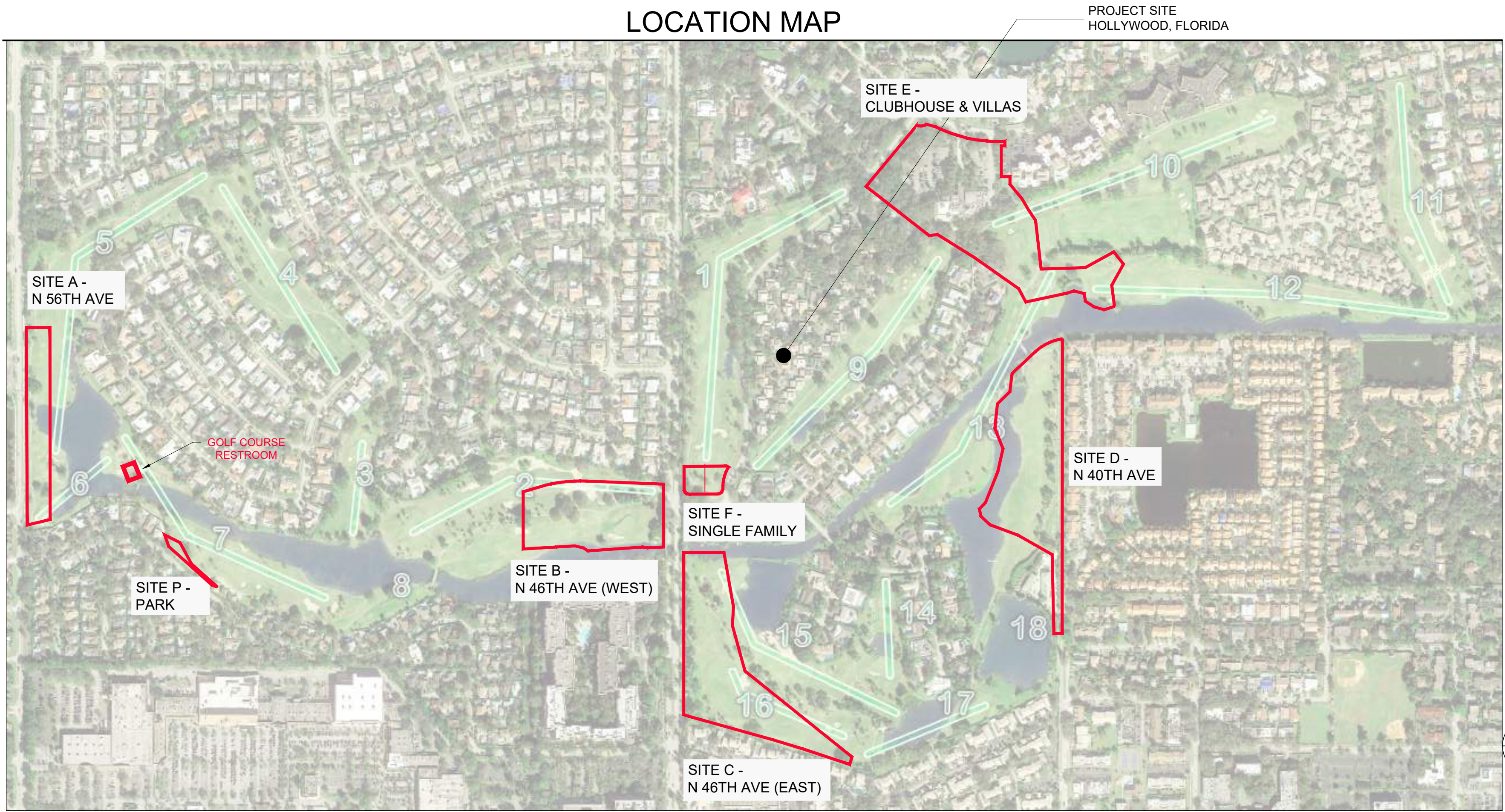


# EMERALD HILLS COUNTRY CLUB

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



| Rev. | Date |
|------|------|
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (©) 2023

## 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

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 |
|------|------|
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2023

## 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

KOBİ KARP  
Lic. # AR0012578



### INDEX

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



| SHEET    | DESCRIPTION                            |
|----------|----------------------------------------|
| CIVIL    |                                        |
| CA-0     | CIVIL COVER SHEET                      |
| CA-1     | CIVIL GENERAL NOTES AND SPECIFICATIONS |
| CA-1.1   | CITY OF HOLLYWOOD GENERAL NOTES        |
| CA-SP-U  | OVERALL UTILITY SITE PLAN              |
| 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                |
| CA-PG-4  | PAVING, GRADING AND DRAINAGE DETAILS   |
| CA-PG-5  | PAVING, GRADING AND DRAINAGE DETAILS   |
| CA-PG-6  | PAVING AND GRADING SECTIONS            |
| CA-WS-1  | WATER AND SANITARY SEWER PLAN          |
| CA-WS-2  | WATER AND SANITARY SEWER PLAN          |
| CA-WS-3  | WATER AND SANITARY SEWER PLAN          |
| CA-WS-4  | WATER AND SANITARY SEWER DETAILS       |
| CA-WS-5  | WATER AND SANITARY SEWER DETAILS       |
| CA-WS-6  | WATER AND SANITARY SEWER DETAILS       |
| CA-WS-7  | WATER AND SANITARY SEWER DETAILS       |
| CA-PMS-1 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CA-PMS-2 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CA-PMS-3 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CA-PMS-4 | PAVEMENT MARKING AND SIGNAGE DETAILS   |
| CA-POL-1 | POLLUTION AND EROSION CONTROL PLAN     |
| CB-0     | CIVIL COVER SHEET                      |
| CB-1     | CIVIL GENERAL NOTES AND SPECIFICATIONS |
| CB-1.1   | CITY OF HOLLYWOOD GENERAL NOTES        |
| CB-SP-U  | OVERALL UTILITY SITE PLAN              |
| CB-D-1   | DRAINAGE PLAN                          |
| CB-D-2   | DRAINAGE PLAN                          |
| CB-PG-1  | PAVING AND GRADING PLAN                |
| CB-PG-2  | PAVING AND GRADING PLAN                |
| CB-PG-3  | PAVING, GRADING AND DRAINAGE DETAILS   |
| CB-PG-4  | PAVING, GRADING AND DRAINAGE DETAILS   |
| CB-PG-5  | PAVING AND GRADING SECTIONS            |
| CB-WS-1  | WATER AND SANITARY SEWER PLAN          |
| CB-WS-2  | WATER AND SANITARY SEWER PLAN          |
| CB-WS-3  | WATER AND SANITARY SEWER DETAILS       |
| CB-WS-4  | WATER AND SANITARY SEWER DETAILS       |
| CB-WS-5  | WATER AND SANITARY SEWER DETAILS       |
| CB-WS-6  | WATER AND SANITARY SEWER DETAILS       |
| CB-PMS-1 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CB-PMS-2 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CB-PMS-3 | PAVEMENT MARKING AND SIGNAGE DETAILS   |
| CB-POL-1 | POLLUTION AND EROSION CONTROL PLAN     |
| CC-0     | CIVIL COVER SHEET                      |
| CC-1     | CIVIL GENERAL NOTES AND SPECIFICATIONS |
| CC-1.1   | CITY OF HOLLYWOOD GENERAL NOTES        |
| CC-SP-U  | OVERALL UTILITY SITE PLAN              |
| CC-D-1   | DRAINAGE PLAN                          |
| CC-D-2   | DRAINAGE PLAN                          |

| SHEET    | DESCRIPTION                            |
|----------|----------------------------------------|
| CC-D-3   | DRAINAGE PLAN                          |
| CC-D-4   | DRAINAGE PLAN                          |
| CC-PG-1  | PAVING AND GRADING PLAN                |
| CC-PG-2  | PAVING AND GRADING PLAN                |
| CC-PG-3  | PAVING AND GRADING PLAN                |
| CC-PG-4  | PAVING AND GRADING PLAN                |
| CC-PG-5  | PAVING, GRADING AND DRAINAGE DETAILS   |
| CC-PG-6  | PAVING, GRADING AND DRAINAGE DETAILS   |
| CC-PG-7  | PAVING AND GRADING SECTIONS            |
| CC-WS-1  | WATER AND SANITARY SEWER PLAN          |
| CC-WS-2  | WATER AND SANITARY SEWER PLAN          |
| CC-WS-3  | WATER AND SANITARY SEWER PLAN          |
| CC-WS-4  | WATER AND SANITARY SEWER PLAN          |
| CC-WS-5  | WATER AND SANITARY SEWER DETAILS       |
| CC-WS-6  | WATER AND SANITARY SEWER DETAILS       |
| CC-WS-7  | WATER AND SANITARY SEWER DETAILS       |
| CC-WS-8  | WATER AND SANITARY SEWER DETAILS       |
| CC-PMS-1 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CC-PMS-2 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CC-PMS-3 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CC-PMS-4 | PAVEMENT MARKING AND SIGNAGE DETAILS   |
| CC-POL-1 | POLLUTION AND EROSION CONTROL PLAN     |
| CD-0     | CIVIL COVER SHEET                      |
| CD-1     | CIVIL GENERAL NOTES AND SPECIFICATIONS |
| CD-1.1   | CITY OF HOLLYWOOD GENERAL NOTES        |
| CD-SP-U  | OVERALL UTILITY SITE PLAN              |
| CD-D-1   | DRAINAGE PLAN                          |
| CD-D-2   | DRAINAGE PLAN                          |
| CD-D-3   | DRAINAGE PLAN                          |
| CD-D-4   | DRAINAGE PLAN                          |
| CD-PG-1  | PAVING AND GRADING PLAN                |
| CD-PG-2  | PAVING AND GRADING PLAN                |
| CD-PG-3  | PAVING AND GRADING PLAN                |
| CD-PG-4  | PAVING AND GRADING PLAN                |
| CD-PG-5  | PAVING, GRADING AND DRAINAGE DETAILS   |
| CD-PG-6  | PAVING, GRADING AND DRAINAGE DETAILS   |
| CD-PG-7  | PAVING AND GRADING SECTIONS            |
| CD-WS-1  | WATER AND SANITARY SEWER PLAN          |
| CD-WS-2  | WATER AND SANITARY SEWER PLAN          |
| CD-WS-3  | WATER AND SANITARY SEWER PLAN          |
| CD-WS-4  | WATER AND SANITARY SEWER PLAN          |
| CD-WS-5  | WATER AND SANITARY SEWER DETAILS       |
| CD-WS-6  | WATER AND SANITARY SEWER DETAILS       |
| CD-WS-7  | WATER AND SANITARY SEWER DETAILS       |
| CD-WS-8  | WATER AND SANITARY SEWER DETAILS       |
| CD-PMS-1 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CD-PMS-2 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CD-PMS-3 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CD-PMS-4 | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CD-PMS-5 | PAVEMENT MARKING AND SIGNAGE DETAILS   |
| CD-POL-1 | POLLUTION AND EROSION CONTROL PLAN     |

| SHEET      | DESCRIPTION                            |
|------------|----------------------------------------|
| CE-0       | CIVIL COVER SHEET                      |
| CE-1       | CIVIL GENERAL NOTES AND SPECIFICATIONS |
| CE-1.1     | CITY OF HOLLYWOOD GENERAL NOTES        |
| CE-SP-U    | OVERALL UTILITY SITE PLAN              |
| CE-D-1     | DRAINAGE PLAN                          |
| CE-D-2     | DRAINAGE PLAN                          |
| CE-D-3     | DRAINAGE PLAN                          |
| CE-D-4     | DRAINAGE PLAN                          |
| CE-D-5     | DRAINAGE PLAN                          |
| CE-D-6     | DRAINAGE PLAN                          |
| CE-D-7     | DRAINAGE PLAN                          |
| CE-PG-1    | PAVING AND GRADING PLAN                |
| CE-PG-2    | PAVING AND GRADING PLAN                |
| CE-PG-3    | PAVING AND GRADING PLAN                |
| CE-PG-4    | PAVING AND GRADING PLAN                |
| CE-PG-5    | PAVING AND GRADING PLAN                |
| CE-PG-6    | PAVING AND GRADING PLAN                |
| CE-PG-7    | PAVING AND GRADING PLAN                |
| CE-PG-8    | PAVING, GRADING AND DRAINAGE DETAILS   |
| CE-PG-9    | PAVING, GRADING AND DRAINAGE DETAILS   |
| CE-PG-10   | PAVING AND GRADING SECTIONS            |
| CE-WS-1    | WATER AND SANITARY SEWER PLAN          |
| CE-WS-2    | WATER AND SANITARY SEWER PLAN          |
| CE-WS-3    | WATER AND SANITARY SEWER PLAN          |
| CE-WS-4    | WATER AND SANITARY SEWER PLAN          |
| CE-WS-5    | WATER AND SANITARY SEWER PLAN          |
| CE-WS-6    | WATER AND SANITARY SEWER PLAN          |
| CE-WS-7    | WATER AND SANITARY SEWER PLAN          |
| CE-WS-8    | WATER AND SANITARY SEWER DETAILS       |
| CE-WS-9    | WATER AND SANITARY SEWER DETAILS       |
| CE-WS-10   | WATER AND SANITARY SEWER DETAILS       |
| CE-WS-11   | WATER AND SANITARY SEWER DETAILS       |
| CE-PMS-1   | PAVEMENT MARKING AND SIGNAGE PLAN      |
| CE-PMS-2   | PAVEMENT MARKING AND SIGNAGE PLAN      |
| 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   |
| CE-POL-1   | POLLUTION AND EROSION CONTROL PLAN     |
| CE-POL-1.1 | POLLUTION AND EROSION CONTROL DETAILS  |
| CF-0       | CIVIL COVER SHEET                      |
| CF-1       | CIVIL GENERAL NOTES AND SPECIFICATIONS |
| CF-1.1     | CITY OF HOLLYWOOD GENERAL NOTES        |
| CF-ENG-1   | ENGINEERING PLAN                       |
| CP-0       | CIVIL COVER SHEET                      |
| CP-1       | CIVIL GENERAL NOTES AND SPECIFICATIONS |
| CP-1.1     | CITY OF HOLLYWOOD GENERAL NOTES        |
| CP-ENG-1   | ENGINEERING PLAN                       |
| CG-ENG-0   | COURSE CIVIL COVER SHEET               |

| SHEET       | DESCRIPTION                                   |
|-------------|-----------------------------------------------|
| CG-ENG-1    | COURSE CIVIL GENERAL NOTES AND SPECIFICATIONS |
| CG-ENG-2.0  | COURSE CIVIL ENGINEERING PLAN                 |
| CG-ENG-2.1  | COURSE CIVIL ENGINEERING PLAN                 |
| 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                 |
| CG-ENG-3.0  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.1  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.2  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.3  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.4  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.5  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.6  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.7  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.8  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.9  | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.10 | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.11 | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.12 | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.13 | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.14 | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-3.15 | COURSE SITE DEMOLITION PLAN                   |
| CG-ENG-4    | COURSE POLLUTION AND EROSION CONTROL PLAN     |
| CG-ENG-5.0  | COURSE CIVIL ENGINEERING DETAILS              |
| CG-ENG-5.1  | COURSE CIVIL ENGINEERING DETAILS              |

| Rev. | Date |
|------|------|
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP A.Ş. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2023

## 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

KOBİ KARP  
Lic. # AR0012578



## INDEX

|                  |             |
|------------------|-------------|
| Date: 07-16-2026 | Sheet No.   |
| DRAWN BY:        | CHECKED BY: |
| Project # 1849   | A0.03       |



| SHEET     | DESCRIPTION              |
|-----------|--------------------------|
| LANDSCAPE |                          |
| 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           |
| L5-0-01   | LANDSCAPE NOTES          |
| LC5-1-01  | PLANTING PLAN            |
| LC5-1-02  | PLANTING PLAN            |
| LC5-1-03  | PLANTING PLAN            |
| LC5-5-01  | PLANTING SCHEDULE        |
| L6-4-01   | PLANTING DETAILS         |

| SHEET    | DESCRIPTION              |
|----------|--------------------------|
|          |                          |
| 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         |
| LD1-5-01 | TREE MITIGATION SCHEDULE |
| LD3-1-01 | HARDSCAPE PLAN           |
| LD3-1-02 | HARDSCAPE PLAN           |
| LD3-1-03 | HARDSCAPE PLAN           |
| LD3-1-04 | HARDSCAPE PLAN           |
| 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                |
| LD5-5-01 | 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         |
|          |                          |
| LG0-3-01 | KEY PLAN                 |
| LG1-5-01 | TREE MITIGATION SCHEDULE |
| LG1-5-02 | TREE MITIGATION SCHEDULE |
| LG1-1-01 | TREE DISPOSITION         |
| LG1-1-02 | TREE DISPOSITION         |

| SHEET    | DESCRIPTION      |
|----------|------------------|
| LG1-1-03 | TREE DISPOSITION |
| LG1-1-04 | TREE DISPOSITION |
| LG1-1-05 | TREE DISPOSITION |
| LG1-1-06 | TREE DISPOSITION |
| LG1-1-07 | TREE DISPOSITION |
| LG1-1-08 | TREE DISPOSITION |
| LG1-1-09 | TREE DISPOSITION |
| LG1-1-10 | TREE DISPOSITION |
| LG1-1-11 | TREE DISPOSITION |
| LG3-1-01 | HARDSCAPE PLANS  |
| LG3-1-02 | HARDSCAPE PLANS  |
| LG3-1-03 | HARDSCAPE PLANS  |
| LG3-1-04 | HARDSCAPE PLANS  |
| LG3-1-05 | HARDSCAPE PLANS  |
| LG3-1-06 | HARDSCAPE PLANS  |
| LG3-1-07 | HARDSCAPE PLANS  |
| LG3-1-08 | HARDSCAPE PLANS  |
| LG3-1-09 | HARDSCAPE PLANS  |
| LG3-1-10 | HARDSCAPE PLANS  |
| LG3-1-11 | HARDSCAPE PLANS  |
| LG5-1-01 | PLANTING PLAN    |
| LG5-1-02 | PLANTING PLAN    |
| LG5-1-03 | PLANTING PLAN    |
| LG5-1-04 | PLANTING PLAN    |
| LG5-1-05 | PLANTING PLAN    |
| LG5-1-06 | PLANTING PLAN    |
| LG5-1-07 | PLANTING PLAN    |
| LG5-1-08 | PLANTING PLAN    |
| LG5-1-09 | PLANTING PLAN    |
| LG5-1-10 | PLANTING PLAN    |
| LG5-1-11 | PLANTING PLAN    |
| LG5-5-01 | HARDSCAPE PLANS  |

| Rev. | Date |
|------|------|
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP A.Ş. AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (©) 2023

## 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

KOBİ KARP  
Lic. # AR0012578

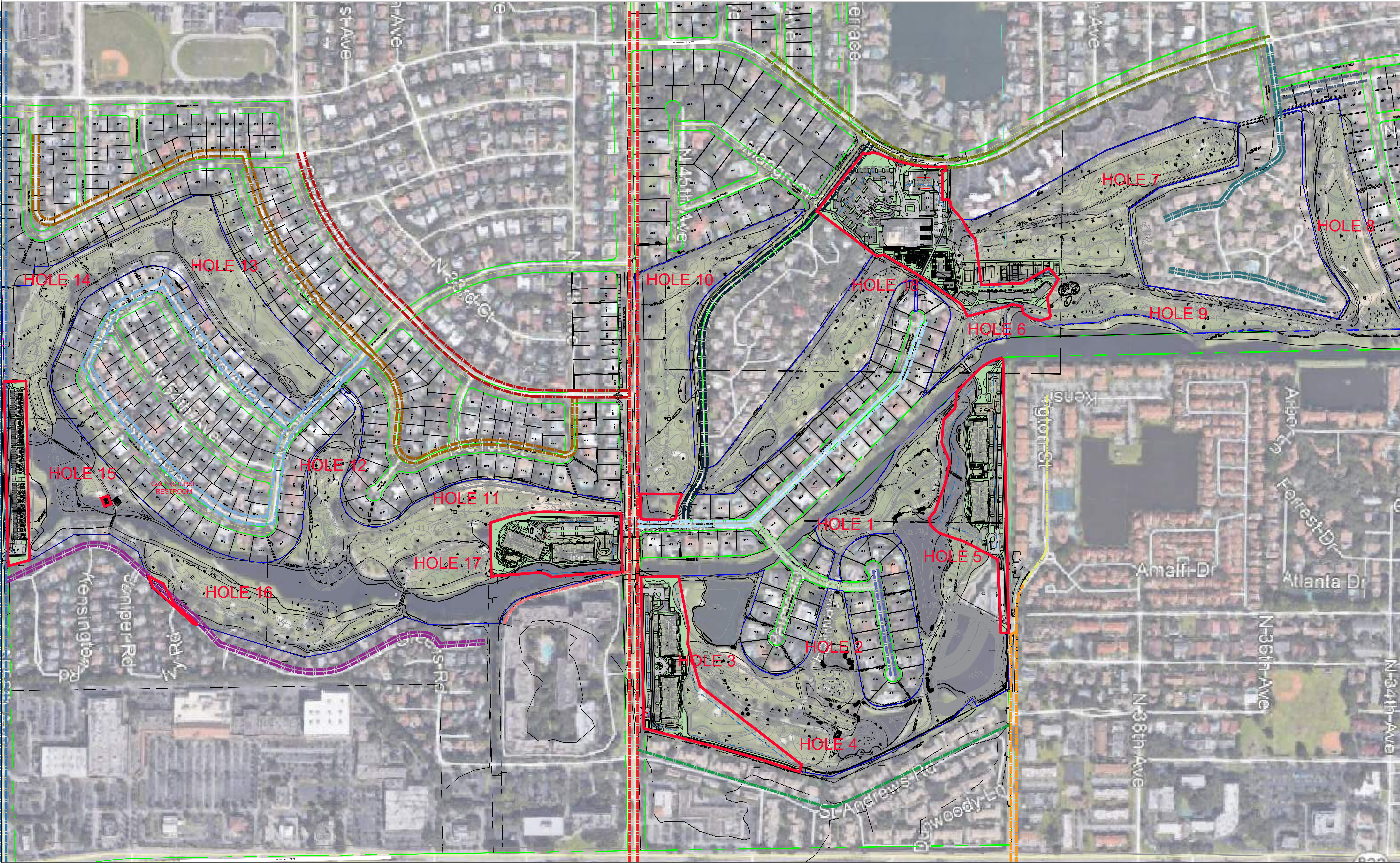


## INDEX

|                  |             |
|------------------|-------------|
| Date: 07-16-2026 | Sheet No.   |
| DRAWN BY:        | CHECKED BY: |
| Project # 1849   | A0.04       |

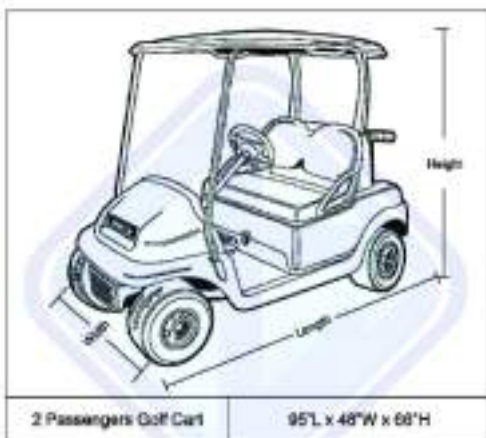


GOLF COURSE  
(PHASE 1)

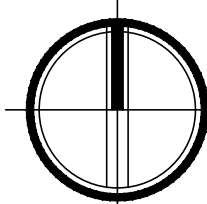


STREET LEGEND

|  |               |  |                       |
|--|---------------|--|-----------------------|
|  | 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')



| Rev. | Date |
|------|------|
|      |      |
|      |      |
|      |      |
|      |      |
|      |      |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2023

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



SITE PLAN - GOLF

|                  |             |
|------------------|-------------|
| Date: 07-16-2026 | Sheet No.   |
| DRAWN BY:        | CHECKED BY: |
| Project # 1849   | A2.01       |