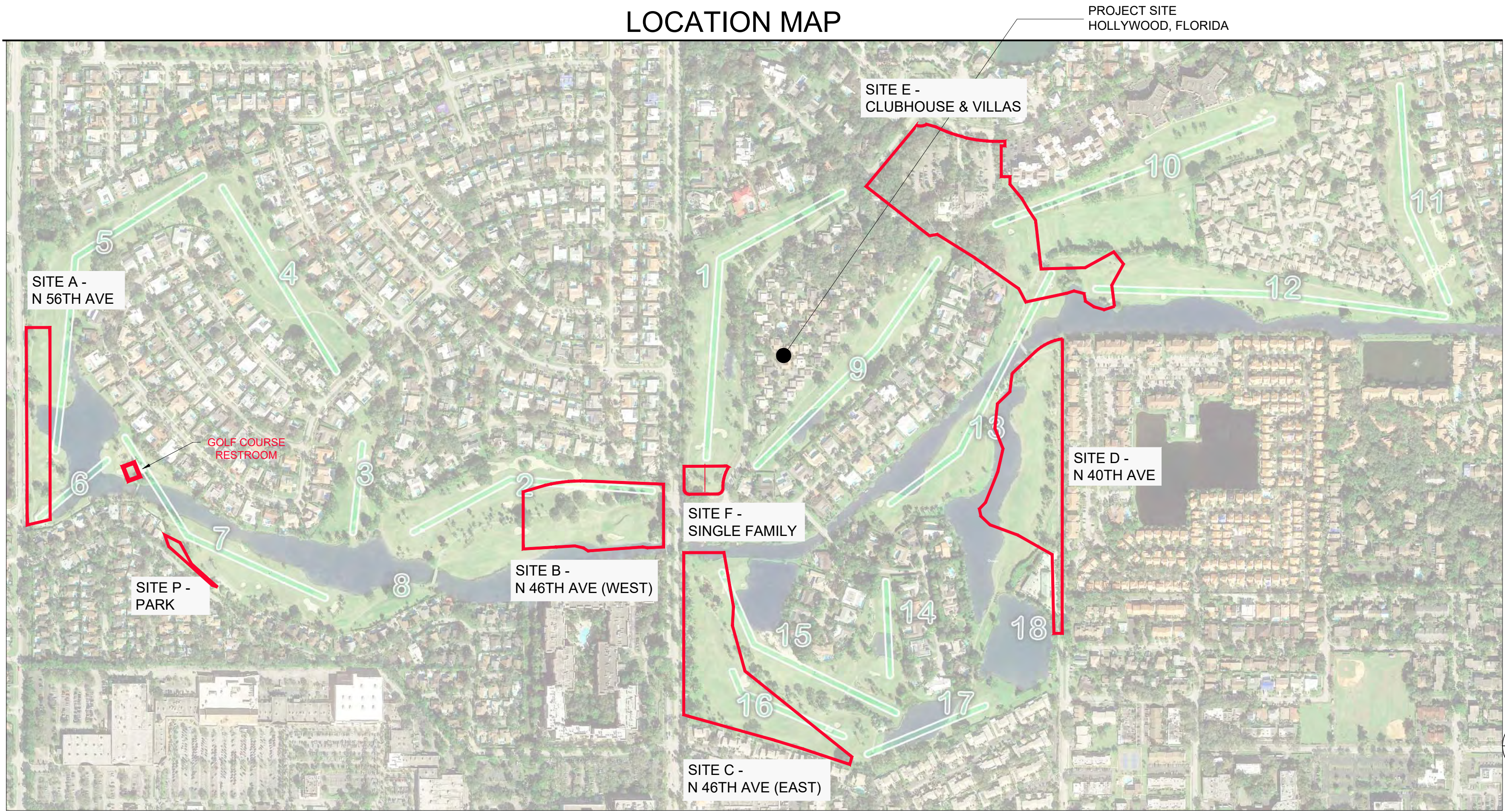


EMERALD HILLS COUNTRY CLUB

4100 N. HILLS DR., HOLLYWOOD, FL 33021
SITE PLAN SET
07/16/2026

EXISTING ZONING INFORMATION	SCOPE OF WORK	MEETING DATES
PROJECT NAME: EMERALD HILLS COUNTRY CLUB	THE SCOPE OF WORK FOR THIS PACKAGE CONSISTS OF THE FOLLOWING: 1. NEW CONSTRUCTION OF AN 18 HOLE GOLF COURSE WITH 6 RESIDENTIAL ENCLAVES, A PARK AND TRAILS. 2. NEW CONSTRUCTION OF VILLAGE AT SITE A: N 56TH AVE - AREAS: GROUND FLOOR – 41,260 SF; SECOND FLOOR – 32,460 SF; FOR A TOTAL OF 30 RESIDENTIAL TOWNHOMES 3. NEW CONSTRUCTION OF VILLAGE AT SITE B: N 46TH AVE SITE (WEST) - AREAS: GROUND FLOOR – 41,884 SF; SECOND AND THIRD FLOOR – 41,884 SF FOR A TOTAL OF 54 RESIDENTIAL UNITS 4. NEW CONSTRUCTION OF VILLAGE AT SITE C: N 46TH AVE SITE (EAST) - AREAS: GROUND FLOOR – 41,884 SF; SECOND, THIRD, AND FOURTH FLOOR – 41,884 SF FOR A TOTAL OF 72 RESIDENTIAL UNITS 5. NEW CONSTRUCTION OF VILLAGE AT SITE D: N 40TH AVE SITE - AREAS: GROUND FLOOR – 41,884 SF; SECOND, THIRD, AND FOURTH FLOOR – 41,884 SF FOR A TOTAL OF 72 RESIDENTIAL UNITS 6. NEW CONSTRUCTION AT SITE E: A 5-STORY CLUBHOUSE - AREAS: GROUND FLOOR – 40,260 SF; SECOND FLOOR – 40,874 SF; THIRD, FOURTH, AND FIFTH FLOORS – 34,740 SF - EACH: THE CLUBHOUSE WILL CONTAIN A TOTAL OF 54 RESIDENTIAL UNITS, IN ADDITION TO 40 VILLA UNITS ON THE SITE. 7. NEW CONSTRUCTION AT SITE F: TWO SINGLE FAMILY HOME SITES (FOR FUTURE DEVELOPMENT AND ARE NOT PART OF THIS CURRENT PROPOSAL) 8. NEW CONSTRUCTION AT SITE G: PUBLIC RESTROOMS 9. TOTAL PARKING ON SITE WILL BE 785 VEHICULAR SPACES. 157 GOLF CART PARKING OF WHICH 492 WILL BE A DESIGNATED COVERED GOLF CART AREA WITHIN THE CLUBHOUSE. 10. THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH FHA AND ADA REQUIREMENTS. 11. PROJECT WILL PROVIDE: FIRE COMMAND ROOM, FPL VAULT, EMERGENCY GENERATOR, FIRE PUMP, DOMESTIC PUMP, FPL ROOM, SWITCH GEAR, TRASH AND RECYCLE COLLECTOR. TOTAL AREA OF WORK: 166.156 ACRES	-Preliminary TAC = March 03, 2025 -Second TAC = August 18, 2025 -PDB = TBD -Commission = TBD -Commission = TBD
PROJECT ADDRESS: 4100 N. HILLS DR., HOLLYWOOD, FLORIDA 33021		REQUESTED VARIANCES
ZONING JURISDICTION : HOLLYWOOD, FLORIDA		- Parking shading structures encroach into the 25' parking setback. - Site B,C,D,E - \$4.15 E.C.d. Min. Setback from street
EXISTING ZONING DESIGNATION : CC		
PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT DISTRICT		
BASED FLOOD ELEVATION : ZONES: AE, AH, X (ELEVATIONS 4',5',6' & 7' NAVD). BFE +1 FT OR DFE		
LOT AREA : 7,237,734 SF / 166.156 ACRES		
OCCUPANCY: GOLF CLUB AND RESIDENTIAL		
PROJECT IS SEEKING FGBC CERTIFICATION AS PER CITY HOLLYWOOD GREEN ORDINANCE		



Rev.	Date

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ZONING PACKAGE

EMERALD HILLS

4100 N HILLS DR.
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KOBİ KARP
Lic. # AR0012578



COVER

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A0.01

SHEET	DESCRIPTION
SURVEY	
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
ARCHITECTURE	
A0.01	COVER
A0.02	INDEX
A0.03	INDEX
A0.04	INDEX
A2.01	OVERALL SITE - GOLF COURSE
A2.02	OVERALL SITE - SITES
A2.03	OVERALL SITE - ENLARGED SHEETS
A2.04	OVERALL SITE - ENLARGED SHEETS (B&W)
A2.07	OVERALL SITE - LAND USE
A2.50	OVERALL SITE - CIRCULATION
A2.60	OVERALL SITE - WASTE COLLECTION
A.A.1.00	SITE A N 56TH AVE ZONING DIAGRAM - N 56TH AVE.
A.A.1.01	SITE A N 56TH AVE ZONING DIAGRAM - N 56TH AVE.
A.A.2.10	SITE A N 56TH AVE DATA SHEET - N56TH AVE.
A.A.2.12	ENLARGED SITE A N 56TH AVE. - LEVEL 1
A.A.2.13	ENLARGED SITE A N 56TH AVE. - LEVEL 1
A.A.2.14	ENLARGED SITE A N 56TH AVE. - LEVEL 1
A.A.2.15	ENLARGED SITE A N 56TH AVE. - LEVEL 1
A.A.2.16	ENLARGED SITE A N 56TH AVE. - LEVEL 2
A.A.2.17	ENLARGED SITE A N 56TH AVE. - LEVEL 2
A.A.2.18	ENLARGED SITE A N 56TH AVE. - LEVEL 2
A.A.2.19	ENLARGED SITE A N 56TH AVE. - LEVEL 2
A.A.2.50	SITE A N 56TH AVE. - TRAFFIC DIAGRAM
A.A.2.55	SITE A N 56TH AVE. - FD CIRCULATION
A.A.2.60	SITE A N 56TH AVE. - TRASH PICK UP DIAGRAM
A.A.2.70	SITE A N 56TH AVE. - EASEMENT DIAGRAM
A.A.4.00	SITE A N 56TH AVE. - ELEVATIONS
A.A.4.01	SITE A N 56TH AVE. - ELEVATIONS
A.A.4.10	SITE A N 56TH AVE - RENDER

SHEET	DESCRIPTION
A.B.1.00	SITE B ZONING DIAGRAM - N 46TH AVE. (WEST)
A.B.1.01	SITE B ZONING DIAGRAM - N 46TH AVE. (WEST)
A.B.2.10	SITE B DATA SHEET - N46TH AVE. (WEST)
A.B.2.12	ENLARGED SITE B N 46TH AVE. (WEST) - LEVEL 1
A.B.2.13	ENLARGED SITE B N 46TH AVE. (WEST) - LEVEL 1
A.B.2.14	ENLARGED SITE B N 46TH AVE. (WEST) - LEVEL 1
A.B.2.15	ENLARGED SITE B N 46TH AVE. (WEST) - LEVEL 2-3 (TYP)
A.B.2.16	ENLARGED SITE B N 46TH AVE. (WEST) - LEVEL 2-3 (TYP)
A.B.2.17	ENLARGED SITE B N 46TH AVE. (WEST) - LEVEL 2-3 (TYP)
A.B.2.50	SITE B N 46TH AVE. (WEST) - TRAFFIC DIAGRAM
A.B.2.55	SITE B N 46TH AVE. (WEST) - FD CIRCULATION
A.B.2.60	SITE B N 46TH AVE. (WEST) - TRASH PICK UP DIAGRAM
A.B.2.70	SITE B N 46TH AVE. (WEST) - EASEMENT DIAGRAM
A.B.4.00	SITE B N 46TH AVE. (WEST) - ELEVATIONS
A.B.4.01	SITE B N 46TH AVE. (WEST) - ELEVATIONS
A.B.4.10	SITE B N 46TH AVE. - RENDER
A.C.1.00	SITE C ZONING DIAGRAM - N 46TH AVE. (EAST)
A.C.1.01	SITE C ZONING DIAGRAM - N 46TH AVE. (EAST)
A.C.2.10	SITE C DATA SHEET - N46TH AVE. (EAST)
A.C.2.12	ENLARGED SITE C N 46TH AVE. (EAST) - LEVEL 1
A.C.2.13	ENLARGED SITE C N 46TH AVE. (EAST) - LEVEL 1
A.C.2.14	ENLARGED SITE C N 46TH AVE. (EAST) - LEVEL 1
A.C.2.15	ENLARGED SITE C N 46TH AVE. (EAST) - LEVEL 1
A.C.2.16	ENLARGED SITE C N 46TH AVE. (EAST) - LEVEL 2-4 (TYP)
A.C.2.17	ENLARGED SITE C N 46TH AVE. (EAST) - LEVEL 2-4 (TYP)
A.C.2.18	ENLARGED SITE C N 46TH AVE. (EAST) - LEVEL 2-4 (TYP)
A.C.2.50	SITE C N 46TH AVE. (EAST) - TRAFFIC DIAGRAM
A.C.2.55	SITE C N 46TH AVE. (EAST) - FD CIRCULATION
A.C.2.60	SITE C N 46TH AVE. (EAST) - TRASH PICK UP DIAGRAM
A.C.2.70	SITE C N 46TH AVE. (EAST) - EASEMENT DIAGRAM
A.C.4.00	SITE C N 46TH AVE. (EAST) - ELEVATIONS
A.C.4.01	SITE C N 46TH AVE. (EAST) - ELEVATIONS
A.C.4.10	SITE C N 46TH AVE - RENDER
A.D.1.00	SITE D ZONING DIAGRAM - N 40TH AVE.
A.D.1.01	SITE D ZONING DIAGRAM - N 40TH AVE.
A.D.2.10	SITE D DATA SHEET - N40TH AVE.
A.D.2.12	ENLARGED SITE D N 40TH AVE. - LEVEL 1
A.D.2.13	ENLARGED SITE D N 40TH AVE. - LEVEL 1

SHEET	DESCRIPTION
A.D.2.14	ENLARGED SITE D N 40TH AVE. - LEVEL 1
A.D.2.15	ENLARGED SITE D N 40TH AVE. - LEVEL 1
A.D.2.16	ENLARGED SITE D N 40TH AVE. - LEVEL 1
A.D.2.17	ENLARGED SITE D N 40TH AVE. - LEVEL 2-4 (TYP)
A.D.2.18	ENLARGED SITE D N 40TH AVE. - LEVEL 2-4 (TYP)
A.D.2.19	ENLARGED SITE D N 40TH AVE. - LEVEL 2-4 (TYP)
A.D.2.20	ENLARGED SITE D N 40TH AVE. - LEVEL 2-4 (TYP)
A.D.2.50	SITE D N 40TH AVE. - TRAFFIC DIAGRAM
A.D.2.55	SITE D N 40TH AVE. - FD CIRCULATION
A.D.2.60	SITE D N 40TH AVE. - TRASH PICK UP DIAGRAM
A.D.2.70	SITE D N 40TH AVE. - EASEMENT DIAGRAM
A.D.4.00	SITE D N 40TH AVE. - ELEVATIONS
A.D.4.01	SITE D N 40TH AVE. - ELEVATIONS
A.E.1.00	SITE E ZONING DIAGRAM - CLUB HOUSE + VILLAS
A.E.1.01	SITE E ZONING DIAGRAM - CLUB HOUSE + VILLAS
A.E.1.02	SITE E ZONING DIAGRAM - CLUB HOUSE + VILLAS
A.E.1.03	SITE E ZONING DIAGRAM - CLUB HOUSE + VILLAS
A.E.1.04	SITE E ZONING DIAGRAM - CLUB HOUSE + VILLAS
A.E.2.10	SITE E DATA SHEET - CLUBHOUSE + VILLAS
A.E.2.11	SITE E DATA SHEET - CLUBHOUSE + VILLAS
A.E.2.12	ENLARGED SITE E CLUB HOUSE - LEVEL 1
A.E.2.13	ENLARGED SITE E CLUB HOUSE - LEVEL 1
A.E.2.14	ENLARGED SITE E CLUB HOUSE - LEVEL 1
A.E.2.15	ENLARGED SITE E CLUB HOUSE - LEVEL 1
A.E.2.16	ENLARGED SITE E CLUB HOUSE - LEVEL 1
A.E.2.17	ENLARGED SITE E CLUB HOUSE - LEVEL 1
A.E.2.18	ENLARGED SITE E CLUB HOUSE - LEVEL 2
A.E.2.19	ENLARGED SITE E CLUB HOUSE - LEVEL 2
A.E.2.20	ENLARGED SITE E VILLAS - LEVEL 2
A.E.2.21	ENLARGED SITE E CLUB HOUSE - LEVEL 3
A.E.2.22	ENLARGED SITE E CLUB HOUSE - LEVEL 4-6 (TYP)
A.E.2.50	SITE E CLUB HOUSE - TRAFFIC DIAGRAM
A.E.2.55	SITE E CLUBHOUSE - FD CIRCULATION
A.E.2.60	SITE E CLUB HOUSE - TRASH PICK UP DIAGRAM
A.E.2.70	SITE E CLUB HOUSE - EASEMENT DIAGRAM
A.E.4.00	SITE E CLUB HOUSE - ELEVATIONS
A.E.4.01	SITE E CLUB HOUSE - ELEVATIONS
A.E.4.10	SITE E CLUBHOUSE - RENDER
A.E.4.15	SITE E VILLAS - ELEVATIONS

SHEET	DESCRIPTION
A.F.2.10	SITE F DATA SHEET / F.A.R DIAGRAMS - SINGLE FAMILY RESIDENTIAL
A.G.2.10	ENLARGED GOLF COURSE BATHROOM
A.G.4.00	GOLF COURSE BATHROOM - ELEVATIONS
A.P.2.10	SITE P DATA SHEET / F.A.R DIAGRAMS - PARK

Rev.	Date

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Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A0.02

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CA-1	CIVIL GENERAL NOTES AND SPECIFICATIONS
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CA-D-1	DRAINAGE PLAN
CA-D-2	DRAINAGE PLAN
CA-D-3	DRAINAGE PLAN
CA-PG-1	PAVING AND GRADING PLAN
CA-PG-2	PAVING AND GRADING PLAN
CA-PG-3	PAVING AND GRADING PLAN
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CA-PG-5	PAVING, GRADING AND DRAINAGE DETAILS
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SHEET	DESCRIPTION
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CE-WS-6	WATER AND SANITARY SEWER PLAN
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CE-WS-11	WATER AND SANITARY SEWER DETAILS
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CE-PMS-3	PAVEMENT MARKING AND SIGNAGE PLAN
CE-PMS-4	PAVEMENT MARKING AND SIGNAGE PLAN
CE-PMS-5	PAVEMENT MARKING AND SIGNAGE PLAN
CE-PMS-6	PAVEMENT MARKING AND SIGNAGE PLAN
CE-PMS-7	PAVEMENT MARKING AND SIGNAGE PLAN
CE-PMS-8	PAVEMENT MARKING AND SIGNAGE DETAILS
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CG-ENG-2.2	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.3	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.4	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.5	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.6	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.7	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.8	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.9	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.10	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.11	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.12	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.13	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.14	COURSE CIVIL ENGINEERING PLAN
CG-ENG-2.15	COURSE CIVIL ENGINEERING PLAN
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CG-ENG-3.12	COURSE SITE DEMOLITION PLAN
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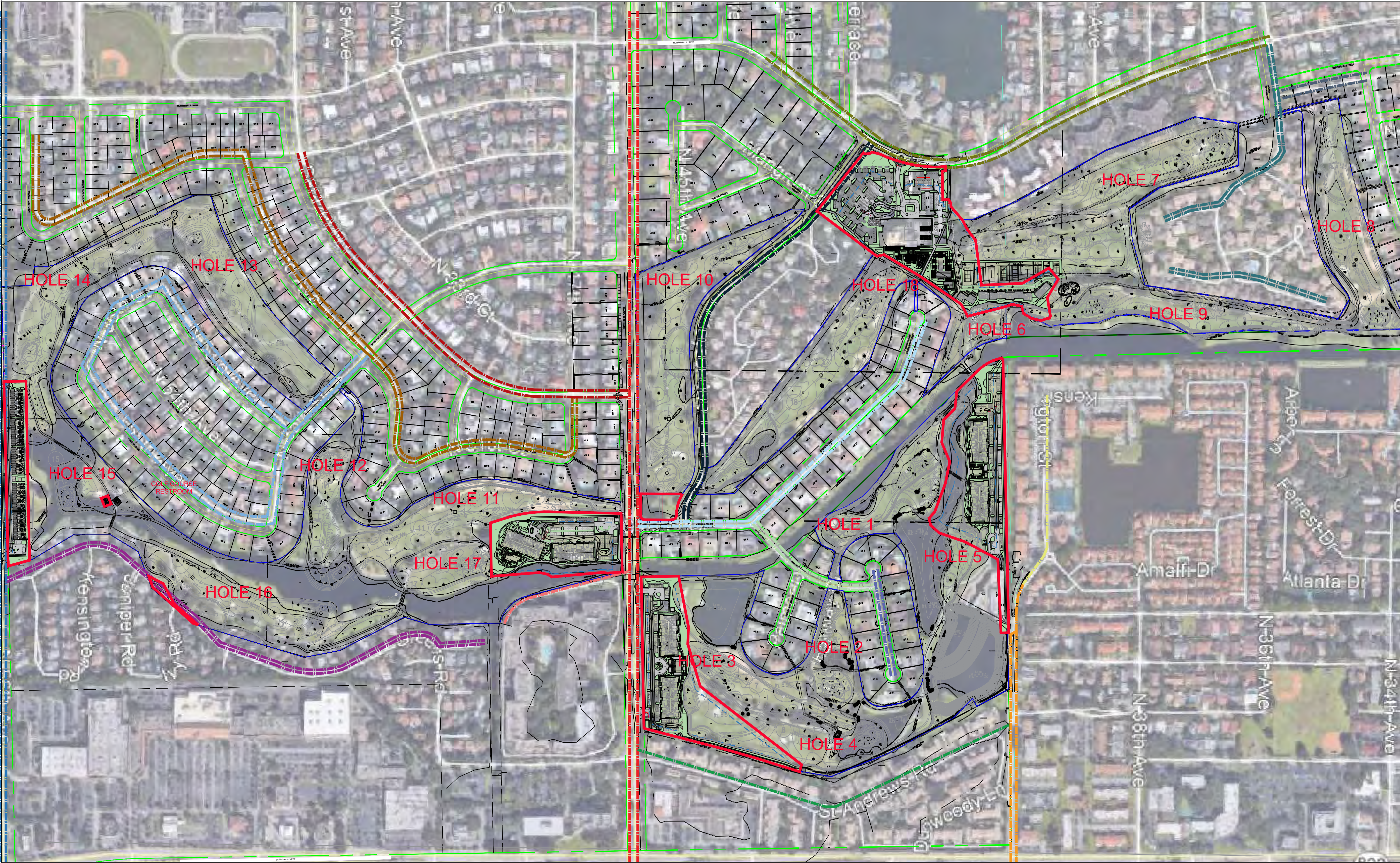
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GOLF COURSE
(PHASE 1)

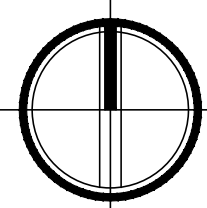


STREET LEGEND

	N 56TH AVE		KEYSER AVE
	N 46TH AVE		SARAZEN DR
	N 40TH AVE		N 31 ST CT
	AMALFI DR		N HILLS DR
	ST ANDREWS RD		N 36TH AVE
	GREEND RD		N 34TH AVE
	CASPER CT		N 37TH AVE
	FAIRWAY DR		GRANDVIEW EMERALD
	SANDERS ST		HILLS INTERIOR STREET



1 Site Plan
Scale: 1/256"=1' (24'X36')



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SITE PLAN - GOLF

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