635 SF
<b>SUBTOTAL</b>		<b>18 UNITS</b>		<b>28,042 SF</b>
<b>TOTAL</b>		<b>54 UNITS</b>		<b>84,126 SF</b>

**VILLAS - UNIT DATA**

	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
VILLAS	5	UNIT 2-101	2 BED / 2 BATH	832 SF
		UNIT 2-102	2 BED / 2 BATH	832 SF
		UNIT 2-103	2 BED / 2 BATH	832 SF
		UNIT 2-104	2 BED / 2 BATH	832 SF
		UNIT 2-105	2 BED / 2 BATH	832 SF
		UNIT 2-106	2 BED / 2 BATH	832 SF
		UNIT 2-107	2 BED / 2 BATH	832 SF
		UNIT 2-108	2 BED / 2 BATH	832 SF
		UNIT 2-109	2 BED / 2 BATH	832 SF
		UNIT 2-110	2 BED / 2 BATH	832 SF
		UNIT 2-111	2 BED / 2 BATH	832 SF
		UNIT 2-112	2 BED / 2 BATH	832 SF
		UNIT 2-113	2 BED / 2 BATH	832 SF
		UNIT 2-114	2 BED / 2 BATH	832 SF
		UNIT 2-115	2 BED / 2 BATH	832 SF
		UNIT 2-116	2 BED / 2 BATH	832 SF
		UNIT 2-117	2 BED / 2 BATH	832 SF
		UNIT 2-118	2 BED / 2 BATH	832 SF
		UNIT 2-119	2 BED / 2 BATH	832 SF
		UNIT 2-120	2 BED / 2 BATH	832 SF
<b>SUBTOTAL</b>		<b>20 UNITS</b>		<b>8,320 SF</b>
		UNIT 2-201	2 BED / 2 BATH	832 SF
		UNIT 2-202	2 BED / 2 BATH	832 SF
		UNIT 2-203	2 BED / 2 BATH	832 SF
		UNIT 2-204	2 BED / 2 BATH	832 SF
		UNIT 2-205	2 BED / 2 BATH	832 SF
		UNIT 2-206	2 BED / 2 BATH	832 SF
		UNIT 2-207	2 BED / 2 BATH	832 SF
		UNIT 2-208	2 BED / 2 BATH	832 SF
		UNIT 2-209	2 BED / 2 BATH	832 SF
		UNIT 2-210	2 BED / 2 BATH	832 SF
		UNIT 2-211	2 BED / 2 BATH	832 SF
		UNIT 2-212	2 BED / 2 BATH	832 SF
UNIT 2-213	2 BED / 2 BATH	832 SF		
UNIT 2-214	2 BED / 2 BATH	832 SF		
UNIT 2-215	2 BED / 2 BATH	832 SF		
UNIT 2-216	2 BED / 2 BATH	832 SF		
UNIT 2-217	2 BED / 2 BATH	832 SF		
UNIT 2-218	2 BED / 2 BATH	832 SF		
UNIT 2-219	2 BED / 2 BATH	832 SF		
UNIT 2-220	2 BED / 2 BATH	832 SF		
<b>SUBTOTAL</b>		<b>20 UNITS</b>		<b>8,320 SF</b>
<b>TOTAL</b>		<b>40 UNITS</b>		<b>16,640 SF</b>

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**ZONING PACKAGE**

**EMERALD HILLS**

4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766



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**SITE 6 - SINGLE FAMILY RESIDENTIAL**

**OVERALL BUILDING DATA**

	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF BEDROOMS	SF BREAKDOWN	
					GARAGE	UNIT SF
LOT 1	14,581 SF					
LOT 2	13,551 SF					
<b>TOTAL</b>						

**ZONING DATA**

**LOT 1 / PARCEL 6**

BASE FLOOD ELEVATION	LOT DEPTH
ADJUSTED GRADE (FLOOD + GRADE / 2)	PROPOSED LOT COVERAGE SF AND %
LOT AREA	222,316 SF
MAX LOT COVERAGE SF AND %	PROPOSED UNIT SIZE SF AND %
<b>PROPOSED</b>	
HEIGHT	
SETBACKS	
FRONT FIRST LEVEL	
FRONT SECOND LEVEL	
SIDE 1	
SIDE 2 OR (FACING STREET)	
REAR	
SUM OF SIDE YARD	

**ZONING DATA**

**LOT 2 / PARCEL 6**

BASE FLOOD ELEVATION	LOT DEPTH
ADJUSTED GRADE (FLOOD + GRADE / 2)	PROPOSED LOT COVERAGE SF AND %
LOT AREA	222,316 SF
MAX LOT COVERAGE SF AND %	PROPOSED UNIT SIZE SF AND %
<b>PROPOSED</b>	
HEIGHT	
SETBACKS	
FRONT FIRST LEVEL	
FRONT SECOND LEVEL	
SIDE 1	
SIDE 2 OR (FACING STREET)	
REAR	
SUM OF SIDE YARD	

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**EMERALD HILLS**

4100 N HILLS DR.  
HOLLYWOOD, FL 33021

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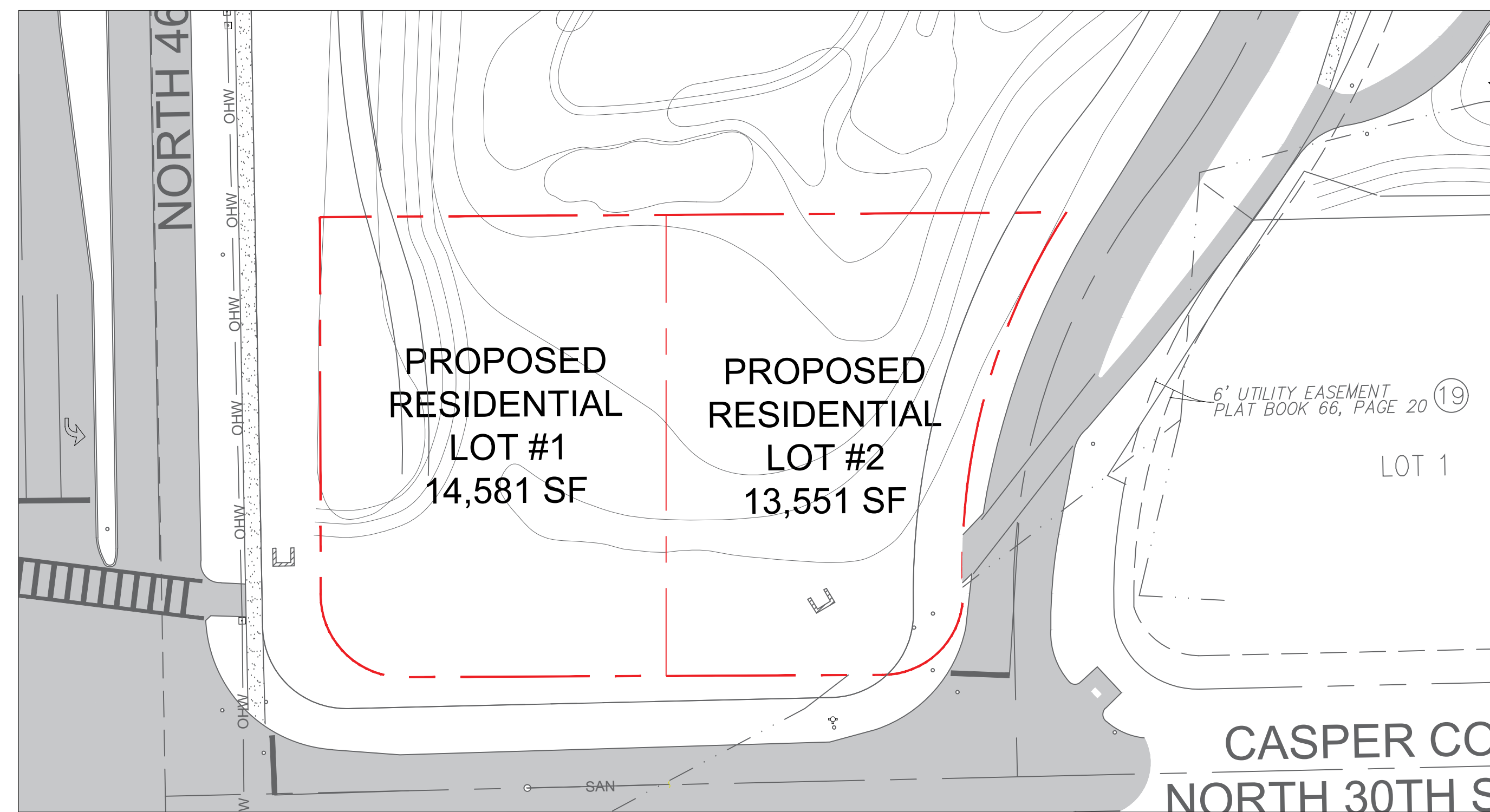
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CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

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Lic. # AR0012578



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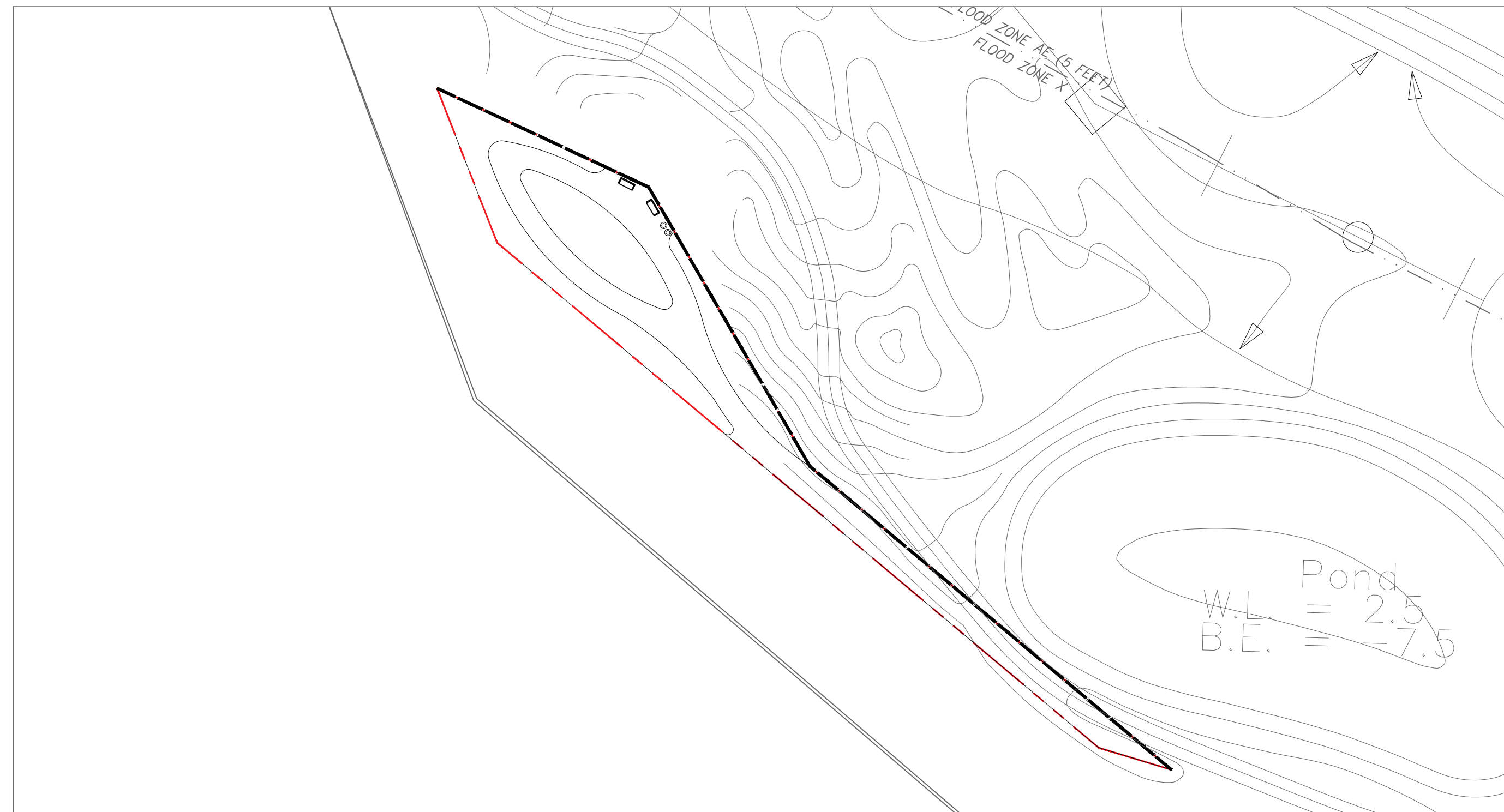
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Project # 1849	



**SITE 6 - PARK**

**OVERALL BUILDING DATA**

	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF BEDROOMS	SF BREAKDOWN	
					GARAGE	UNIT SF
LOT 1	14,581 SF					
LOT 2	13,551 SF					
<b>TOTAL</b>						



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**ZONING PACKAGE**

**EMERALD HILLS**

4100 N HILLS DR.  
HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

**ARCHITECT:**  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1919  
FAX: (305) 573 3766

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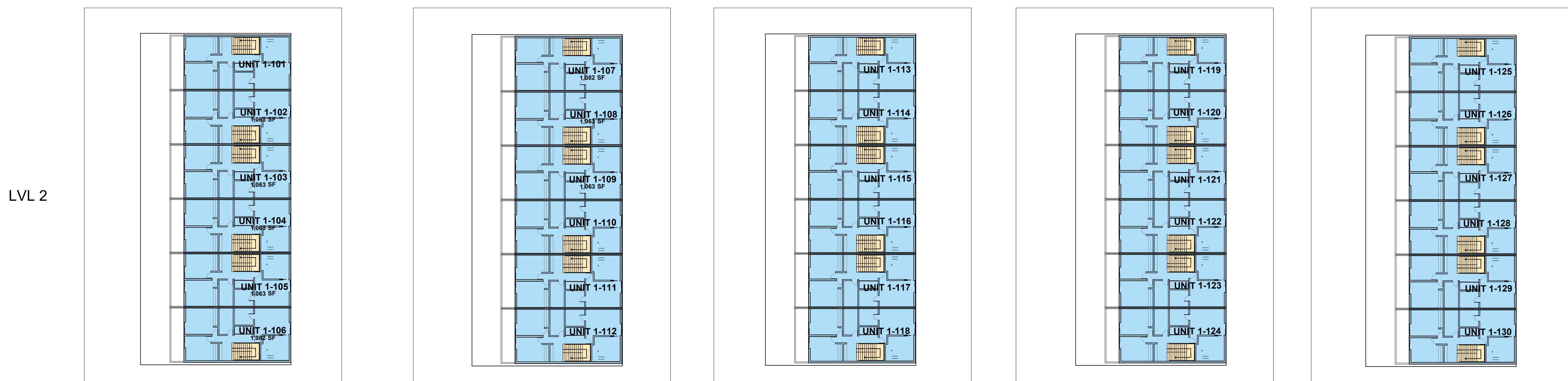
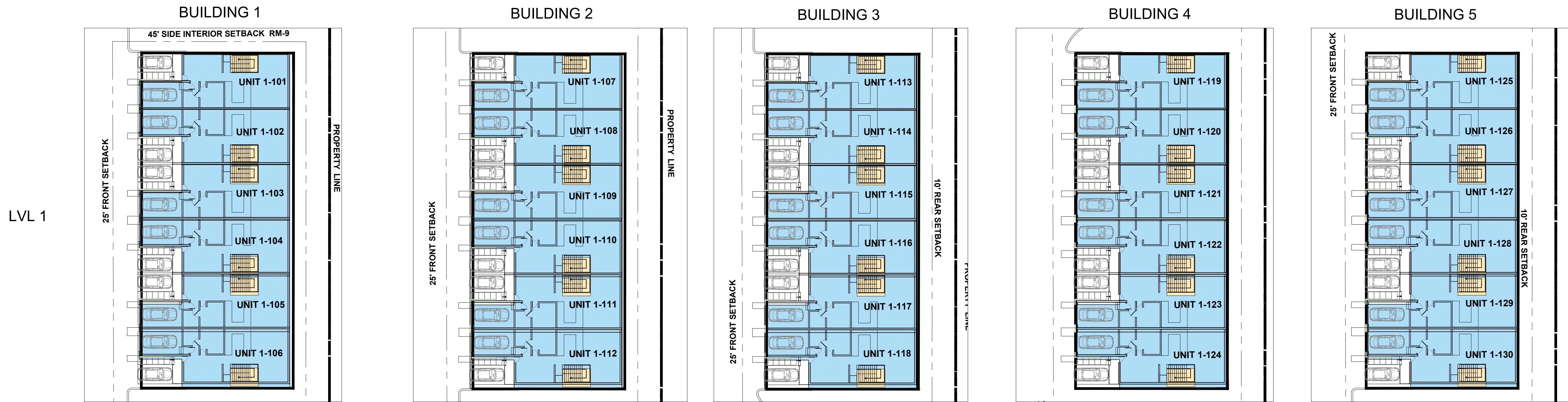


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SITE 1 - 56TH AVE - TOWNHOUSES										
TYP. BUILDING DATA										
	LOT SIZE	BUILDING FOOTPRINT	# OF UNITS	# OF BEDROOMS	SF BREAKDOWN				TOTAL UNIT SF	F.A.R
					AMENITIES SF	CORE SF	UNIT SF	BALCONY SF		
TYP. BUILDING	111,106 SF	6,476 SF	30	4 BED	-	-	1,285 SF	-	7,740 SF	
<b>TOTAL</b>		<b>32,380 SF</b>	<b>30 UNITS</b>	<b>6</b>					<b>75,510 SF</b>	



Rev.	Date

**ZONING PACKAGE**

**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

ARCHITECT:  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1818  
 FAX: (305) 573 3766

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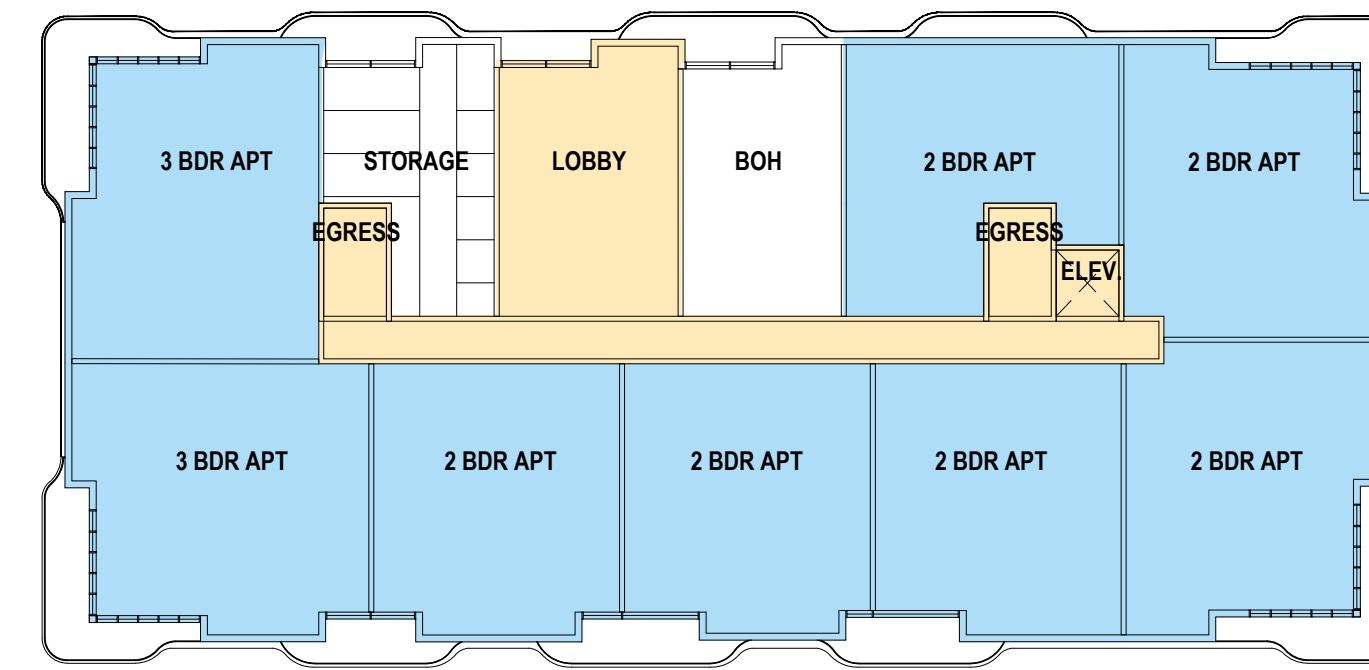
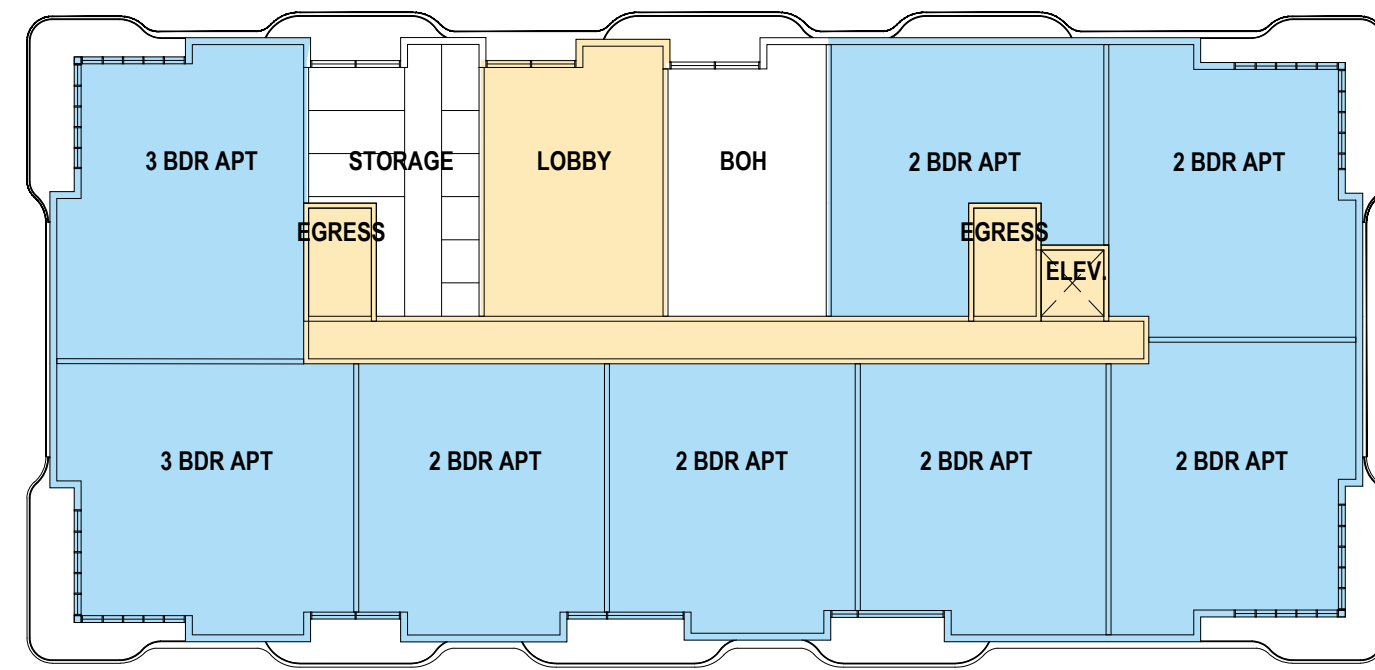
SITE 2 - N 46TH AVE (WEST) - HOLE 8

OVERALL BUILDING DATA

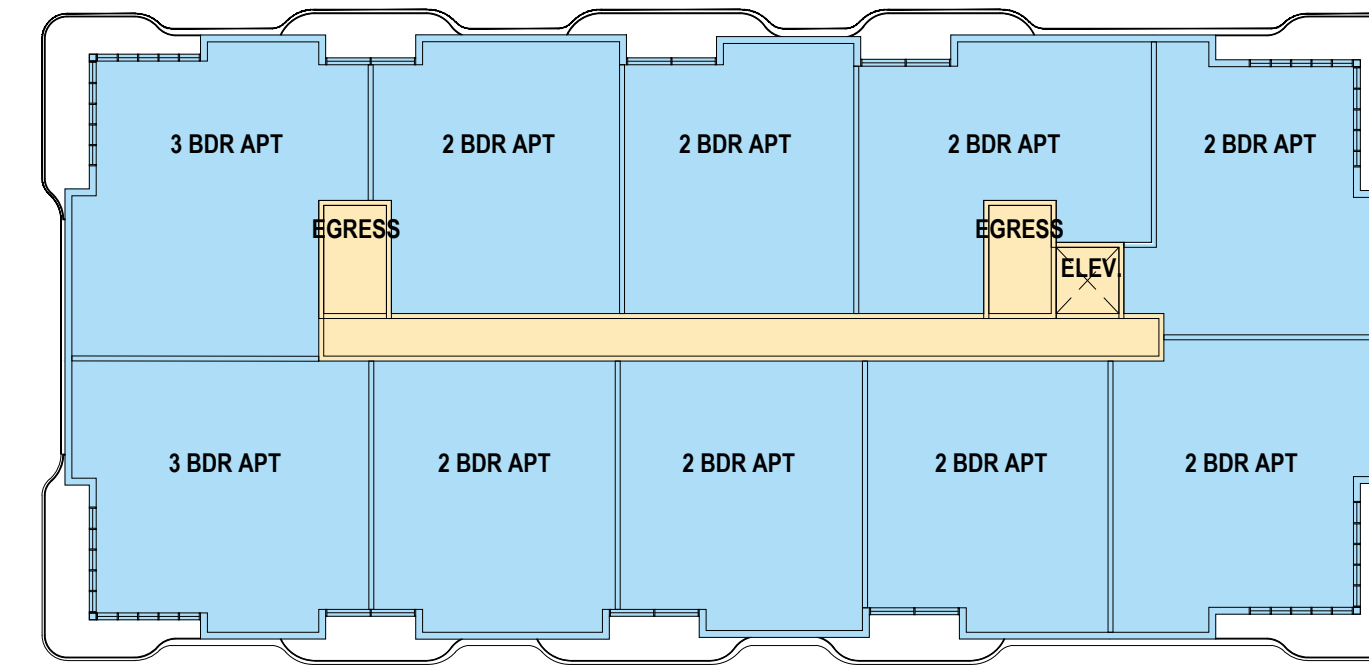
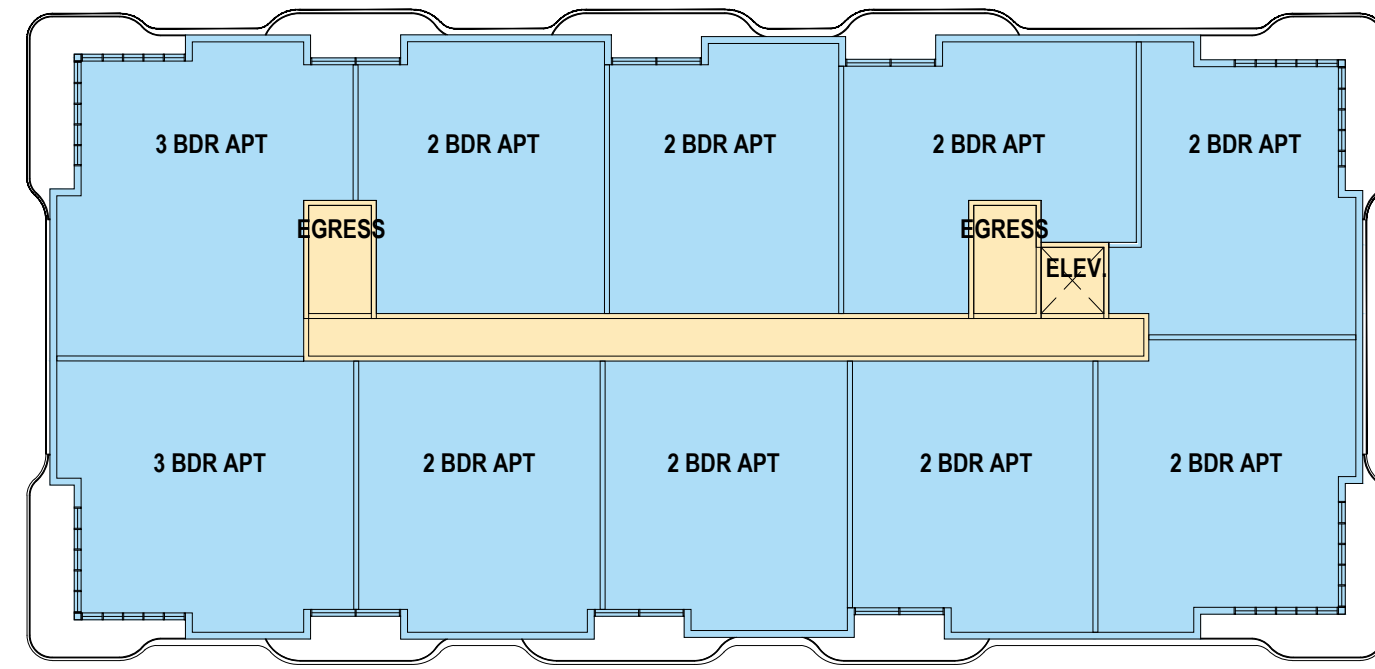
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	# OF BEDS		SF BREAKDOWN				F.A.R.
					2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	BALCONY SF	
BUILDING 1	222,324 SF	13,398 SF	3	27	21	6	3,966 SF	1,578 SF	42,946 SF	5,186 SF	
BUILDING 2					21	6	3,966 SF	1,578 SF	42,946 SF	5,186 SF	
<b>TOTAL</b>					<b>42</b>	<b>12</b>	<b>7,932 SF</b>	<b>3,156 SF</b>	<b>85,892 SF</b>	<b>10,372 SF</b>	

BUILDING 1

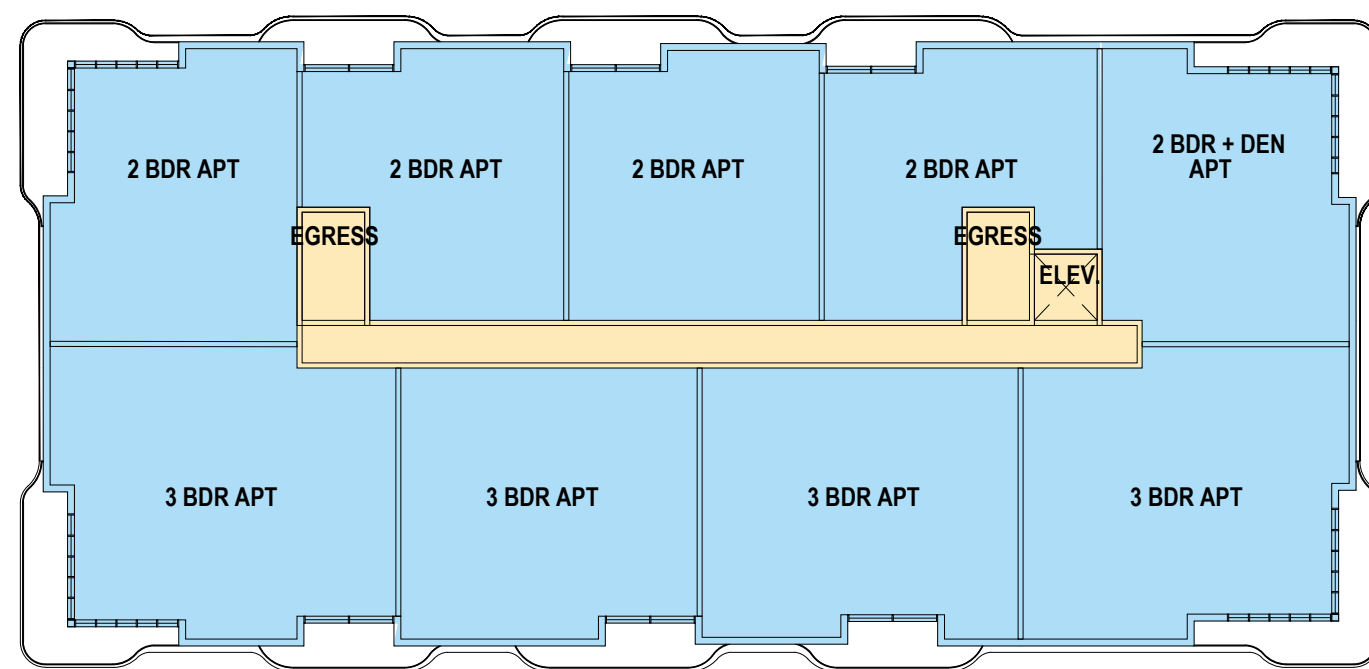
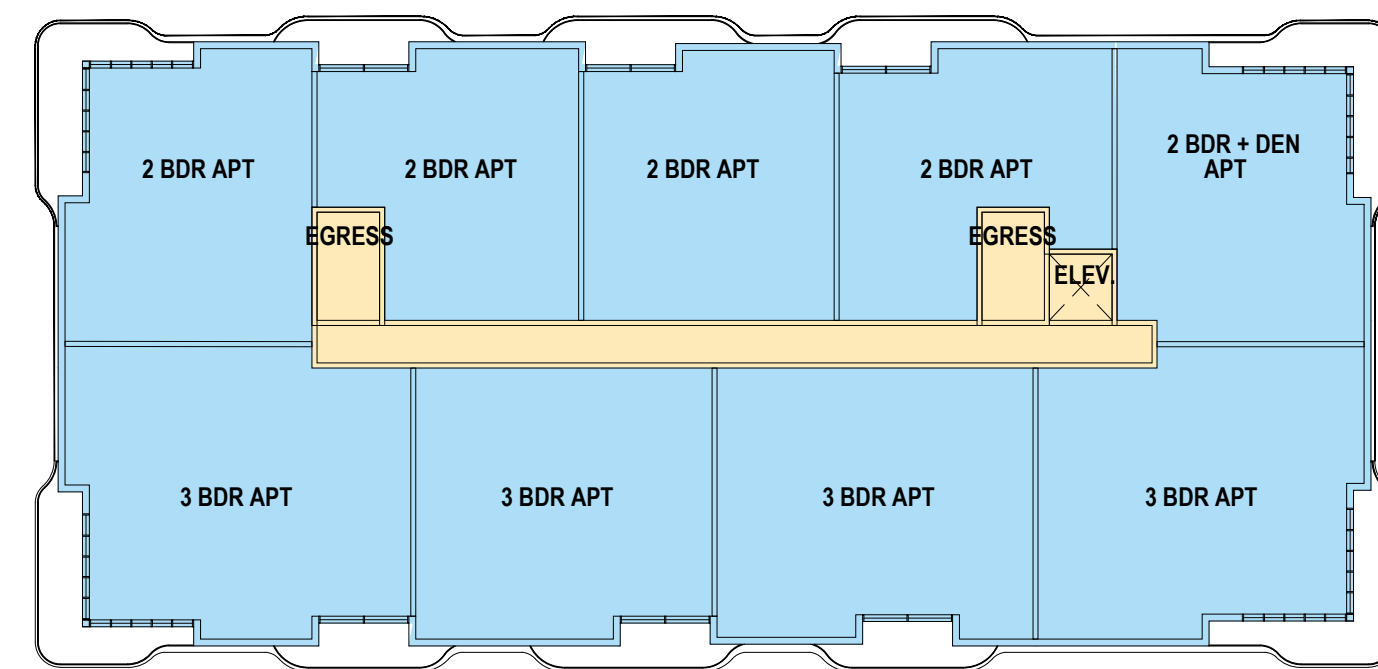
BUILDING 2



LEVEL 1



LEVEL 2



LEVEL 3

Rev.	Date

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ZONING PACKAGE

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

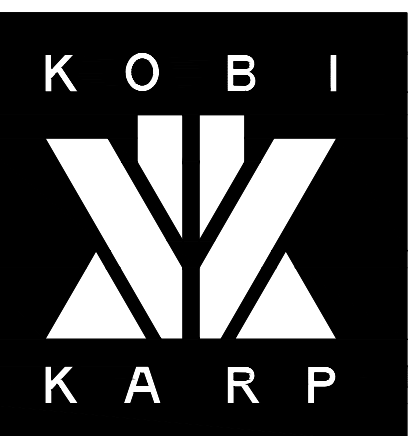
MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

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Lic. # AR0012578



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Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.B.2.11
Project # 1849	



SITE 3 - N 46TH AVE (EAST) - HOLE 16

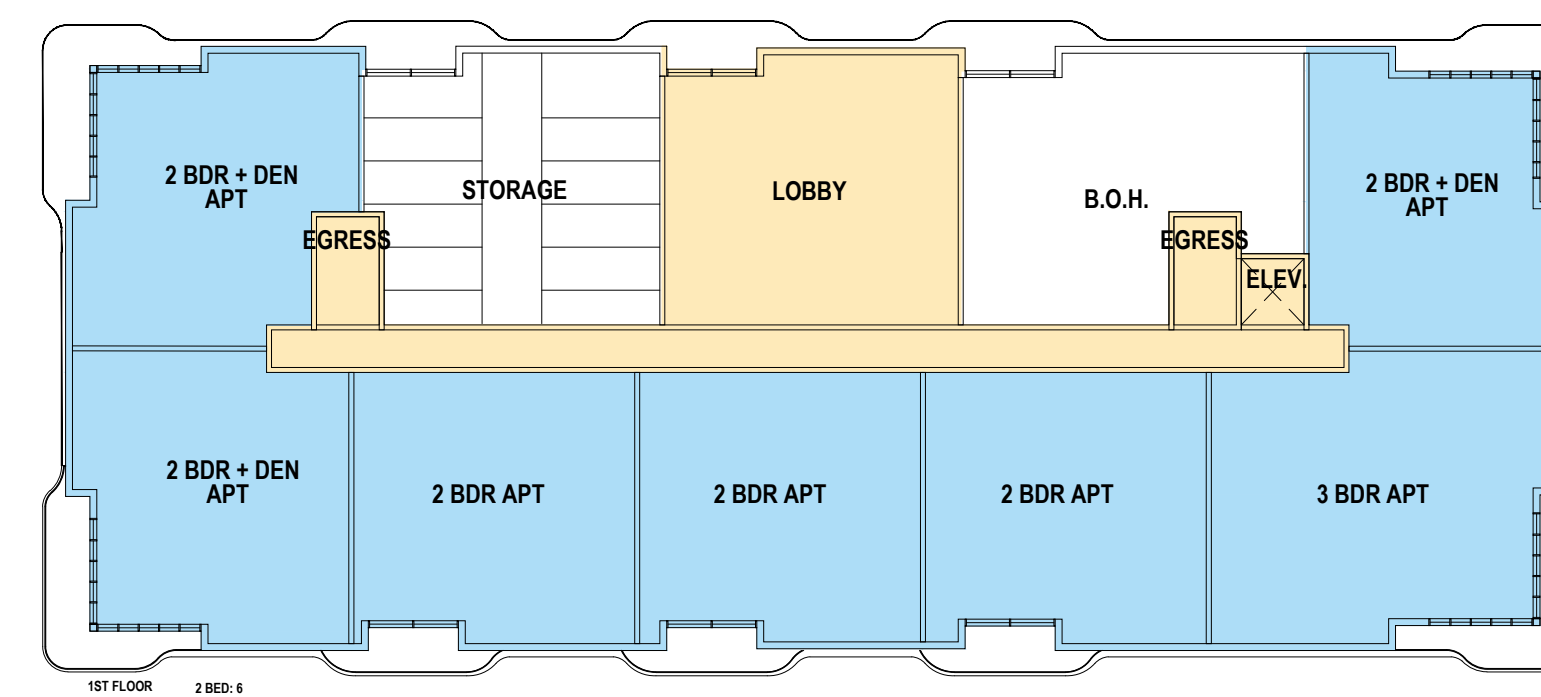
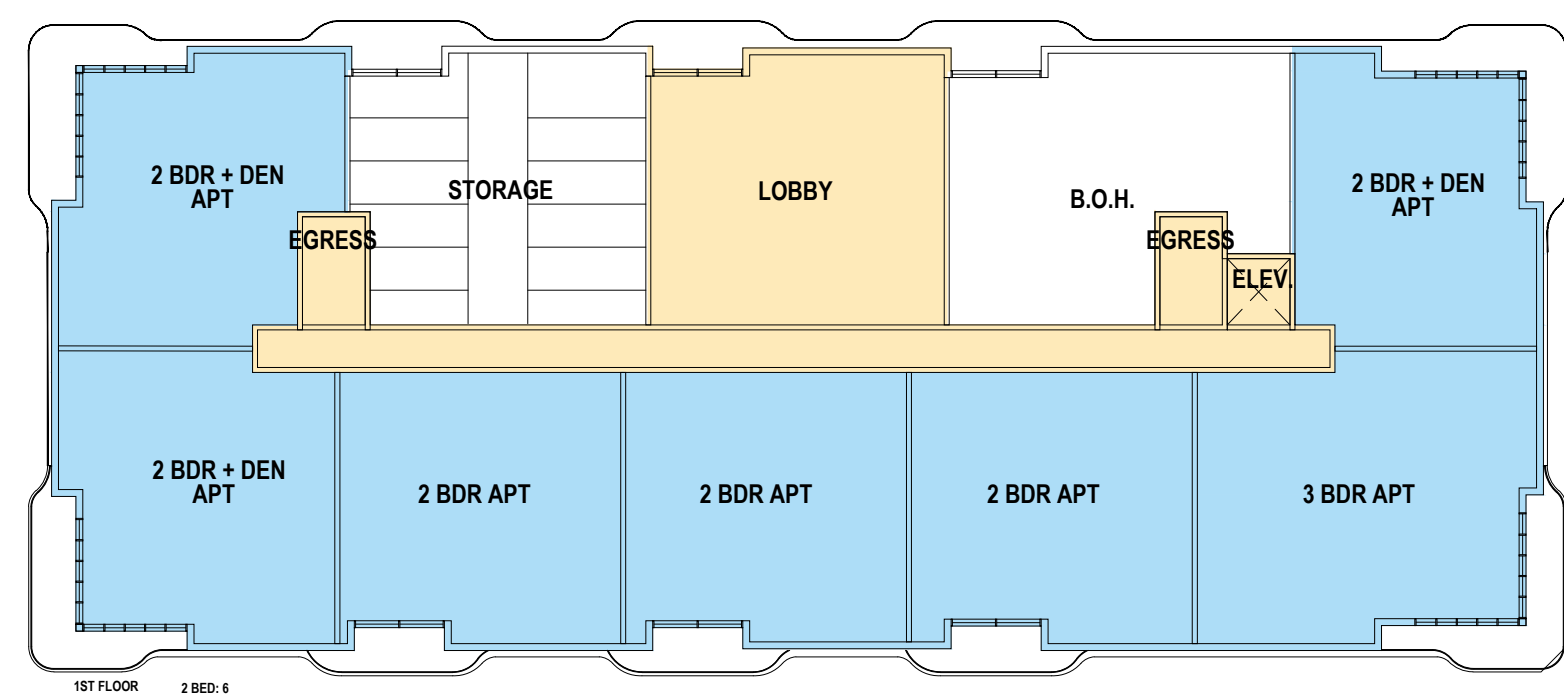
OVERALL BUILDING DATA

	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					
					2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
BUILDING 1	310,978 SF	15,336 SF	4	36	28	8	3,966 SF	1,578 SF	58,428 SF	
BUILDING 2		15,336 SF	4	36	28	8	3,966 SF	1,578 SF	58,428 SF	
<b>TOTAL</b>		<b>35,566 SF</b>		<b>72 UNITS</b>	<b>56</b>	<b>16</b>	<b>7,932 SF</b>	<b>3,156 SF</b>	<b>116,856 SF</b>	

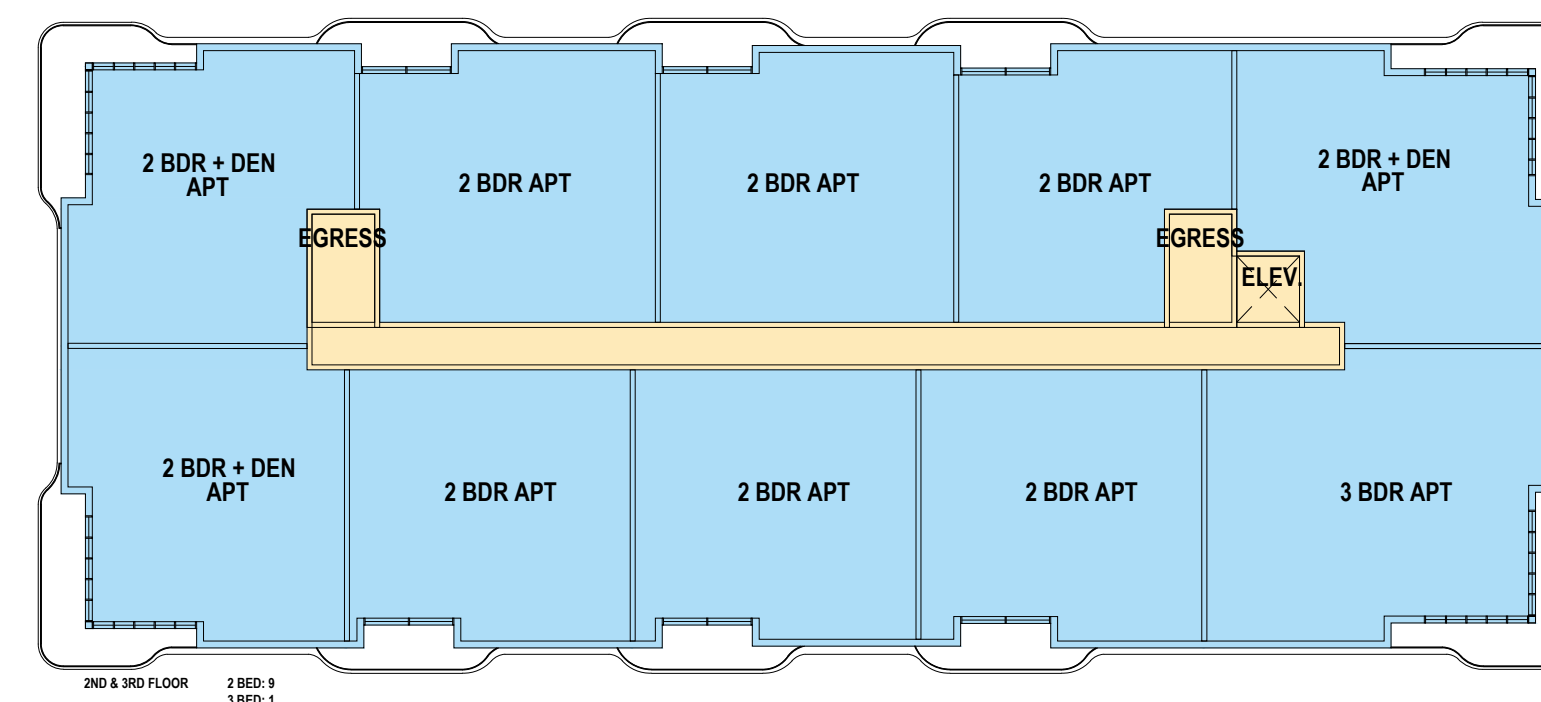
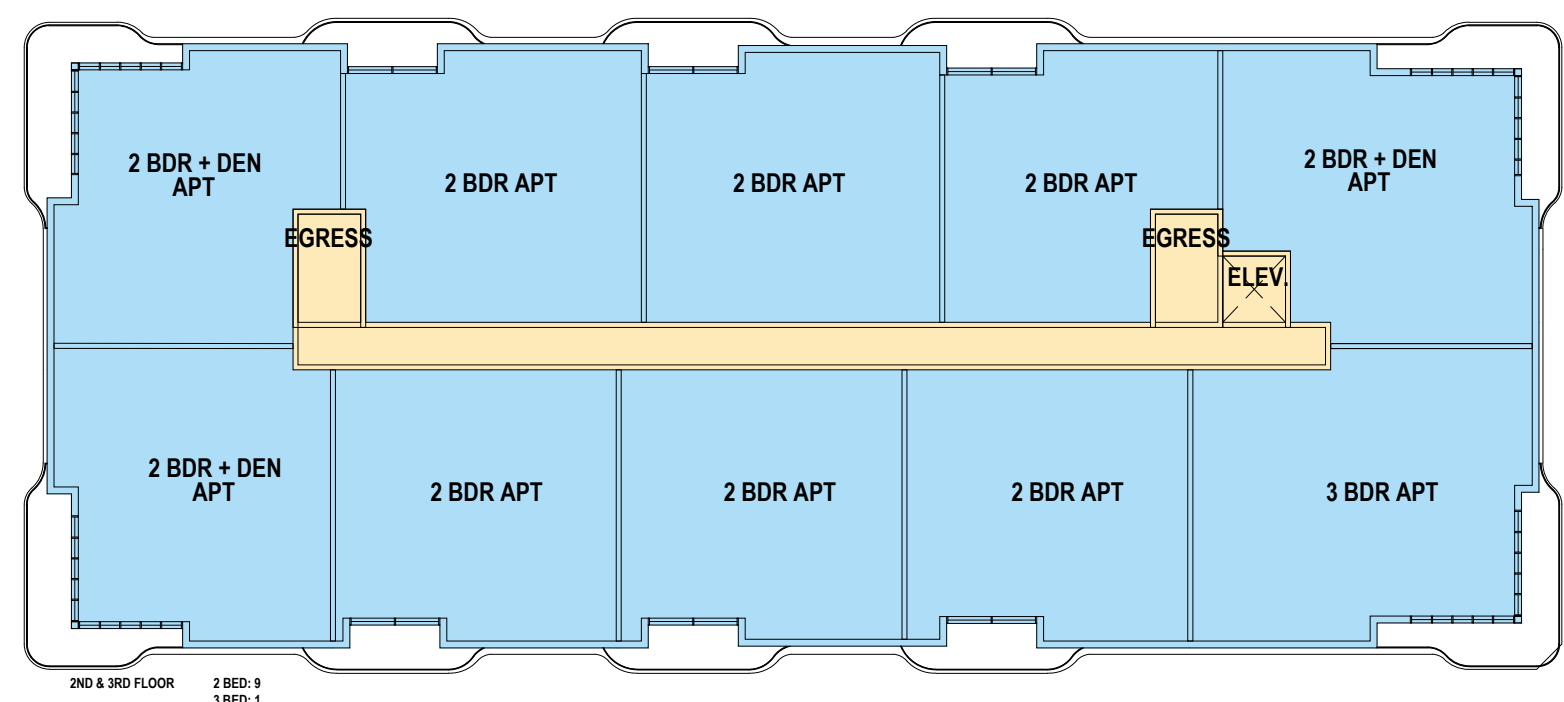
BUILDING 1

BUILDING 2

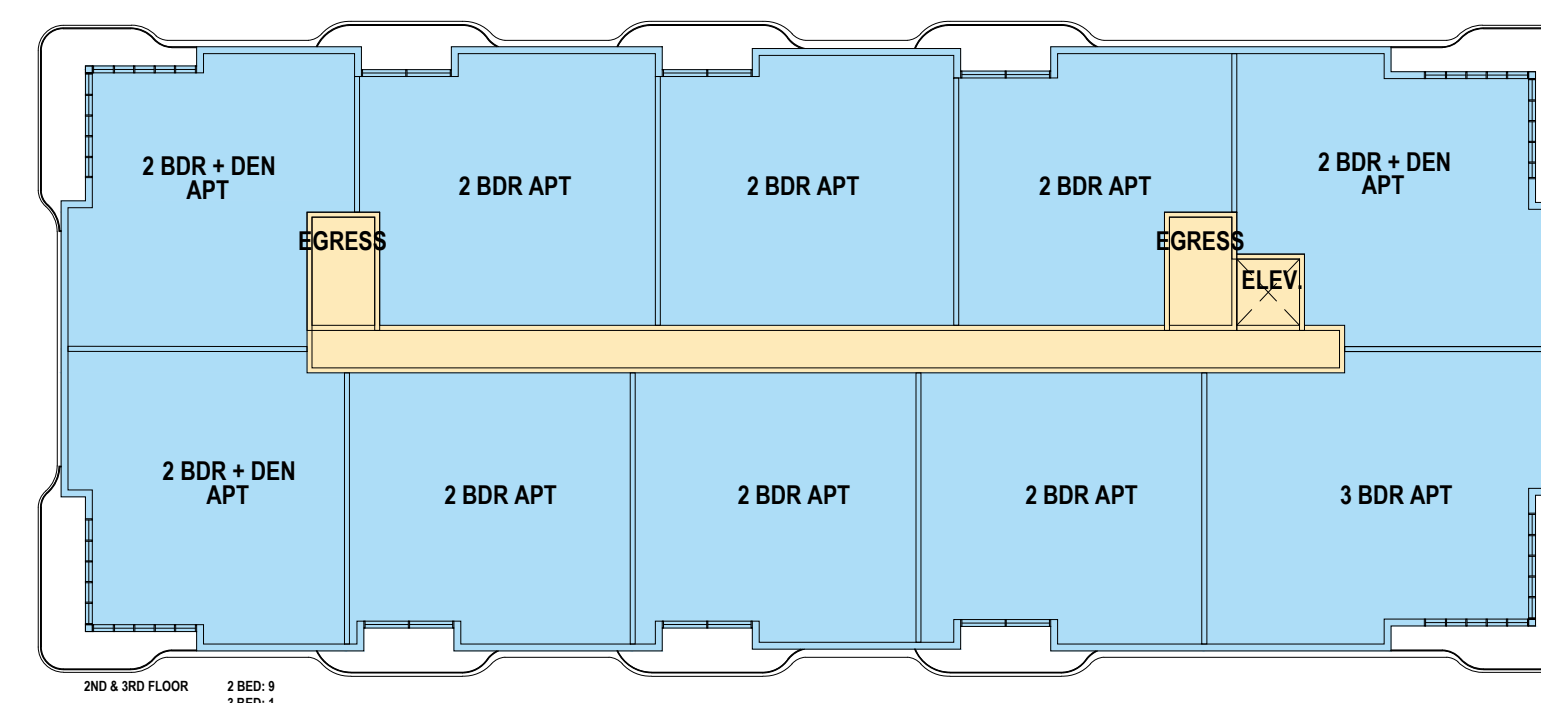
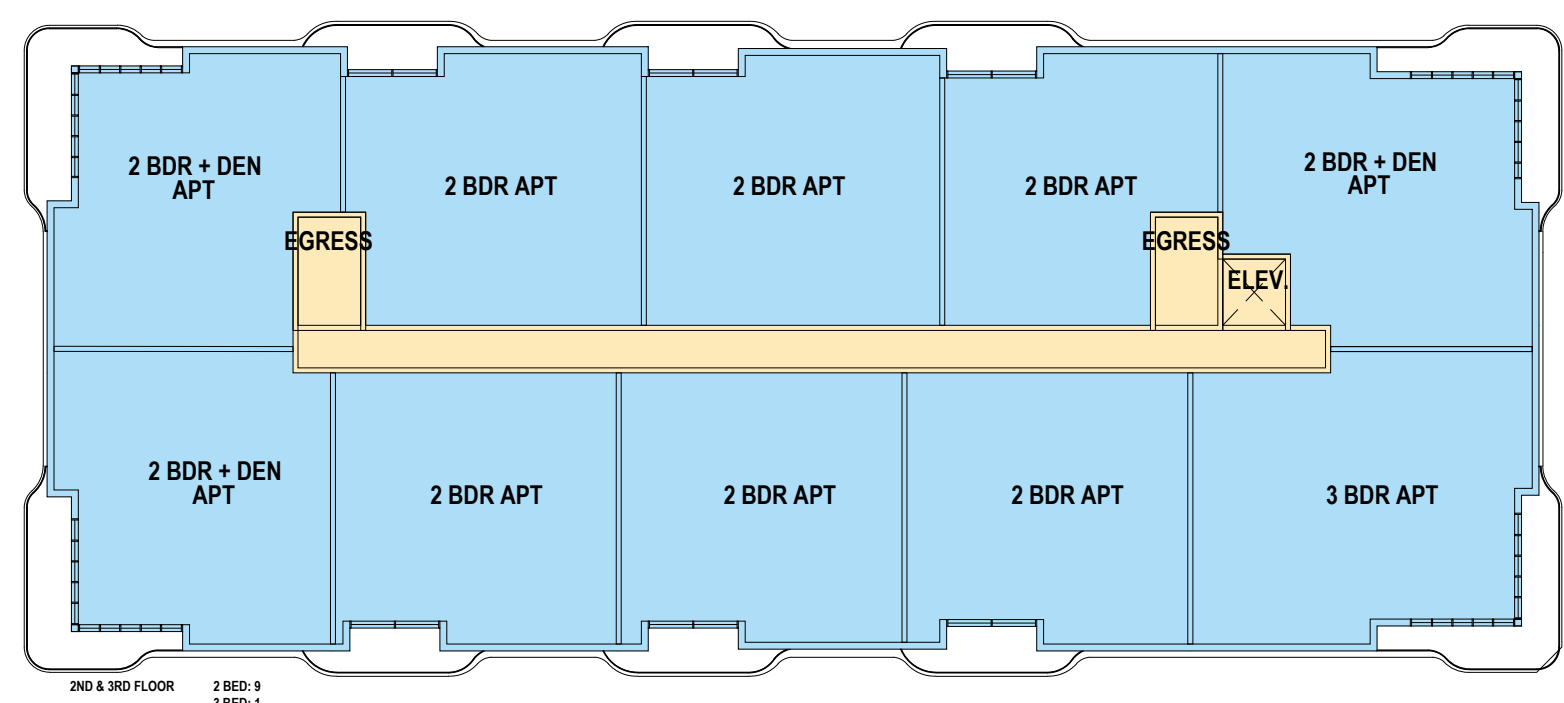
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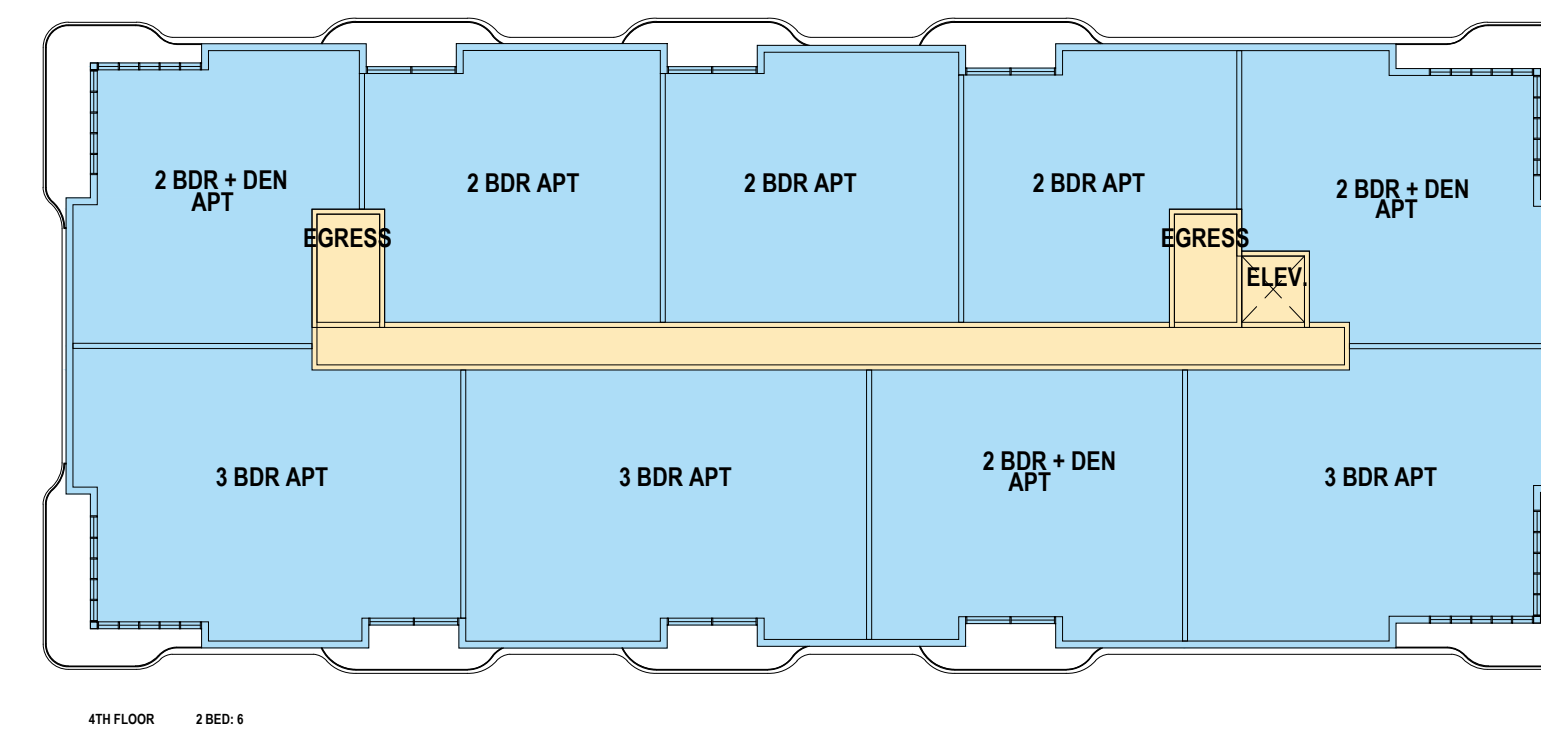
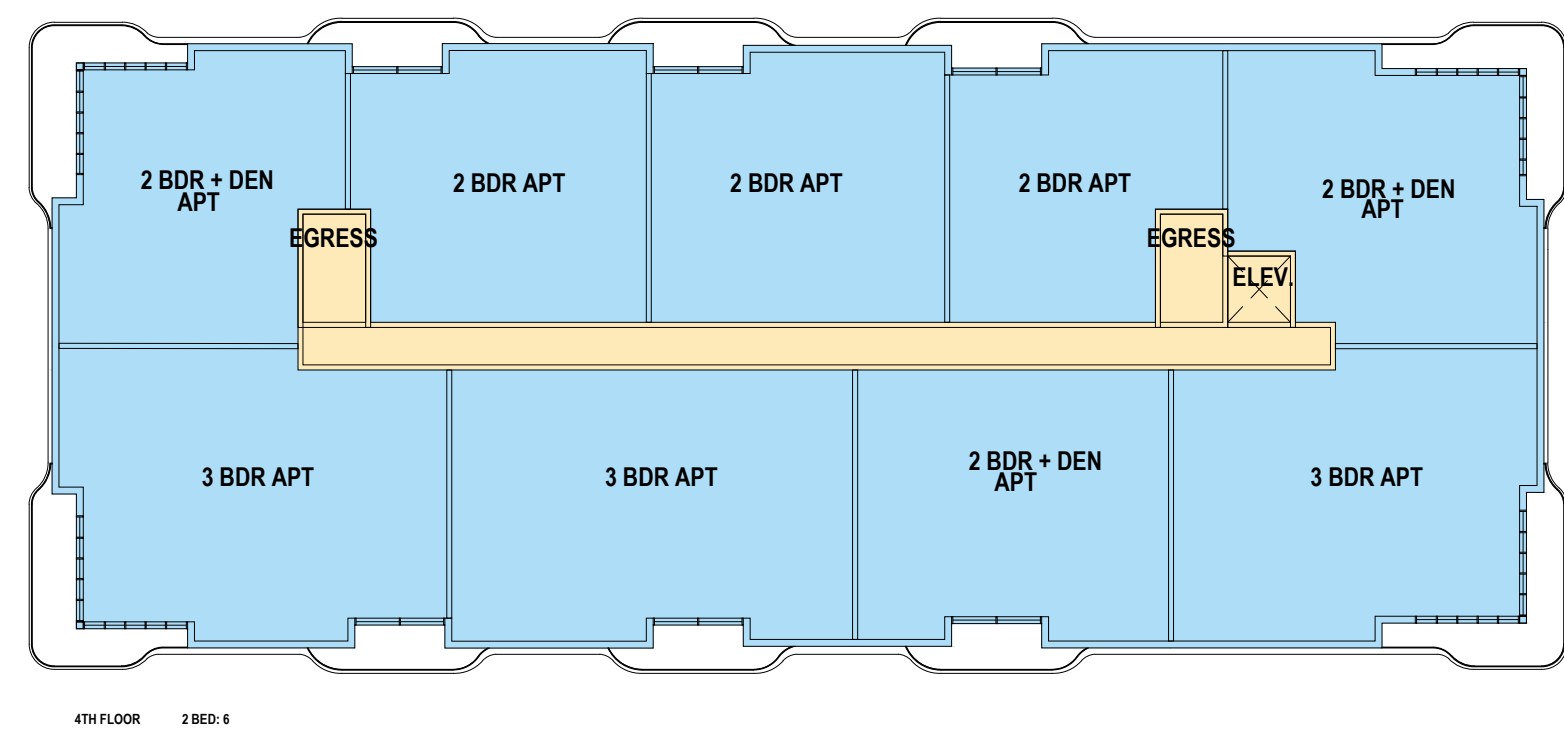
LEVEL 2



LEVEL 3



LEVEL 4



Rev.	Date

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**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

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Date: 01-22-2025	Sheet No.
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Project # 1849	A.C.2.11



SITE 4 - N 40TH AVE - HOLE 18

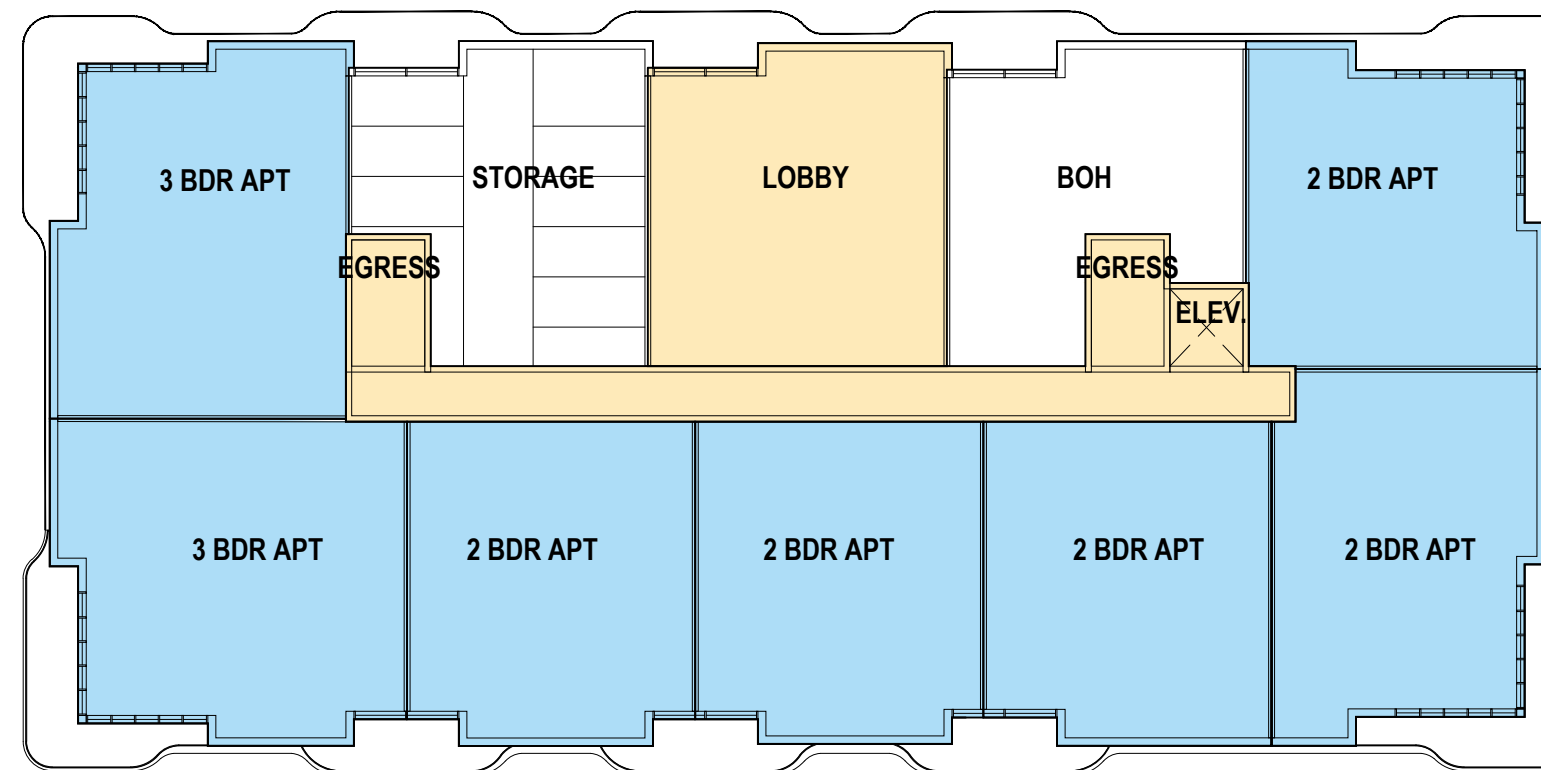
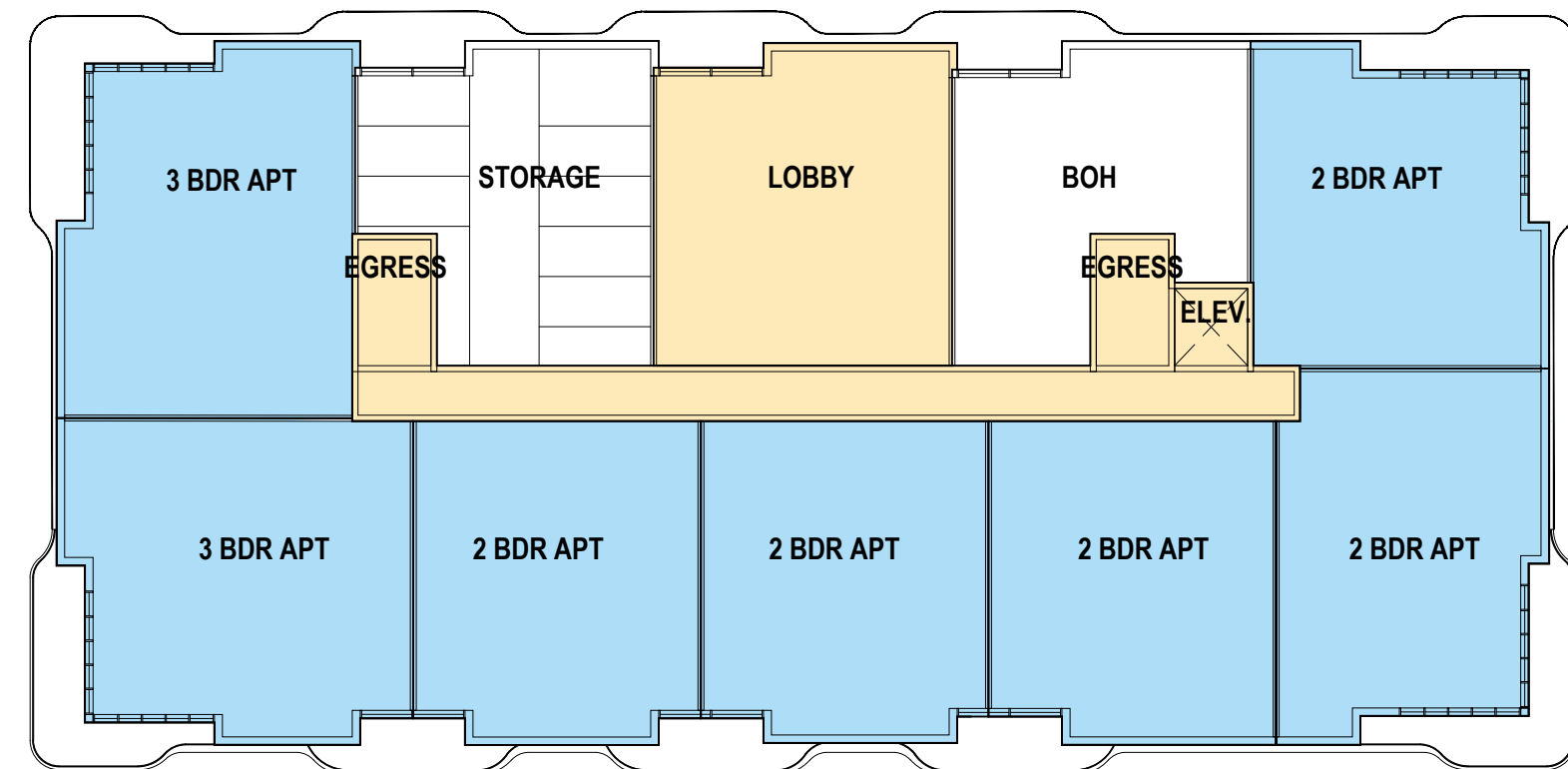
OVERALL BUILDING DATA

	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					
					2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
BUILDING 1	34,918 SF	13,084 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
BUILDING 2		13,084 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
<b>TOTAL</b>		<b>26,168 SF</b>		<b>72 UNITS</b>	<b>60</b>	<b>12</b>	<b>7,932 SF</b>	<b>3,156 SF</b>	<b>116,856 SF</b>	

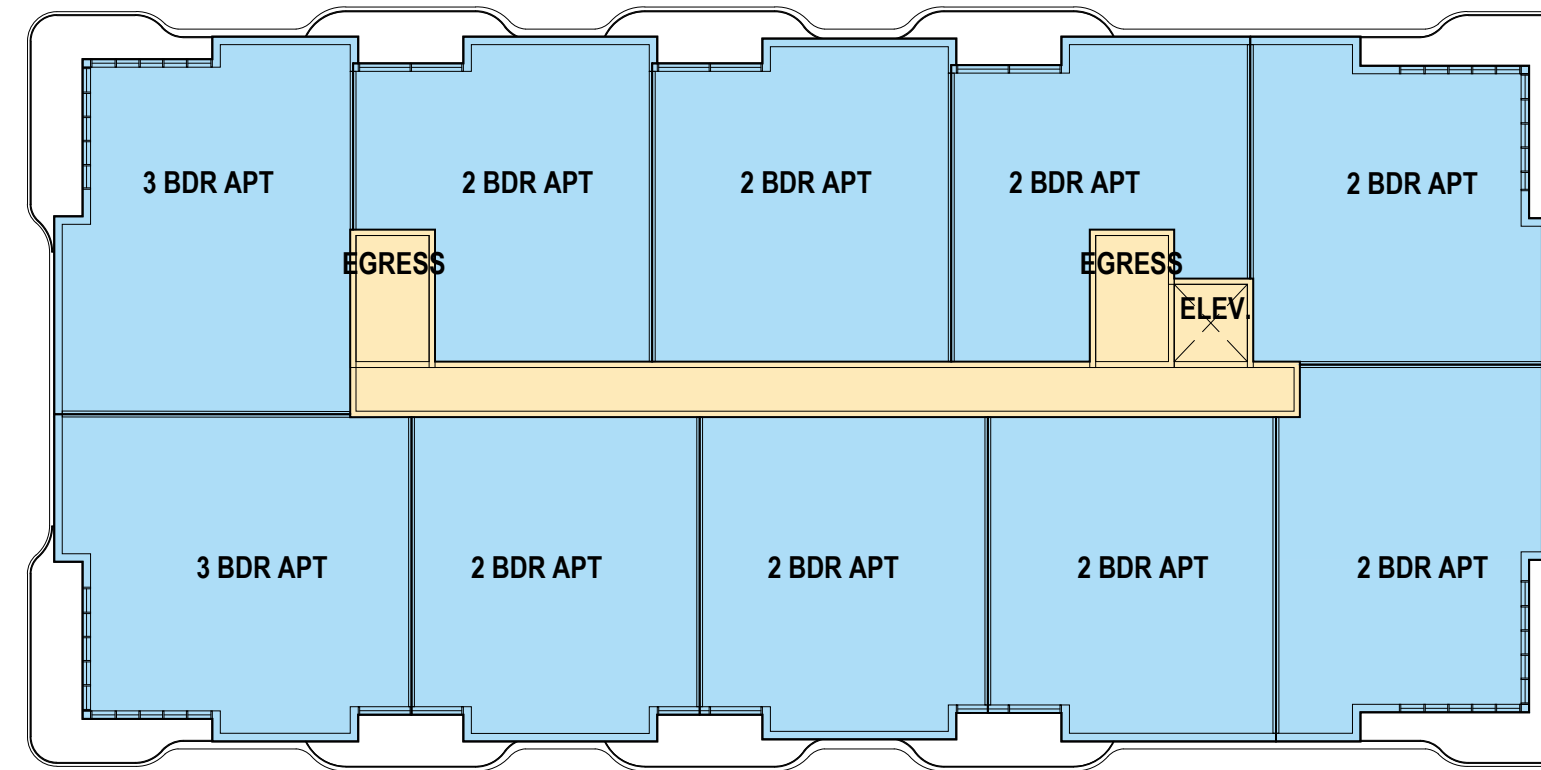
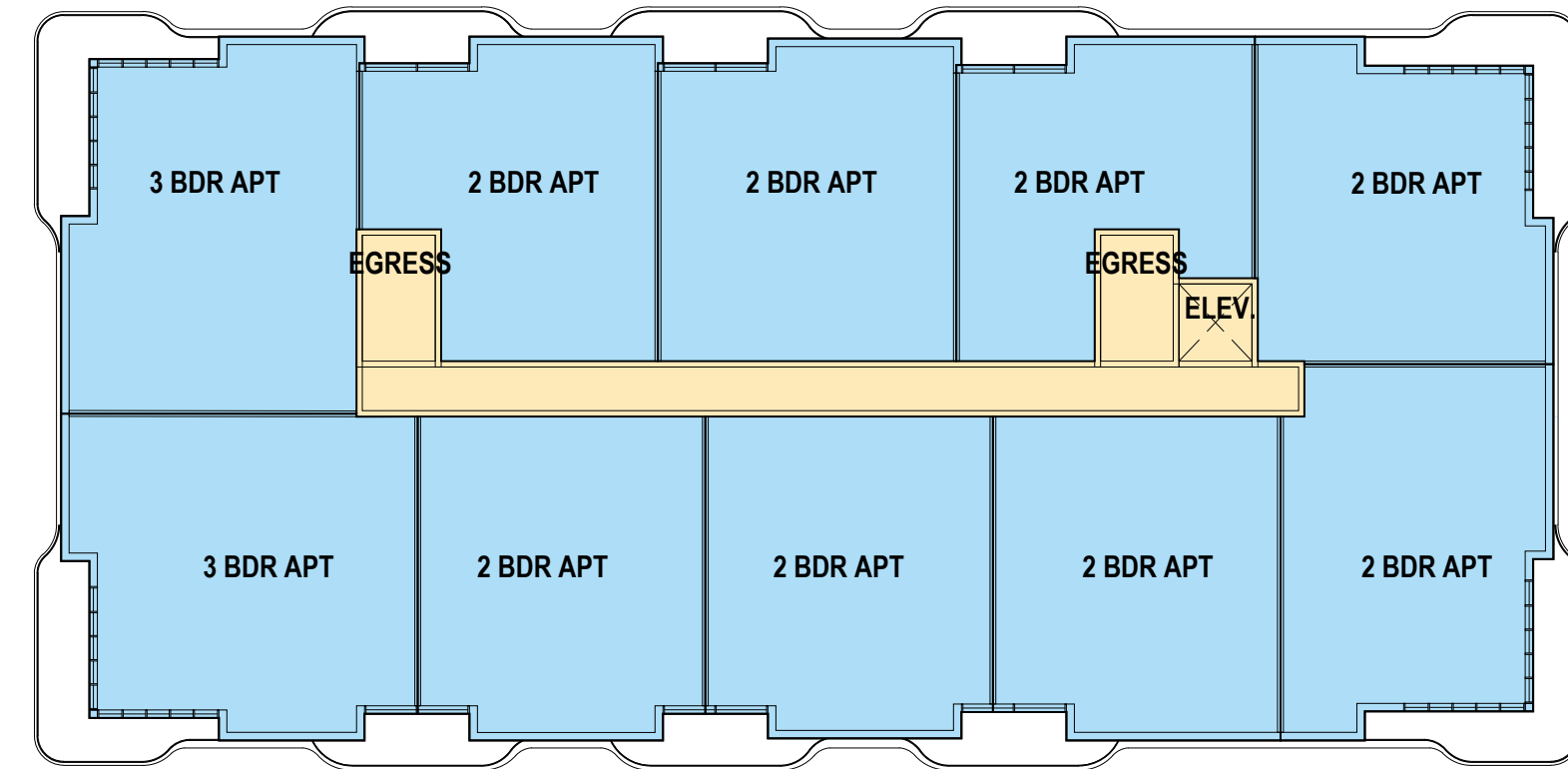
BUILDING 1

BUILDING 2

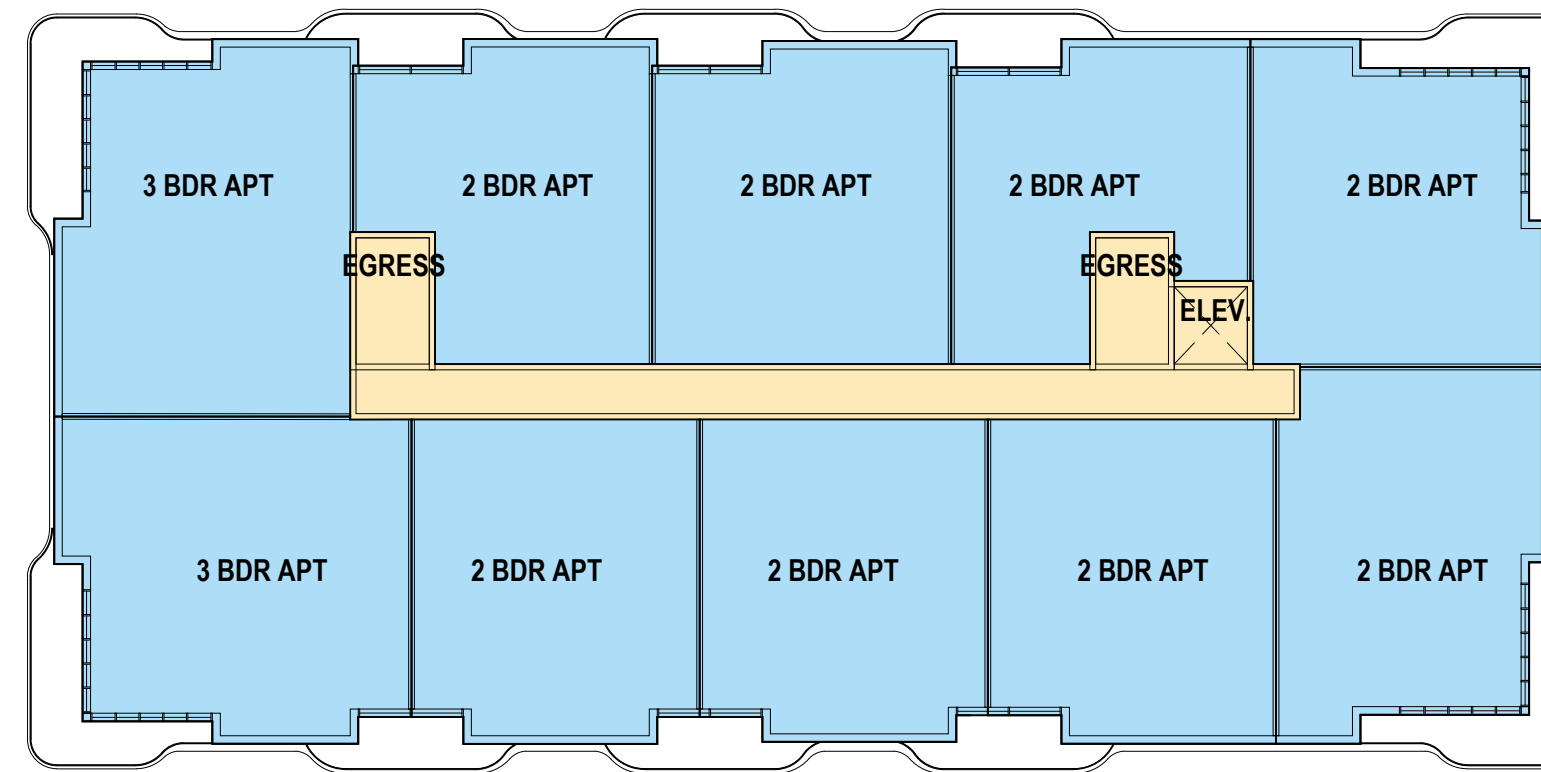
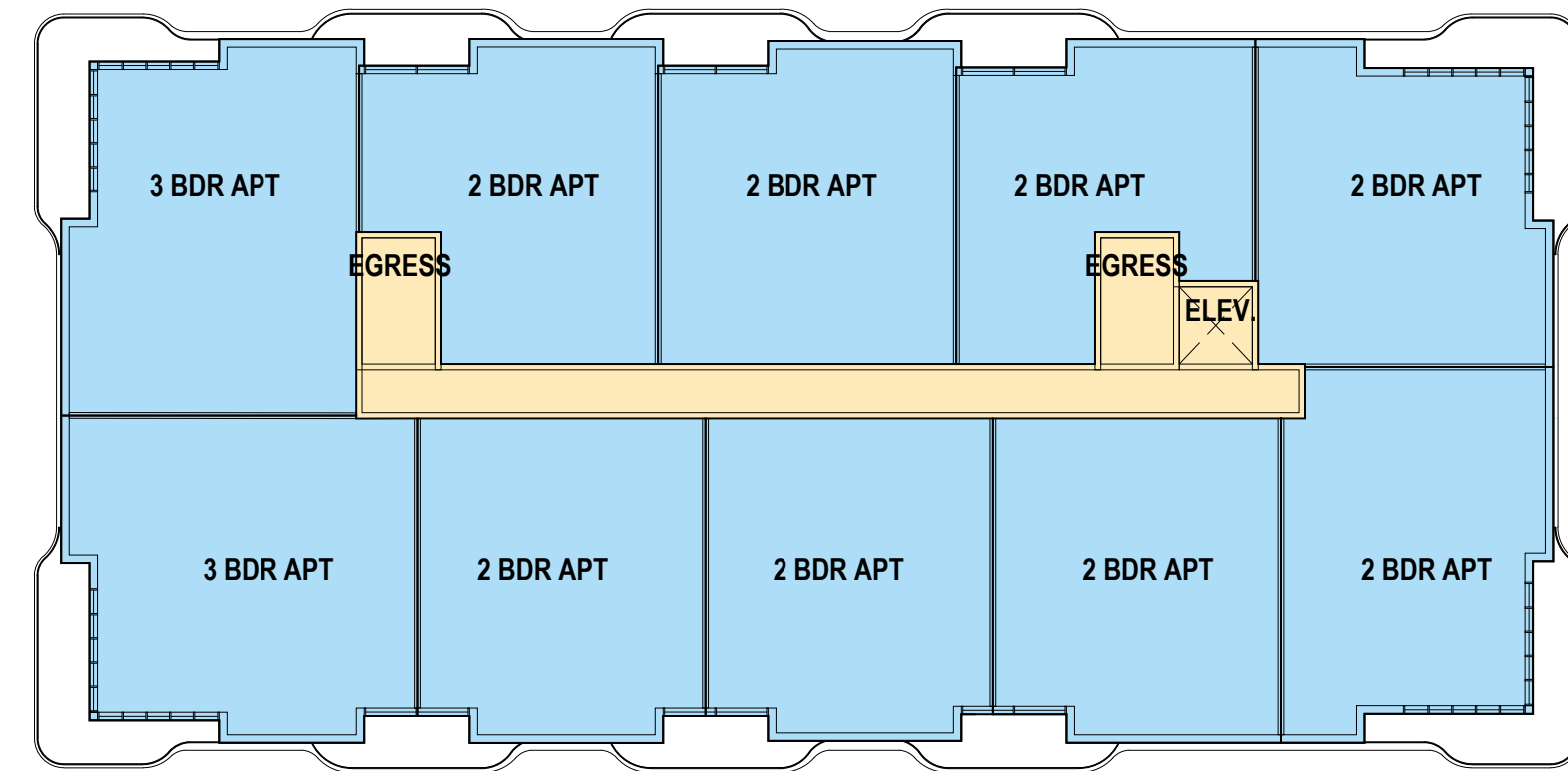
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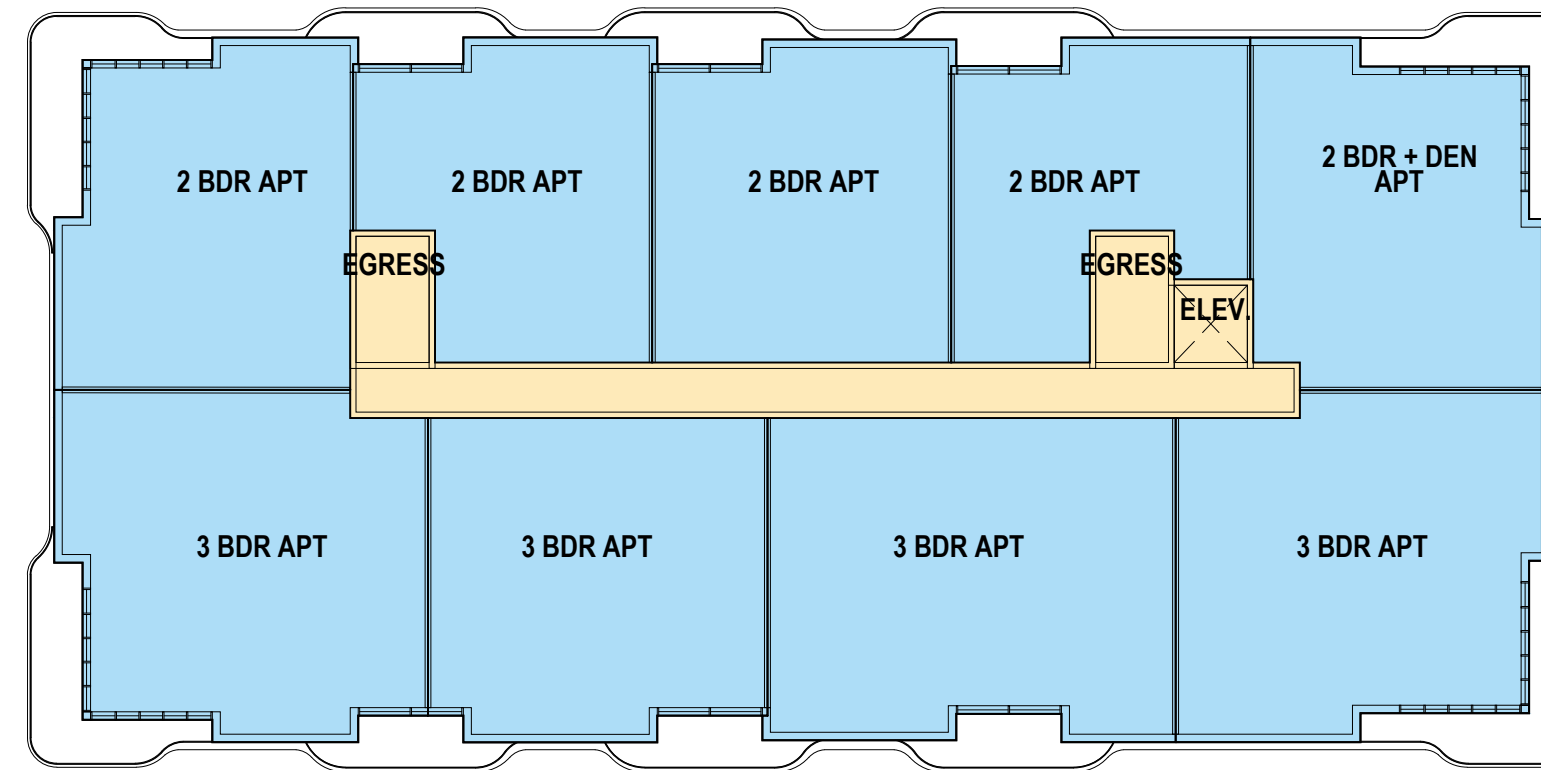
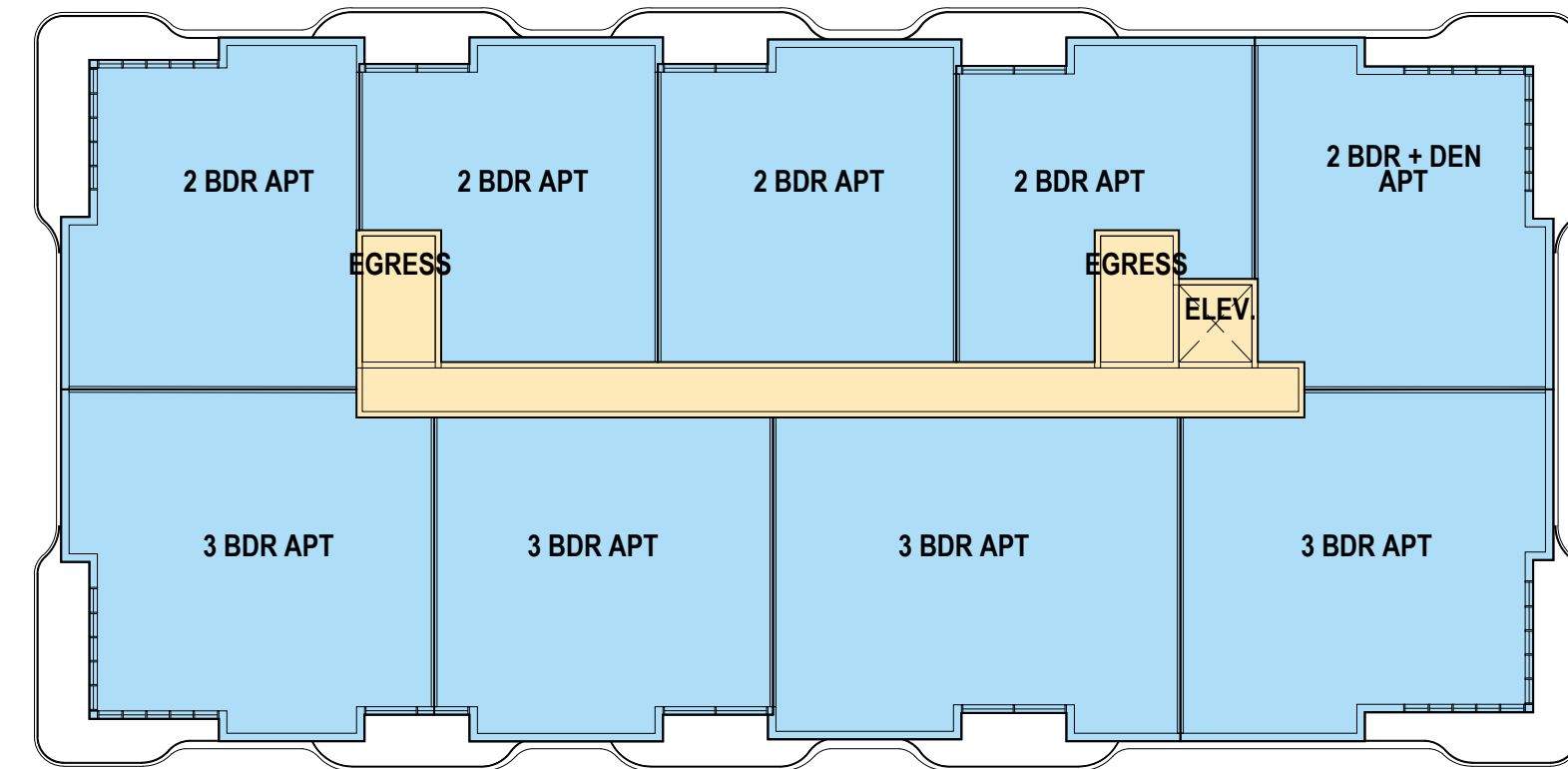
LEVEL 2



LEVEL 3



LEVEL 4



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**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

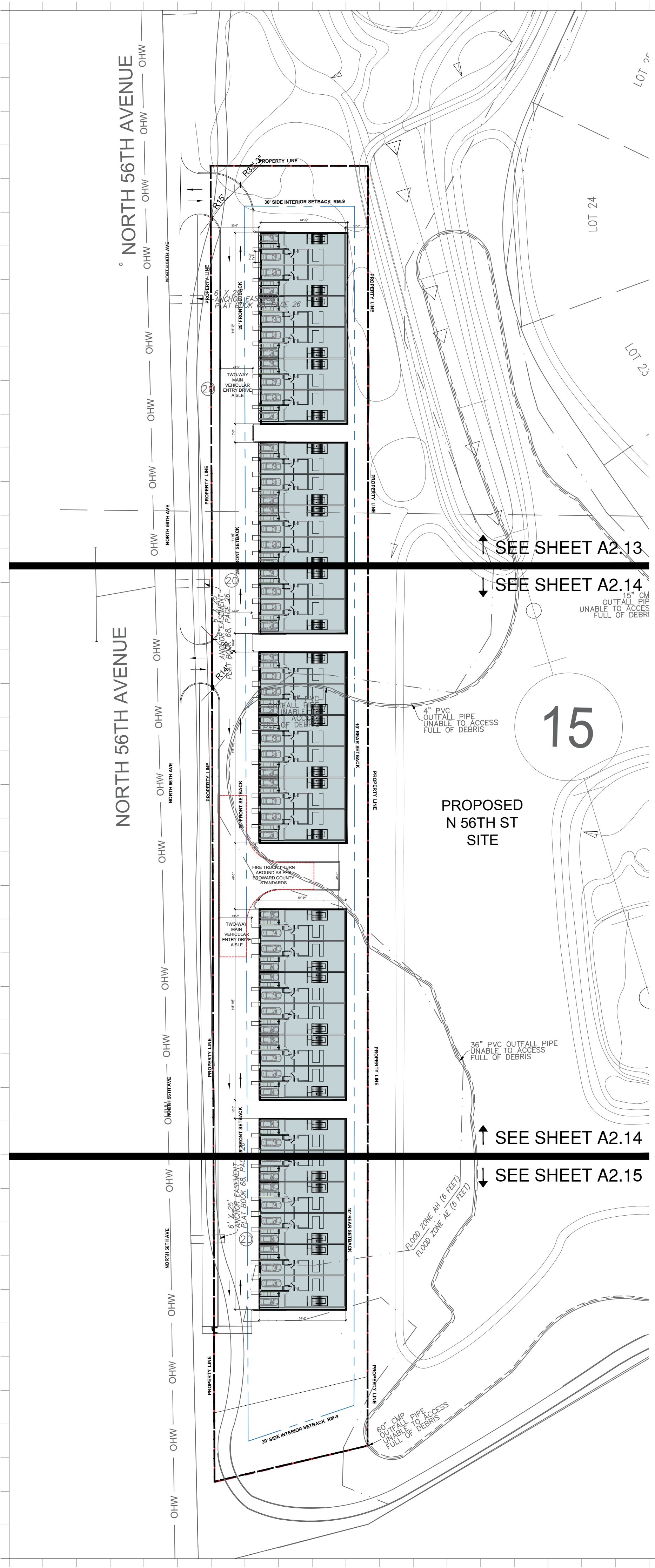
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DATA SHEET

Date: 01-22-2025	Sheet No.
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Project # 1849	A.D.2.11





NORTH 56TH AVENUE

PROPOSED  
N 56TH ST  
SITE

↑ SEE SHEET A2.13

↓ SEE SHEET A2.14

↑ SEE SHEET A2.14

↓ SEE SHEET A2.15

15

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**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

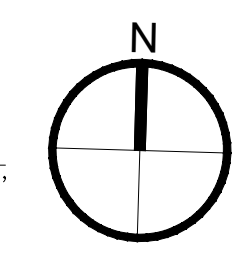
**ARCHITECT:**  
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571 NW 28TH STREET  
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TEL: (305) 573 1913  
FAX: (305) 573 3766

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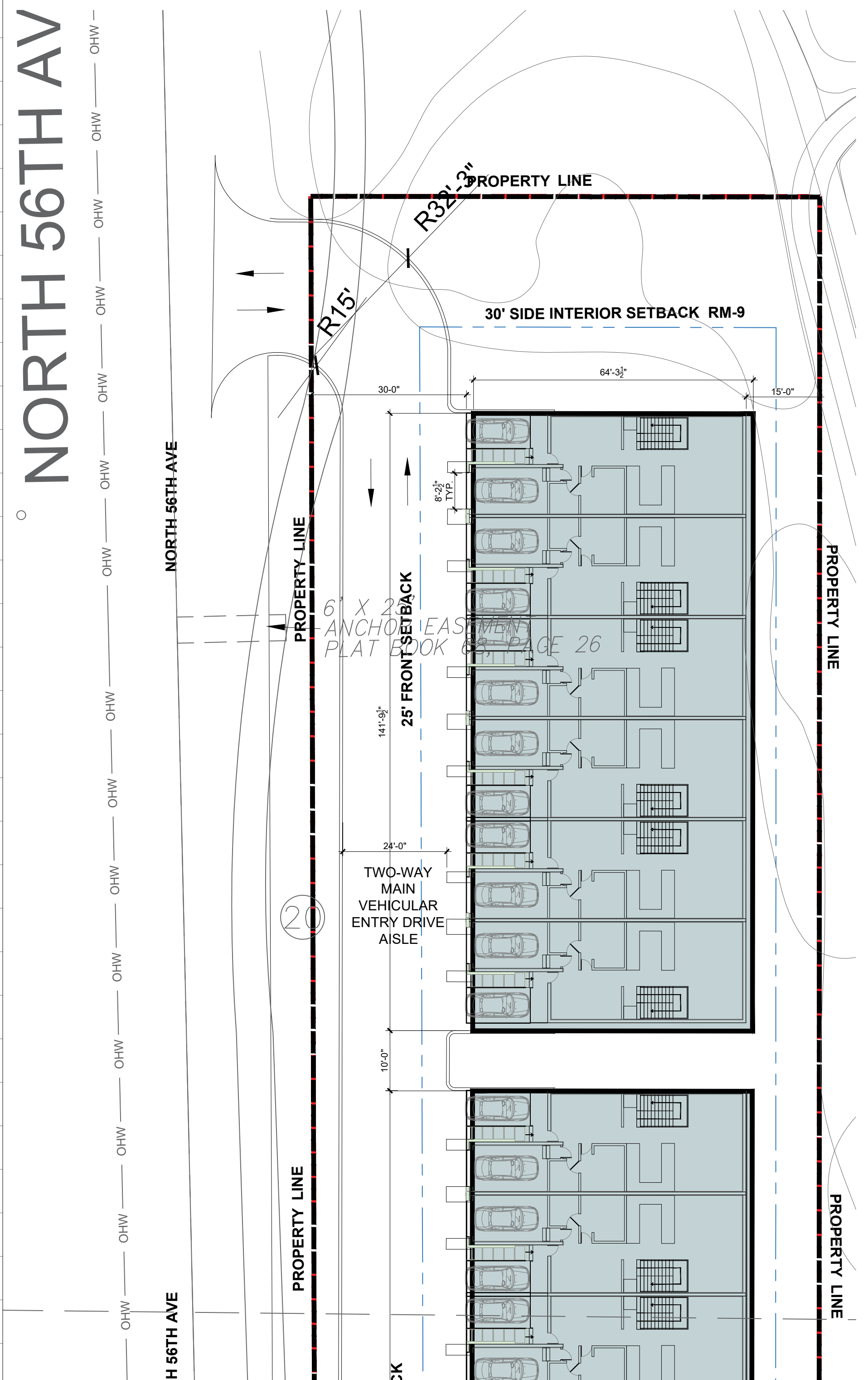
**SITE PLAN - N 56TH AVE**

1 **SITE PLAN - N 56TH AVE**  
Scale: 1" = 50'



Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: <b>A.A.2.12</b>
Project # 1849	

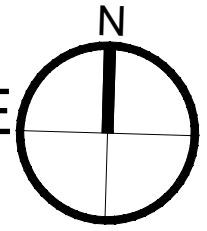
NORTH 56TH AV



SEE SHEET A2.14

1 ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



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**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

**CIVIL ENGINEER:**  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

**ARCHITECT:**  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1919  
FAX: (305) 573 3766

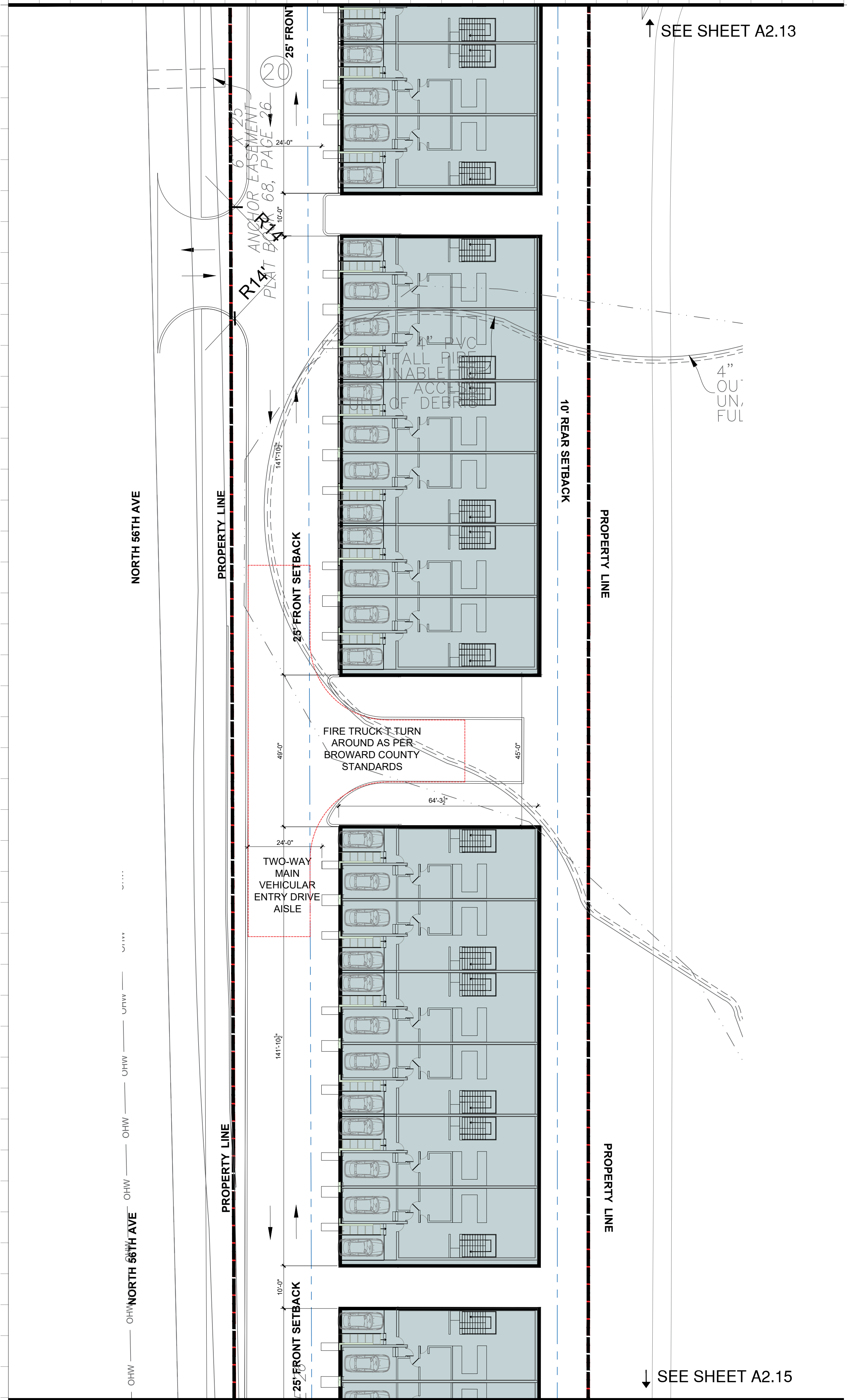
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ENLARGED SITE - N 56TH AVE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.A.2.13
Project # 1849	



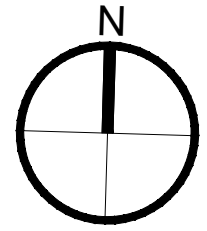


↑ SEE SHEET A2.13

↓ SEE SHEET A2.15

1 ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

ARCHITECT:  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1919  
 FAX: (305) 573 3766

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ENLARGED SITE - N 56TH AVE

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Project # 1849	



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**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

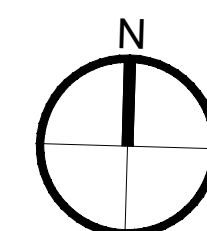
LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
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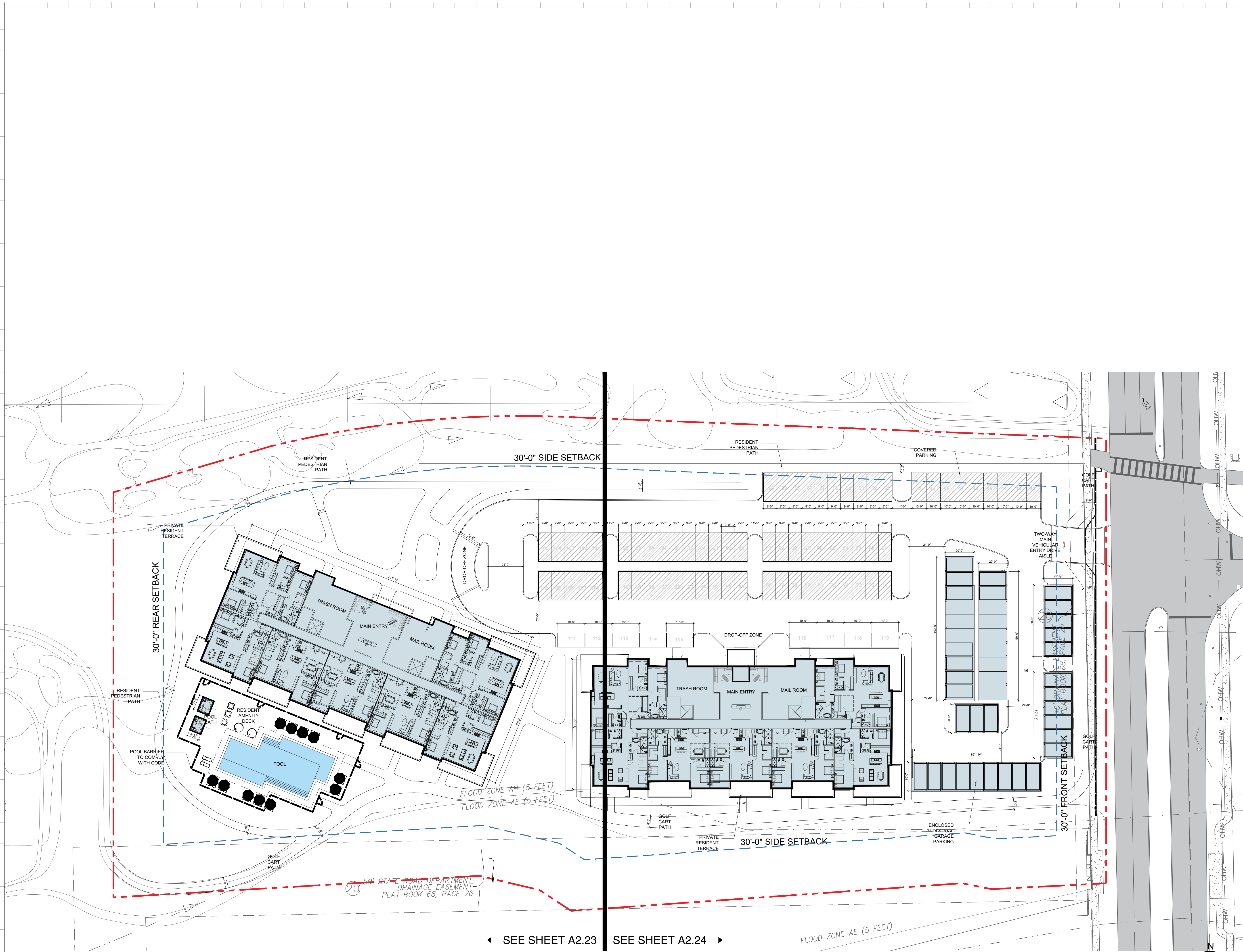
**1 ENLARGED PLAN - N 56TH AVE**  
Scale: 1" = 20'



**ENLARGED SITE - N 56TH AVE**

Date: 01-22-2025	Sheet No.
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Project # 1849	





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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

**ARCHITECT:**  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1818  
 FAX: (305) 573 3766

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**SITE PLAN - N 46TH AVE WEST**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.B.2.12
Project # 1849	

1 SITE PLAN - N 46TH AVE WEST  
 Scale: 1" = 30'

← SEE SHEET A2.23 SEE SHEET A2.24 →





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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

**ARCHITECT:**  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1818  
 FAX: (305) 573 3766

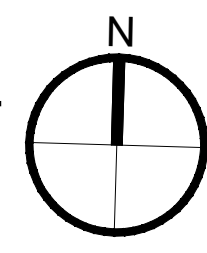
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**ENLARGED SITE - N 46TH AVE WEST**

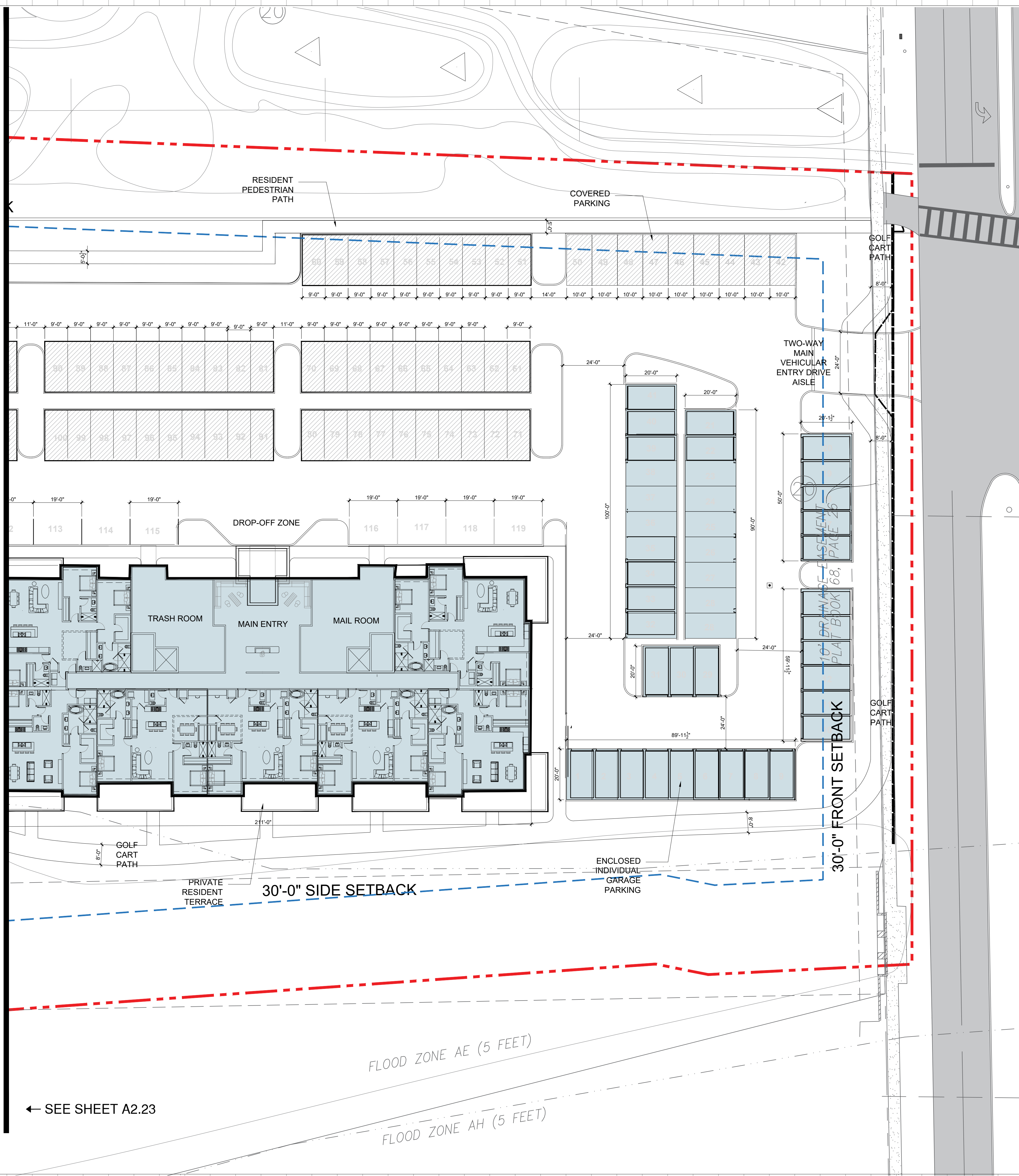
Date: 01-22-2025	Sheet No.
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Project # 1849	

1 ENLARGED PLAN - N 46TH AVE WEST  
 Scale: 1" = 20'



SEE SHEET A2.24 →





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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

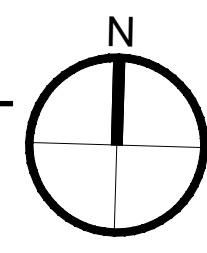
**LANDSCAPE ARCHITECT:**  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

**ARCHITECT:**  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1818  
 FAX: (305) 573 3766



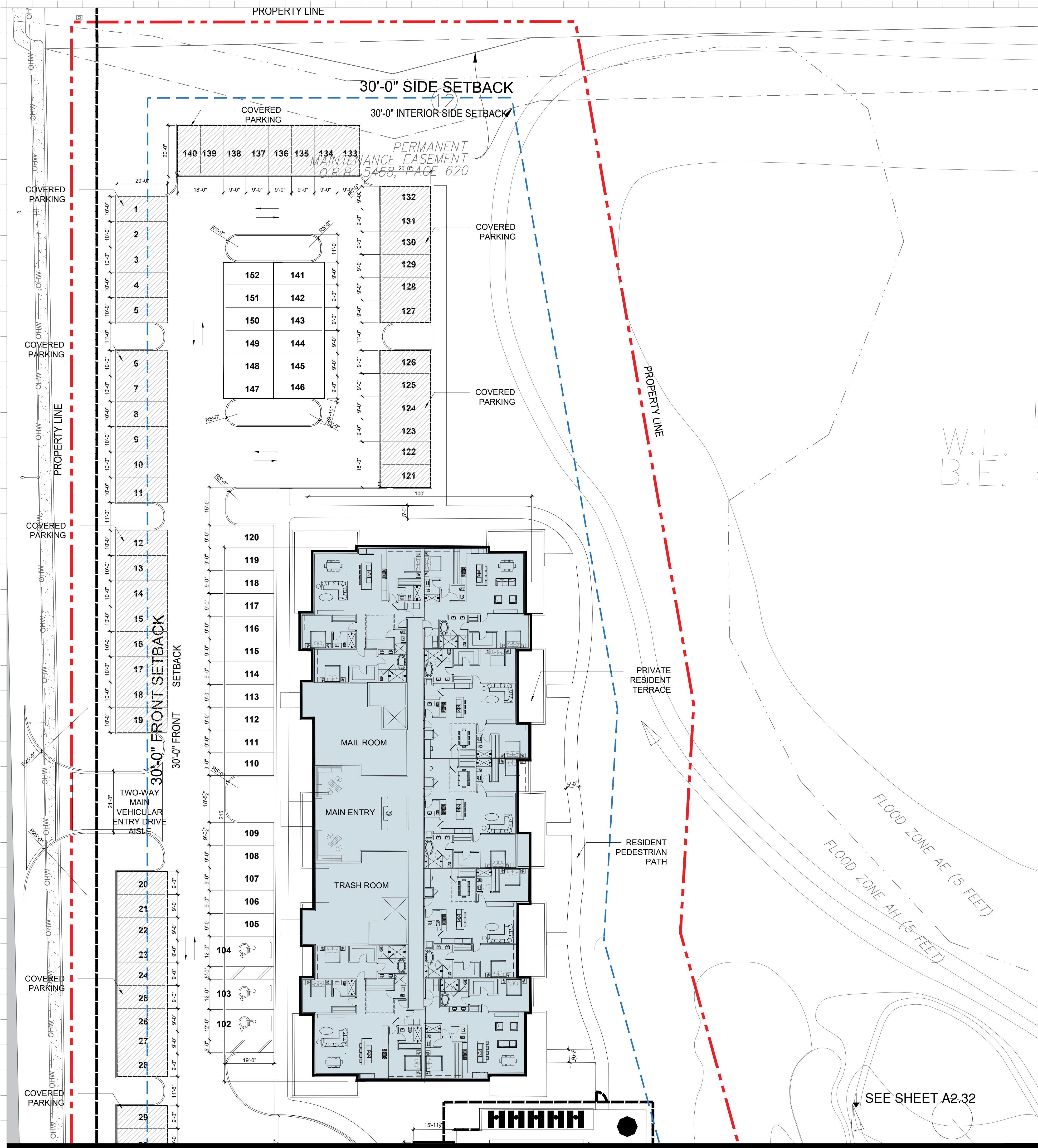
**ENLARGED SITE - N 46TH AVE WEST**

Date: 01-22-2025	Sheet No.
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**ZONING PACKAGE**

**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
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 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
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 TEL: (305) 573 1818  
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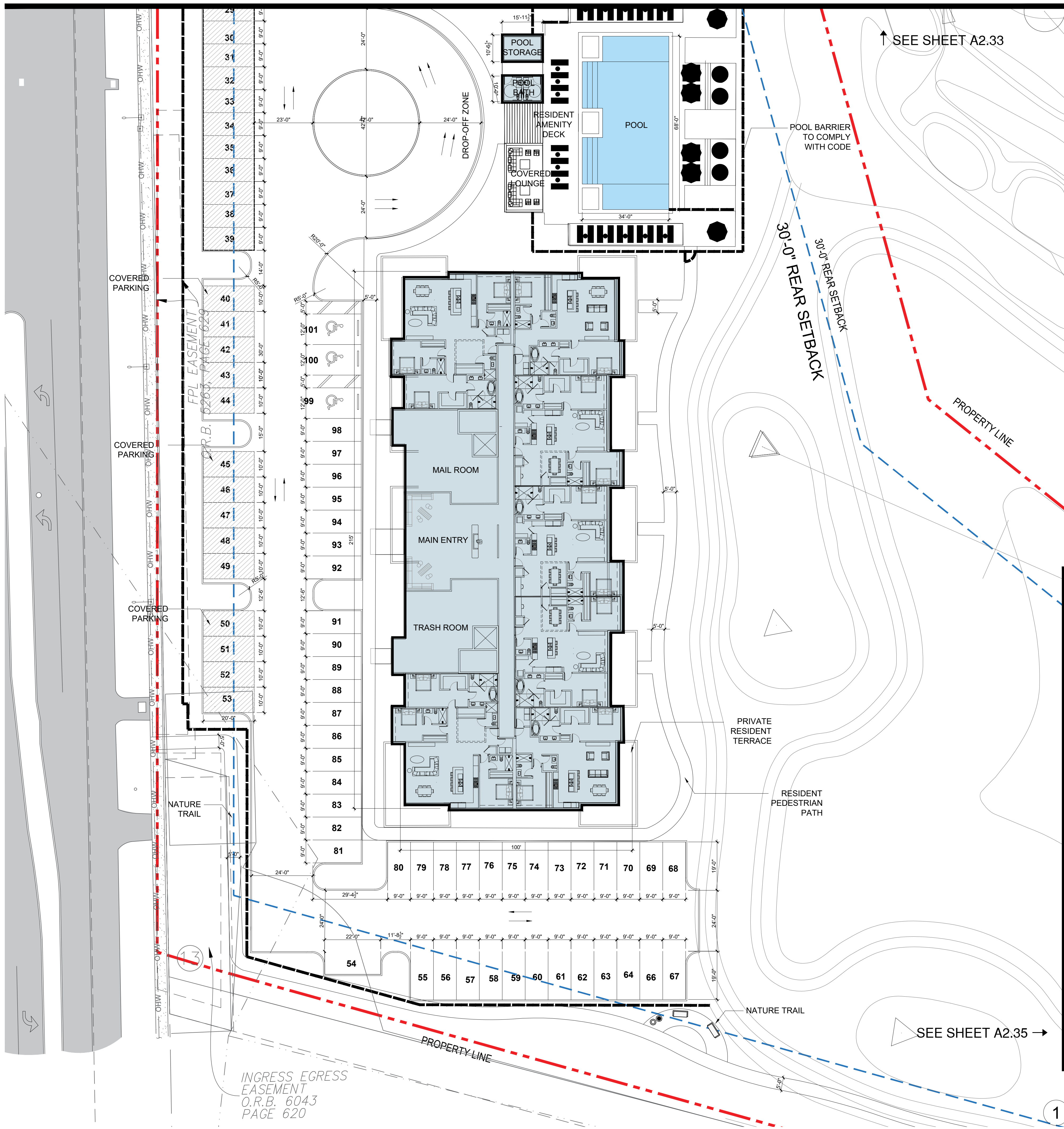
**ENLARGED SITE - N 46TH AVE EAST**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.C.2.13
Project # 1849	

1 ENLARGED PLAN - N 46TH AVE EAST  
 Scale: 1" = 20'

SEE SHEET A2.32





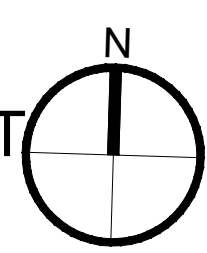
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O.R.B. 6043  
PAGE 620

↑ SEE SHEET A2.33

SEE SHEET A2.35 →

**ENLARGED PLAN - N 46TH AVE EAST**

Scale: 1" = 20'



Rev.	Date

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**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

**ARCHITECT:**  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

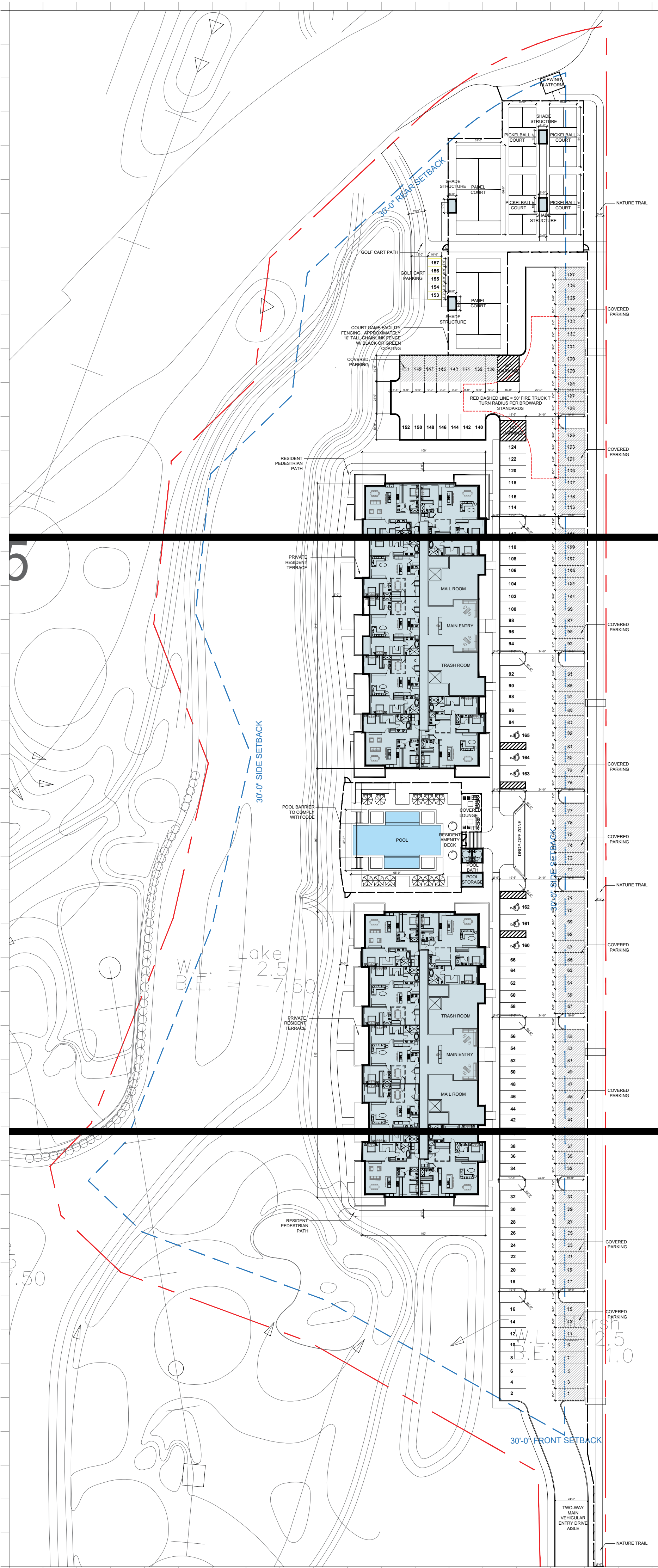
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**ENLARGED SITE - N 46TH AVE EAST**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: <b>A.C.2.14</b>
Project # 1849	





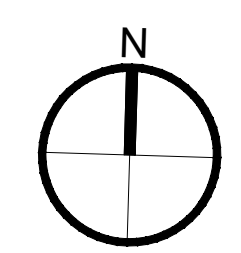
↑ SEE SHEET A2.43

↓ SEE SHEET A2.44

↑ SEE SHEET A2.44

↓ SEE SHEET A2.45

1 SITE PLAN - N 40TH AVE  
Scale: 1" = 50'



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4100 N HILLS DR.  
HOLLYWOOD, FL 33021

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MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

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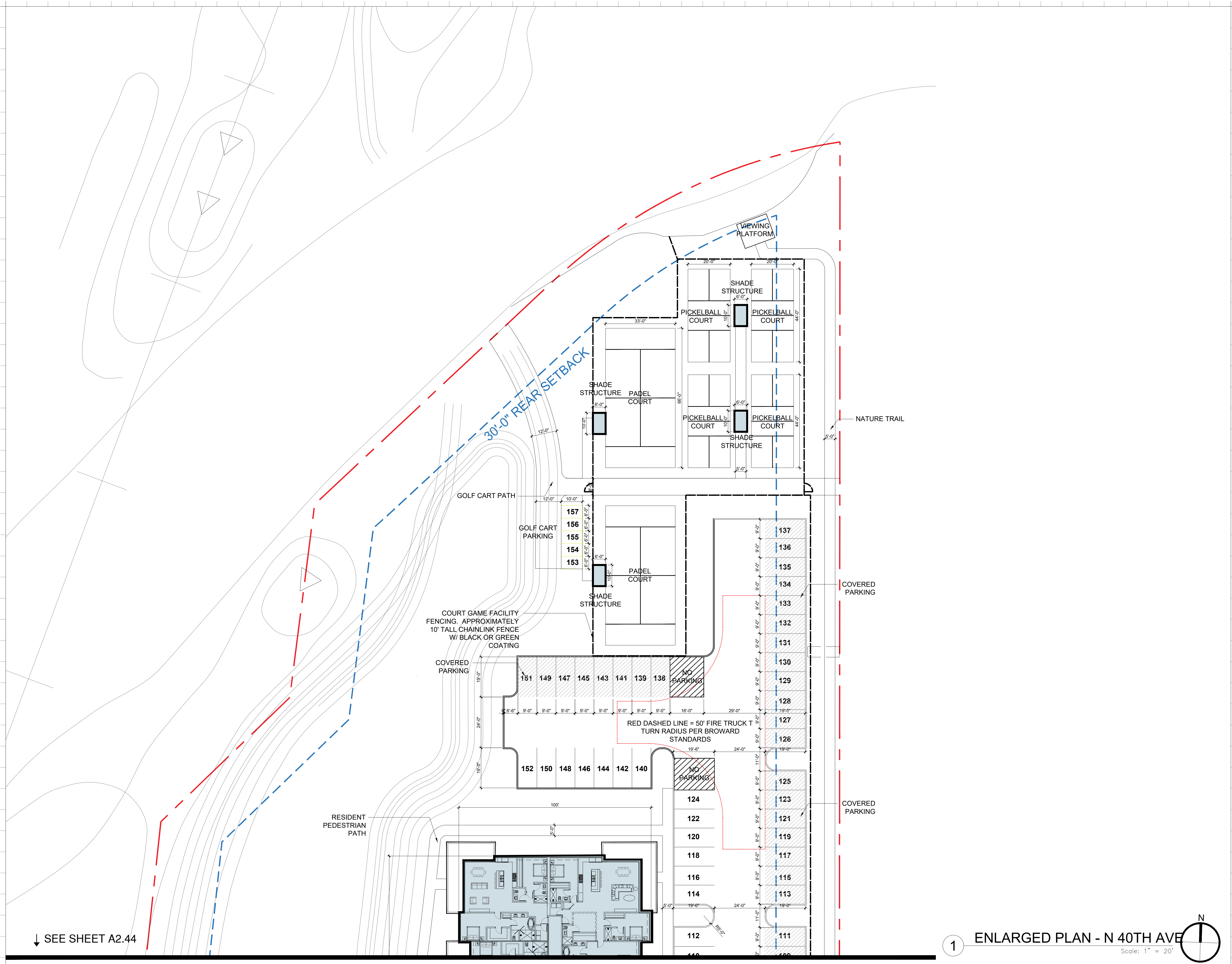
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Lic. # AR0012578



SITE PLAN - N 40TH AVE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.D.2.12
Project # 1849	

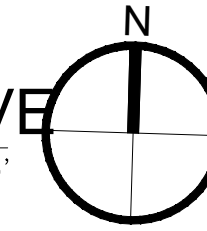




↓ SEE SHEET A2.44

1 ENLARGED PLAN - N 40TH AVE

Scale: 1" = 20'



Rev.	Date

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4100 N HILLS DR.  
HOLLYWOOD, FL 33021

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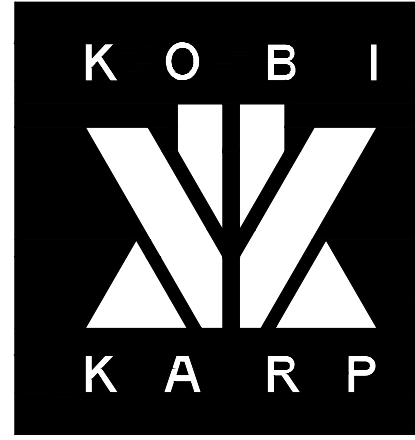
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CIVIL ENGINEER:  
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3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
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ENLARGED SITE - N 40TH AVE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.D.2.13
Project # 1849	



↑ SEE SHEET A2.43

↓ SEE SHEET A2.45

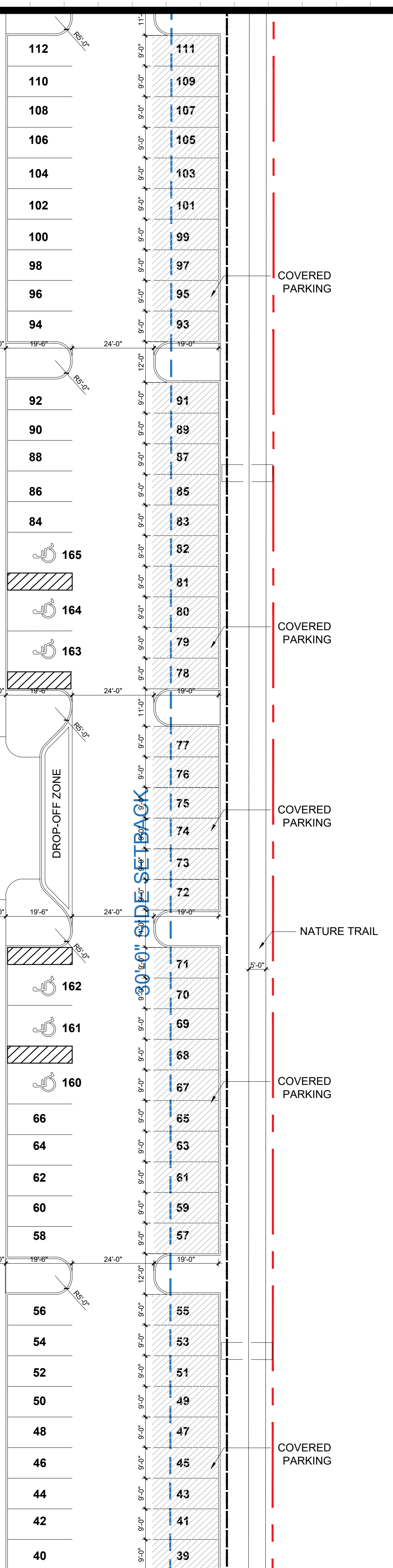
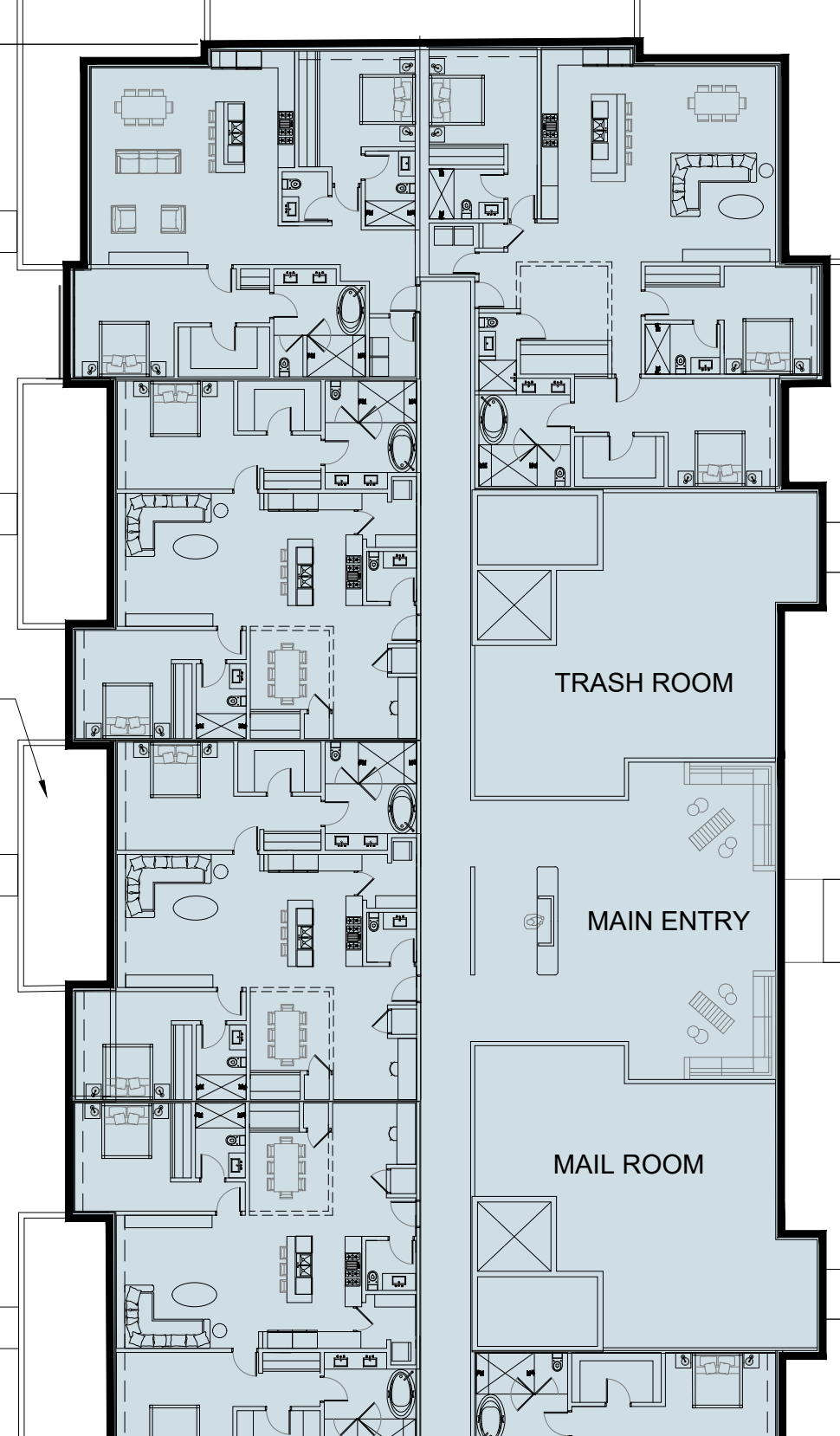
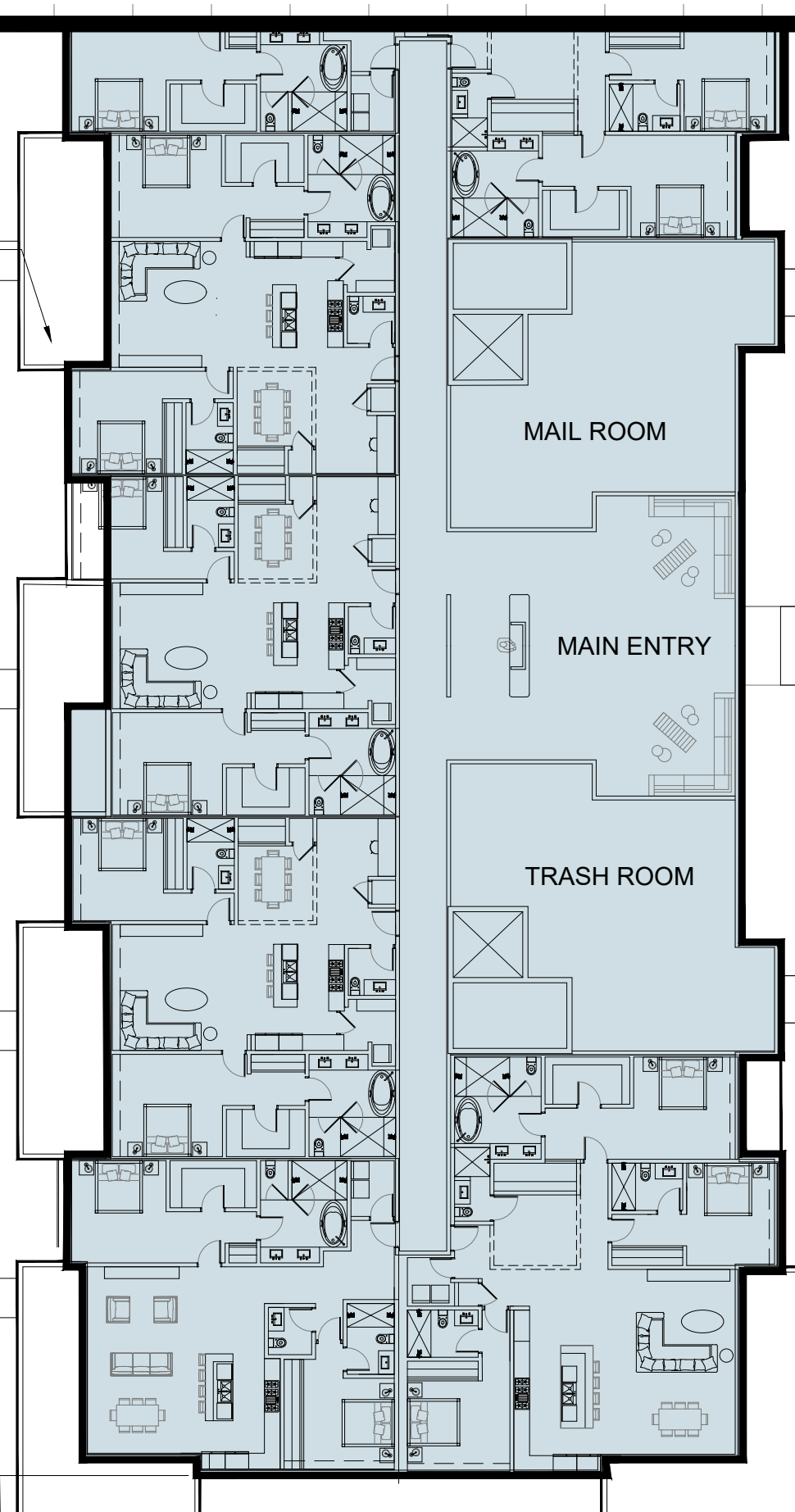
30'-0" SIDE SETBACK

30'-0" SIDE SETBACK

PRIVATE RESIDENT TERRACE

PRIVATE RESIDENT TERRACE

POOL BARRIER TO COMPLY WITH CODE



COVERED PARKING

COVERED PARKING

COVERED PARKING

COVERED PARKING

COVERED PARKING

NATURE TRAIL

165

164

163

162

161

160

66

64

62

60

58

56

54

52

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48

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44

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112

110

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 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

**CIVIL ENGINEER:**  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

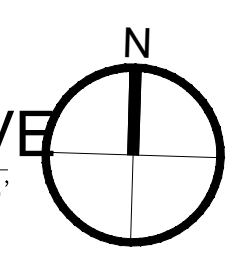
**LANDSCAPE ARCHITECT:**  
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 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

**ARCHITECT:**  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1913  
 FAX: (305) 573 3766



### ENLARGED SITE - N 40TH AVE

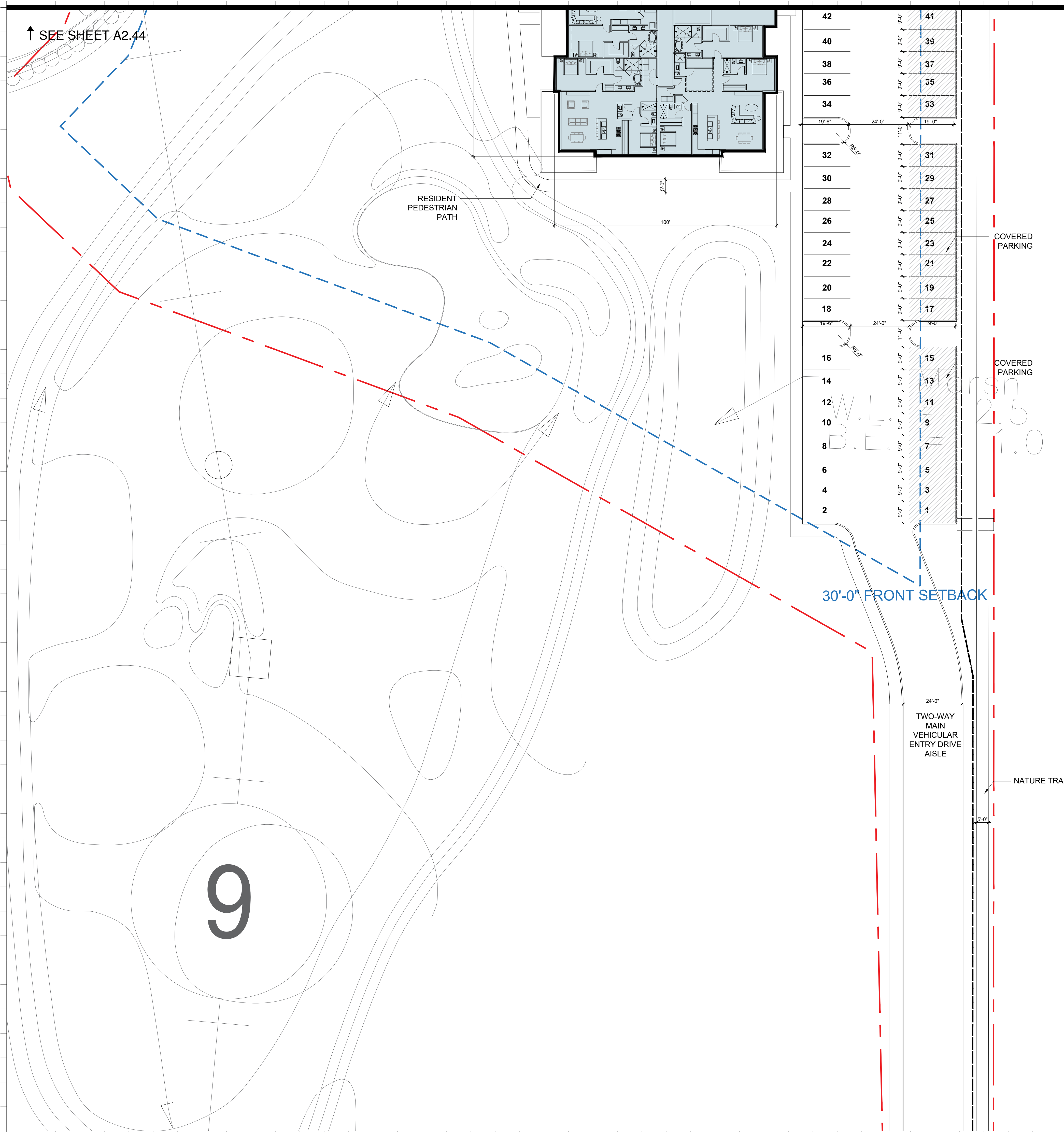
1 ENLARGED PLAN - N 40TH AVE  
 Scale: 1" = 20'



Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.D.2.14
Project # 1849	



↑ SEE SHEET A2.44



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 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

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**CIVIL ENGINEER:**  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

**ARCHITECT:**  
 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
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 FAX: (305) 573 3766

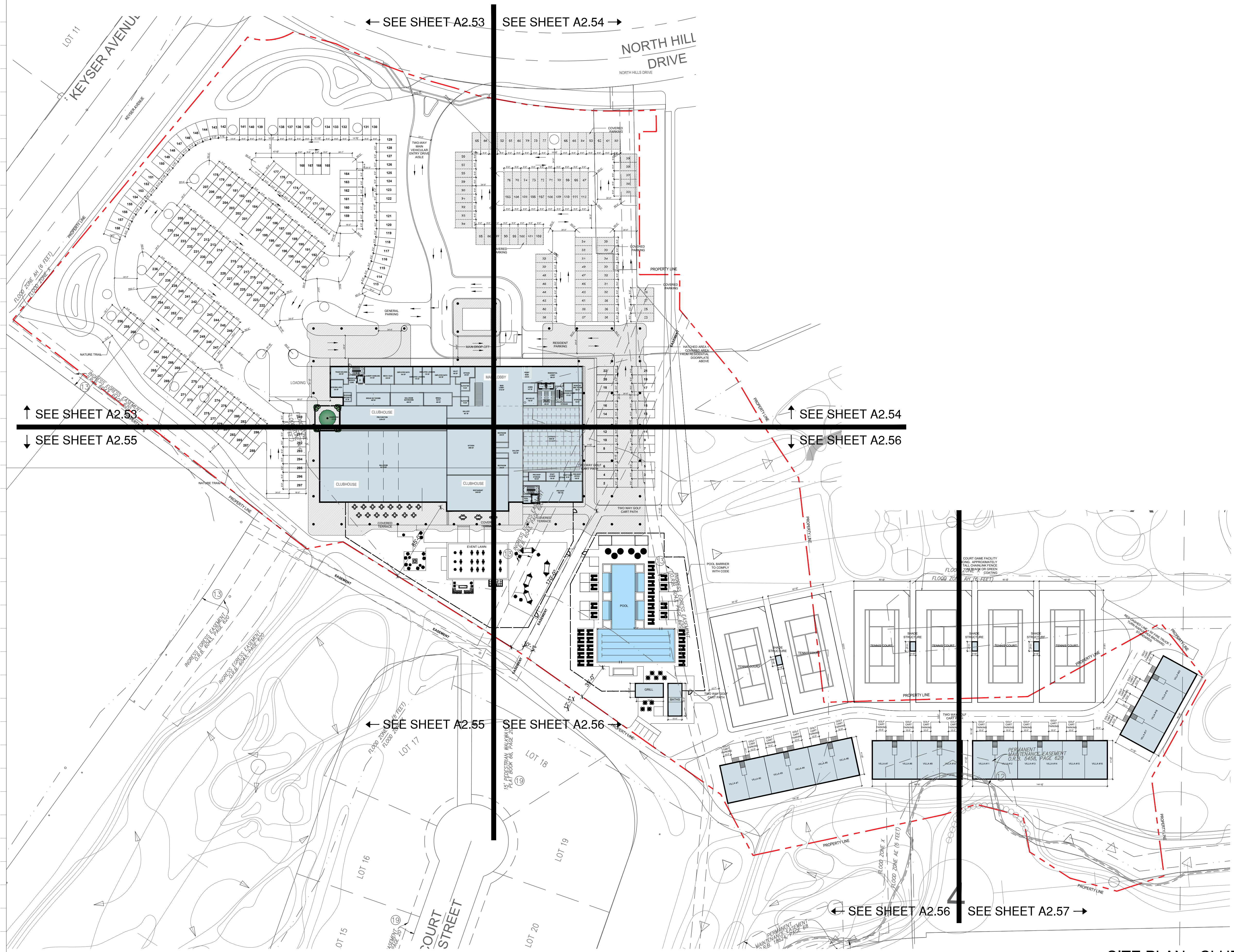


**ENLARGED SITE - N 40TH AVE**

1 ENLARGED PLAN - N 40TH AVE  
 Scale: 1" = 20'

Date: 01-22-2025	Sheet No.
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Project # 1849	





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 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

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 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
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**LANDSCAPE ARCHITECT:**  
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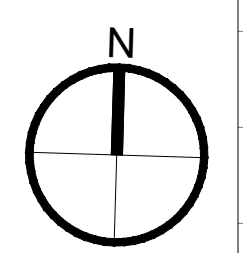


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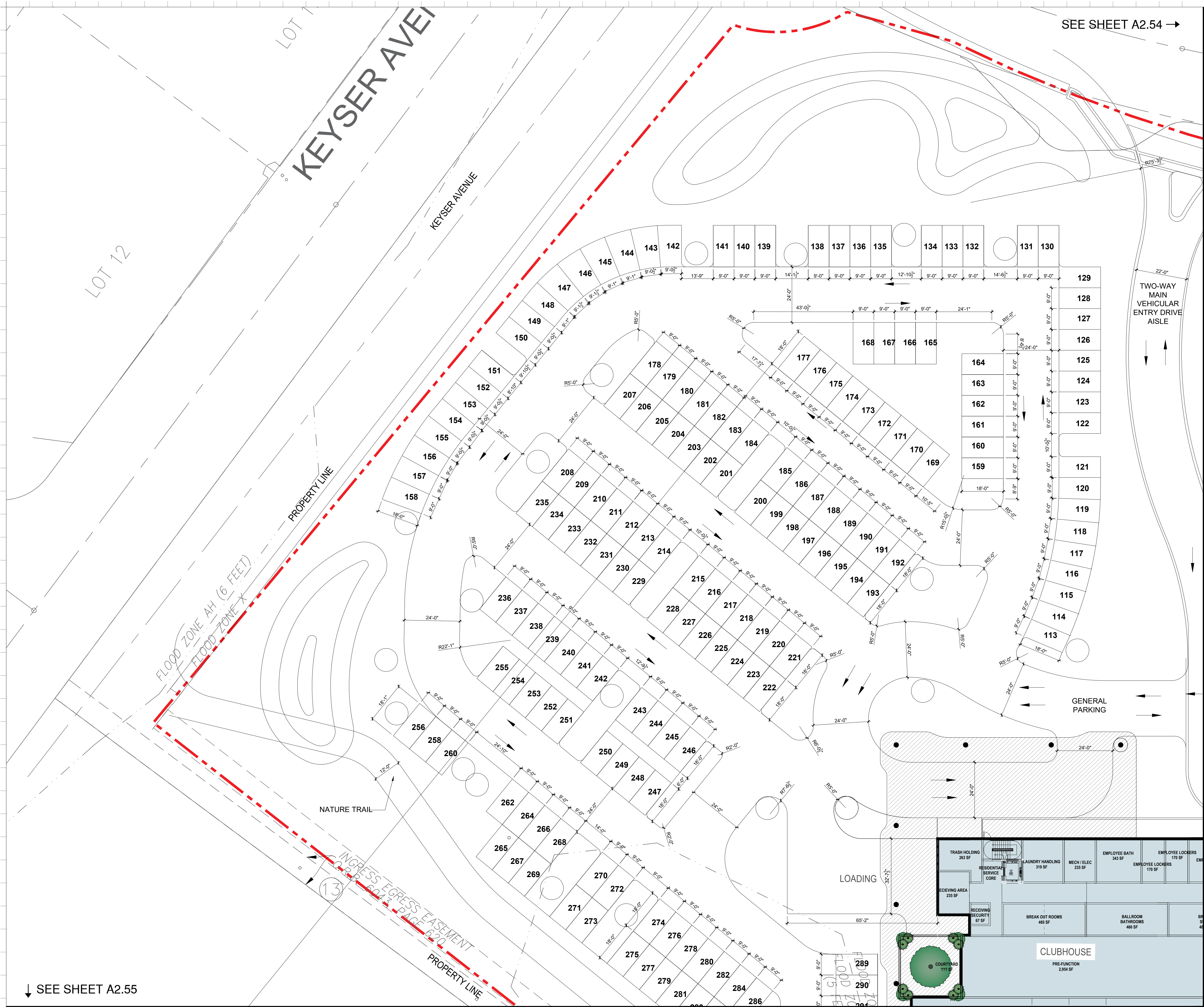
**SITE PLAN - CLUBHOUSE**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: <b>A.E.2.12</b>
Project # 1849	

**1 SITE PLAN - CLUBHOUSE**  
 Scale: 1" = 50'







SEE SHEET A2.54 →

LOT 12

KEYSER AVE

KEYSER AVENUE

PROPERTY LINE

FLOOD ZONE AH (6 FEET)  
FLOOD ZONE X

NATURE TRAIL

INGRESS EGRESS EASEMENT  
PROPERTY LINE

TWO-WAY MAIN VEHICULAR ENTRY DRIVE AISLE

GENERAL PARKING

LOADING

↓ SEE SHEET A2.55

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**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

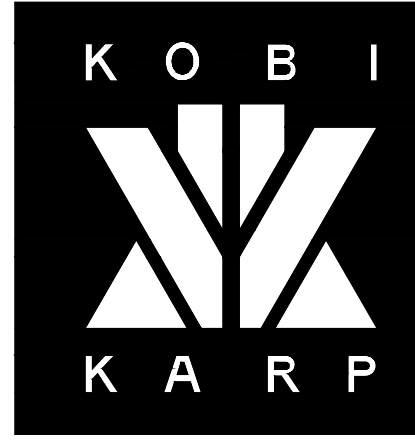
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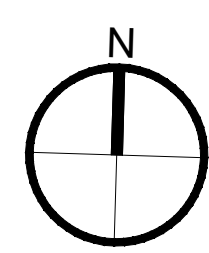
ARCHITECT:  
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571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
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FAX: (305) 573 3766

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1 ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'



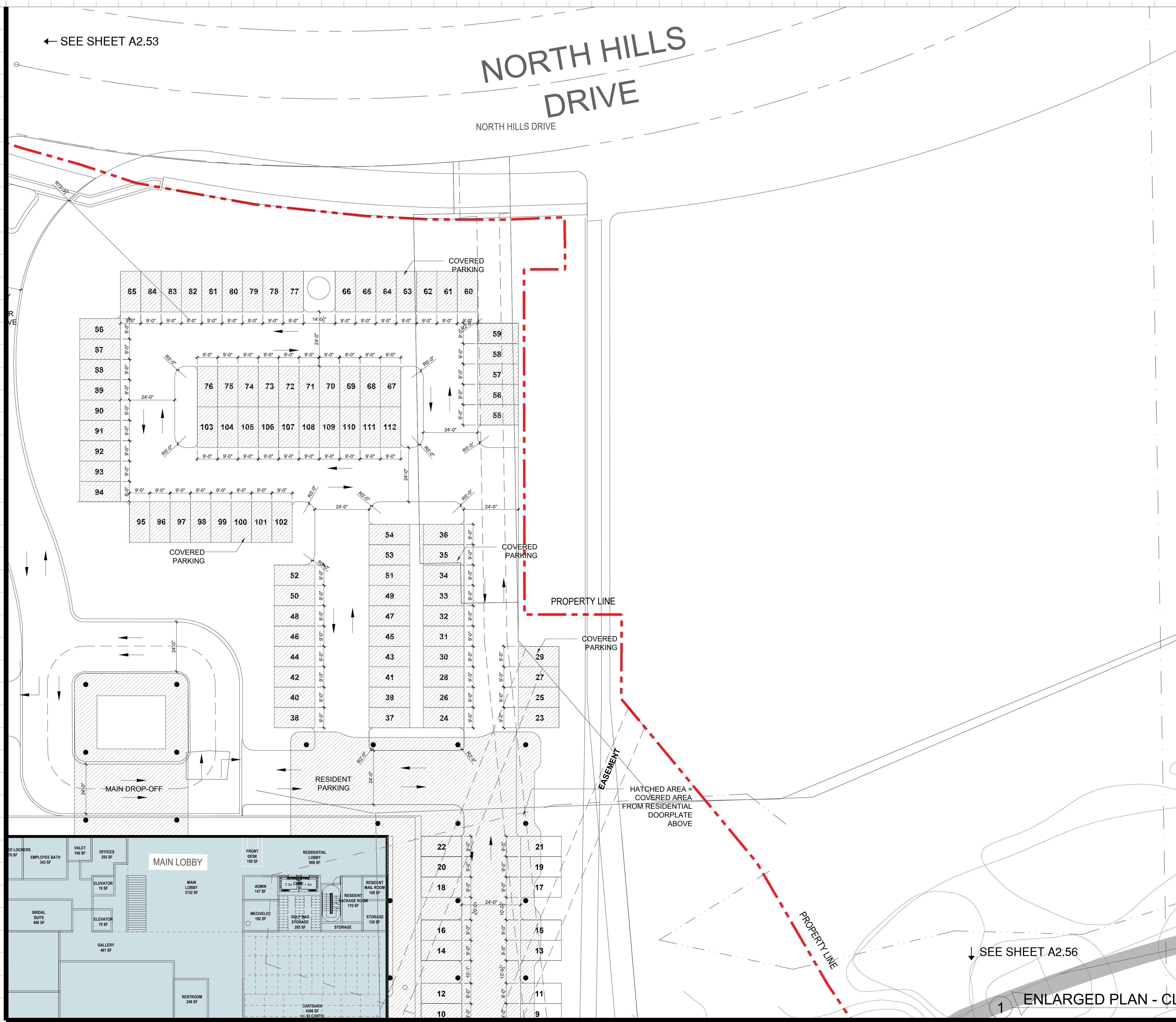
ENLARGED SITE - CLUBHOUSE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.2.13
Project # 1849	



← SEE SHEET A2.53

# NORTH HILLS DRIVE



↓ SEE SHEET A2.56

## ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'

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HOLLYWOOD, FL 33021

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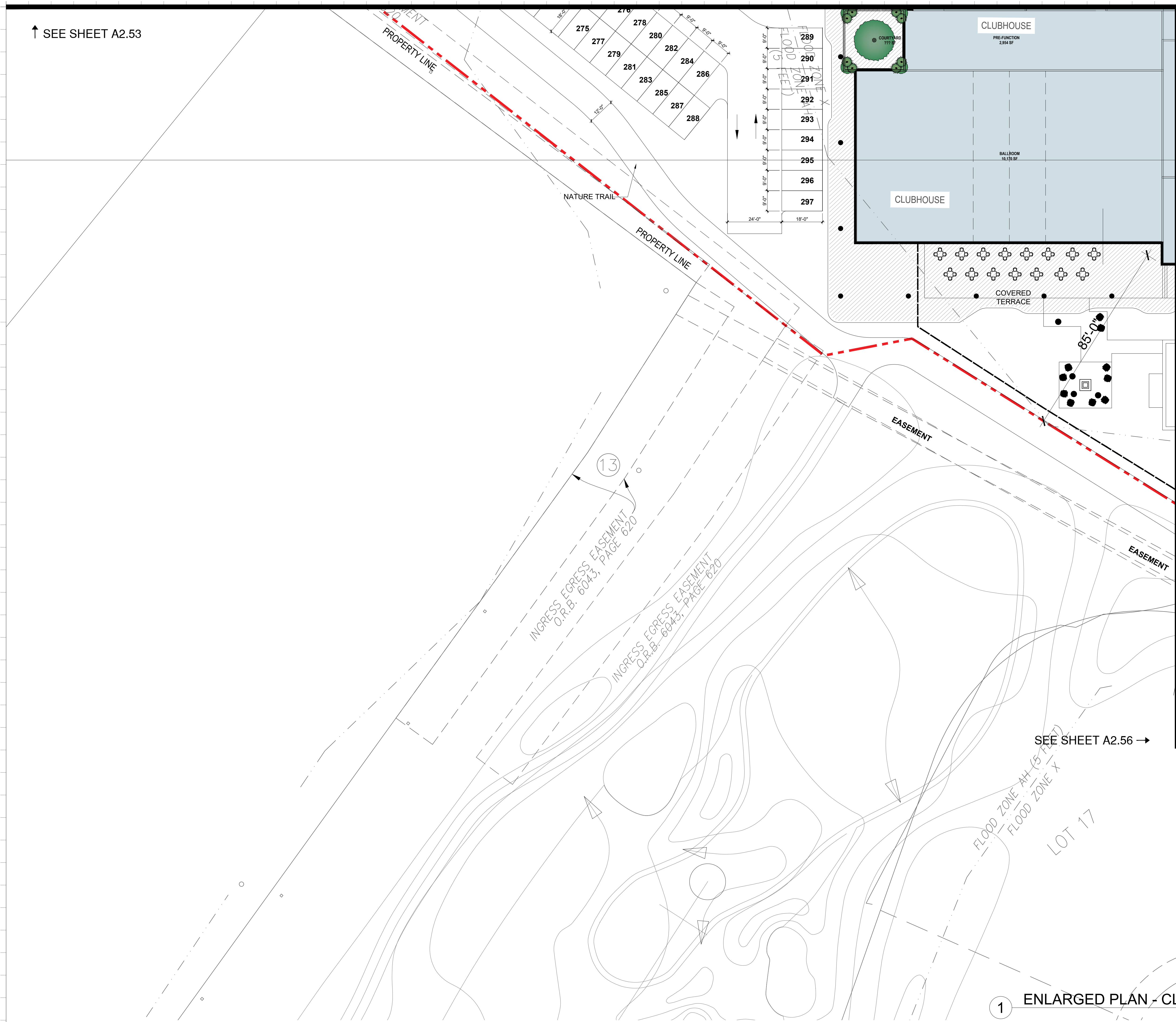


### ENLARGED SITE - CLUBHOUSE

Date: 01-22-2025	Sheet No.
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↑ SEE SHEET A2.53



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MEP ENGINEERS:

CIVIL ENGINEER:  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
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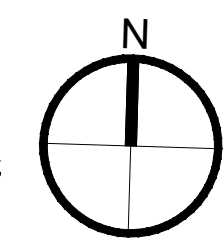
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**ENLARGED SITE - CLUBHOUSE**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.2.15
Project # 1849	

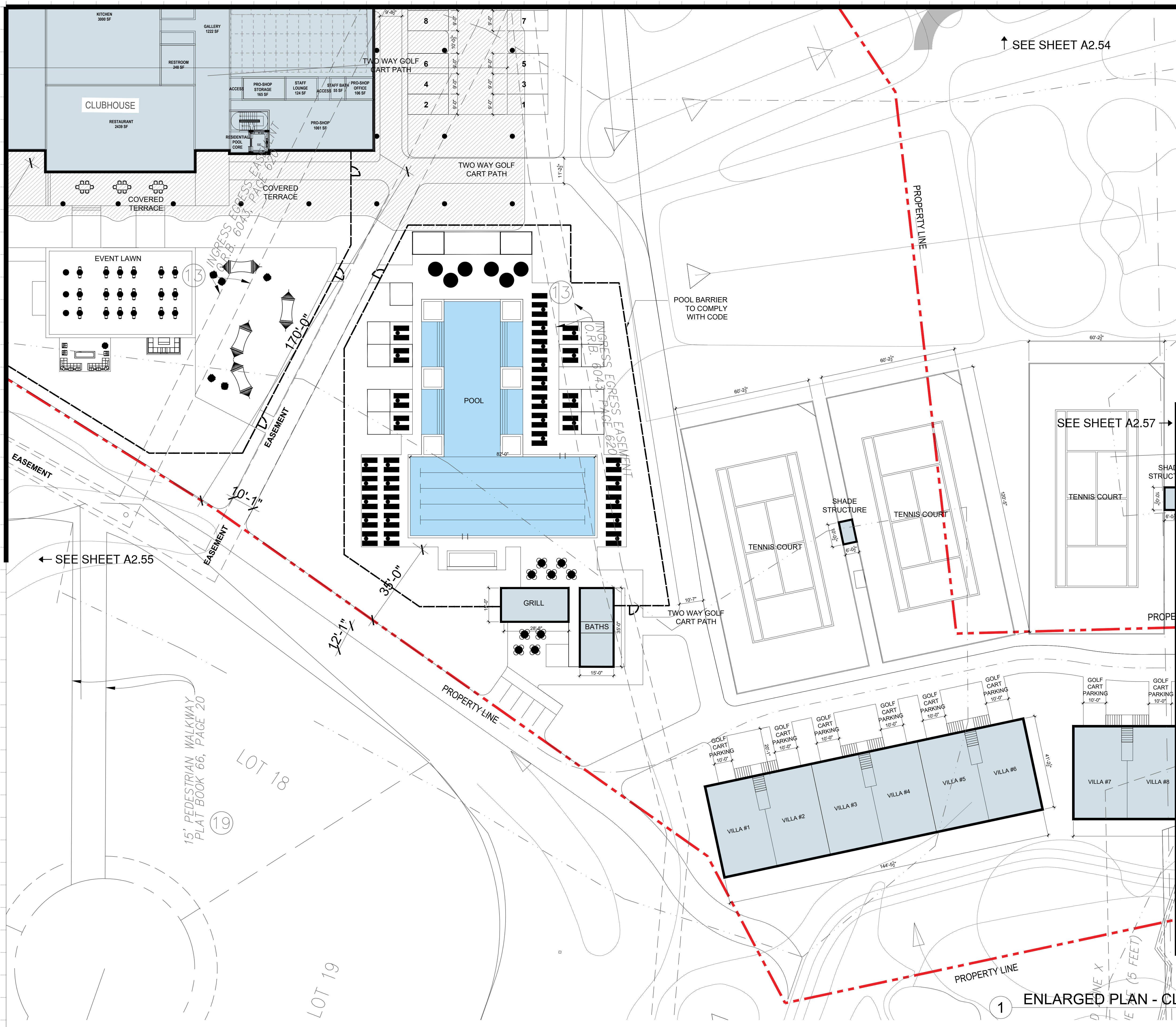
1 ENLARGED PLAN - CLUBHOUSE  
 Scale: 1" = 20'



SEE SHEET A2.56 →

1





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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

**CIVIL ENGINEER:**  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

**LANDSCAPE ARCHITECT:**  
 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
 TEL: (954) 524 3330

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 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1818  
 FAX: (305) 573 3766

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**ENLARGED SITE - CLUBHOUSE**

Date: 01-22-2025	Sheet No.
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Project # 1849	

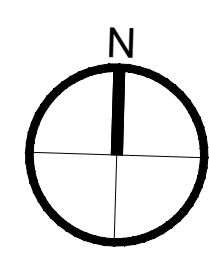
↑ SEE SHEET A2.54

← SEE SHEET A2.55

SEE SHEET A2.57 →

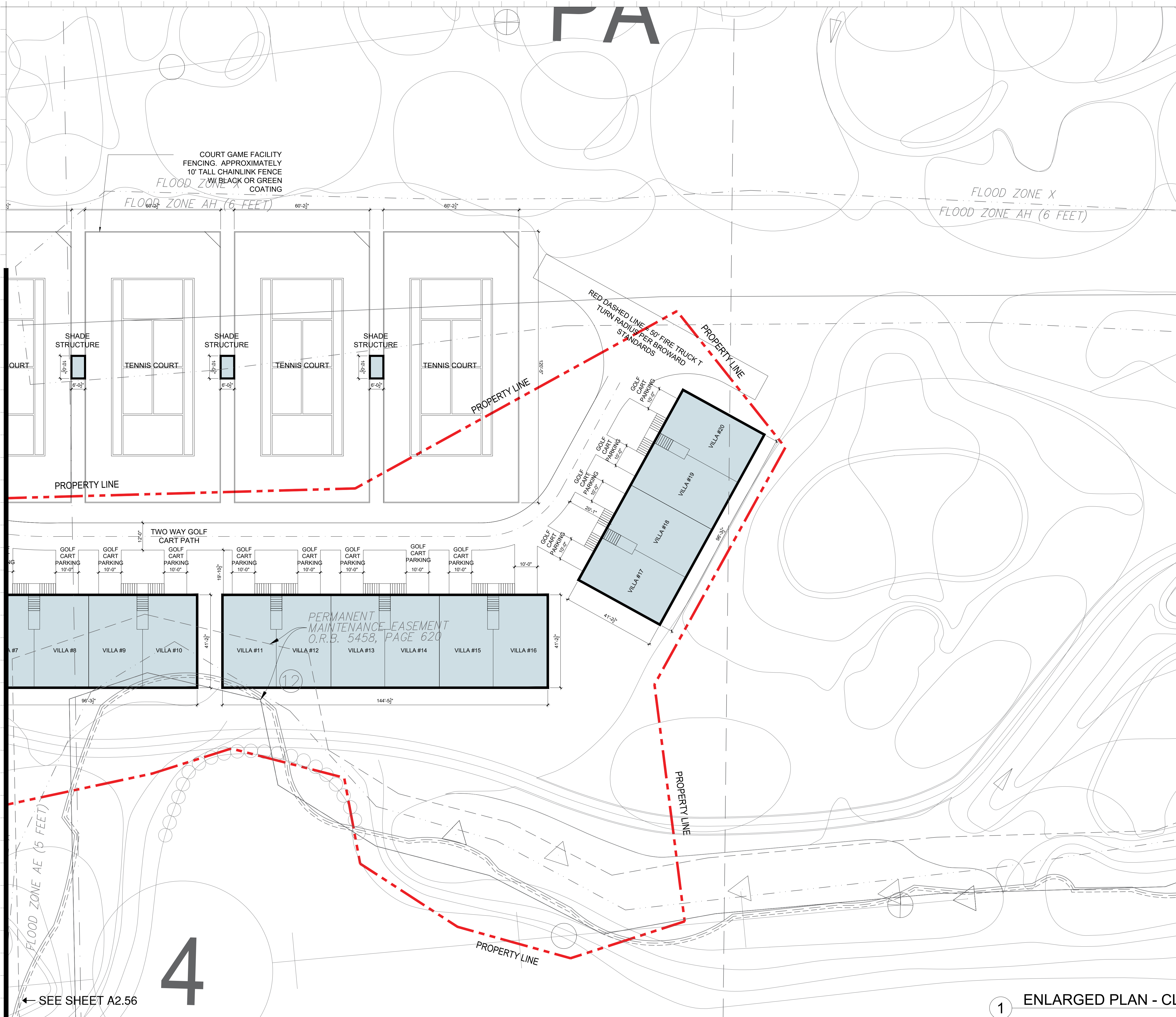
**1 ENLARGED PLAN - CLUBHOUSE**

Scale: 1" = 20'





K O B I



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**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
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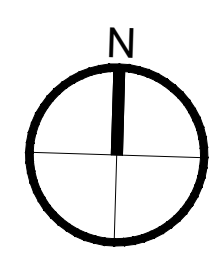
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**ENLARGED SITE - CLUBHOUSE**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.2.17
Project # 1849	

1 ENLARGED PLAN - CLUBHOUSE  
Scale: 1" = 20'



SEE SHEET A2.56

4



2-STORIES  
 ROOF  
 LEVEL 02  
 GROUND LEVEL



1 N 56TH AVE - EAST ELEVATION  
 Scale: 1/8" = 1'-0"

2-STORIES  
 ROOF  
 LEVEL 02  
 GROUND LEVEL



2 N 56TH AVE - WEST ELEVATION  
 Scale: 1/8" = 1'-0"

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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
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 1512 E. BROWARD BLVD., SUITE 110  
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 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1914  
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ELEVATION - N 56TH AVE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.A.4.00
Project # 1849	



2-STORIES

ROOF

LEVEL 02

GROUND LEVEL



1 N 56TH AVE - NORTH ELEVATION  
Scale: 1/8" = 1'-0"

2-STORIES

ROOF

LEVEL 02

GROUND LEVEL



2 N 56TH AVE - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

Rev.	Date

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**ZONING PACKAGE**

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:  
EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1918  
FAX: (305) 573 3766

KOBİ KARP  
Lic. # AR0012578



**ELEVATION - N 56TH AVE**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.A.4.01
Project # 1849	



PARAPET  
 ROOF  
 LEVEL 03  
 LEVEL 02  
 GROUND LEVEL

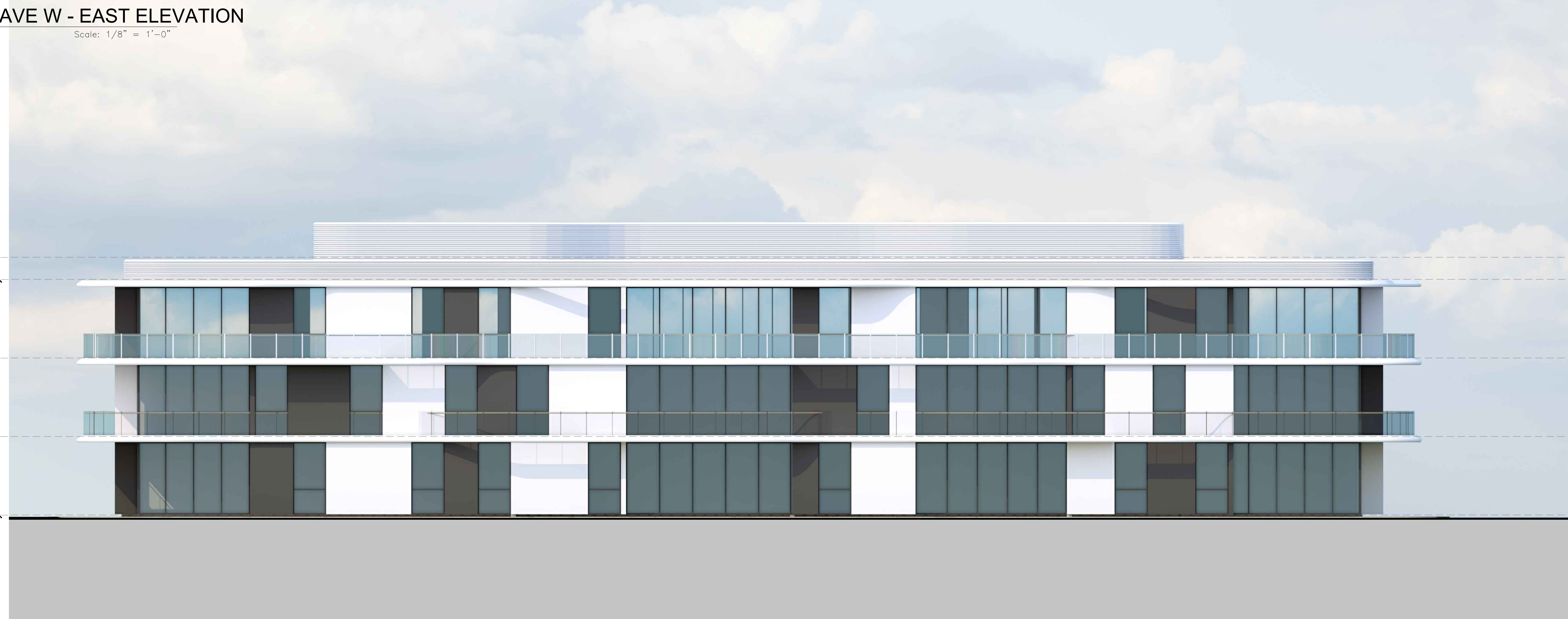
3-STORIES



1 N 46TH AVE W - EAST ELEVATION  
 Scale: 1/8" = 1'-0"

PARAPET  
 ROOF  
 LEVEL 03  
 LEVEL 02  
 GROUND LEVEL

3-STORIES



2 N 46TH AVE W - WEST ELEVATION  
 Scale: 1/8" = 1'-0"

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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:  
 BOTEK THURLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

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 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
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 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1918  
 FAX: (305) 573 3766

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ELEVATION - N 46TH AVE WEST

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.B.4.00
Project # 1849	



PARAPET  
 ROOF  
 LEVEL 03  
 LEVEL 02  
 GROUND LEVEL

3-STORIES



1 N 46TH AVE W - EAST ELEVATION  
 Scale: 1/8" = 1'-0"

PARAPET  
 ROOF  
 LEVEL 03  
 LEVEL 02  
 GROUND LEVEL

3-STORIES



2 N 46TH AVE W - WEST ELEVATION  
 Scale: 1/8" = 1'-0"

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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

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 3409 NW 9TH AVE., SUITE 1102  
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 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1918  
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**ELEVATION - N 46TH AVE WEST**

Date: 01-22-2025	Sheet No.
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Project # 1849	



◆ PARAPET  
 ◆ ROOF  
 ◆ LEVEL 03  
 ◆ LEVEL 03  
 ◆ LEVEL 02  
 ◆ GROUND LEVEL  
 0'-0"

4-STORIES



① N 46TH AVE E - EAST ELEVATION

Scale: 1/8" = 1'-0"

◆ PARAPET  
 ◆ ROOF  
 ◆ LEVEL 03  
 ◆ LEVEL 03  
 ◆ LEVEL 02  
 ◆ GROUND LEVEL  
 0'-0"

4-STORIES



② N 46TH AVE E - WEST ELEVATION

Scale: 1/8" = 1'-0"

Rev.	Date

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 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

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 FORT LAUDERDALE, FL 33309  
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 EDSA  
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 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1919  
 FAX: (305) 573 3766

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 Lic. # AR0012578



ELEVATION - N 46TH AVE EAST

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.C.4.00
Project # 1849	



PARAPET  
 ROOF  
 LEVEL 03  
 LEVEL 03  
 LEVEL 02  
 GROUND LEVEL  
 0'-0"

4-STORIES



1 N 46TH AVE E - EAST ELEVATION

Scale: 1/8" = 1'-0"

PARAPET  
 ROOF  
 LEVEL 03  
 LEVEL 03  
 LEVEL 02  
 GROUND LEVEL  
 0'-0"

4-STORIES



2 N 46TH AVE E - WEST ELEVATION

Scale: 1/8" = 1'-0"

Rev.	Date

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 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

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 BOTEK THURLOW ENGINEERING, INC.  
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 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1913  
 FAX: (305) 573 3766

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ELEVATION - N 46TH AVE EAST

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.C.4.01
Project # 1849	



◆ PARAPET  
 ◆ ROOF  
 ◆ LEVEL 03  
 ◆ LEVEL 03  
 ◆ LEVEL 02  
 ◆ GROUND LEVEL  
 0'-0"

4-STORIES

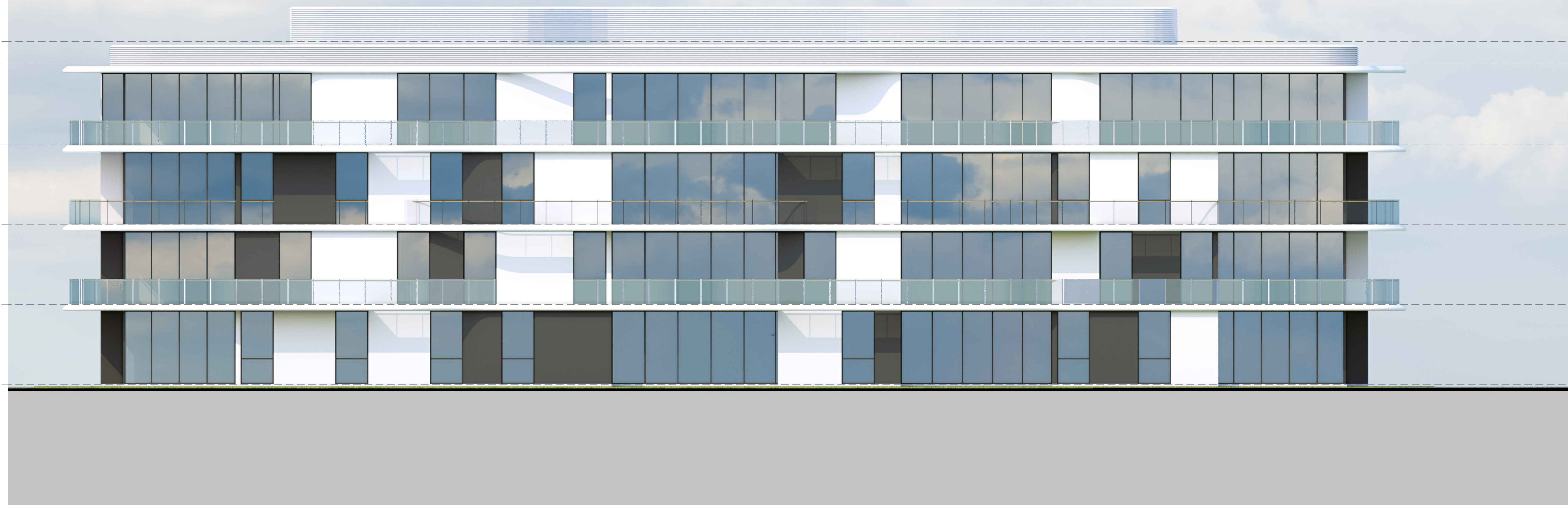


① N 40TH AVE - EAST ELEVATION

Scale: 1/8" = 1'-0"

◆ PARAPET  
 ◆ ROOF  
 ◆ LEVEL 03  
 ◆ LEVEL 03  
 ◆ LEVEL 02  
 ◆ GROUND LEVEL  
 0'-0"

4-STORIES



② N 40TH AVE - WEST ELEVATION

Scale: 1/8" = 1'-0"

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 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

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 BOTEK THURLOW ENGINEERING, INC.  
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 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

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 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
 FORT LAUDERDALE, FL 33301  
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 KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1913  
 FAX: (305) 573 3766

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**ELEVATION - N 40TH AVE**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: <b>A.D.4.00</b>
Project # 1849	



PARAPET  
 ROOF  
 LEVEL 03  
 LEVEL 03  
 LEVEL 02  
 GROUND LEVEL  
 0'-0"

4-STORIES



1 N 40TH AVE - NORTH ELEVATION

Scale: 1/8" = 1'-0"

PARAPET  
 ROOF  
 LEVEL 03  
 LEVEL 03  
 LEVEL 02  
 GROUND LEVEL  
 0'-0"

4-STORIES



2 N 40TH AVE - SOUTH ELEVATION

Scale: 1/8" = 1'-0"

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**EMERALD HILLS**  
 4100 N HILLS DR.  
 HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

**CIVIL ENGINEER:**  
 BOTEK THURLLOW ENGINEERING, INC.  
 3409 NW 9TH AVE., SUITE 1102  
 FORT LAUDERDALE, FL 33309  
 TEL: (954) 568 0888

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 EDSA  
 1512 E. BROWARD BLVD., SUITE 110  
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 571 NW 28TH STREET  
 MIAMI, FLORIDA 33127 USA  
 TEL: (305) 573 1913  
 FAX: (305) 573 3766

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ELEVATION - N 40TH AVE

Date: 01-22-2025	Sheet No.
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Project # 1849	





1 CLUBHOUSE - FRONT ELEVATION

Scale: 1/16" = 1'-0"



2 CLUBHOUSE - REAR ELEVATION

Scale: 1/16" = 1'-0"

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ZONING PACKAGE

EMERALD HILLS

4100 N HILLS DR.  
HOLLYWOOD, FL 33021

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CIVIL ENGINEER:  
BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

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EDSA  
1512 E. BROWARD BLVD., SUITE 110  
FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

ARCHITECT:  
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1919  
FAX: (305) 573 3766

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Lic. # AR0012578



ELEVATION - CLUBHOUSE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.4.00
Project # 1849	





1 CLUBHOUSE - SIDE ELEVATION  
Scale: 1/16" = 1'-0"



2 CLUBHOUSE - SIDE ELEVATION  
Scale: 1/16" = 1'-0"

Rev.	Date

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**ZONING PACKAGE**

**EMERALD HILLS**  
4100 N HILLS DR.  
HOLLYWOOD, FL 33021

**STRUCTURAL ENGINEER:**

**MEP ENGINEERS:**

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BOTEK THURLOW ENGINEERING, INC.  
3409 NW 9TH AVE., SUITE 1102  
FORT LAUDERDALE, FL 33309  
TEL: (954) 568 0888

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EDSA  
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FORT LAUDERDALE, FL 33301  
TEL: (954) 524 3330

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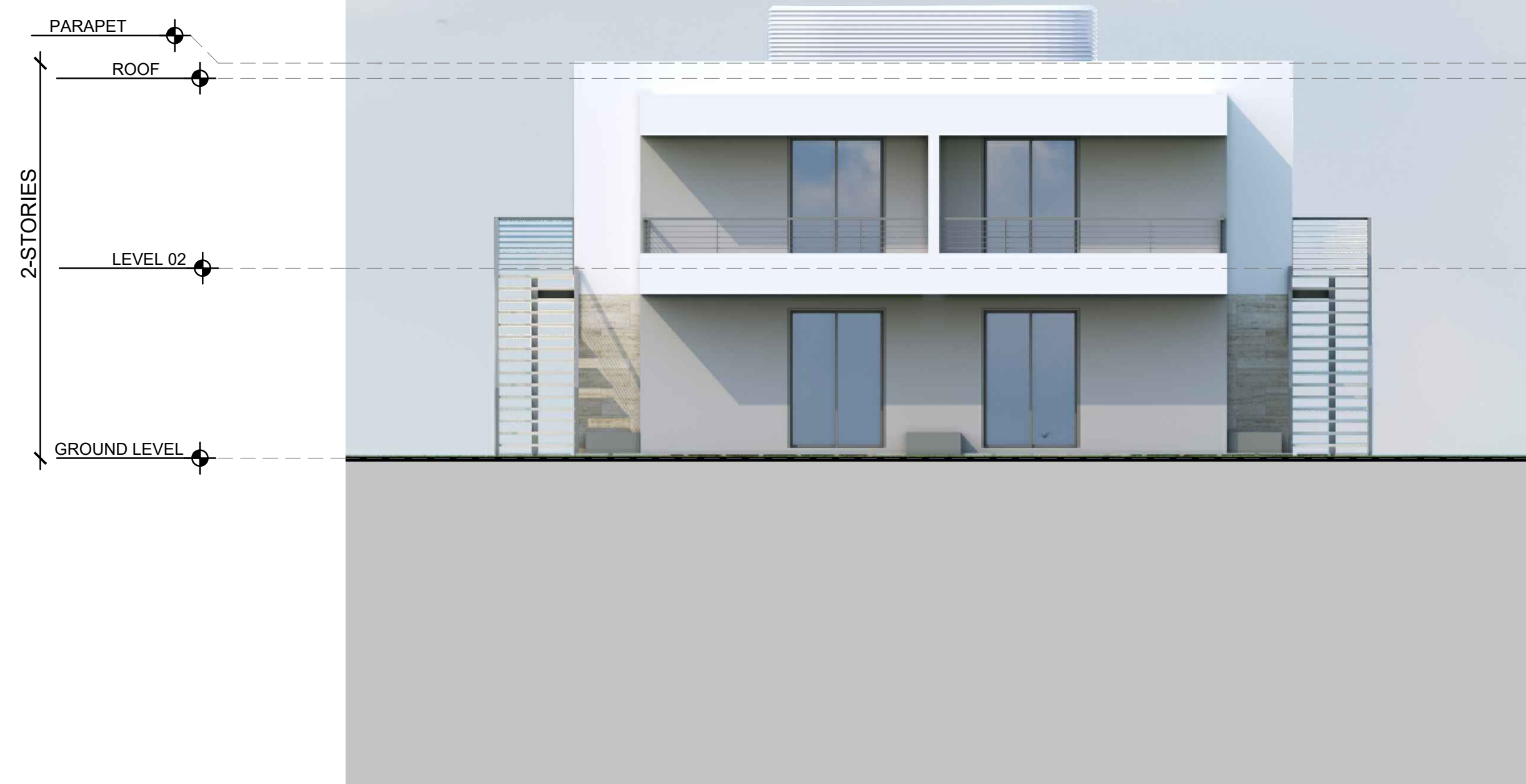
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**ELEVATION - CLUBHOUSE**

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: <b>A.E.4.01</b>
Project # 1849	





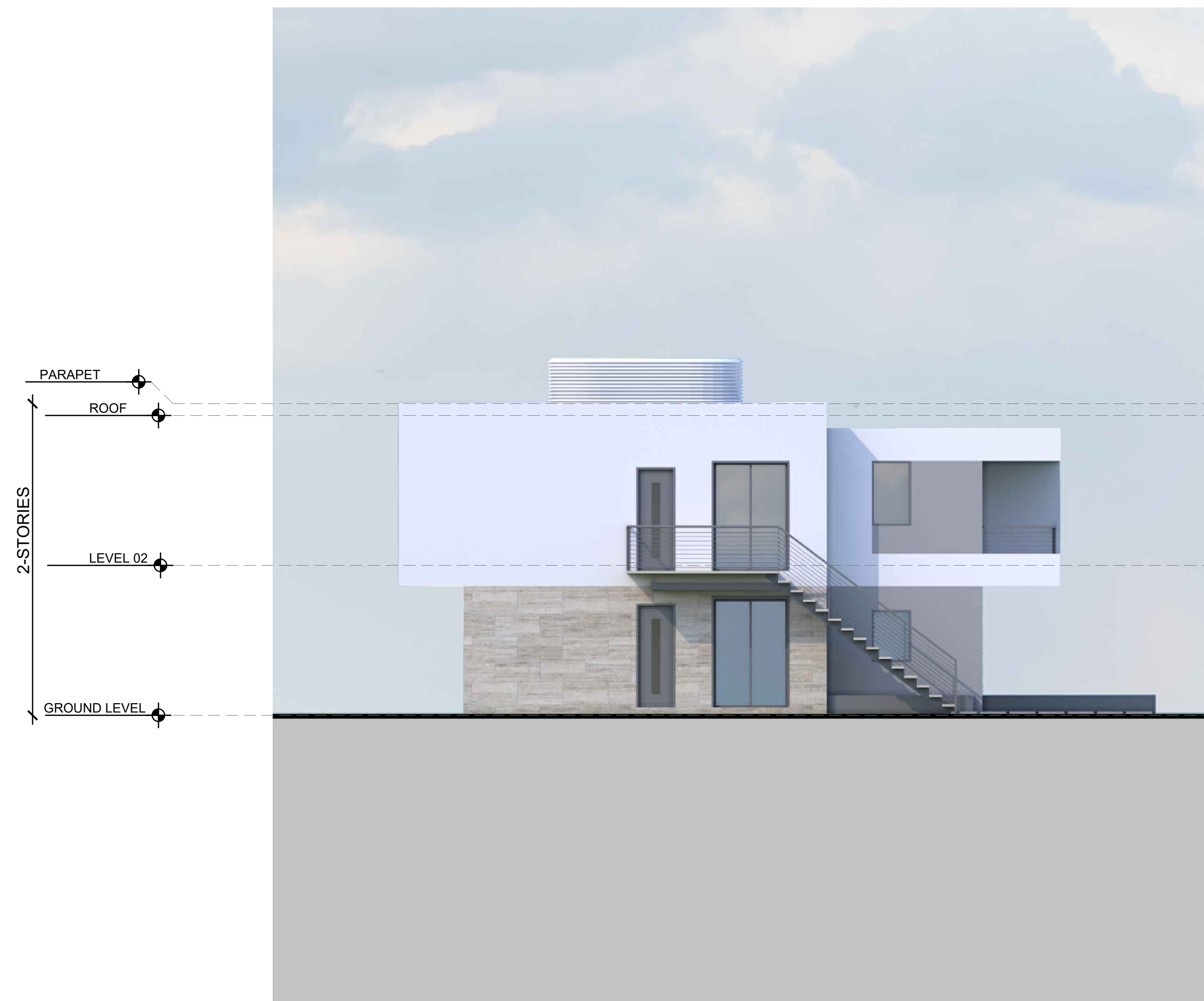
1 CLUBHOUSE VILLAS - NORTH ELEVATION

Scale: 1/8" = 1'-0"



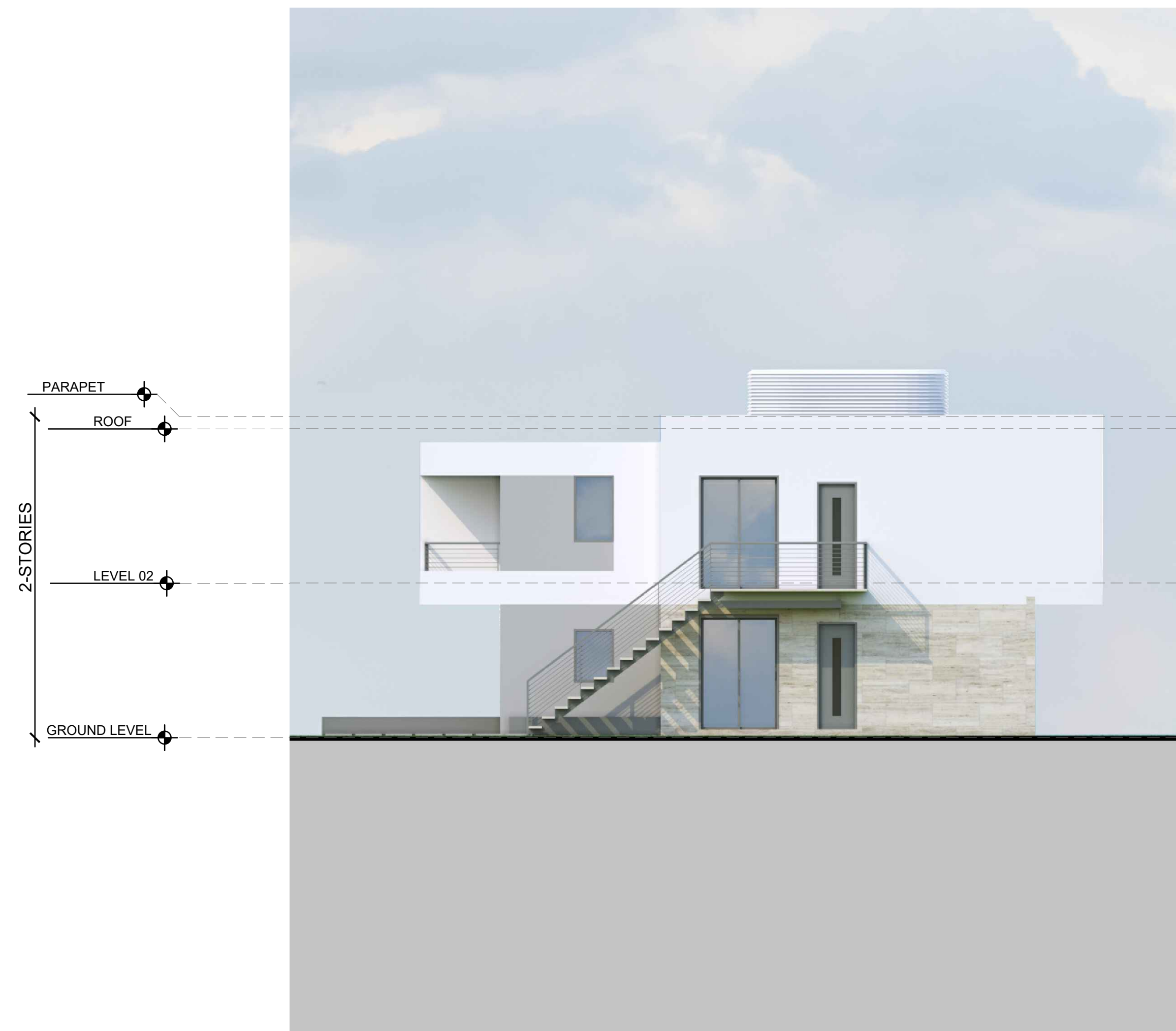
2 CLUBHOUSE VILLAS - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



3 CLUBHOUSE VILLAS - EAST ELEVATION

Scale: 1/8" = 1'-0"



4 CLUBHOUSE VILLAS - WEST ELEVATION

Scale: 1/8" = 1'-0"

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KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.  
571 NW 28TH STREET  
MIAMI, FLORIDA 33127 USA  
TEL: (305) 573 1818  
FAX: (305) 573 3766

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Lic. # AR0012578



ELEVATION - CLUBHOUSE VILLAS

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.4.15
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**EDUARDO ANTON**  
Attorney at Law  
7400 S.W. 50<sup>th</sup> Terrace, Suite 304  
Miami, Florida 33155  
Telephone: (305) 297-7752  
Fax: (305) 663-6529  
E-mail: [Eduardo@Eantonlaw.com](mailto:Eduardo@Eantonlaw.com)

June 17, 2024

PPG Development LLC

Via E-mail: [connor.birch@ppgdevelopment.com](mailto:connor.birch@ppgdevelopment.com)

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**STATEMENT**

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FOR PROFESSIONAL SERVICES RENDERED:

Cost of the preparation of a Property Information Report from February 27, 2024 at 11:00 PM to June 7, 2024 at 11:00 PM	\$675.00
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# **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

---

13800 NW 14<sup>th</sup> Street, Suite 190, Sunrise, Florida 33323

## **PROPERTY INFORMATION REPORT**

FILE NUMBER: 10694238 4<sup>th</sup> Update

Reference: 42-4189

PROVIDED FOR: **Eduardo Anton**  
**7400 SW 50<sup>th</sup> Terrace**  
**Suite 304**  
**Miami, Florida 33155**

## **LEGAL:**

### **Legal Description THE CLUB AT EMERALD HILLS, an unrecorded plat described as follows:**

A portion of Block 29-A, EMERALD HILLS, according to the Plat thereof, recorded in Plat Book 68, Page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning (Point of Beginning #1) at the Southeast corner of Lot 1, Block 21, Hollywood Hills North Section One, according to the Plat thereof, as recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida; thence South 00°00'00" East along the East line of said Block 29-A 59.23 feet; thence North 87°41'48" West 383.60 feet to a point of curvature of a circular curve; thence Northwesterly, Westerly and Southwesterly along the arc of said curve to the left, having a radius of 700.00 feet, a central angle of 18°36'17" for an arc distance of 227.30 feet to a point of tangency; thence South 73°41'56" West 90.17 feet; thence South 00°00'00" East 283.51 feet; thence North 86°37'34" East 256.24 feet; thence South 76°46'20" East 43.28 feet; thence South 56°42'33" East 26.63 feet; thence North 85°57'39" East 274.02 feet; thence South 78°41'24" East 21.12 feet; thence North 87°06'12" East 80.32 feet to a point of intersection with the Southerly line of said Block 29-A; thence along said Southerly line the following two (2) described courses and distances; 1) South 76°49'56" West 520.75 feet to a point of curvature of a circular curve; 2) Southwesterly along the arc of said curve to the left, having a radius of 200.00 feet, a central angle of 61°16'59", for an arc distance of 213.92 feet to a point of intersection with the Easterly extension of said Southerly line; thence along said Easterly extension and said Southerly line the following eleven (11) described courses and distance; 1) North 90°00'00" West 374.42 feet; 2) North 72°46'20" West 138.90 feet; 3) South 63°45'30" West 385.00 feet; 4) South 80°03'40" West 190.80 feet; 5) North 72°04'20" West 617.70 feet; 6) North 48°20'40" West 289.70 feet; 7) North 19°03'50" West 205.95 feet; 8) North 57°33'50" West 177.25 feet; 9) North 88°49'40" West 186.50 feet; 10) South 60°11'50" West 263.40 feet; 11) South 76°33'16" West 13.56 feet; thence North 00°04'05" West 950.48 feet; thence South 89°59'07" West 116.91 feet to a point of intersection with the West line of said Block 29-A; thence North 00°15'56" West along said West line 505.08 feet; thence North 89°09'02" East 158.72 feet; thence North 09°39'40" East 102.08 feet to a point on the Northerly line of said Block 29-A and a point on the arc of a circular curve concave Northerly from which a radial line bears North 09°28'19" East; thence along said Northerly line the following five (5) described courses and distances; 1) Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 240.00 feet, a central angle of 35°12'16", for an arc distance of 147.46 feet to a point of tangency; 2) North 64°16'03" East 785.84 feet; 3) South 89°57'47" East 90.43 feet; to a point on the arc of a circular curve concave Easterly from which a radial line bears North 74°53'11" East; 4) Southeasterly along the arc of said curve to the left, having a radius of 1760.00 feet, a central angle of 29°53'11", for an arc distance of 918.05 feet to a point of tangency; 5) South 45°00'00"



East 65.00 feet; thence South 45°00'00" West 8.60 feet; thence South 45°00'00" East 100.00 feet; thence North 45°00'00" East 8.60 feet to a point on said Northerly line; thence South 45°00'00" East along said Northerly line 110.00 feet; thence along the boundary of said Block 29-A the following seventeen (17) described courses and distances; 1) South 45°00'00" West 248.78 feet; 2) North 51°00'00" West 152.77 feet; to a point of curvature of a circular curve; 3) Northwesterly along the arc of said curve to the right, having a radius of 1935.00 feet, a central angle of 22°24'03", for an arc distance of 756.52 feet to a point of reverse curvature of a circular curve; 4) Northwesterly, Westerly and Southwesterly along the arc of said curve to the left, having a radius of 215.00 feet, a central angle of 88°40'03", for an arc distance of 332.72 feet to a point of tangency; 5) South 62°44'00" West 224.34 feet to a point of curvature of a circular curve; 6) Southwesterly along the arc of said curve to the left, having a radius of 215.00 feet, a central angle of 35°59'26", for an arc distance of 135.05 feet to a point of tangency; 7) South 26°44'34" West 304.36 feet to a point of curvature of a circular curve, 8) Southwesterly, Southerly and Southeasterly along the arc of said curve to the left, having a radius of 215.00 feet a central angle of 59°00'06", for an arc distance of 221.40 feet to a point of compound curvature of a circular curve; 9) Southeasterly along the arc of said curve to the left, having a radius of 2845.00 feet, a central angle of 18°44'29", for an arc distance of 930.59 feet to a point of compound curvature of a circular curve; 10) Southeasterly along the arc of said curve to the left, having a radius of 880.00 feet, a central angle of 30°46'35", for an arc distance of 472.69 feet to a point of compound curvature of a circular curve; 11) Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 215.00 feet, a central angle of 91°43'24", for an arc distance of 344.19 feet to a point of tangency; 12) North 06°30'00" East 279.70 feet to a point of curvature of a circular curve; 13) Northeasterly along the arc of said curve to the right, having a radius of 200.00 feet, a central angle of 38°30'00", for an arc distance of 134.39 feet to a point of tangency; 14) North 45°00'00" East 260.00 feet to a point of curvature of a circular curve; 15) Northeasterly, Northerly and Northwesterly along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 90°00'00", for an arc distance of 78.54 feet to a point of tangency; 16) North 45°00'00" West 90.00 feet; 17) North 45°00'00" East 20.00 feet; thence South 45°00'00" East 45.00 feet; thence North 45°00'00" East 20.00 feet to a point on said Block 29-A boundary; thence along said boundary the following eight (8) described courses and distance; 1) South 45°00'00" east 22.47 feet; to a point of curvature of a circular curve; 2) Southeasterly, Southerly and Southwesterly along the arc of said curve to the right, having a radius of 170.00 feet, a central angle of 51°30'00", for an arc distance of 152.80 feet to a point of tangency; 3) South 06°30'00" West 158.95 feet; to a point of curvature of a circular curve; 4) Southwesterly along the arc of said curve to the right, having a radius of 150.00 feet, a central angle of 42°03'06", for an arc distance of 110.09 feet to a point of reverse curvature of a circular curve; 5) Southwesterly, Southerly, Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 180.00 feet, a central angle of 198°03'26", for an arc distance of 622.21 feet to a point of non-tangency; 6) North 61°30'00" East 182.68 feet to a point of curvature of a circular curve; 7) Northeasterly, Easterly and Southeasterly along the arc of said curve to the right, having a radius of 560.00 feet, a central angle of 40°00'00", for an arc distance of 390.95 feet to a point of tangency; 8) South 78°30'00" East 625.00 feet to the Point of Beginning #1.

#### TOGETHER WITH:

A portion of Block 40, Hollywood Hills North Section One, according to the Plat thereof, recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning (Point of Beginning #2) at the Southwest corner of Lot 26, Block 41 as shown on said Plat; thence North 68°30'00" East along the Northerly line of said Block 40 901.31 feet; thence South 88°17'53" East 61.85 feet to a point of intersection with the Easterly line of said Block 40; thence along said Easterly line the following seven (7) described courses and distances; 1) South 37°45'00" West 17.01 feet to a point of curvature; 2) Southwesterly along the arc of said curve to the right, having a radius of 270.00 feet, a central angle of 13°51'42", for an arc distance of 65.32 feet to a point of tangency; 3) South 51°36'41" West 528.92 feet to a point of curvature of a circular curve; 4) Southwesterly, Southerly and Southeasterly along the arc of



said curve to the left, having a radius of 400.00 feet, a central angle of 53°28'40", for an arc distance of 373.35 feet to a point of tangency; 5) South 01°51'59" East 604.76 feet to a point of curvature of a circular curve; 6) Southeasterly, Southerly and Southwesterly along the arc of said curve to the right, having a radius of 226.28 feet, a central angle of 41°10'44", for an arc distance of 162.63 feet to a point of reverse curvature of a circular curve; 7) Southwesterly along the arc of said curve to the left, having a radius of 230.00 feet, a central angle of 09°33'16", for an arc distance of 38.35 feet; thence South 89°44'03" West 225.11 feet to a point of intersection with the West line of said Block 40; thence North 00°00'00" West along said West line 1174.07 feet to Point of Beginning #2.

TOGETHER WITH:

A portion of Block 61-A, Hollywood Hills North Section One, according to the Plat thereof, recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning (Point of Beginning #3) at the Easterly most Southeast corner of said Block 61-A; thence South 62°55'06" West along the Southerly line of said Block 61-A 191.83 feet; thence North 27°04'54" West 47.29 feet; thence South 45°29'54" West 141.09 feet; thence South 55°01'15" West 10.33 feet; thence South 60°00'19" West 69.50 feet; thence South 64°59'28" West 123.12 feet; thence South 60°21'02" West 99.40 feet; thence South 63°35'35" West 109.09 feet; thence South 71°00'29" West 103.40 feet; thence South 67°50'31" West 69.98 feet; thence South 68°38'37" West 139.87 feet; thence North 79°36'21" West 169.26 feet; thence North 16°11'07" East 38.69 feet; thence North 51°13'35" West 679.62 feet; thence North 15°18'16" West 234.28 feet; thence North 03°20'15" East 90.33 feet; thence North 09°49'18" West 273.96 feet to a point of intersection with the boundary of said Block 61-A; thence along said boundary the following four (4) described courses and distances; 1) North 89°44'59" East 337.65 feet to a point of curvature of a circular curve; 2) Northeasterly along the arc of said curve to the left, having a radius of 345.00 feet, a central angle of 19°53'53", for an arc distance of 119.81 feet to a point of non-tangency; 3) South 19°24'40" West 245.51 feet to a point on the arc of a non-tangent circular curve concave Northeasterly from which a radial line bears South 47°40'10" East; 4) Southwesterly, Southerly and Southeasterly along the arc of said curve to the left, having a radius of 190.00 feet, a central angle of 106°01'21", for an arc distance of 351.58 feet; thence South 26°16'42" West 1.31 feet; thence South 66°15'56" East 29.68 feet; thence South 70°53'31" East 37.37 feet; thence South 84°09'37" East 24.66 feet; thence North 75°12'54" East 62.29 feet; thence North 63°06'56" East 40.42 feet; thence North 30°59'15" West 1.32 feet to a point on said Block 61-A boundary and a point on the arc of a non-tangent circular curve concave Northwesterly from which a radial line bears North 30°59'16" West; thence along said boundary the following ten (10) described courses and distances; 1) Northeasterly along the arc of said curve to the left, having a radius of 190.00 feet, a central angle of 62°31'14", for an arc distance of 207.33 feet; 2) North 19°24'40" East 261.70 feet to a point on the arc of a non-tangent circular curve concave Northeast from which a radial line bears North 15°53'34" East; 3) Southeasterly along the arc of said curve to the left, having a radius of 535.00 feet, a central angle of 09°11'57", for an arc distance of 85.90 feet; 4) South 09°35'20" East 541.46 feet to a point of curvature of a circular curve; 5) Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 90°00'00", for an arc distance of 157.08 feet to a point of tangency; 6) North 80°24'40" East 75.00 feet to a point of curvature of a circular curve; 7) Northeasterly along the arc of said curve to the left, having a radius of 160.00 feet, a central angle of 78°47'31", for an arc distance of 220.03 feet to a point of tangency; 8) North 01°37'09" East 92.87 feet; 9) North 09°35'20" West 510.00 feet to a point of curvature of a circular curve; 10) Northwesterly along the arc of said curve to the left, having a radius of 175.00 feet, a central angle of 32°42'15", for an arc distance of 99.89 feet; thence North 47°42'25" East 34.13 feet; thence North 35°32'55" West 53.40 feet; thence South 89°37'12" West 113.54 feet; thence South 77°20'09" West 40.58 feet; thence South 09°29'36" East 2.00 feet to a point of intersection with said Block 61-A boundary and a point on the arc of a non-tangent circular curve concave Southeasterly from which a radial line bears South 09°35'20" East; thence Southwesterly along said boundary and the arc of said curve to the left, having a radius of 175.00 feet, a central angle of 43°30'35", for an arc distance of 132.89 feet;



thence North 53°26'44" West 0.20 feet to a point on the arc of a non-tangent circular curve concave Southeasterly from which a radial line bears South 53°05'47" East; thence Southwesterly along the arc of said curve to the left, having a radius of 175.00 feet, a central angle of 13°48'06", for an arc distance of 42.15 feet; thence North 66°53'05" West 2.10 feet; thence South 19°55'29" West 52.29 feet; thence South 02°56'33" East 50.66 feet; thence South 17°40'38" East 23.71 feet; thence South 64°52'07" East 3.02 feet to a point of intersection with said Block 61-A boundary; thence along said boundary the following five described courses and distances; 1) South 09°35'20" East 11.00 feet to a point on the arc of a non-tangent circular curve concave Northeasterly from which a radial line bears North 08°25'37" East; 2) Northwesterly along the arc of said curve to the right, having a radius of 485.00 feet, a central angle of 08°57'01", for an arc distance of 75.76 feet; 3) North 17°22'38" East 125.87 feet to a point of curvature of a circular curve; 4) Northeasterly, Northerly and Northwesterly along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 86°01'05", for an arc distance of 37.53 feet to a point of reverse curvature of a circular curve; 5) Northwesterly along the arc of said curve to the right, having a radius of 335.00 feet, a central angle of 10°47'06", for an arc distance of 63.06 feet; thence North 21°24'53" West 91.88 feet to a point of intersection with said Block 61-A boundary; thence North 46°54'40" East along said boundary 116.56 feet; thence North 68°42'45" East 94.24 feet; thence North 59°19'07" East 102.39 feet; thence North 44°02'35" East 100.12 feet; thence North 36°42'26" East 101.61 feet; thence North 28°07'59" East 105.62 feet to a point of intersection with said Block 61-A boundary; thence North 46°54'40" East along said boundary 300.01 feet; thence North 54°52'51" East 50.49 feet; thence North 39°31'30" East 54.45 feet to a point of intersection with said Block 61-A boundary; thence North 46°54'40" East along said boundary 41.35 feet; thence South 07°18'24" West 92.08 feet; thence South 46°04'38" West 84.72 feet; thence South 06°09'31" West 121.06 feet; thence South 21°24'42" East 110.53 feet; thence South 12°50'22" West 117.69 feet; thence South 21°47'47" West 163.19 feet; thence South 43°56'50" West 43.60 feet; thence South 12°25'46" East 37.07 feet; thence South 46°25'10" East 61.13 feet; thence South 69°41'16" East 148.37 feet; thence South 60°23'54" East 194.54 feet; thence South 01°12'30" East 390.43 feet; thence North 89°41'07" East 41.21 feet to a point of intersection with the East line of said Block 61-A boundary thence South 00°02'16" West along said East line 301.67 feet to Point of Beginning #3.

TOGETHER WITH:

A portion of Block 61, Hollywood Hills North Section One, according to the Plat thereof, recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning (Point of Beginning #4) at the Northwest corner of Lot 1, Block 38, as shown on said Plat, also being a point on the arc of a non-tangent circular curve concave Northwesterly from which a radial line bears North 52°24'42" West; thence along the boundary of said Block 61 the following five (5) described courses and distances; 1) Northeasterly along the arc of said curve to the left, having a radius of 286.28 feet, a central angle of 29°43'50", for an arc distance of 148.55 feet; 2) North 69°40'53" East 60.42 feet; 3) North 38°23'16" East 921.12 feet; 4) North 36°52'12" East 385.00 feet; 5) North 33°37'13" East 89.50 feet; thence South 52°15'00" East 21.55 feet; thence North 79°07'26" East 39.63 feet; thence South 57°56'16" East 219.80 feet; thence South 54°49'25" East 265.89 feet; thence South 27°44'16" East 73.41 feet; thence North 77°58'49" East 208.25 feet; thence South 00°05'20" East 165.33 feet to a point on the boundary of said Block 61 and a point on the arc of a non-tangent circular curve concave Southeasterly from which a radial line bears South 02°33'27" East; thence along said boundary the following twelve (12) described courses and distances; 1) Southwesterly along the arc of said curve to the left, having a radius of 355.00 feet, a central angle of 40°31'53", for an arc distance of 251.13 feet to a point of tangency; 2) South 46°54'40" West 305.74 feet; 3) North 20°24'40" East 425.88 feet to a point of curvature of a circular curve; 4) Northeasterly, Northerly and Northwesterly along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 72°39'40", for an arc distance of 126.82 feet to a point of tangency; 5) North 52°15'00" West 136.19 feet to a point of curvature of a circular curve; 6) Northwesterly along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 16°25'24" for an arc distance of 28.66 feet; 7) South 01°18'55" West along a radial bearing 153.80 feet to a point on the arc of a non-tangent circular curve concave Southerly; 8) Southwesterly along the arc of said curve to the left,



having a radius of 40.00 feet, a central angle of 22°01'28", for an arc distance of 15.38 feet; 9) North 01°18'55" East 160.89 feet to a point on the arc of a non-tangent circular curve concave Southeasterly from which a radial line bears South 12°23'48" West; 10) Northwesterly, Westerly and Southwesterly along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 81°59'08", for an arc distance of 143.09 feet to a point of tangency; 11) South 20°24'40" West 388.76 feet; 12) South 46°54'40" West 765.60 feet; thence North 43°05'20" West 9.00 feet; thence South 49°12'06" West 200.16 feet; thence South 43°05'20" East 17.00 feet to a point of intersection with the boundary of said Block 61; thence along said boundary the following two (2) described courses and distances; 1) South 46°54'40" West 31.66 feet; 2) South 89°44'59" West 203.20 feet to Point of Beginning #4.

TOGETHER WITH:

A portion of Block 61, Hollywood Hills North Section One, according to the Plat thereof, recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 18, Block 63 as shown on said Plat; thence South 89°54'40" West along the South line of said Block 63 for 23.99 feet to Point of Beginning #5; thence South 89°54'40" West along the boundary of said Block 61 for 738.84 feet; thence North 73°55'00" West 17.95 feet; thence North 86°39'19" West 100.18 feet; thence South 84°46'06" West 100.40 feet; thence South 80°15'47" West 11.93 feet to a point of intersection with the boundary of said Block 61; thence South 89°54'40" West along said South boundary 209.43 feet; thence North 57°11'25" West 93.90 feet; thence North 70°47'56" West 105.95 feet; thence North 77°40'53" West 102.39 feet; thence South 85°54'25" West 100.25 feet; thence South 71°07'59" West 105.62 feet; thence South 89°20'17" West 100.01 feet; thence South 85°54'25" West 100.25 feet; thence South 80°49'15" West 50.63 feet; thence North 61°43'11" West 56.82 feet; thence North 72°06'46" East 53.07 feet; thence North 07°15'31" West 105.61 feet; thence North 28°55'25" East 119.70 feet; thence North 38°26'10" West 77.08 feet; thence South 61°09'24" West 162.53 feet; thence South 88°24'22" West 217.70 feet; thence North 06°25'21" West 241.23 feet; thence North 35°15'22" West 220.28 feet to a point of intersection with the boundary of said Block 61; thence along said boundary the following four (4) described courses and distances; 1) South 39°36'25" East 94.12 feet; 2) North 90°00'00" East 55.00 feet; 3) North 68°30'06" East 260.18 feet; 4) North 61°11'35" East 533.87 feet; thence North 70°56'51" East 452.12 feet; thence North 19°19'25" West 3.48 feet to a point of intersection with the boundary of said Block 61; thence along said boundary the following nineteen (19) described courses and distances; 1) North 70°40'35" East 55.90 feet; 2) South 80°30'48" East 233.35 feet; 3) North 76°01'40" East 143.95 feet to a point on the arc of a non-tangent circular curve concave Westerly from which a radial line bears South 88°42'26" West; 4) Southeasterly along the arc of said curve to the right, having a radius of 1,177.12 feet, a central angle of 00°45'10", for an arc distance of 15.47 feet; 5) South 76°01'40" West 125.30 feet to a point of curvature of a circular curve; 6) Southwesterly along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 75°00'00", for an arc distance of 32.72 feet to a point of tangency; 7) South 01°01'40" West 188.25 feet; 8) South 75°21'45" West 439.27 feet; 9) South 55°28'34" West 190.56 feet; 10) South 03°48'51" East 165.37 feet; 11) South 14°32'04" East 251.03 feet; 12) South 80°14'09" East 748.85 feet; 13) South 75°54'58" East 291.77 feet; 14) North 30°48'42" East 126.91 feet; 15) North 34°33'45" West 273.22 feet; 16) North 12°19'56" West 397.09 feet; 17) North 01°01'40" East 395.62 feet; 18) South 76°01'40" West 145.91 feet to a point on the arc of a non-tangent circular curve concave Westerly from which a radial line bears South 88°47'50" West; 19) Northeasterly along the arc of said curve to the left, having a radius of 1,237.12 feet, a central angle of 00°42'39", for an arc distance of 15.35 feet to a point on a non-tangent circular curve concave Southerly from which a radial line bears South 14°33'56" East; thence Northeasterly along the arc of said curve to the right, having a radius of 4,920.00 feet, a central angle of 03°58'56", for an arc distance of 341.95 feet to a point on the arc of a non-tangent circular concave Easterly from which a radial line bears North 83°43'48" East; thence Southeasterly along the arc of said curve to the left, having a radius of 3,740.00 feet, a central angle of 19°44'01", for an arc distance of 1,288.11 feet to Point of Beginning #5.



Said lands lying and being in the City of Hollywood, Broward County, Florida, and containing 5,803,203 square feet (133.223 acres), more or less.

Parcel No. 514206 07 0990, 514206 07 4790, 514206 07 4780, 514206 07 0541 AND 514206 08 4880

**FIDELITY NATIONAL TITLE INSURANCE COMPANY** has this day caused to be searched the Public Records of the County of Broward, State of Florida, with respect to the property legally described above.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

**Special Warranty Deed filed July 23, 2013, recorded in Official Records Book 50009 Page 1211, from Emerald Golf, Inc. a Florida corporation to First Eagle Management, LLC, a Florida limited liability Company.**

The following entries specifically affecting the above-described property have been recorded among the Official Records of the county in question during the time period covered by this search.

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT	September 4, 2018	#115302781
2. UNIFORM COMMERCIAL CODE FINANCING STATEMENT	September 4, 2018	#115302782
3. RECEIPT OF FUTURE ADVANCE, MORTGAGE MODIFICATION AND CONSOLIDATION AGREEMENT	October 16, 2020	#116801860
4. ASSIGNMENT OF MORTGAGE AND PROMISSORY NOTE AND OTHER LOAN DOCUMENTS	August 1, 2022	#118307305
5. AMENDED AND RESTATED REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT	August 1, 2022	#118307306
6. UNIFORM COMMERCIAL CODE FINANCING STATEMENT	August 1, 2022	#118307307



7. GRANT OF EASEMENT	September 5, 2018	#115307163
8. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS	August 2, 2019	#115970565
9. ORDINANCE NO. 2023-41	December 22, 2023	#119301820
10. ORDINANCE NO. 2024-07	February 27, 2024	#119415345

**NOTHING FOUND DURING THE PERIOD COVER BY THIS SEARCH.**

**NAME SEARCH FOR FEE OWNERS**

FIRST EAGLE MANAGEMENT, LLC

**NAME SEARCHES ON THE ABOVE PARTIES HAVE REVEALED THE FOLLOWING:**

NOTHING FOUND



**PROPERTY INFORMATION REPORT**  
**FILE NUMBER: 10694238 4<sup>TH</sup> Update**

**HEREBY CERTIFIES:** That the foregoing Certificate, comprising entries number One (1) to Ten (10), inclusive, was compiled by it from the Public Records of Broward County, Florida, and for such other public records and sources as are therein indicated.

**PERIOD COVERED:** This Certificate covers that period of time extending from February 27, 2024 at 11:00 p.m., to June 7, 2024 at 11:00 p.m., the date of this Certificate, except as noted opposite names listed on this Certificate.

**CONTENTS:** This Certificate exhibits or references all conveyances, leases, mortgages, liens, notice of lis pendens and all other instruments as shown of record in the Office of the Clerk of the Circuit Court of Broward County, Florida, affecting the title to or any interest in the lands described in the caption hereof, including all security instruments and financing statements filed pursuant to Chapters 671 thru 679 of the Florida Statutes (The Uniform Commercial Code), recorded in said office during the period of this search that identify the lands show on caption of this Certificate by a land description. No search is made for security instruments, financing statements or liens that described any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants, decrees removing disabilities of infants, decrees of free dealership, decrees for change of name, decree for divorce, decrees for dissolution of marriage, decrees for annulment of marriage, certificate of incorporation, merger, dissolution, change of name and charters of corporations, partnerships and associations, appearing of record in the Office of the Clerk of the Circuit Court of Broward, Florida, and in the Office of the Clerk of the United States District Court in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward County, Florida and/or Office of the Clerk of the Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied judgments, decrees or orders for money, against mortgagees or other lien holders.

**FORM:** Determination of the regularity, validity, sufficiency or affect on marketability or insurability of title to captioned lands of any instrument listed on this Certificate is referred to the examiner.

**THERE IS EXCEPTED FROM THIS CERTIFICATE:**

- 1) Municipal and County Zoning Ordinance.
- 2) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- 3) Incorporation papers of municipalities.
- 4) Decrees and Ordinances creating taxing and drainage districts.
- 5) Except on special request, and unless otherwise noted, information relating to Bankruptcy proceedings in limited to the showing of style and number of case and time of filing of petition and adjudication.
- 6) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 15726 Act of Florida 1931 and Chapter 16880 Acts of 1935.
- 7) Maps or plats and resolutions pertaining to flood criteria and all country water-control plan plats.
- 8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in the Official Records Book in the Office of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- 9) Rico Lien Notice not filed under a Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to be hereto affixed at Weston Florida, this 13<sup>th</sup> day of June, 2024.

**FIDELITY NATIONAL TITLE/INSURANCE COMPANY**

BY   
\_\_\_\_\_  
Authorized Signatory

**This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property**



information report.









[Search](#) > Account Summary

## Real Estate Account #514206-07-0990

**Owner:**  
FIRST EAGLE MANAGEMENT LLC

**Situs:**  
KEYSER AVE

[Parcel details](#)  
[GIS](#)   
[Property Appraiser](#) 











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### Amount Due

Your account is **paid in full**. There is nothing due at this time.  
 Your last payment was made on 03/27/2024 for \$3,994.92.

### Account History

BILL	AMOUNT DUE
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF)</a>
<b>2017</b> ⓘ	
<a href="#">2017 Annual Bill</a>	\$0.00
	 <a href="#">Print (PDF)</a>
Certificate #16597	
	Paid \$4,728.56
<b>2016</b> ⓘ	
<a href="#">2016 Annual Bill</a>	\$0.00
	 <a href="#">Print (PDF)</a>
Certificate #17424	
	Paid \$4,826.88
<b>Total Amount Due</b>	<b>\$0.00</b>



BILL	AMOUNT DUE
<u>2015</u> ⓘ	
<u>2015 Annual Bill</u>	\$0.00  <a href="#">Print (PDF)</a>
<u>Certificate #18948</u>	Paid \$4,815.34
<u>2014</u> ⓘ	
<u>2014 Annual Bill</u>	\$0.00  <a href="#">Print (PDF)</a>
<u>Certificate #20662</u>	Paid \$4,371.91
<u>2013</u> ⓘ	
<u>2013 Annual Bill</u>	\$0.00  <a href="#">Print (PDF)</a>
<u>Certificate #21354</u>	Paid \$4,918.14
<u>2012 Annual Bill</u> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<u>2011</u> ⓘ	
<u>2011 Annual Bill</u>	\$0.00  <a href="#">Print (PDF)</a>
<u>Certificate #25070</u>	Paid \$5,254.41
<u>2010 Annual Bill</u> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<u>2009 Annual Bill</u> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<u>2008 Annual Bill</u> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<u>2007 Annual Bill</u> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<u>2006 Annual Bill</u> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<u>2005 Annual Bill</u> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<u>2004 Annual Bill</u> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	\$0.00





[Search](#) > [Account Summary](#) > [Bill Details](#)

## Real Estate Account #514206-07-0990

**Owner:**  
FIRST EAGLE MANAGEMENT LLC

**Situs:**  
KEYSER AVE

[Parcel details](#)  
[GIS](#)  
[Property Appraiser](#)



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### 2023 Annual Bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

**BILL**

**AMOUNT DUE**

2023 Annual Bill

\$0.00

**PAID**

[Print \(PDF\)](#)

**If paid by:**  
Mar 31, 2024

**Please pay:**  
\$0.00

Combined taxes and assessments: \$3,994.92

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

### Ad Valorem Taxes

**MILLAGE**  
21.17180

**TAX**  
\$3,994.92

### Non-Ad Valorem Assessments

**AMOUNT**  
No Non-Ad Valorem Assessments.

### Parcel Details

<b>Owner:</b>	FIRST EAGLE MANAGEMENT LLC
<b>Situs:</b>	KEYSER AVE
<b>Account</b>	514206-07-0990
<b>Alternate Key</b>	672402
<b>Millage code</b>	0513 - HOLLYWOOD 0513



<b>Millage rate</b>	21.17180	
<b>Assessed value:</b>		\$188,690
<b>School assessed value:</b>		\$188,690

2023 TAX AMOUNTS

<b>Ad valorem:</b>		\$3,994.92
<b>Non-ad valorem:</b>		\$0.00
<b>Total Discountable:</b>		\$3,994.92
<b>Total tax:</b>		\$3,994.92

LEGAL DESCRIPTION

HOLLYWOOD HILLS NORTH SEC ONE 66-20 B BLK 40 LESS POR DESC AS: BEG E MOST COR OF LOT 31, BLK 41, SE 25, SE 1/4 39.27, SW 7.99, W 61.84, NE 69.38 TO POB AKA: PARCEL 1 IN OR 50009/1211

LOCATION

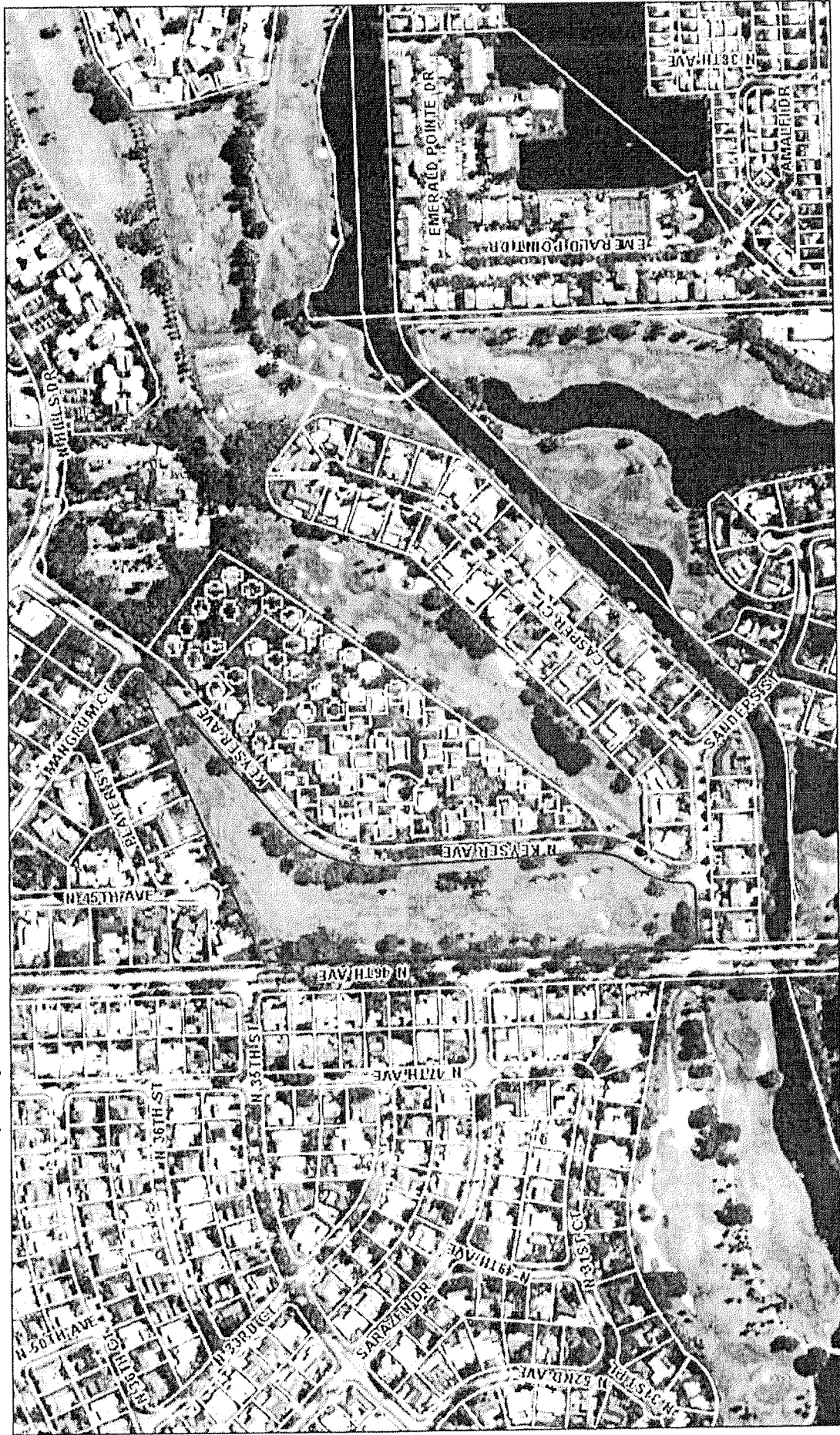
<b>Book, page, item:</b>	-
<b>Property class:</b>	
<b>Township:</b>	51
<b>Range:</b>	42
<b>Section:</b>	06
<b>Use code:</b>	36

Broward County Records, Taxes & Treasury Div.  
 Broward County Tax Collector, 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301



Property Id: 514206070990

\*\*Please see map disclaimer



June 13, 2024

1:4,800  
0 225 450 900 ft  
0 65 130 260 m





[Search](#) > Account Summary

## Real Estate Account #514206-07-4790

**Owner:**  
FIRST EAGLE MANAGEMENT LLC

**Situs:**  
2900 N 40 AVE

[Parcel details](#)  
[GIS](#)

[Property Appraised](#)



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### Amount Due

Your account is **paid in full**. There is nothing due at this time.  
Your last payment was made on 03/27/2024 for \$25,610.70.

### Account History

BILL	AMOUNT DUE
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2017</a> ⓘ	
<a href="#">2017 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">Certificate #16608</a>	
	Paid \$29,125.05
<a href="#">2016</a> ⓘ	
<a href="#">2016 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">Certificate #17431</a>	
	Paid \$29,652.24
<b>Total Amount Due</b>	<b>\$0.00</b>



BILL	AMOUNT DUE
<b>2015</b> ⓘ	
<a href="#">2015 Annual Bill</a>	\$0.00  <a href="#">Print (PDF)</a>
<b>Certificate #18957</b>	
	<b>Paid \$29,146.61</b>
<b>2014</b> ⓘ	
<a href="#">2014 Annual Bill</a>	\$0.00  <a href="#">Print (PDF)</a>
<b>Certificate #20671</b>	
	<b>Paid \$27,896.08</b>
<b>2013</b> ⓘ	
<a href="#">2013 Annual Bill</a>	\$0.00  <a href="#">Print (PDF)</a>
<b>Certificate #21362</b>	
	<b>Paid \$30,997.24</b>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<b>2011</b> ⓘ	
<a href="#">2011 Annual Bill</a>	\$0.00  <a href="#">Print (PDF)</a>
<b>Certificate #25078</b>	
	<b>Paid \$31,788.34</b>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<b>2009</b> ⓘ	
<a href="#">2009 Annual Bill</a>	\$0.00  <a href="#">Print (PDF)</a>
<b>Certificate #29976</b>	
	<b>Paid \$37,849.99</b>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>



[Search](#) > [Account Summary](#) > [Bill Details](#)

## Real Estate Account #514206-07-4790

**Owner:**

FIRST EAGLE MANAGEMENT LLC

**Situs:**

2900 N 40 AVE

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



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### 2023 Annual Bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL

AMOUNT DUE

2023 Annual Bill

\$0.00

PAID

[Print \(PDF\)](#)

If paid by:

Mar 31, 2024

Please pay:

\$0.00

Combined taxes and assessments: \$25,610.70

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

### Ad Valorem Taxes

MILLAGE  
21.17180

TAX  
\$21,657.70

### Non-Ad Valorem Assessments

AMOUNT  
\$3,953.00

### Parcel Details

**Owner:**

FIRST EAGLE MANAGEMENT LLC

**Situs:**

2900 N 40 AVE

**Account**

514206-07-4790

**Alternate Key**

072785

**Millage code**

0513 - HOLLYWOOD 0513



<b>Millage rate</b>	21.17180	
<b>Assessed value:</b>		\$1,022,950
<b>School assessed value:</b>		\$1,022,950

2023 TAX AMOUNTS

<b>Ad valorem:</b>		\$21,657.70
<b>Non-ad valorem:</b>		\$3,953.00
<b>Total Discountable:</b>		\$25,610.70
<b>Total tax:</b>		\$25,610.70

LEGAL DESCRIPTION

HOLLYWOOD HILLS NORTH SEC ONE 66-20 8 THAT PART OF BLK 61-A AS DESC IN OR 50009/1211 LESS FOR DESC IN INSTR# 115307162  
AKA: PARCEL 3

LOCATION

<b>Book, page, item:</b>	
<b>Property class:</b>	
<b>Township:</b>	51
<b>Range:</b>	42
<b>Section:</b>	06
<b>Use code:</b>	38

Broward County Records, Taxes & Treasury Div.  
Broward County Tax Collector 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301