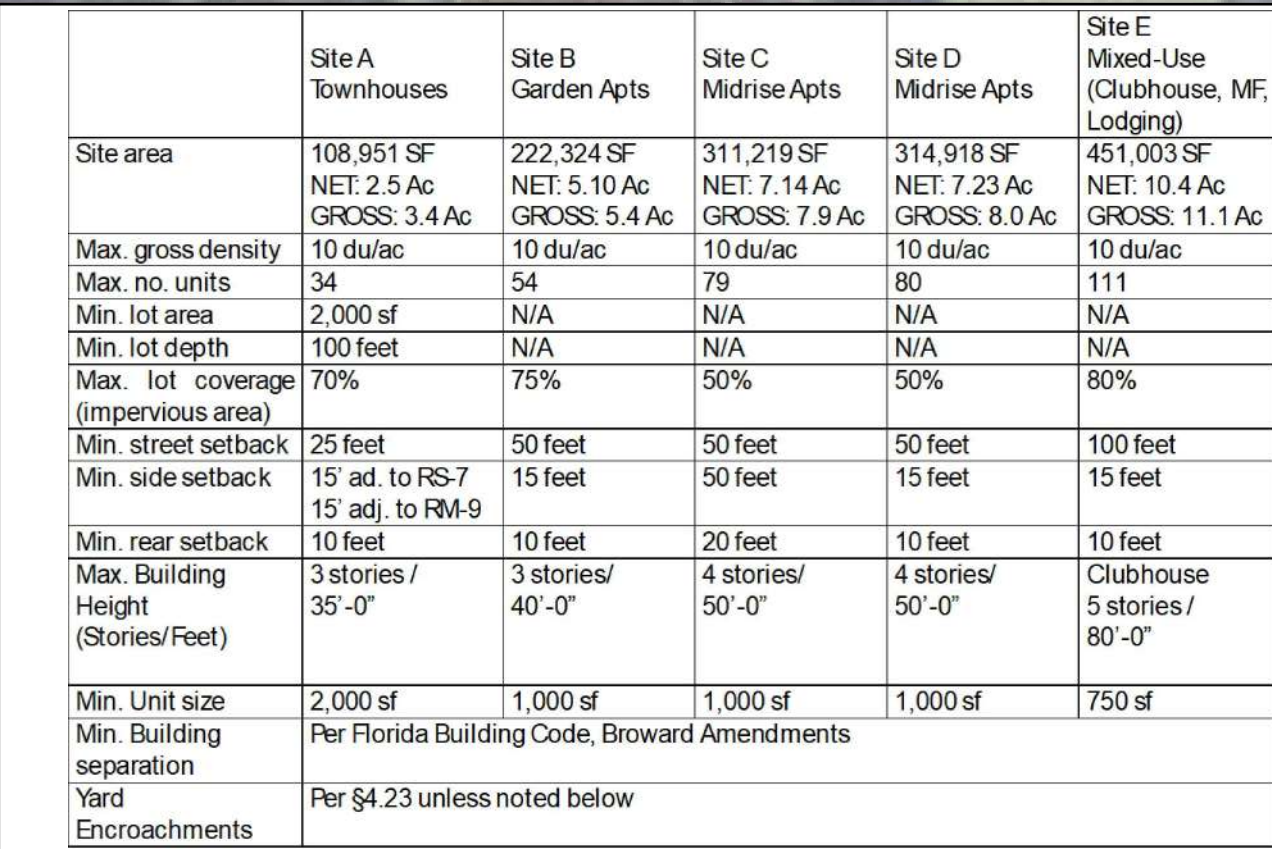




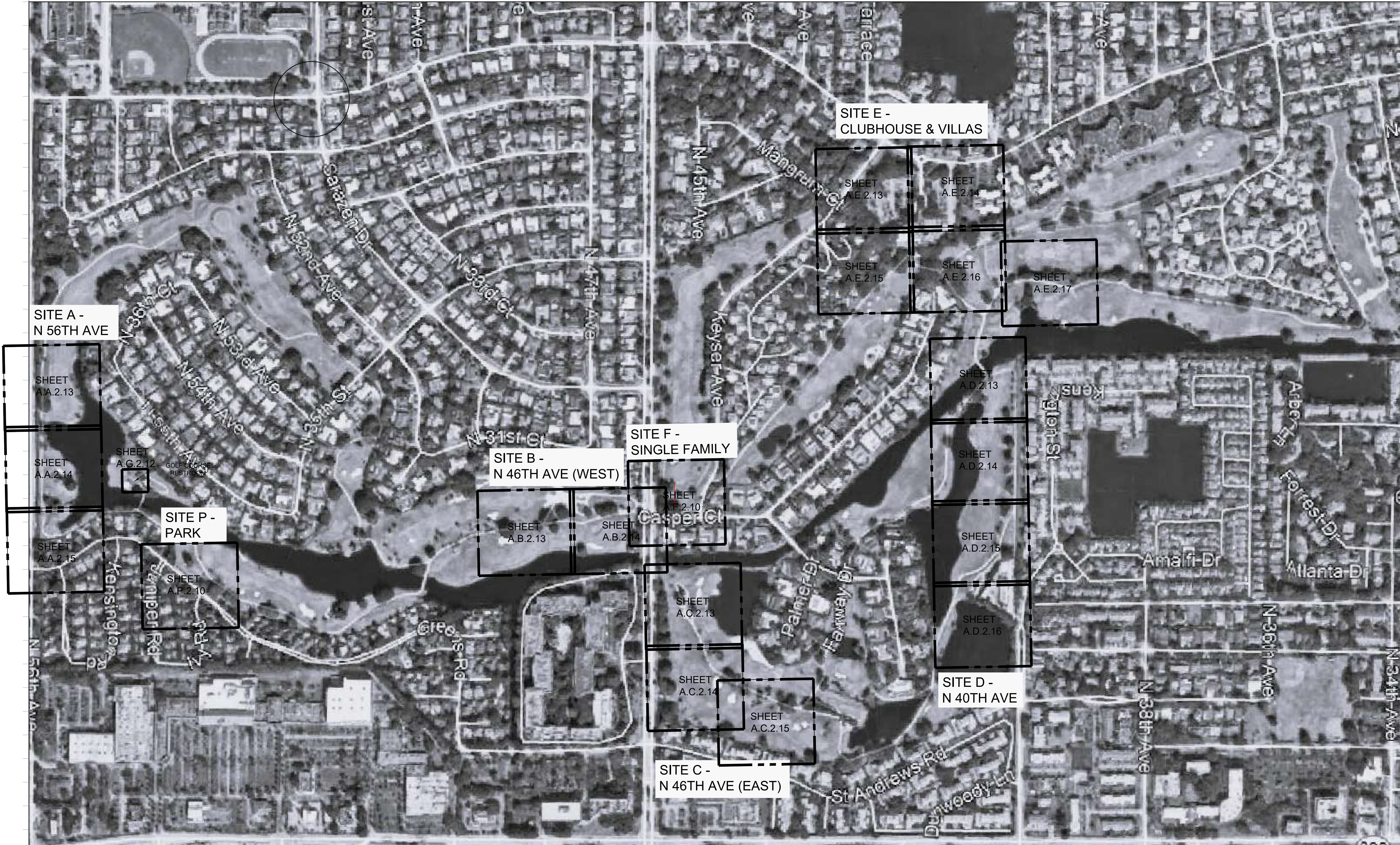
PHASE #1	
SITE	USES
SITE G	GOLF COURSE
SITE P	PARK
SITE E	CLUBHOUSE
SITE E	VILLAS
SITE D	APARTMENTS
SITE F	SINGLE FAMILY HOUSES
PHASE #2	
SITE	USES
SITE B	APARTMENTS
SITE C	APARTMENTS
PHASE #3	
SITE	USES
SITE A	TOWNHOUSES

PARKING CALCULATIONS PER SITE		
N 56TH ST / SITE A - PARKING REQUIREMENTS		
		RATIO
UNITS/PS		2.95 / UNIT
GUEST/PS		1.95 / 5 UNIT
ADA PARKING		1 per 25 PS
46TH AVE (WEST) / SITE B - PARKING REQUIREMENTS		
		RATIO
UNITS/PS		1.95 / UNIT
GUEST/PS		1.95 / 5 UNIT
ADA PARKING		1 per 15-15.00PS
46TH AVE (EAST) / SITE C - PARKING REQUIREMENTS		
		RATIO
UNITS/PS		1.95 / UNIT
GUEST/PS		1.95 / 5 UNIT
ADA PARKING		1 per 15-15.00PS
N 40TH ST / SITE D - PARKING REQUIREMENTS		
		RATIO
UNITS/PS		1.95 / UNIT
GUEST/PS		1.95 / 5 UNIT
ADA PARKING		1 per 15-15.00PS
CLUBHOUSE / VILLAS - PARKING REQUIREMENTS		
		RATIO
CLUBHOUSE RES/UNITS		1.95 / UNIT
CLUBHOUSE RES/UNIT GUEST/PS		1.95 / 5 UNIT
ADA/PS		4 PS per 76-100 PS
HOTEL VILLAS/ADA		
		RATIO
HOTEL VILLAS/ADA		1 PS / 1 UNIT
HOTEL VILLAS/ADA		25PS per 26 to 50 PS
GOLF CLUBHOUSE & COURSE		
		RATIO
ADA/PS		9.25 PS per Hole TTC Code- Parking Minimum 6th Edition 6PS per 153-1000 PS

SITE LEGEND	
	SITE G - PROPOSED GOLF COURSE
	SITE A - N 56TH ST
	SITE B - N 46TH St (WEST)
	SITE C - N 46TH ST (EAST)
	POINTS OF INGRESS / EGRESS
	SITE D - N 40TH ST
	SITE E - CLUBHOUSE
	SITE F - SINGLE FAMILY RESIDENTIAL
	SITE P - PARK

NOTES

- In consideration that there are no infrastructure considerations in the phasing order, the phasing plan may be modified upon the approval of the city manager or designee, without the need for PDB or Commission approval.
- As Part of Phase 1, the Golf Course, and all amenities associated with the Clubhouse Site (Site E) will be operational. The Park (Site P) will also be operational. Each pool & amenity space associated with Sites A, B, C, D will be operational at completion of construction of each individual site.
- The project is being designed and will be built to meet the requirements of the National Green Building Standard.



Rev.	Date

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ZONING PACKAGE

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

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



OVERALL SITE PLAN

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A2.04

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

