

**ATTACHMENT A**  
**Application Package**  
**Part 1**

# PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR: VB CIRCLE LLC

1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



CITY FILE NUMBER: 24-DP-84

MEETING DATES:

PACO: SEPTEMBER 16, 2024  
TAC-1: NOVEMBER 5, 2024  
TAC-2: DECEMBER 16, 2024  
PUBLIC MEETING: DECEMBER 5, 2024  
PDB MEETING: TBD

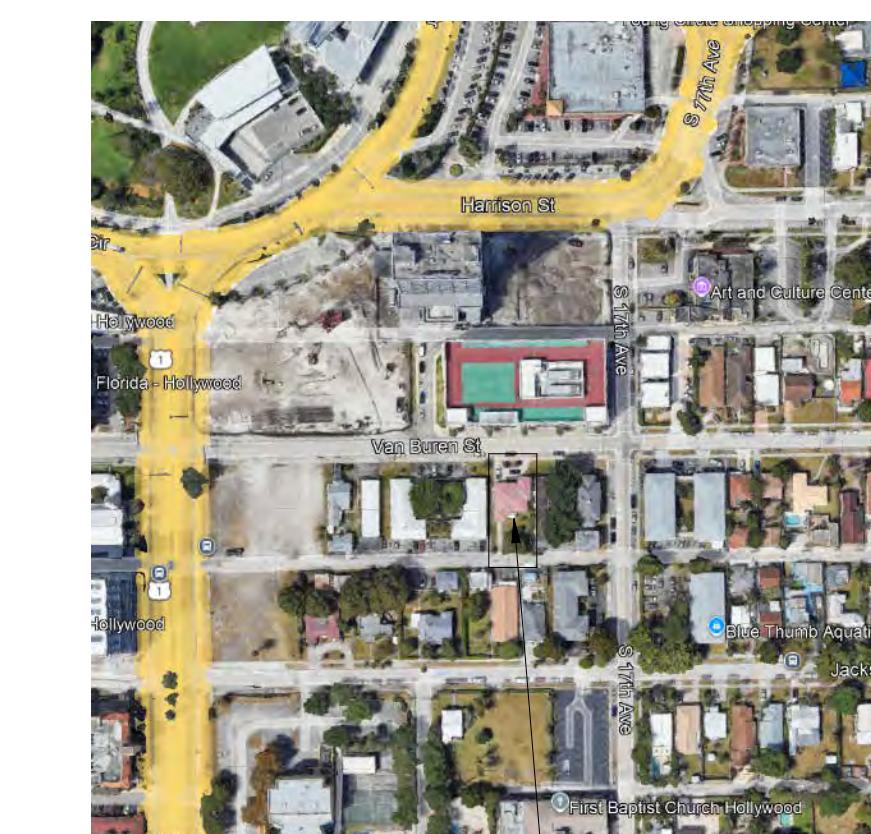
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..	COVER SHEET
...	ALTA SURVEY
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.SP 1.1A	SITE PLAN (TOP VIEW)
.SP 1.1B	SITE PLAN BLACK AND WHITE
.SP 1.2	SITE PLAN DETAILS
.SP 1.2A	STANDART DETAILS
.SP 1.3	SITE PLAN ELEVATIONS
.SP 1.4	CAR LIFT SPECIFICATIONS
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A 1.2	2ND FLOOR
A 1.3	3RD FLOOR
A 1.4	ROOF PLAN
A 2.1	NORTH ELEVATION
A 2.2	WEST ELEVATION ELEVATION
A 2.3	SOUTH ELEVATION
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LS-1	LANDSCAPE PLAN
LS-2	EXISTING TREE INFORMATION



**LLR** Architects, Inc.  
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E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

*Luis LaRosa*-Registered  
Architect  
AR#-0017852



LOCATION MAP

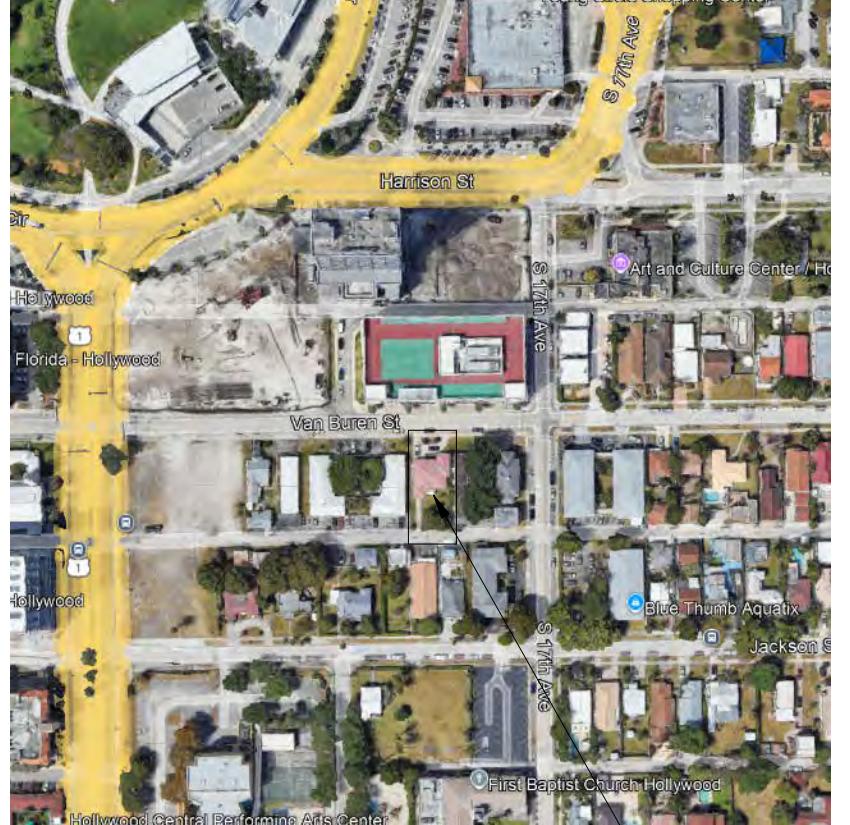
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

**BRANDOM M. WHITE-ASLA**  
LANDSCAPE ARCHITECT

1708 SW JOY HAVEN ST  
PORT ST. LUCIE, FL 34983

**GGB ENGINEERING**  
CIVIL ENGINEERS

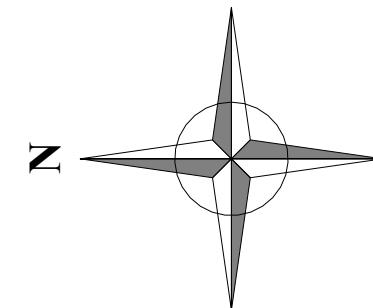
2699 STIRLING ROAD, SUITE C-200  
FORT LAURELDALE, FL 33312



1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th EDITION, FLORIDA FIRE PREVENTION CODE 2023 (8TH EDITION), WITH BROWARD COUNTY AMENDMENTS, NFPA-1 & 101, 2021 EDITION, NFPA 13&13R, 2019 EDITION APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS



SITE CALCULATIONS:

TOTAL SITE AREA:  
NET AREA= 8,069 SF or 0.185 ACRES

BUILDING FOOTPRINT AREA 5,013 SF  
DRIVEWAY 813 SF  
CONC. SLAB 149 SF  
  
TOTAL IMPERVIOUS AREA= 5,975 SF (73.4 %)  
TOTAL PERVIOUS AREA= 2,094 SF (26.6 %)

FAR CALCULATION

\* 8,069 SF X 1.25=10,086 SF  
F.A.R. ALLOWED=10.086 SF  
F.A.R. PROVIDED=10,063 SF

FIRST FLOOR  
COMMON AREAS 101 SF

2ND FLOOR  
COMMON AREAS 409 SF  
UNITS 2,931 SF  
TOTAL 3,340 SF

3RD FLOOR  
LOBBY/COMMON AREAS 349 SF  
UNITS 2,962 SF  
TOTAL 3,311 SF

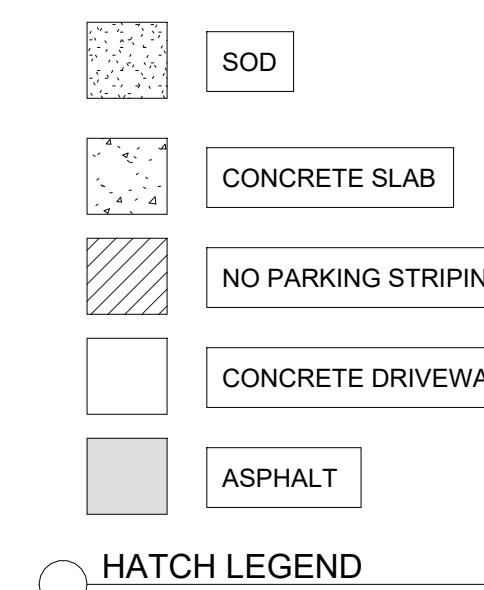
4TH FLOOR  
LOBBY/COMMON AREAS 349 SF  
UNITS 2,962 SF  
TOTAL 3,311 SF

FAR PROVIDED= 10,063 SF/1.25 FAR RATIO

TOTAL GROSS AREA= 14,308 SF

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND DEVELOPMENT REGULATION, OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11.10 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE  
THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATIONS THROUGH THE GREEN BUILDING COUNCIL.



PARKING CALCULATIONS:

	REQUIRED	PROVIDED
(5) 2 BEDROOMS=5x1.5= 7.5 PARKING SPACE	7.5	10
(5) 1 BEDROOMS=5x1= 5 PARKING SPACE	5	5
<b>GUEST PARKING SPACES</b> (1 SPACE FOR EVERY 10 UNITS / 10 UNITS)=	1	1
<b>TOTAL PARKING SPACES</b>	13.5 OR 14	16

HEIGHT CALCULATIONS:

	ALLOWED	PROVIDED
MAX. HEIGHT ALLOWED:	45'-0"	44'-4" TOP OF ROOF

LAND. USE DESIGNATION: RESIDENTIAL  
ZONING DESIGNATION: FH-1

NOTE:  
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. ALL STREETS & ALLEYS ADJACENT TO SITE (VAN BUREN STREET, SOUTH ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).

5. "ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN."

6. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS".

7. TO BE PROVIDED EXTRA HAZARD GROUP 2 SPRINKLERS FOR CAR LIFT PARKING.

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	20'	20'-0"
REAR	20'	20'-0"
SIDE	10'-0"	10'-0"
SIDE INTERIOR	10'-0"	10'-0"

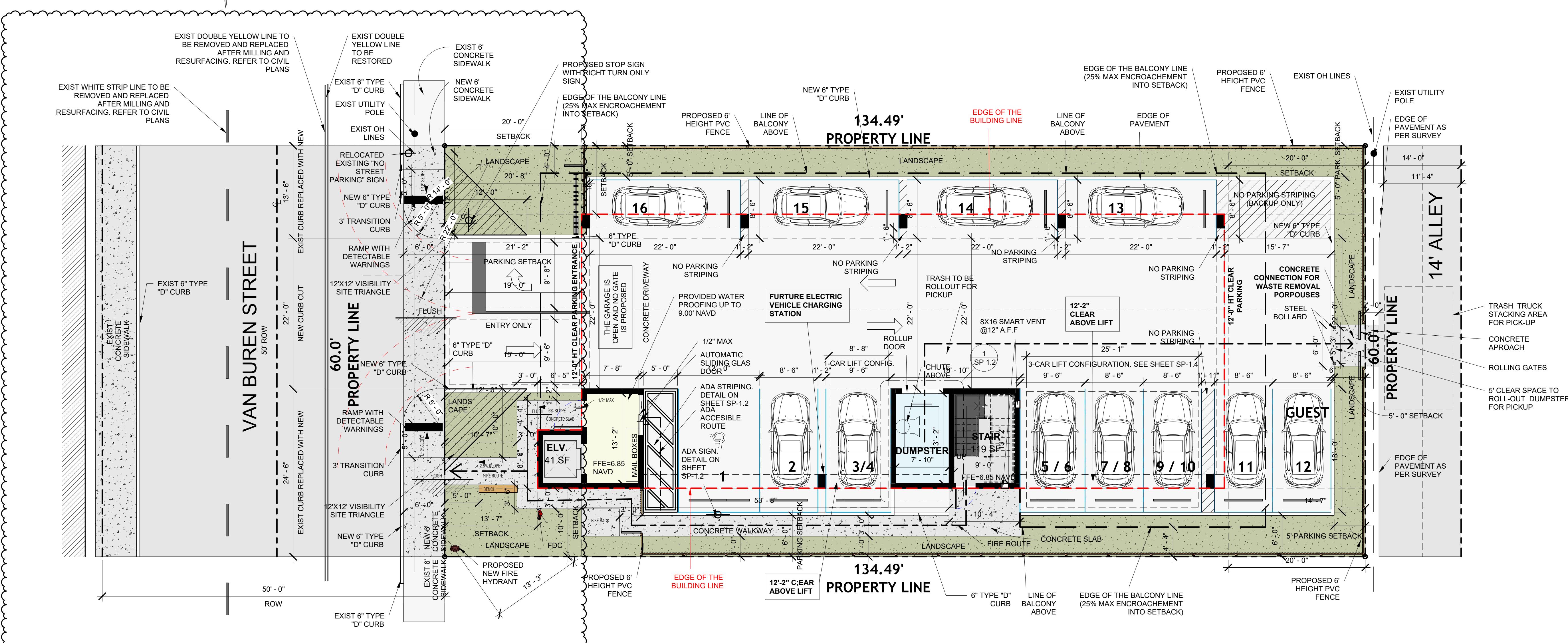
PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:  
VB CIRCLE LLC  
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



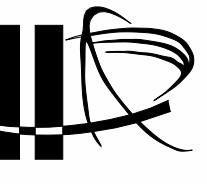
DRAWN: A.G.  
CHECKED: L.L.R.  
DATE: 09/04/2024  
SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET: .SP 1.1  
OF: SHEETS: 100% CONSTRUCTION DOCUMENTS  
11/18/2025 9:14:03 AM  
As indicated

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Luis L. Aragon, Registered Architect  
AR 00017852

Revision  
# REV DATE BY  
1 TAC-2 11/6/2024 AG  
2 PDB 1/15/2025 AG  
3 PDB 5/19/2025 AG  
4 PDB 9/17/2025 AG  
5 PDB 11/6/2025 AG



1 SITE PLAN  
1/8" = 1'-0"



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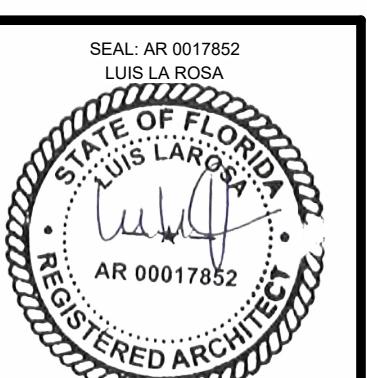
*Luis* -Registered Architect  
AR#-0017852  
*Lakosa*

## Revision

TAC-2	11/5/2024	AG
PDB	1/15/2025	AG
PDB	5/19/2025	AG
PDB	9/17/2025	AG
PDR	11/5/2025	AG

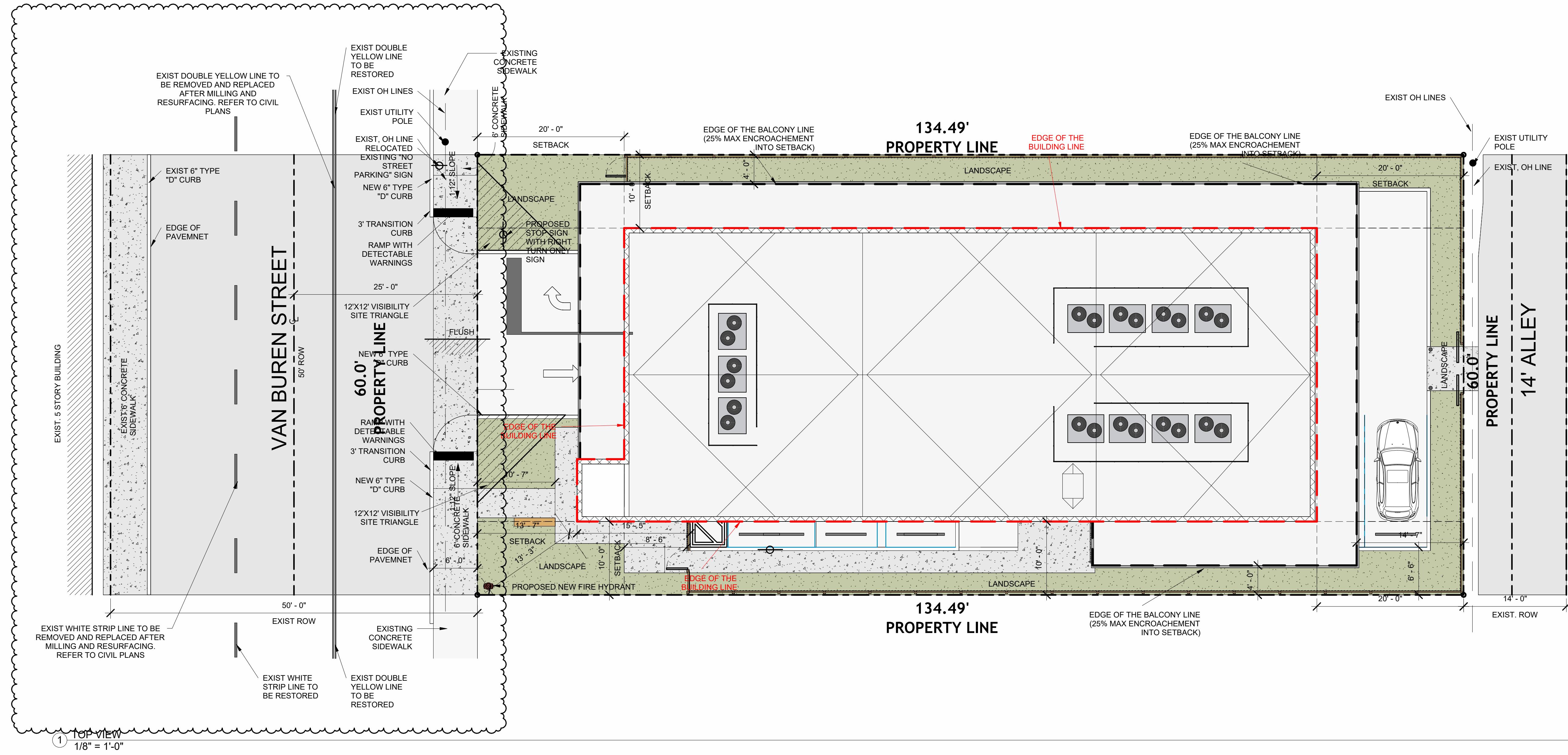
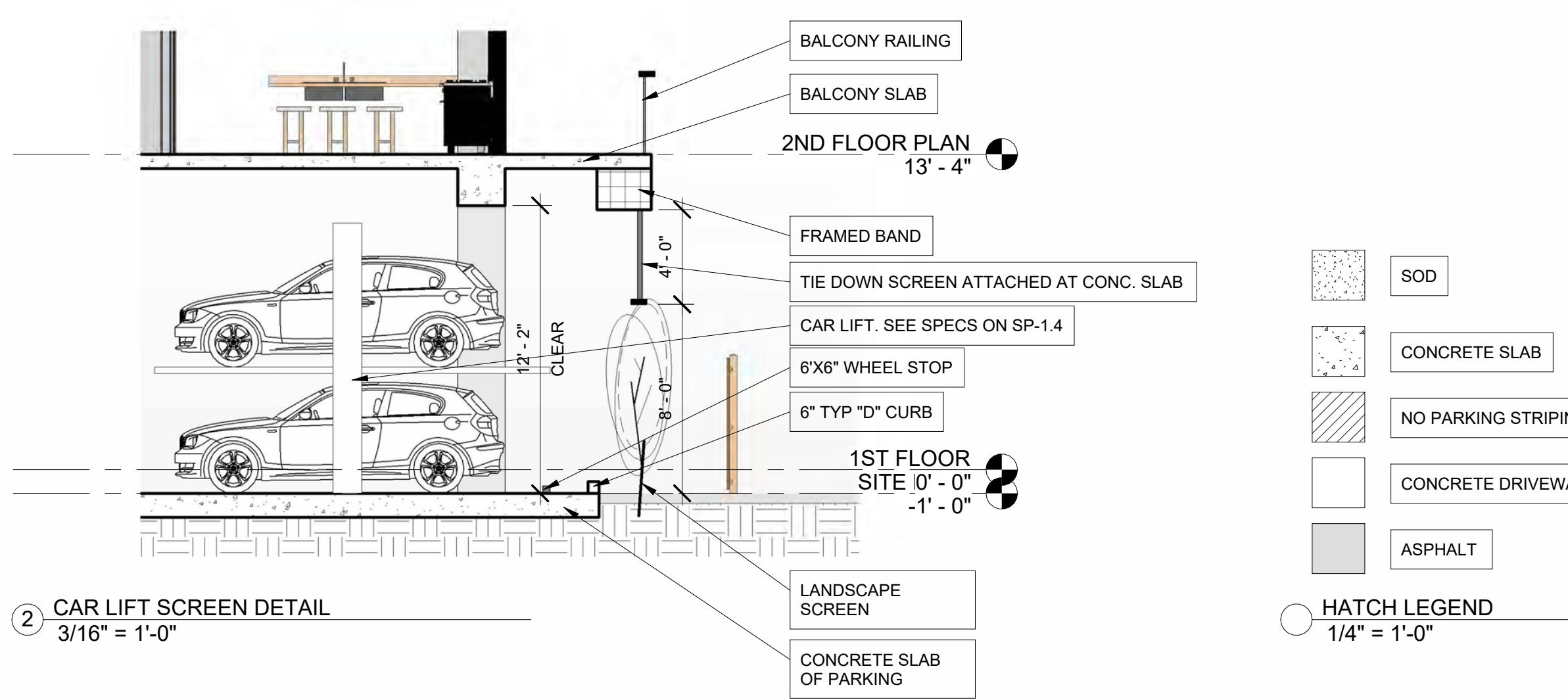
# PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC  
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HOLLYWOOD, FLORIDA 33



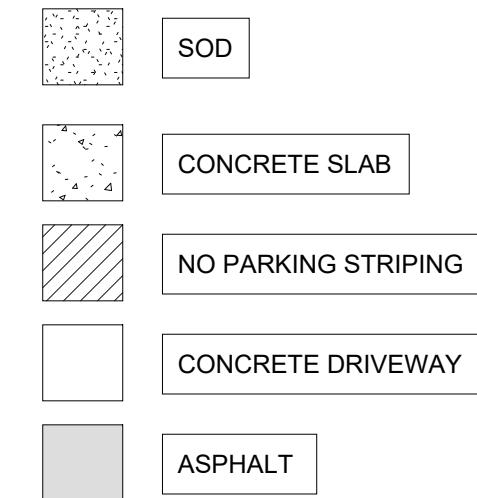
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SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET:

# .SP 1.1A



DATE  
SCAL  
JOB.  
SHEE  
.  
OF:

As indicated



HATCH LEGEND

1/4" = 1'-0"



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E-MAIL: LRA0017852@ARCHITECTS.COM

Luis  
AR0017852  
Registered Architect  
Lakes

Revision

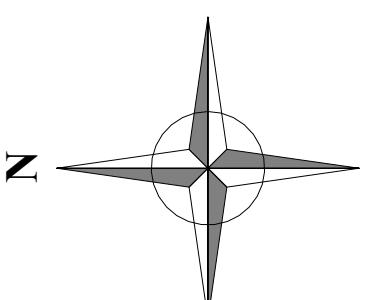
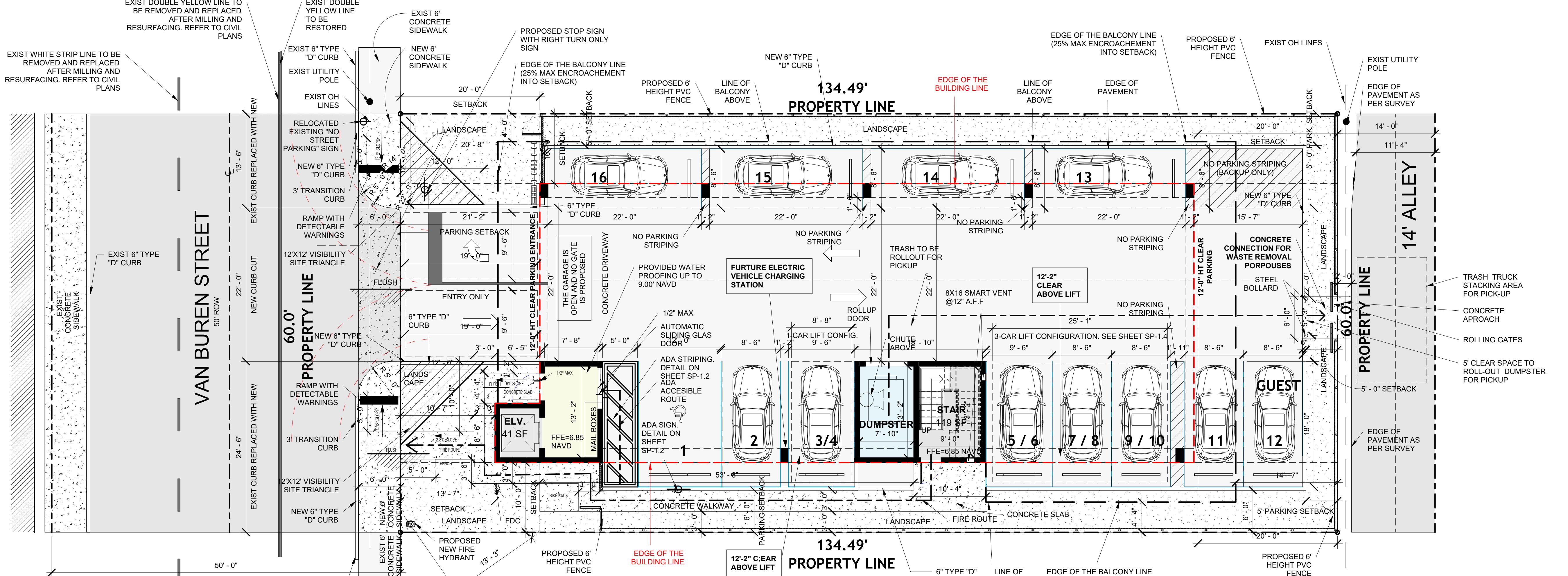
# REV DATE BY

2 PDB 5/19/2025 AG  
4 PDB 9/17/2025 AG

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VB CIRCLE LLC

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HOLLYWOOD, FLORIDA, 33020



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SCALE: AS NOTED
JOB. NO.: 024-055
SHEET:
SP 1.1B
100% CONSTRUCTION DOCUMENTS
OF: SHEETS: As indicated





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Lakes

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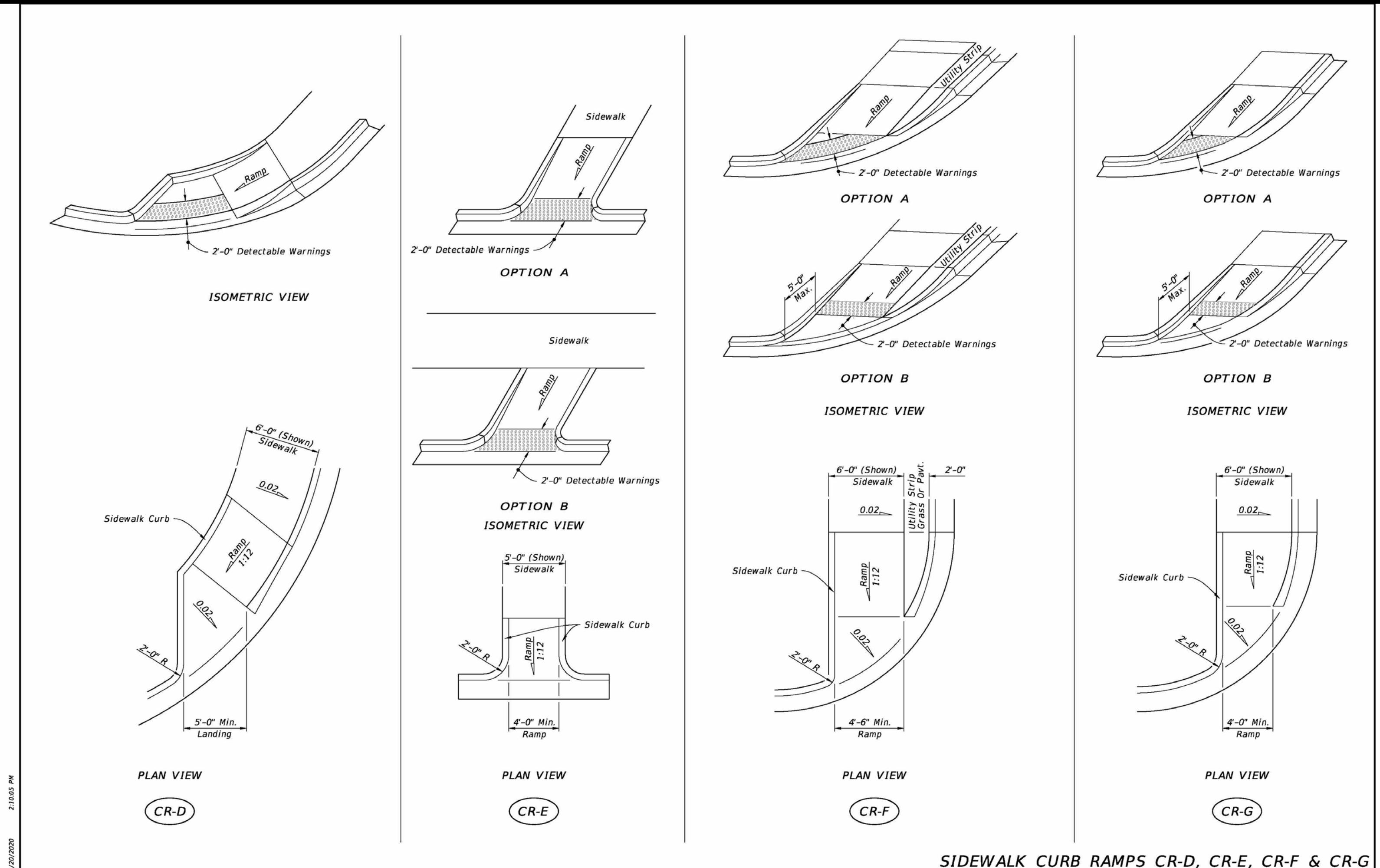
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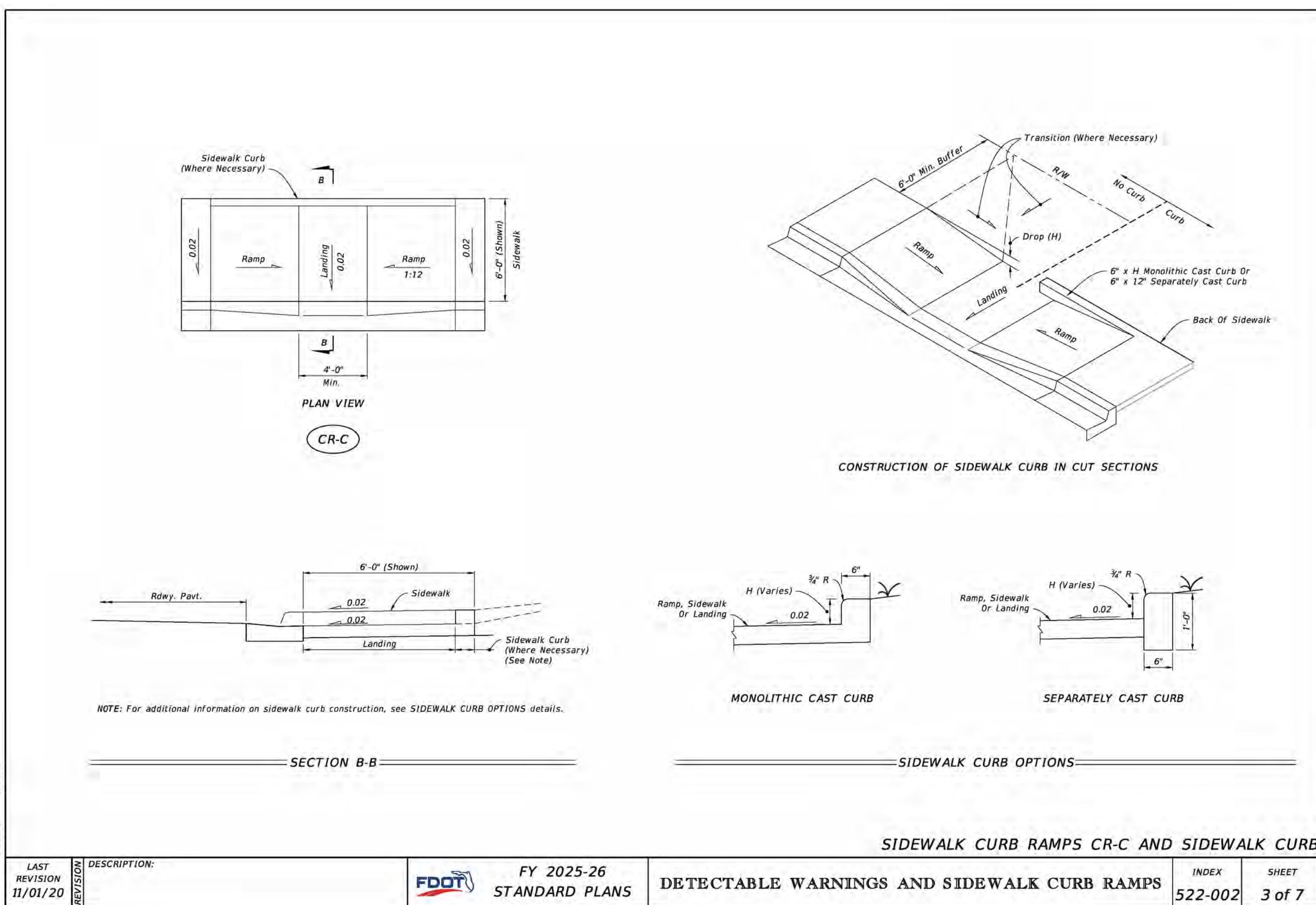


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JOB. NO.: 024-055
SHEET:
SP 1.2A
100% CONSTRUCTION DOCUMENTS
OF: SHEETS:



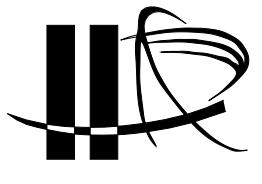
SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7
11/01/18	REVISION				



SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION	DESCRIPTION:	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 3 of 7
11/01/20	REVISION				



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LAKOTA

Revision

#	REV	DATE	BY
1	TAC-2	11/15/2024	AG
2	PDB	1/15/2025	AG

**PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:**

VB CIRCLE LLC  
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



DRAWN: A.G.  
CHECKED: L.L.R  
DATE: 09/04/2024  
SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET:  
.SP 1.2  
OF: SHEETS:  
100% CONSTRUCTION DOCUMENTS  
11/18/2025 9:14:33 AM  
As indicated

## FAR CALCULATION

$$* 8,069 \text{ SFX} \cdot 1.25 = 10,086 \text{ SF}$$

F.A.R. ALLOWED=10,086 SF  
F.A.R. PROVIDED=10,063 SF

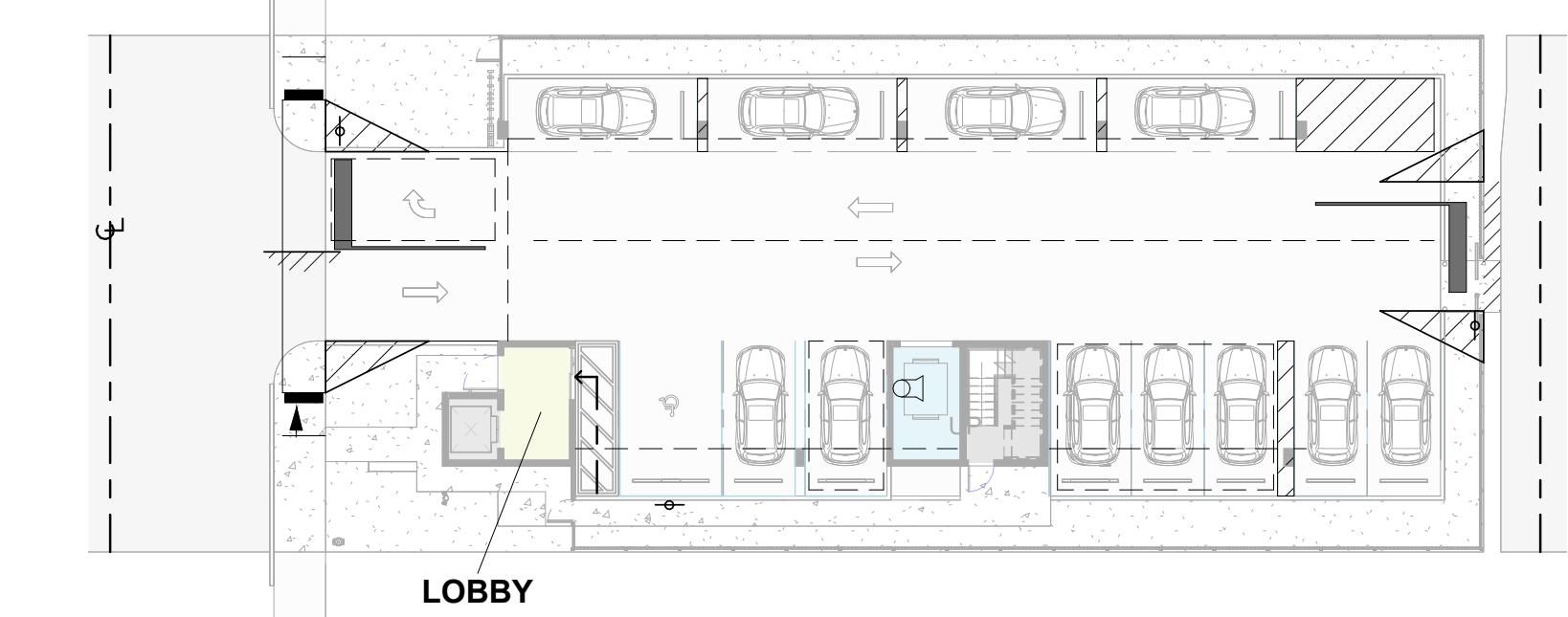
**FIRST FLOOR**  
COMMON AREAS 101 SF

**2ND FLOOR**  
COMMON AREAS- 409 SF  
UNITS- 2,931 SF  
TOTAL- 3,340 SF

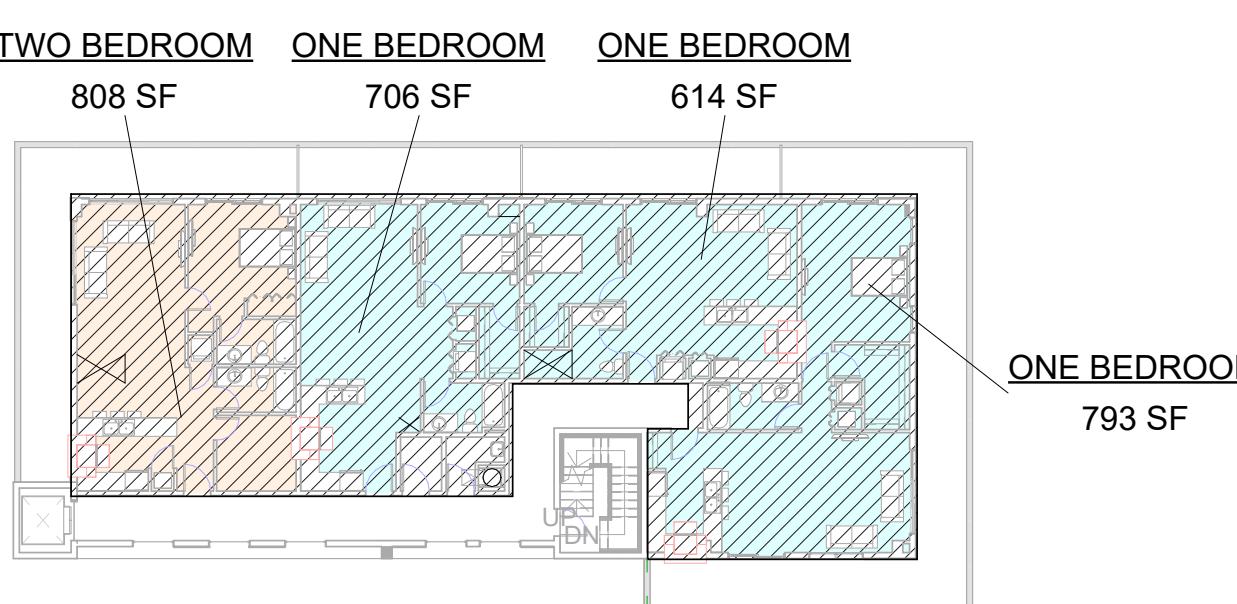
**3RD FLOOR**  
LOBBY/COMMON AREAS- 349 SF  
UNITS- 2,962 SF  
TOTAL- 3,311 SF

**4TH FLOOR**  
LOBBY/COMMON AREAS- 349 SF  
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TOTAL- 3,311 SF

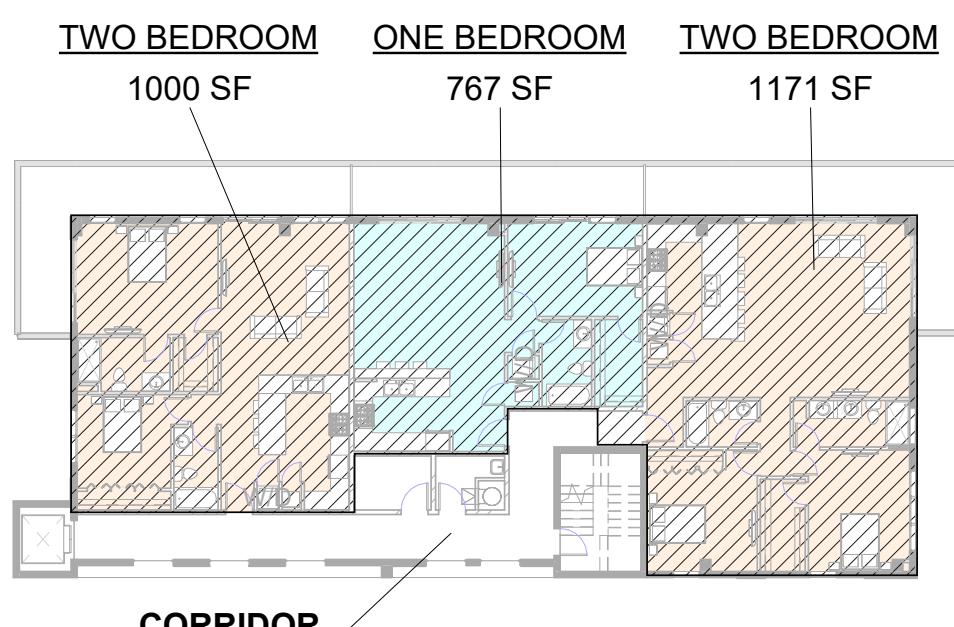
FAR PROVIDED= 10,063 SF/1.25 FAR RATIO



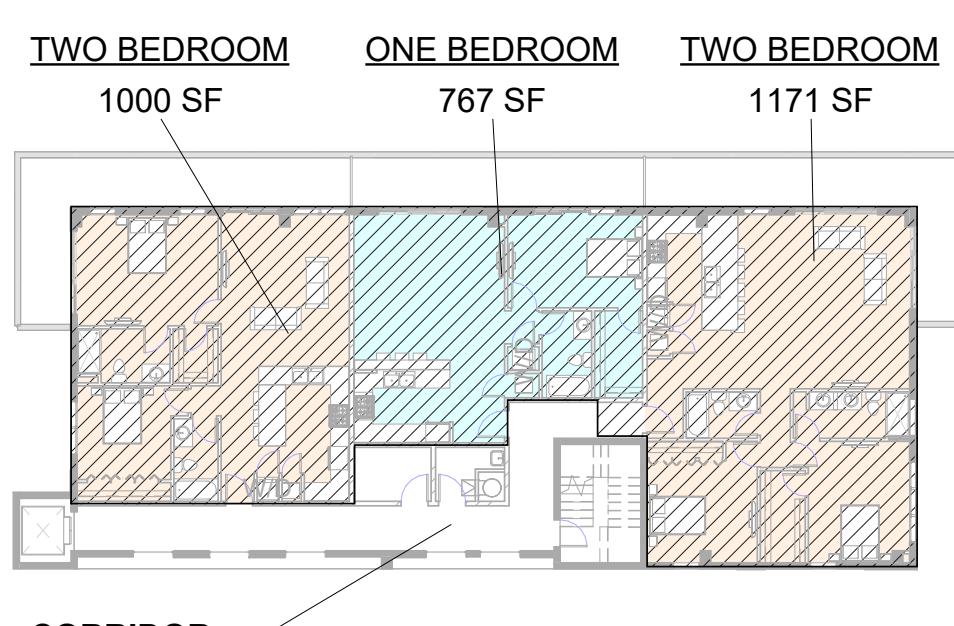
② 1ST FLOOR FAR  
3/64" = 1'-0"



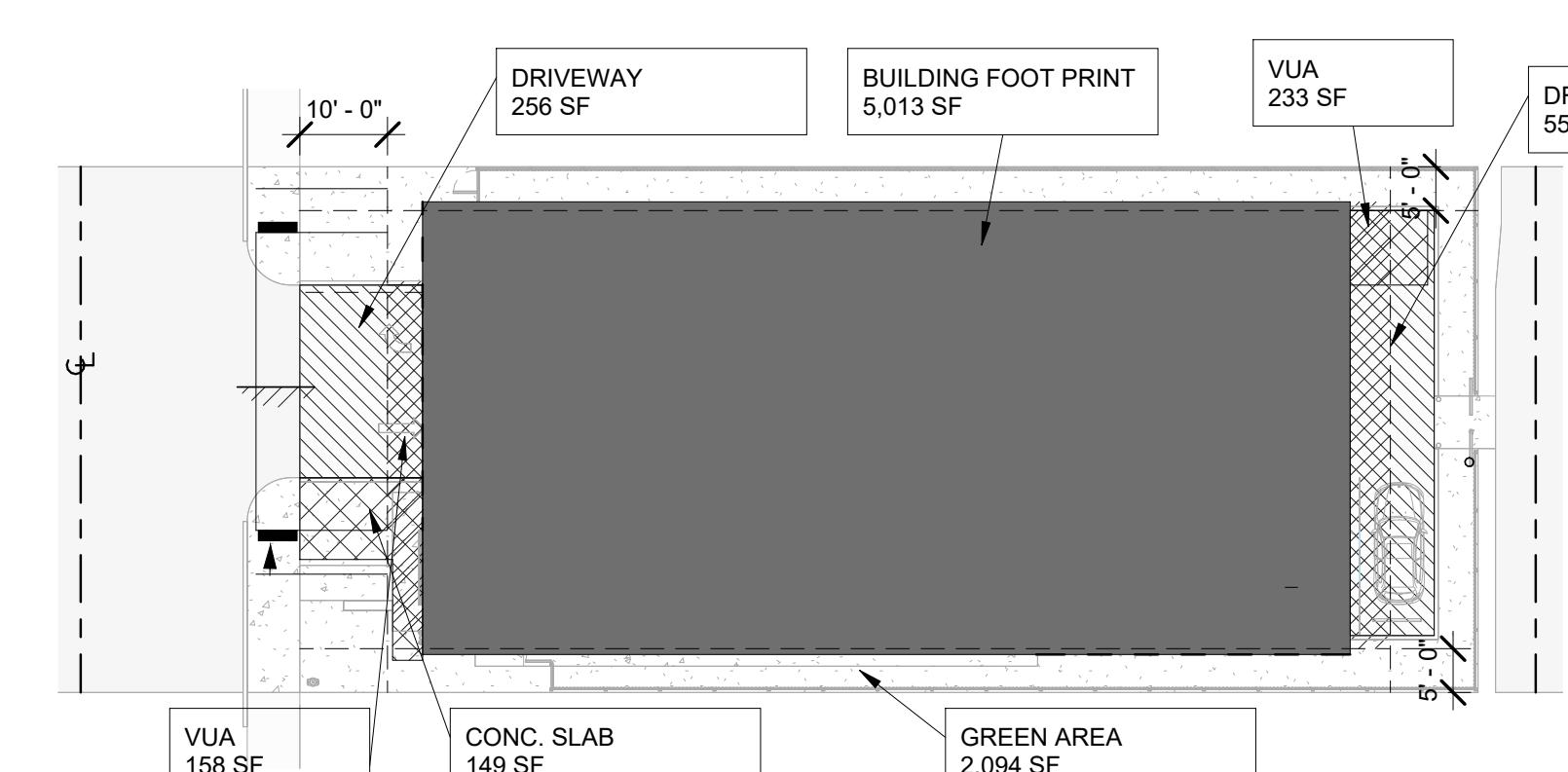
③ 2ND FLOOR FAR  
3/64" = 1'-0"



④ 3RD FLOOR FAR  
3/64" = 1'-0"



⑤ 4TH FLOOR FAR  
3/64" = 1'-0"



⑥ VUA CALCUALTION  
3/64" = 1'-0"

## SITE CALCULATIONS:

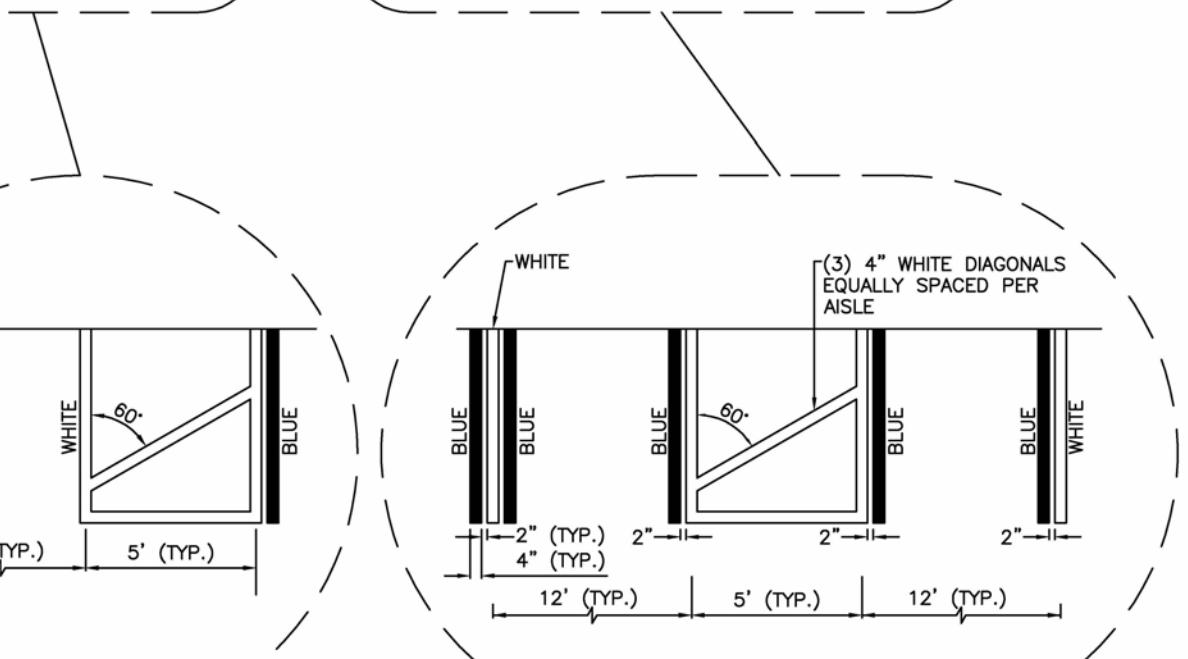
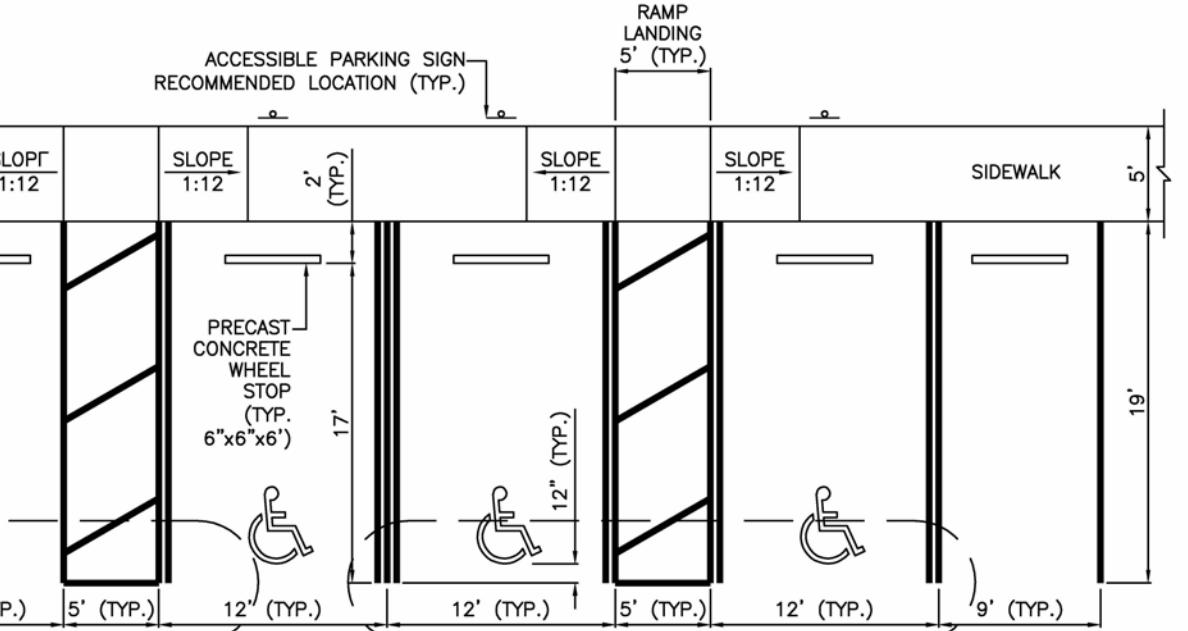
TOTAL SITE AREA:  
NET AREA= 8,069 SF or 0.185 ACRES

BUILDING FOOTPRINT AREA 5,013 SF  
DRIVEWAY 256 SF  
CONC. SLAB 149 SF

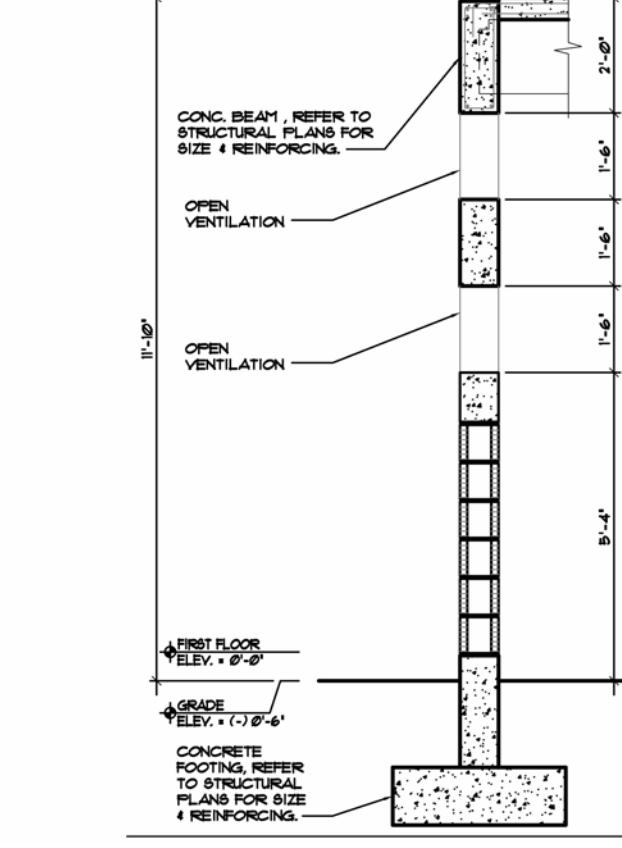
TOTAL IMPERVIOUS AREA= 5,975 SF (73.4 %)

TOTAL PERVIOUS AREA= 2,094 SF (26.6 %)

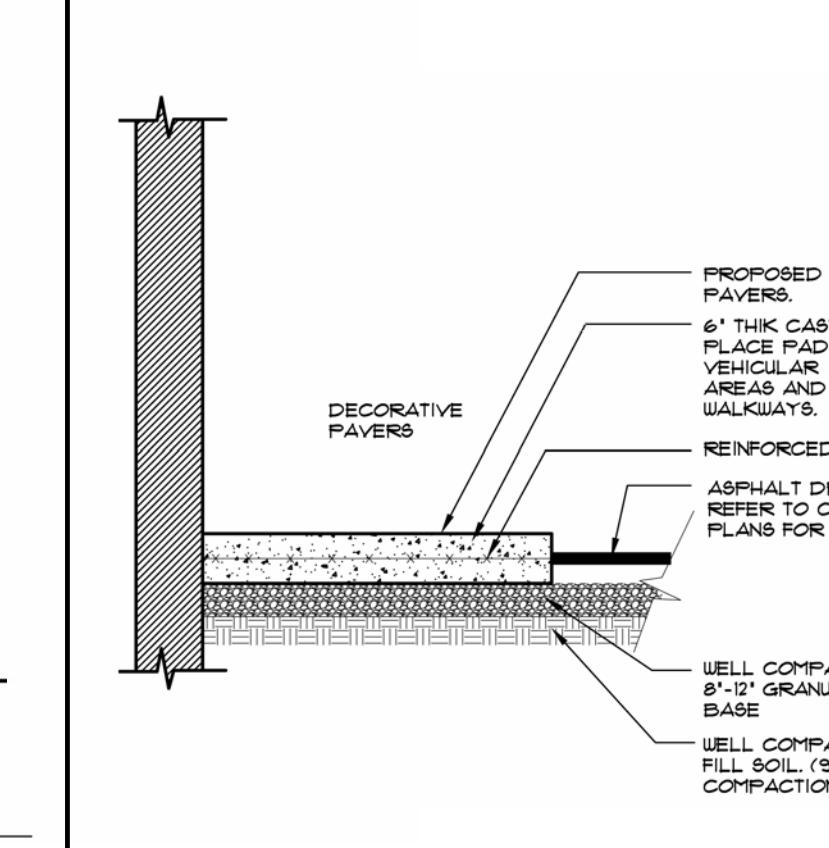
TOTAL VUA= 391 SF x 25% = 97.75 SF



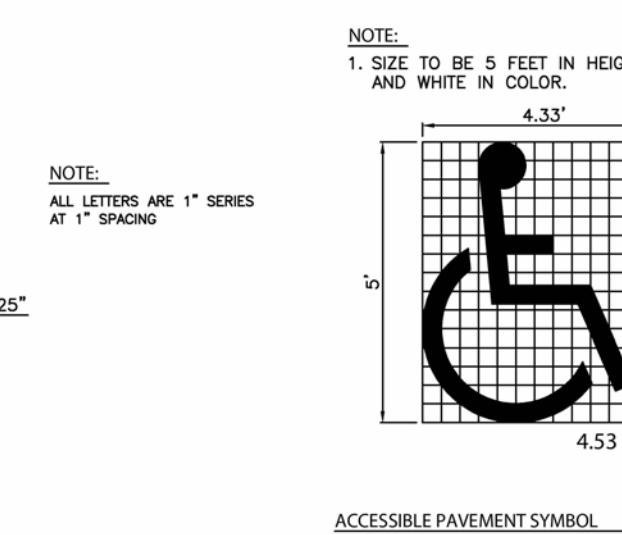
(\*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)



3 DET. OF SCREEN WITH WALL



4



NOTE: 1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

2. ALL LETTERS ARE 1" SPACING

3. PARKING BY DISABLED PERMIT ONLY

4. 3.25" x 3.25"

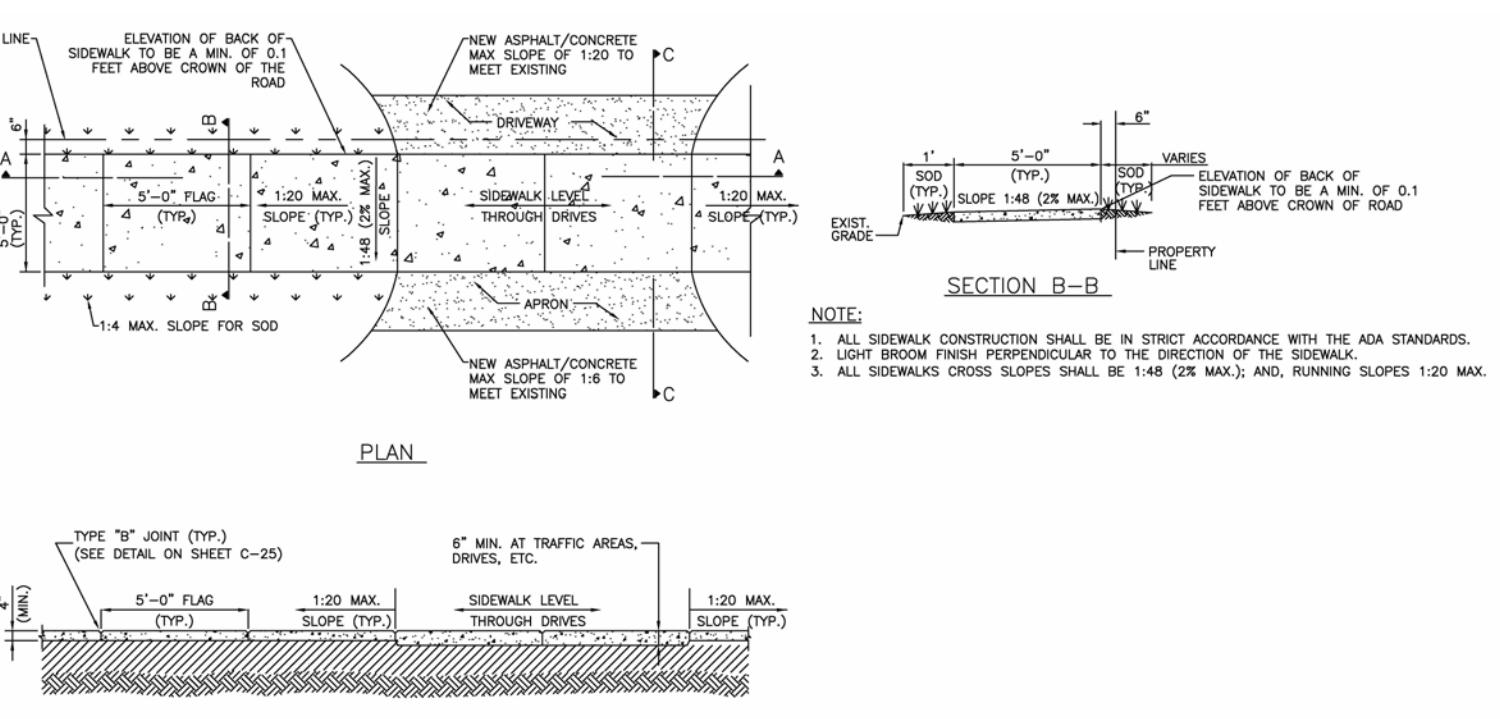
5. 18" x 13"

6. 2.5"

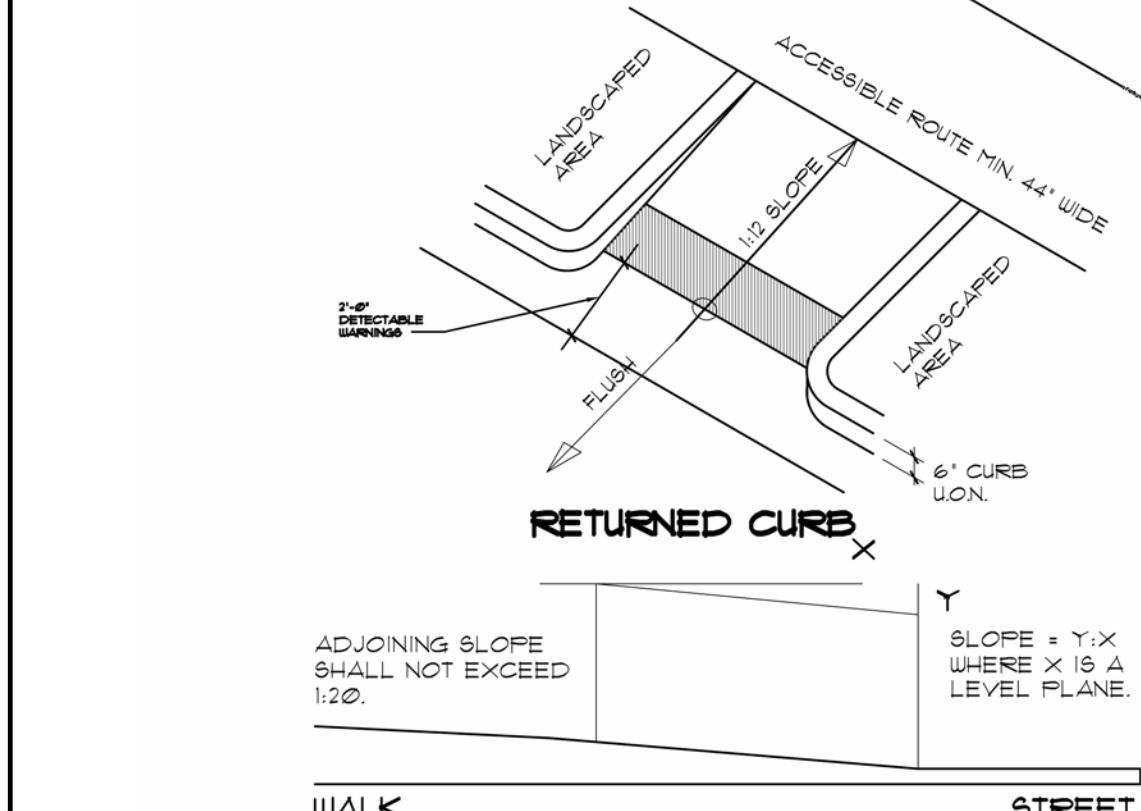
7. 4.33" x 4.53 SF.

8. ACCESSIBLE PAVEMENT SYMBOL

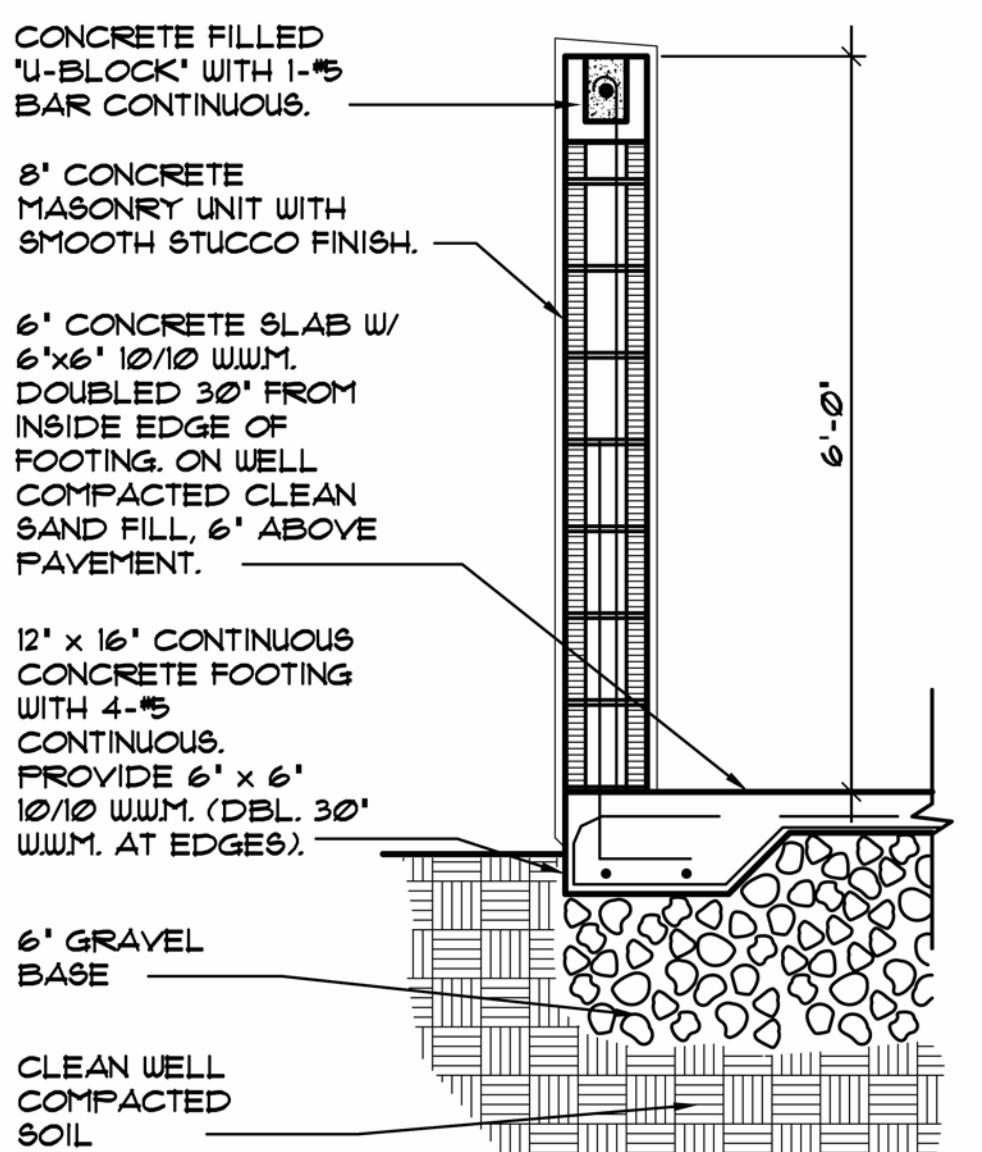
2 TYP. PARKING HANDICAP STALL DETAIL



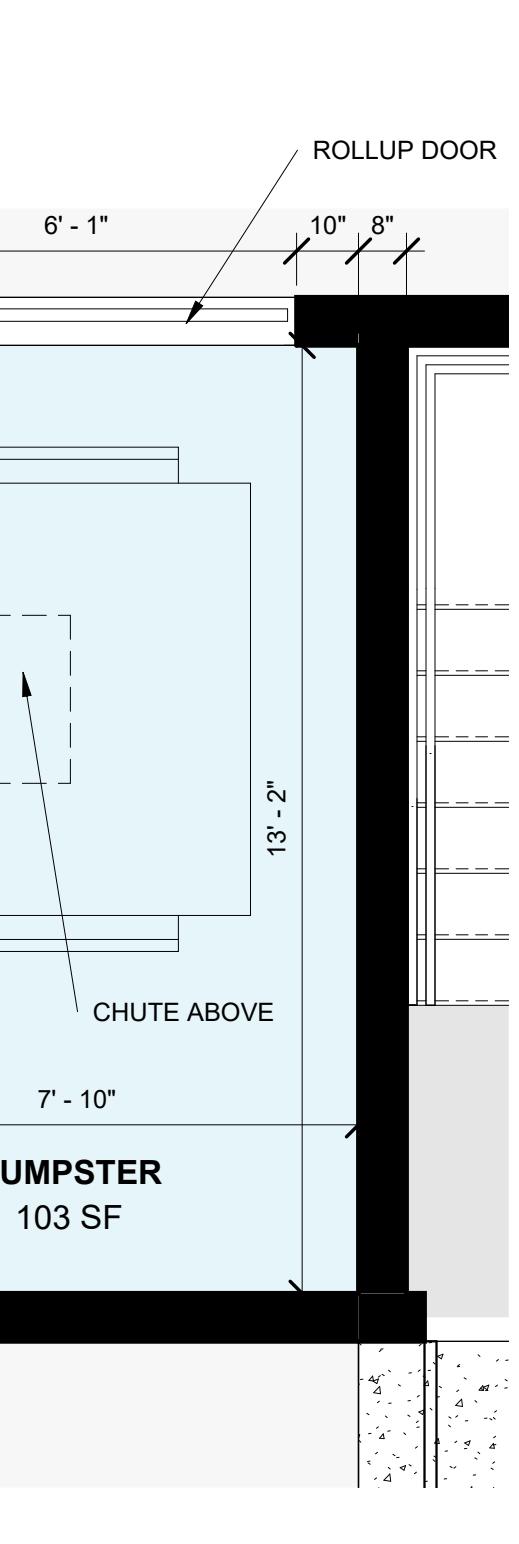
5 TYP. PARKING STALL DET.



6 ACCESSIBLE CURB RAMP



7 ACCESSIBLE CURB RAMP



1.) THE MIN. INSIDE DIM. OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE RECEPTACLE AND TWO (2) FEET DEEPER THAN THE DEPTH. IF THE SIZE OF THE RECEPTACLE IS UNKNOWN, THEN THE MINIMUM SIZE OF A PROPOSED ENCLOSURE SHALL BE NO LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION) WITH SIX-FOOT-HIGH WALLS.

2.) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:  
-UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET HIGH.  
-UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.

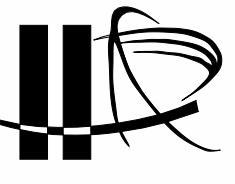
3.) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM DEPTH OF SIX (6) INCHES IN DEPTH.

8 DUMPSTER ENCLOSURE DETAIL

① SITE PLAN - Callout 1

3/8" = 1'-0"

As indicated



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Luis  
LARSEN  
-Registered Architect  
LARSEN  
AR#-0017852

Revision

# REV DATE BY

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VB CIRCLE LLC

1714 VAN BUREN STREET  
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DRAWN: A.G.
CHECKED: L.L.R
DATE: 09/04/2024
SCALE: AS NOTED
JOB. NO.: 024-055
SHEET:
.SP 1.3
100% CONSTRUCTION DOCUMENTS
OF: SHEETS:

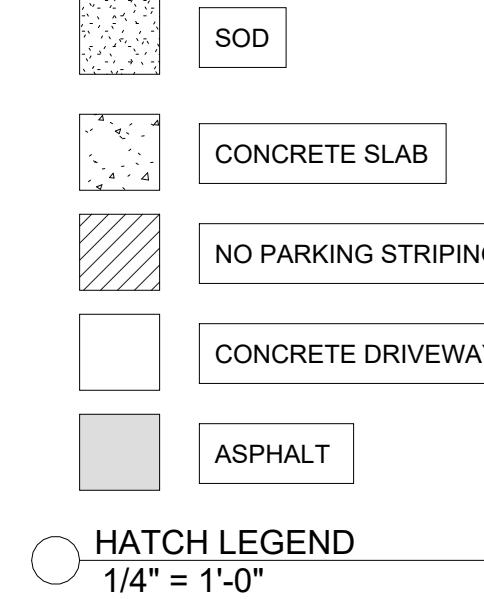
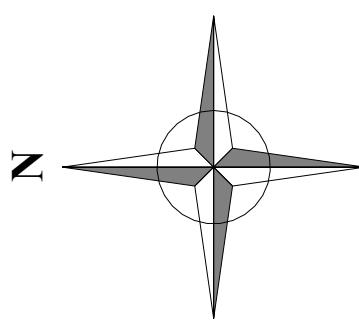
11/18/2025 9:14:39 AM

1/8" = 1'-0"



100% CONSTRUCTION DOCUMENTS
OF: SHEETS:
.SP 1.3
11/18/2025 9:14:39 AM
1/8" = 1'-0"





A logo featuring three thick vertical black bars of varying heights. A single, continuous black line starts from the left, curves upwards and to the right, then loops back down to the right, crossing the middle bar.

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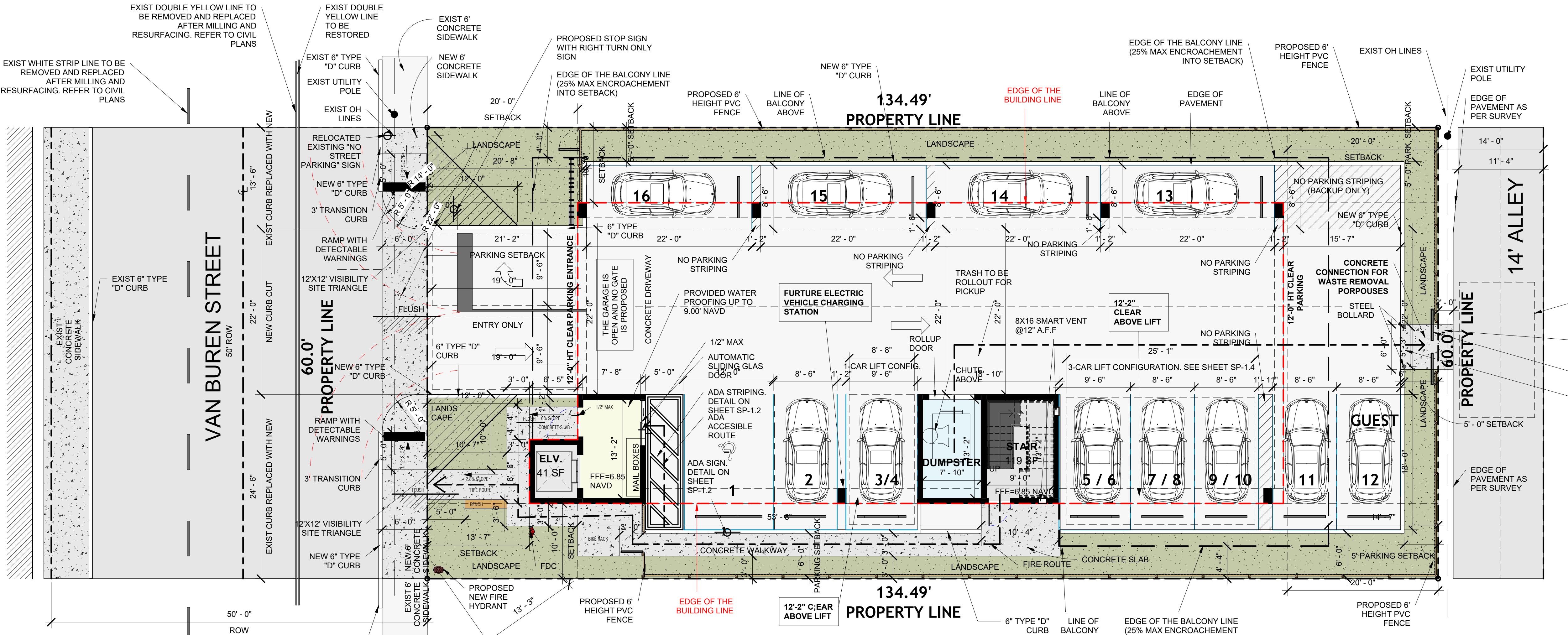
## Revision

PDB	1/15/2025	AG
PDB	5/19/2025	AG
PDB	9/17/2025	AG

# PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC

1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



1 1ST FLOOR PLAN  
1/8" = 1'-0"

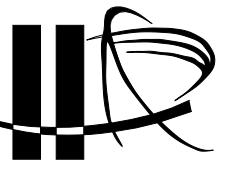


DRAWN: A.G.  
CHECKED: L.L.R  
DATE: 09/04/2024  
SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET:  
A 1.1  
OF: SHEETS:

DATE: 09/04/2024  
SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET:

## A 1.1

OF: SHEETS:



**LLR Architects, Inc.**  
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(CELL)- 786-543-0851  
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis -Registered Architect  
AR#-0017852  
Lakosa

## Revision

#	REV	DATE	BY
	TAC-2	11/5/2024	AG

11/18/2021 11:18:22 AM Page 10 of 10

## PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC  
1714 VAN BUREN ST  
HOLLYWOOD, FLORIDA

ULLI WOOD, FLORIDA 33020

The seal is circular with a rope-like outer border. The words "STATE OF FLORIDA" are at the top and "REGISTERED ARCHITECT" are at the bottom. In the center, it says "LUIS LA ROSA" above a signature and "AR 00017852" below it.

DRAWN: A.G.  
CHECKED: LLR  
DATE: 09/04/2024  
SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET:  
  
**A 1.2**  
  
OF: SHEETS:

3/16" = 1'-0"

**PROPERTY LINE** 134.49' (Top and Bottom)

**PROPERTY LINE** 60.0' (Left and Right)

**PROPERTY LINE** 60.0' (Right)

**SETBACK** 20' - 0" (Top Left, Top Right, Bottom Left, Bottom Right)

**SETBACK** 13' - 7" (Bottom Left)

**SETBACK** 10' - 0" (Bottom Left)

**SETBACK** 13' - 0" (Top Left)

**SETBACK** 20' - 7" (Bottom Right)

**SETBACK** 20' - 0" (Top Right)

**SETBACK** 20' - 0" (Bottom Right)

**MAX STAIR DISTANCE** 40' - 0"

**ELV** 41 SF (Corridor)

**CORRIDOR** 410 SF (Corridor)

**BALCONY** 374 SF (Unit 201)

**BALCONY** 149 SF (Unit 202)

**BALCONY** 173 SF (Unit 203)

**BALCONY** 578 SF (Unit 204)

**BALCONY** Redundant Room (Unit 204)

**MASTER BEDROOM** (Unit 201, Unit 202, Unit 203, Unit 204)

**ONE BEDROOM** (Unit 202, Unit 203)

**ONE BEDROOM** (Unit 204)

**GREAT ROOM** (Unit 202, Unit 203, Unit 204)

**DEN** (Unit 201)

**W/D** (Unit 201, Unit 202, Unit 203, Unit 204)

**TRASH** (Unit 202, Unit 203)

**STAIR** 119 SF (Stairwell)

**W.C.** (Unit 204)

**UP** (Stairwell)

**DN** (Stairwell)

**SP 1.1A** (Stairwell)

**2ND FLOOR PLAN**

**UNIT 201**

**UNIT 202**

**UNIT 203**

**UNIT 204**

**1**

**2**

**3**

**4**

**5**

**6**

**7**

**A**

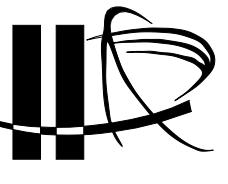
**B**

**N**

1 2ND FLOOR PLAN  
3/16" = 1'-0"

DATE: 09/04/2024  
SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET:  
**A 1.2**  
OF: SHEETS:

3/16" = 1'-0"



**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET ST. 158  
PEMBROKE PINES, FL 33024

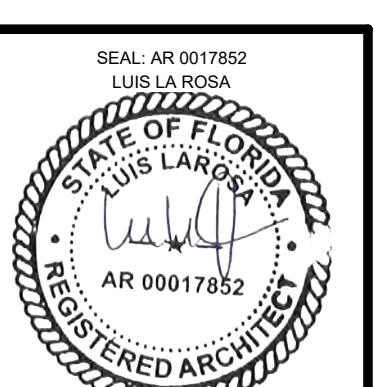
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E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

*Luis* -Registered Architect  
AR#-0017852  
*LaRosa*

## Revision

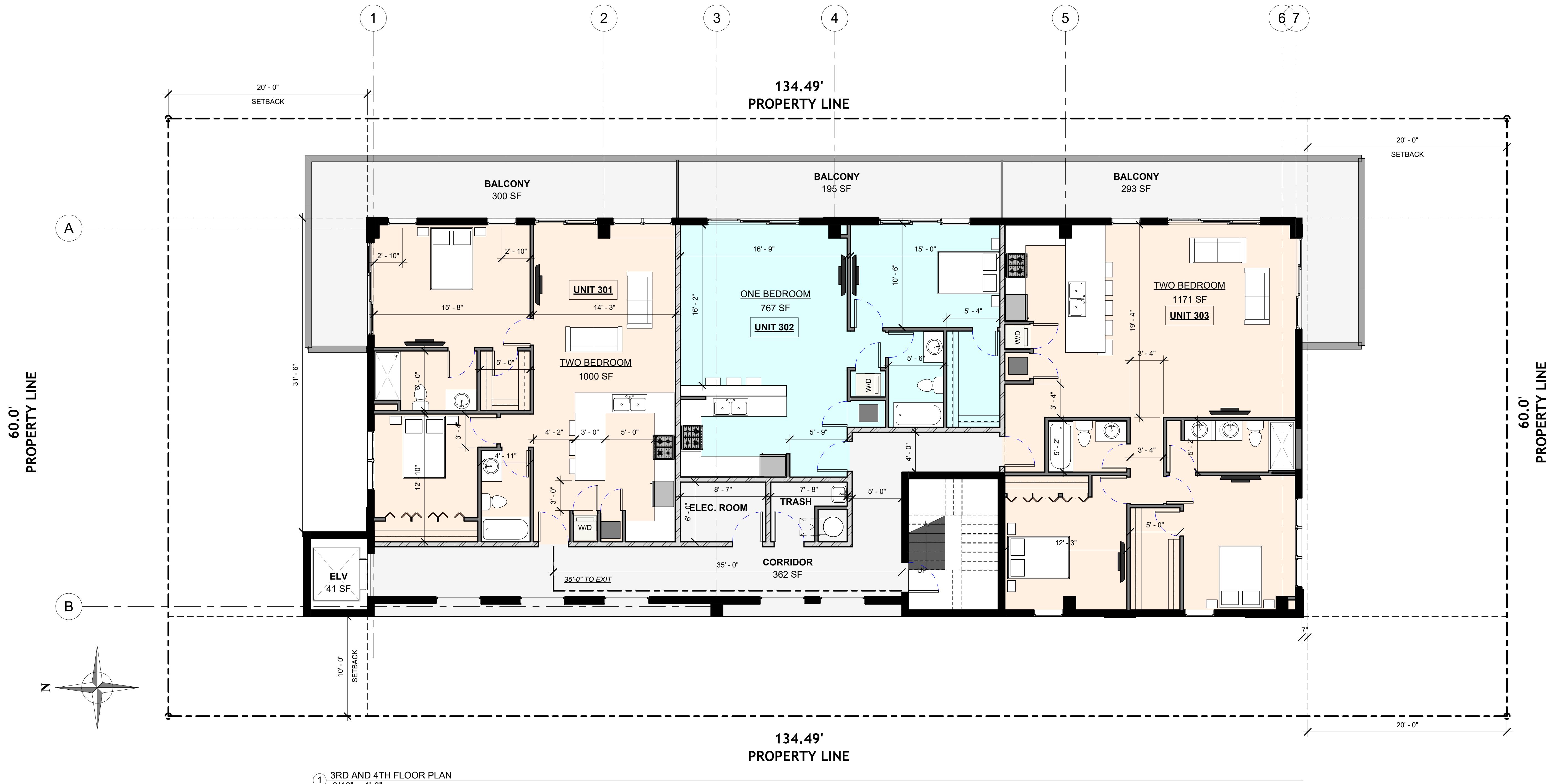
TAC-2 11/5/2024 AG

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:  
VB CIRCLE LLC  
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



DRAWN: A.G  
CHECKED: L.L.R  
DATE: 09/04/2024  
SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET:  
  
**A 1.3**  
OF: SHEETS:

3/16" ≈ 1'-0"



1 3RD AND 4TH FLOOR PLAN  
3/16" = 1'-0"





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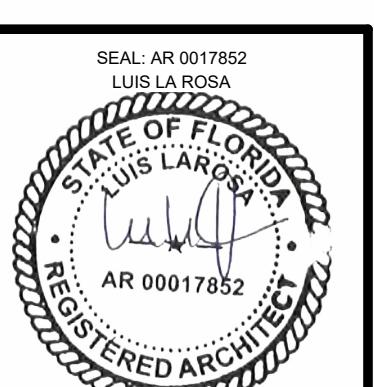
*Luis* -Registered Architect  
AR#-0017852  
*LaRosa*

## Revision

TAC-2	11/5/2024	AG
PDB	1/15/2025	AG

## PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC  
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33021



DRAWN: Author  
CHECKED: Checker  
DATE: 09/04/2024  
SCALE: AS NOTED  
JOB. NO.: 024-055  
SHEET:  
**A 2.1**  
OF: SHEETS:

- A 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C DECORATIVE EXTERIOR TILE OR CLAD
- D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F IMPACT RESISTANT GLASS RAILING

 MATERIAL LEGEND

## **MATERIAL BOARD**

SW 7005  
Pure White

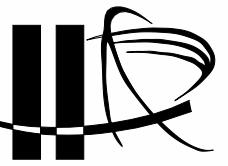


**TRIM**

MANUFACTURER: WOODPLANK  
COLOR NAME: WOOD CLADDING  
NUMBER: N/A



1 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



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Luis A. Laredo, RA  
Registered Architect  
LRA0017852

Revision

# REV DATE BY  
1 TAC-2 11/6/2024 AG  
2 PDB 1/15/2025 AG

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC

1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA, 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
SCALE:	AS NOTED
JOB. NO.:	024-055
SHEET:	

A 2.2

100% CONSTRUCTION DOCUMENTS

As indicated

- [A] 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- [B] 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- [C] DECORATIVE EXTERIOR TILE OR CLAD
- [D] IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME
- [E] IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME
- [F] IMPACT RESISTANT GLASS RAILING

MATERIAL BOARD



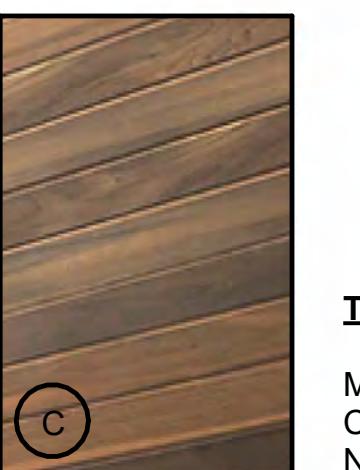
BODY

MANUFACTURER: SHERWIN-WILLIAMS  
COLOR NAME: PURE WHITE  
NUMBER: SW 7005



TRIM

MANUFACTURER: SHERWIN-WILLIAMS  
COLOR NAME: MARCH WIND  
NUMBER: SW 7668



TRIM

MANUFACTURER: WOODPLANK  
COLOR NAME: WOOD CLADDING  
NUMBER: N/A

MATERIAL LEGEND

1/4" = 1'-0"

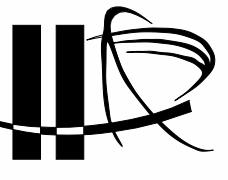


1 PROPOSED WEST ELEVATION

3/16" = 1'-0"

As indicated

11/18/2025 9:14:58 AM



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Luis  
LARREA  
-Registered Architect  
LARREA  
AR#-0017852

Revision

# REV DATE BY

1 TAC-2 11/6/2024 AG  
2 PDB 1/15/2025 AG

**PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:**

VB CIRCLE LLC  
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
SCALE:	AS NOTED
JOB. NO.:	024-055
SHEET:	

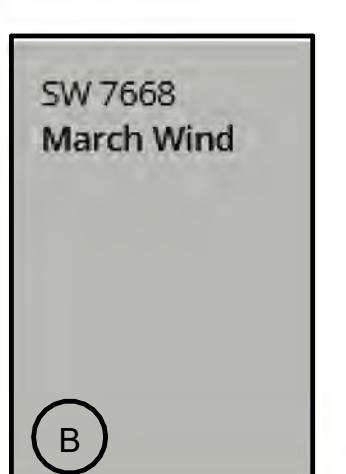
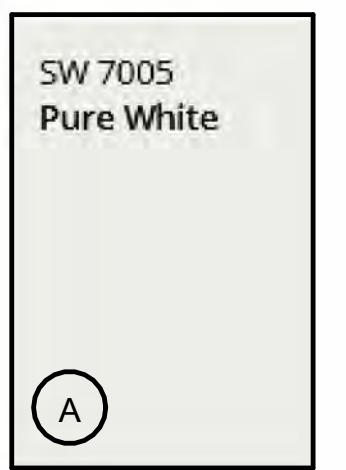
100% CONSTRUCTION DOCUMENTS  
11/18/2025 9:15:03 AM

1/4" = 1'-0"

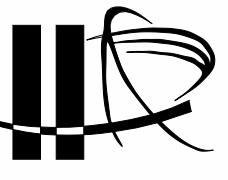
A	5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
B	5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
C	DECORATIVE EXTERIOR TILE OR CLAD
D	IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
E	IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
F	IMPACT RESISTANT GLASS RAILING

MATERIAL LEGEND  
1/4" = 1'-0"

**MATERIAL BOARD**



1/4" = 1'-0"



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Luis  
AR0017852  
Registered Architect  
Lakota

Revision

#	REV	DATE	BY
1	TAC-2	11/6/2024	AG
2	PDB	1/15/2025	AG
4	PDB	8/17/2025	AG

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC

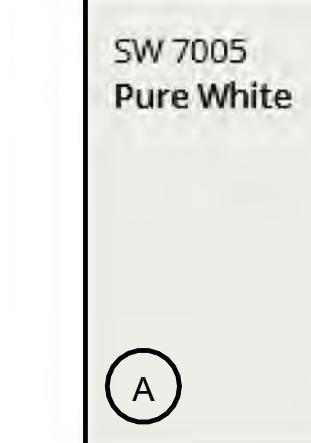
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA, 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
SCALE:	AS NOTED
JOB. NO.:	024-055
SHEET:	
A 2.4	
100% CONSTRUCTION DOCUMENTS	
OF:	As indicated
SHEETS:	

A	5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
B	5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
C	DECORATIVE EXTERIOR TILE OR CLAD
D	IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
E	IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
F	IMPACT RESISTANT GLASS RAILING

**MATERIAL BOARD**



SW 7005  
Pure White

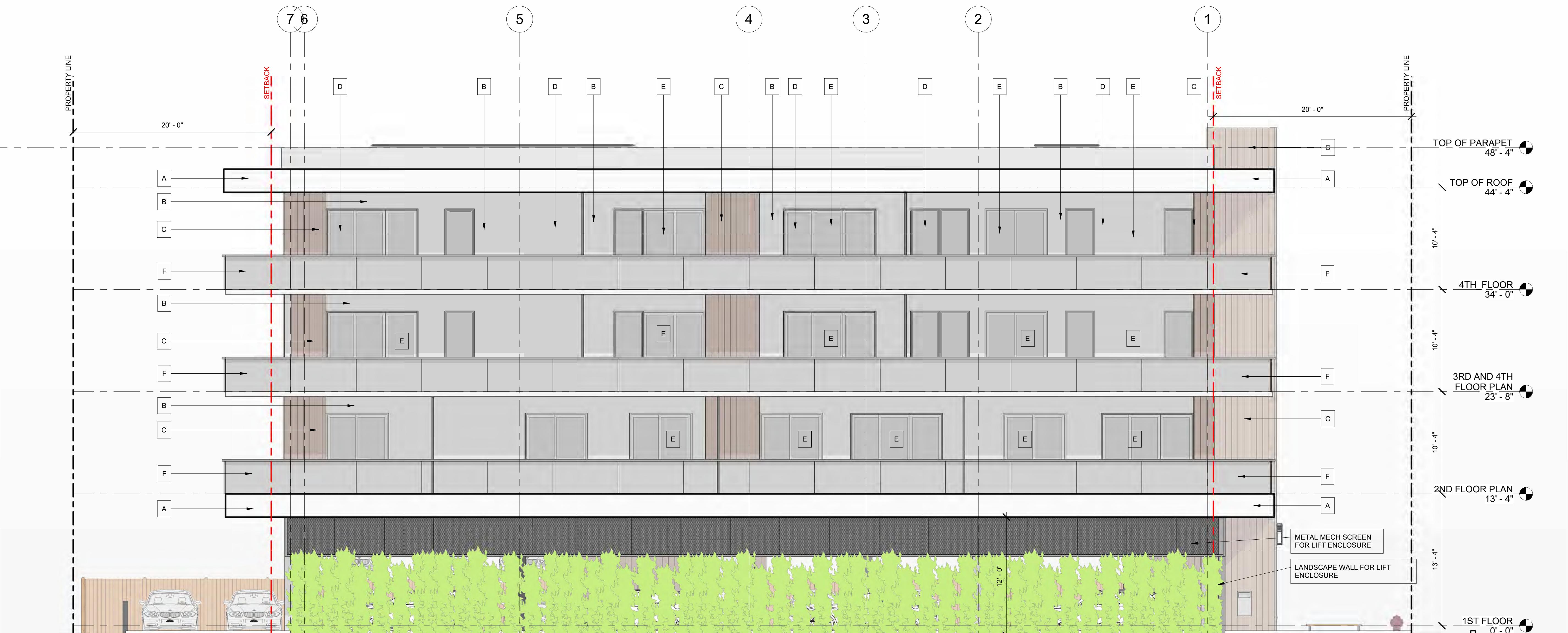


SW 7668  
March Wind



**TRIM**  
MANUFACTURER: SHERWIN-WILLIAMS  
COLOR NAME: MARCH WIND  
NUMBER: N/A

**MATERIAL LEGEND**  
1/4" = 1'-0"



① PROPOSED EAST ELEVATION  
3/16" = 1'-0"

11/18/2025 9:15:07 AM  
As indicated



PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:  
 VB CIRCLE LLC  
 1714 VAN BUREN STREET  
 HOLLYWOOD, FLORIDA 33020



DRAWN: Author  
 CHECKED: Checker  
 DATE: 09/04/2024  
 SCALE: AS NOTED  
 JOB. NO.: 024-055  
 SHEET:  
 A 2.5  
 11/18/2025 9:15:12 AM  
 OF: SHEETS:

LLArchitects, Inc.  
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 Luis  
 AR0017852  
 Registered Architect  
 Larrea

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 # REV DATE BY  
 2 PDF 1/15/2025 AG

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① 1714 VAN BUREN



② 1714 VAN BUREN.



DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
SCALE:	AS NOTED
JOB. NO.:	024-055
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PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC

1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020

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# REV DATE BY

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LLA

Architect

LLA



PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:  
VB CIRCLE LLC  
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



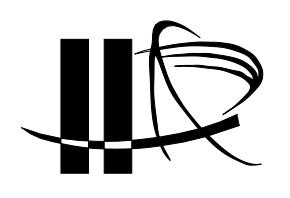
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SCALE:	AS NOTED
JOB. NO.:	024-055
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A 2.7



Revision  
# REV DATE BY

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Registered Architect  
Larena



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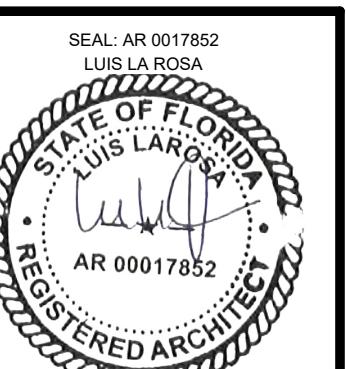
Luis  
AR#-0017852  
LAKOSA  
-Registered Architect

Revision

PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:

VB CIRCLE LLC

1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
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DATE:	09/04/2024
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SHEET:	

A 2.8



PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:  
VB CIRCLE LLC  
1714 VAN BUREN STREET  
HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
SCALE:	AS NOTED
JOB. NO.:	024-055

SHEET:

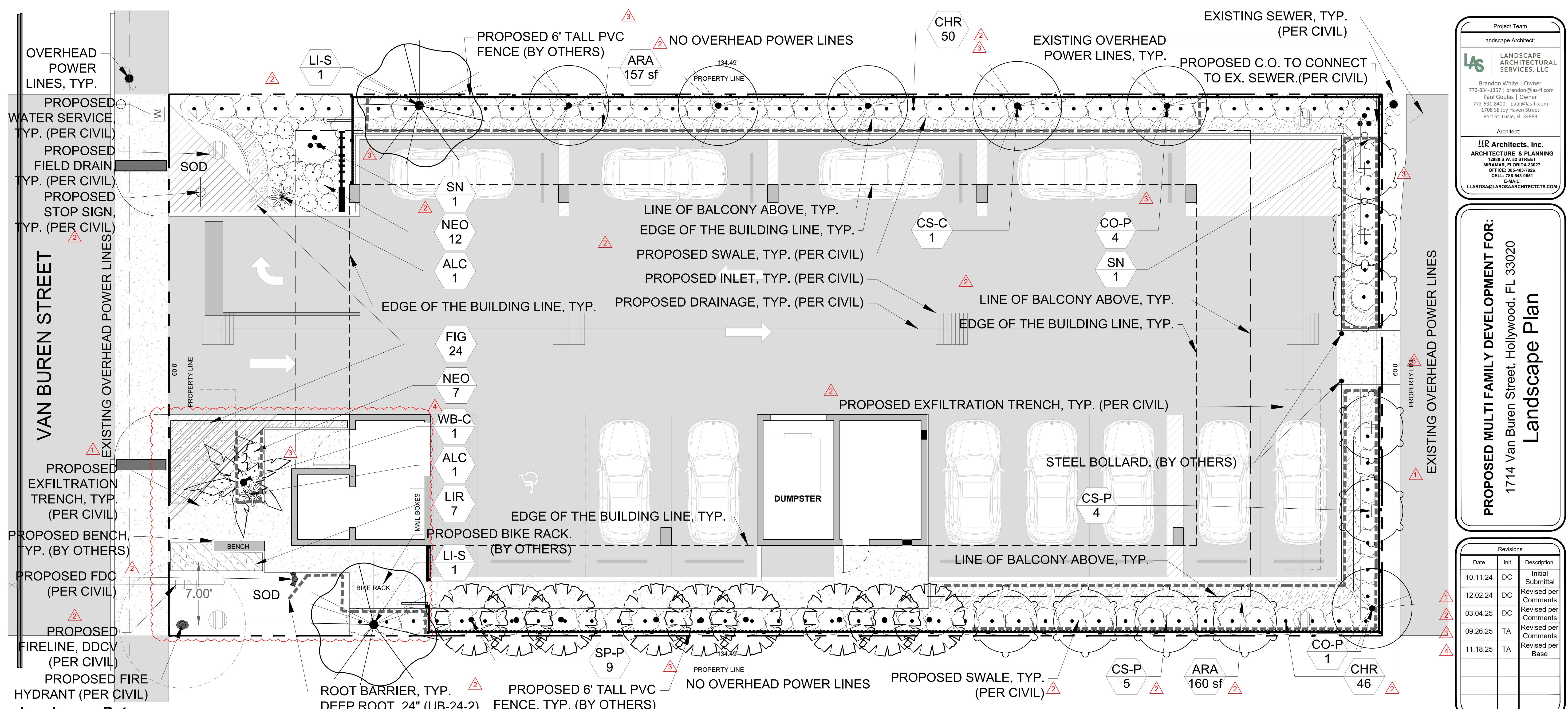
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Revision  
# REV DATE BY

11/18/2025 9:15:17 AM



## Landscape Data:

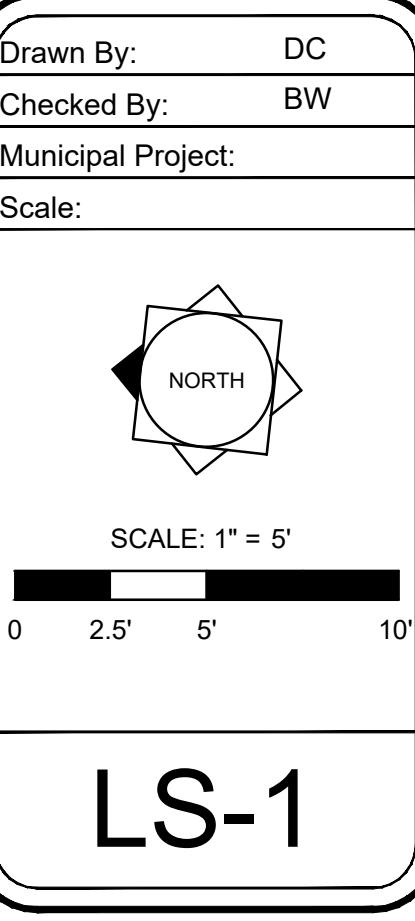
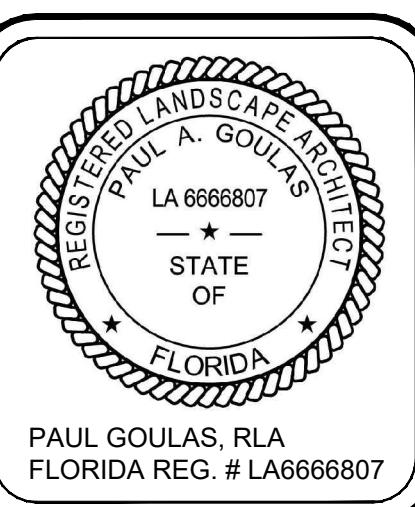
RAC Zoning - FH-1 (Federal Highway Low-Medium Intensity Multi-family District)	Required	Provided
<b>Perimeter Landscape</b> One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (60'/30)	2 Trees (See Plant Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	17 Trees (329'/20)	14 Trees + 9 Palms (See Schedule)
<b>Minimum Open Space</b> All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area.	2 Trees (2,102 SF Ground)	1 Tree + 1 Palm (See Plant Schedule)
<b>Total Required:</b>	21 Trees (2,102 SF Ground)	21 Trees (See Plant Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (Three Palms = 1 Tree Credit)		
<b>Native Requirements</b> A minimum of 60% of required trees and 50% of required shrubs must be native species.	13 Trees 50 Shrubs	18 Trees 96 Shrubs

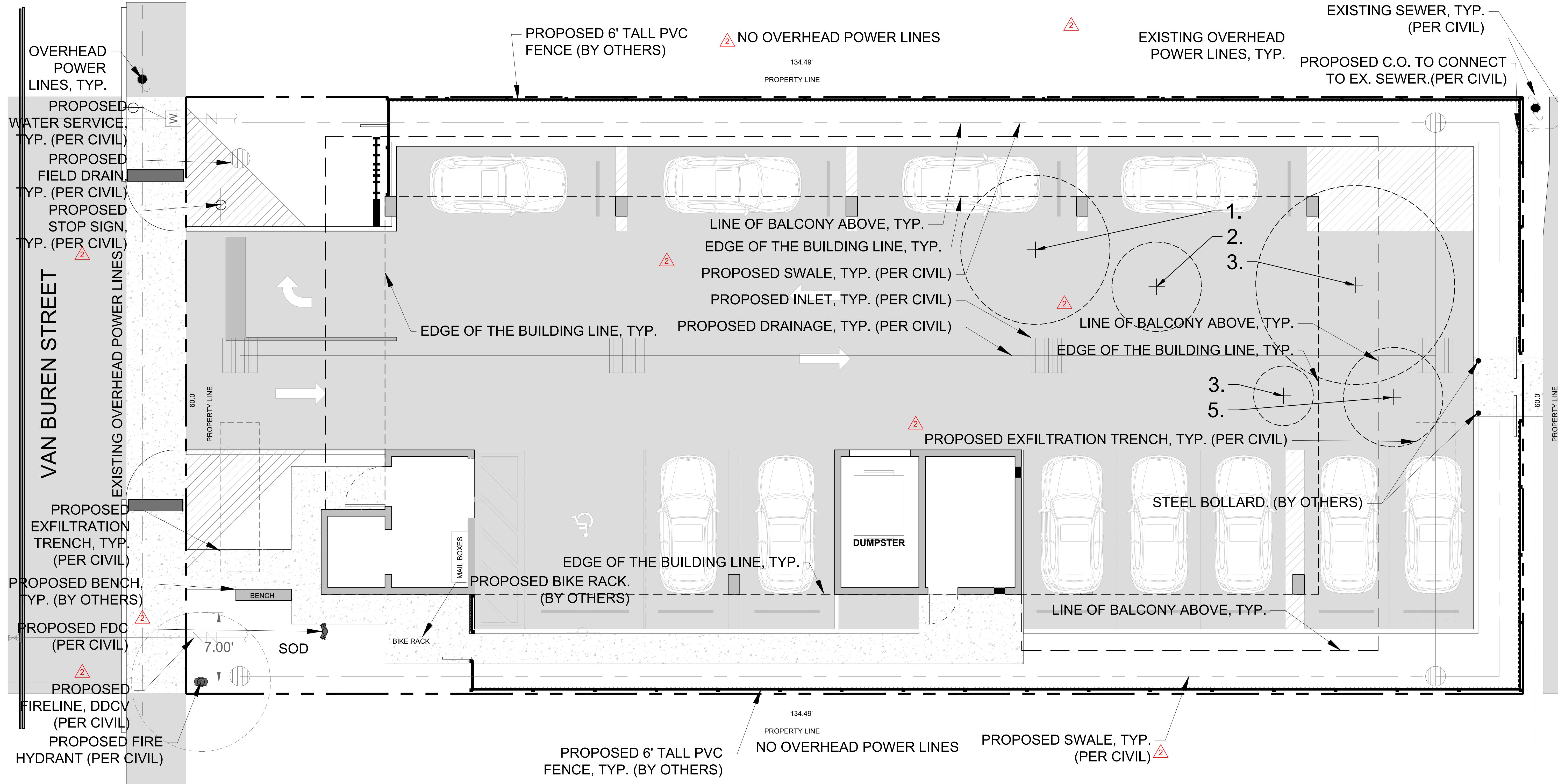
## Plant Schedule:

ODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
<b>ODE TREES</b>					
S-C	1	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes <span style="color: red;">2</span>
/B-C	1	Wodyetia bifurcata	Foxtail Palm	FG, 8' CT, SGL, SP	No
<b>ERIMETER TREES</b>					
O-P	5	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes <span style="color: red;">3</span>
S-P	9	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes <span style="color: red;">2</span>
P-P	9	Sabal palmetto	Sabal Palm	FG, 8' CT, SGL, SP	Yes
<b>STREET TREES</b>					
-S	2	Lagerstroemia indica 'Natchez'	White Crape Myrtle	FG, 12' HT, 2" DBH MIN, STD, SP	No
<b>HRUBS</b>					
LC	2	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No <span style="color: red;">4</span>
HR	96	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	7G, 36" OA, FTB,	Yes <span style="color: red;">2</span>
EO	19	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24"X18", F, 24" OC	No <span style="color: red;">3</span>
N	2	Strelitzia nicolai	Giant Bird of Paradise	15G, 6'-8' HT, ML, SP	No
ODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
<b>GROUND COVERS</b>					
RA	147	Arachis glabrata 'Ecoturf'	Perennial Peanut	CG, 12" SPR, F	Yes <span style="color: red;">4</span> 18" o.c.
G	24	Ficus microcarpa 'Green Island'	Green Island Ficus	3G, 12" HT x 15" SPR, F, @	No 24" o.c.
R	7	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F,	No 24" o.c.
OD	2	Stenotaphrum secundatum	St. Augustine Sod	Sod. Free of weeds, pests, & debris	No <span style="color: red;">1</span>

## Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Landscape Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.





#### Existing Trees (All to be Removed):

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	HEALTH CONDITION
1	Lychee	<i>Litchi chinensis</i>	12	15	8	Fair
2	Star Fruit	<i>Averrhoa carambola</i>	11	9	7	Fair
3	Areca Palm	<i>Dypsis lutescens</i>	11	6	7	Fair
4	Mango	<i>Mangifera indica</i>	25	20	15	Fair
5	Mango	<i>Mangifera indica</i>	25	10	12	Fair

#### Landscape Tree Mitigation Data:

Replacement Provided
\$1,400 Payment Contribution (\$350/2"DBH @ 8")
\$1,225 Payment Contribution (\$350/2"DBH @ 7")
\$350 Payment Contribution (\$350 per Palm)
\$2,625 Payment Contribution (\$350/2"DBH @ 15")
\$2,100 Payment Contribution (\$350/2"DBH @ 12")

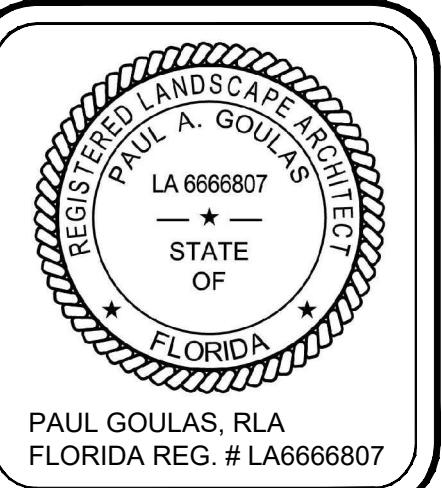
Total mitigation for trees and palms removed to be provided by payment to City Tree Fund. (1) Palm and (42") proposed to be removed; \$350 required for every palm/2" hardwood removed. **\$7,700 Total payment required.**

\*Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.

Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

**PROPOSED MULTI FAMILY DEVELOPMENT FOR:**  
1714 Van Buren Street, Hollywood, FL 33020  
**Existing Tree Information**

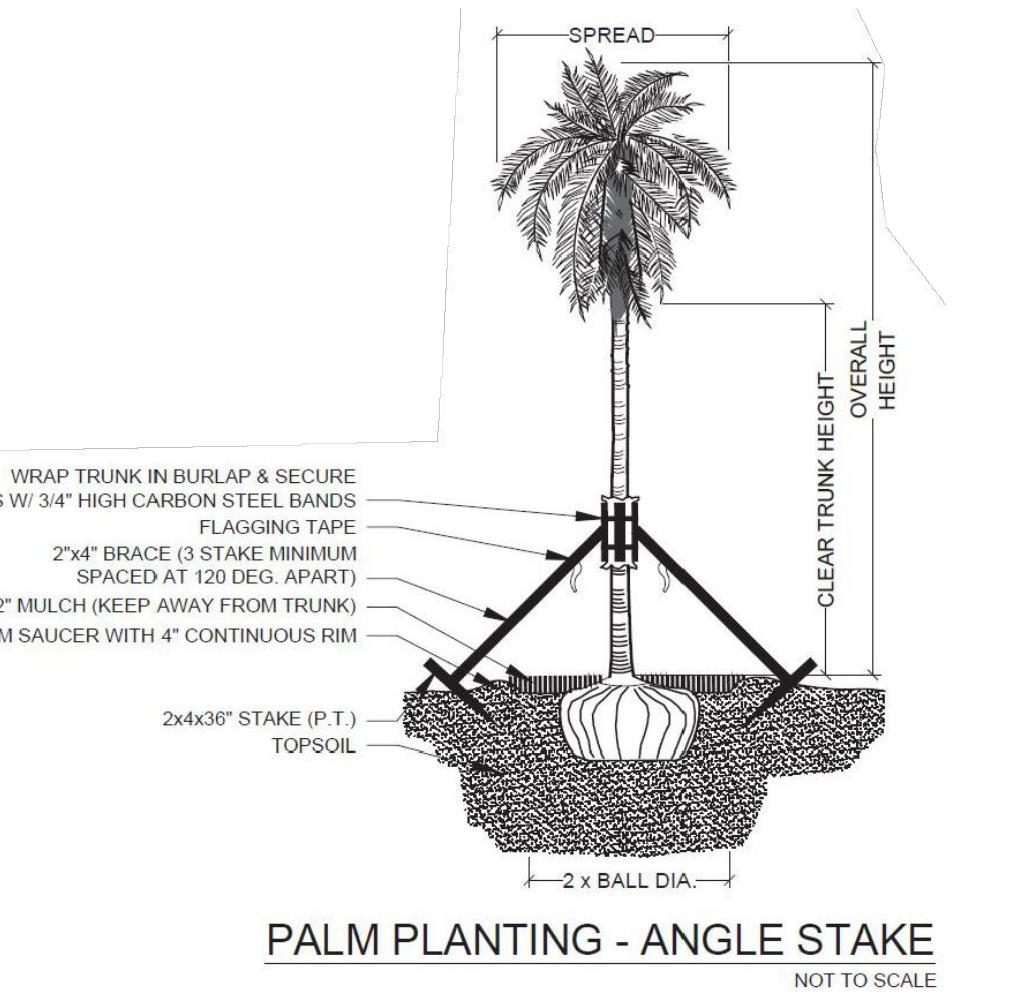
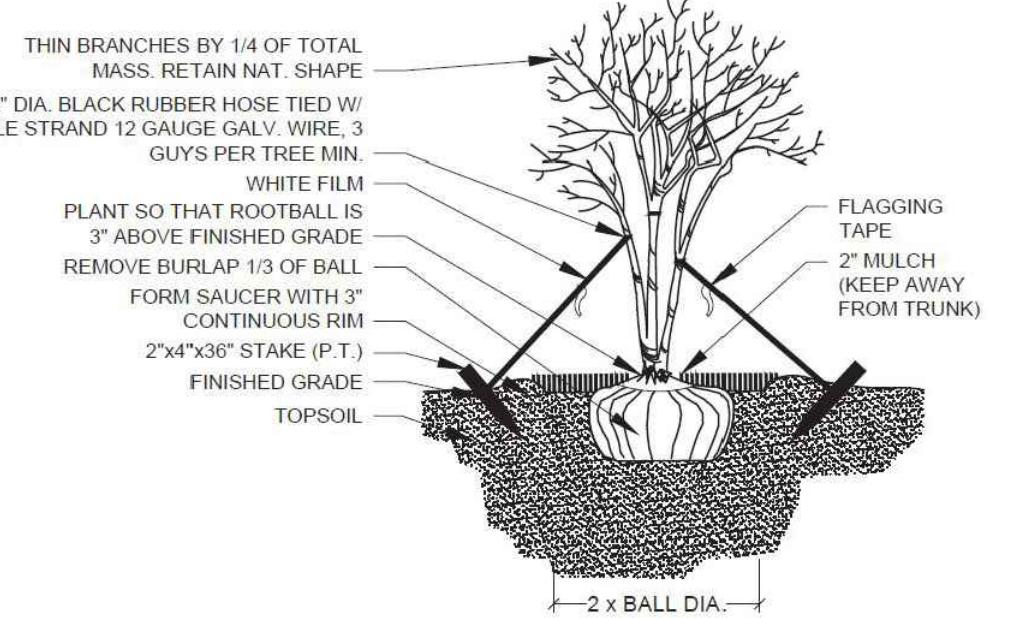
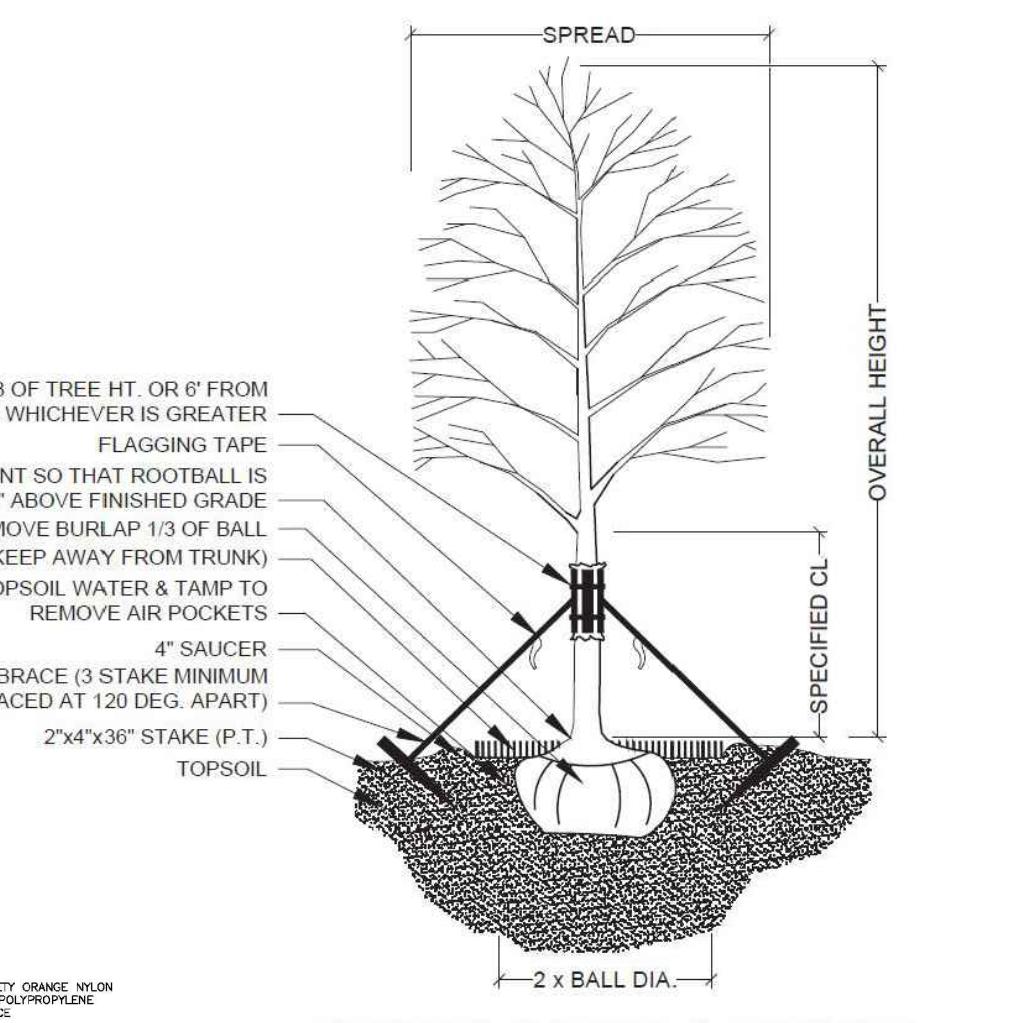
Revisions		
Date	Init.	Description
10.11.24	DC	Initial Submittal
12.02.24	DC	Revised per Comments
03.04.25	DC	Revised per Comments
09.26.25	TA	Revised per Comments
11.18.25	TA	Revised per Base



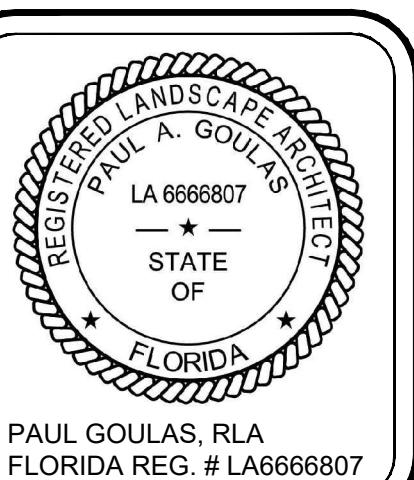
Drawn By:	DC		
Checked By:	BW		
Municipal Project:			
Scale:			
NORTH			
SCALE: 1" = 5'			
0	2.5'	5'	10'

LS-2

**Project Team**  
Landscape Architect:  
**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC  
Brandon White | Owner  
772-834-1357 | brandon@las-fl.com  
Paul Goulias | Owner  
772-631-8400 | paul@las-fl.com  
1708 SE Joy Haven Street  
Port St. Lucie, FL 34983  
Architect:  
**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIAMI, FLORIDA 33127  
OFFICE: 305-463-3200  
CELL: 786-543-0851  
E-MAIL:  
LLAROSA@LAROSARCHTECTCTS.COM

PALM PLANTING - ANGLE STAKE  
NOT TO SCALEMULTI-TRUNK PLANTING & GUYING  
NOT TO SCALETREE PLANTING & STAKING  
NOT TO SCALE
 PROPOSED MULTI FAMILY DEVELOPMENT FOR:  
1714 Van Buren Street, Hollywood, FL 33020  
Details & Specifications

Revisions		
Date	Init.	Description
10.11.24	DC	Initial Submittal
12.02.24	DC	Revised per Comments
03.04.25	DC	Revised per Comments
09.26.25	TA	Revised per Comments
11.18.25	TA	Revised per Base



Drawn By:	DC
Checked By:	BW
Municipal Project:	
Scale:	

LS-3

## LANDSCAPE SPECIFICATIONS

## PART 1: GENERAL CONDITIONS

**1.01 SCOPE:** The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

**1.02 AGENCY STANDARDS:** Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

**1.03 THE LANDSCAPE CONTRACTOR:** The Landscape Contractor shall personally examine the site and fully acquaint himself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint himself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

**1.04 ERRORS AND OMISSIONS:** The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

**B.** The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

**C.** If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

**1.05 EXECUTION OF THE WORK:** The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

**B.** The Landscape Contractor shall provide a competent English-speaking Foreman who shall be selected at will and who shall fully understand the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

**C.** The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

**1.06 PROTECTION OF PUBLIC AND PROPERTY:** The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

**1.07 CHANGES AND EXTRAS:** The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

**1.08 GUARANTEE:** The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition at the time of acceptance and at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

**B.** At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement(s) costs equally with the Owner, should the replacement plant fail to survive.

**1.09 CARE AND MAINTENANCE:** The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

**B.** The Owner agrees to execute the instructions for such care and maintenance.

**1.10 SAFETY:** It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

**B.** It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

**1.11 CONTRACTOR QUALIFICATION:** The Owner may require the apparent contractor(s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:

1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

**1.12 INSURANCE AND BONDING:** The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract.

The successful bidder shall be required to have this coverage in effect before beginning work on the site.

**B.** The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

**1.13 PERMITS AND CERTIFICATES:** All contractors shall secure and pay for all permits and certificates required for his/her class of work.

## PART 2: MATERIALS

**2.01 PLANT MATERIALS:** A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

**B.** Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of suitable size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

**C.** All plant materials shall have a table of growth for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

**D.** All plant materials shall be nursery grown, unless otherwise noted. Florida #1 better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

**E.** Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

**F.** The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

## PART 3: PLANTING

## 3.01 PLANTING:

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## 3.79 PLANTING:



## ***LLR Architects Inc.***

### ***Fire Flow Calculation-1714 Van Buren Street***

***(4)- story (10)-unit apartment building:***

***Fire Flow Area= 10,086 s.f. -Based on Type II (222) construction.***

- As per NFPA 1 (2018 Ed.) Section 18.4.4.2 --- “The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.”
- The total area of the three largest successive floors is 18,800 square feet, and as per NFPA 1 (2018 Ed.) Table 18.4.5.2.1, the fire flow required is 1,500 gpm for a duration of 2 hours.
- As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm.

- $1,500 \text{ gpm} \times 75\% = 1,125 \text{ gpm}$  (fire flow credit)
- $1500 \text{ gpm} - 1,125 \text{ gpm} = 375 \text{ gpm}$
- As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the fire flow shall not be less than 1,000 gpm. Fire Flow Required = 1,000 gpm
- Fire flow required = 1,000 gpm

### ***LLR Architects Inc.***

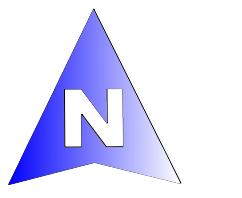
9000 Sheridan Street-suite 158  
Pembroke Pines, FL 33024

(office) 954-862-2248  
e-mail: llarosa@larosaarchitects.com

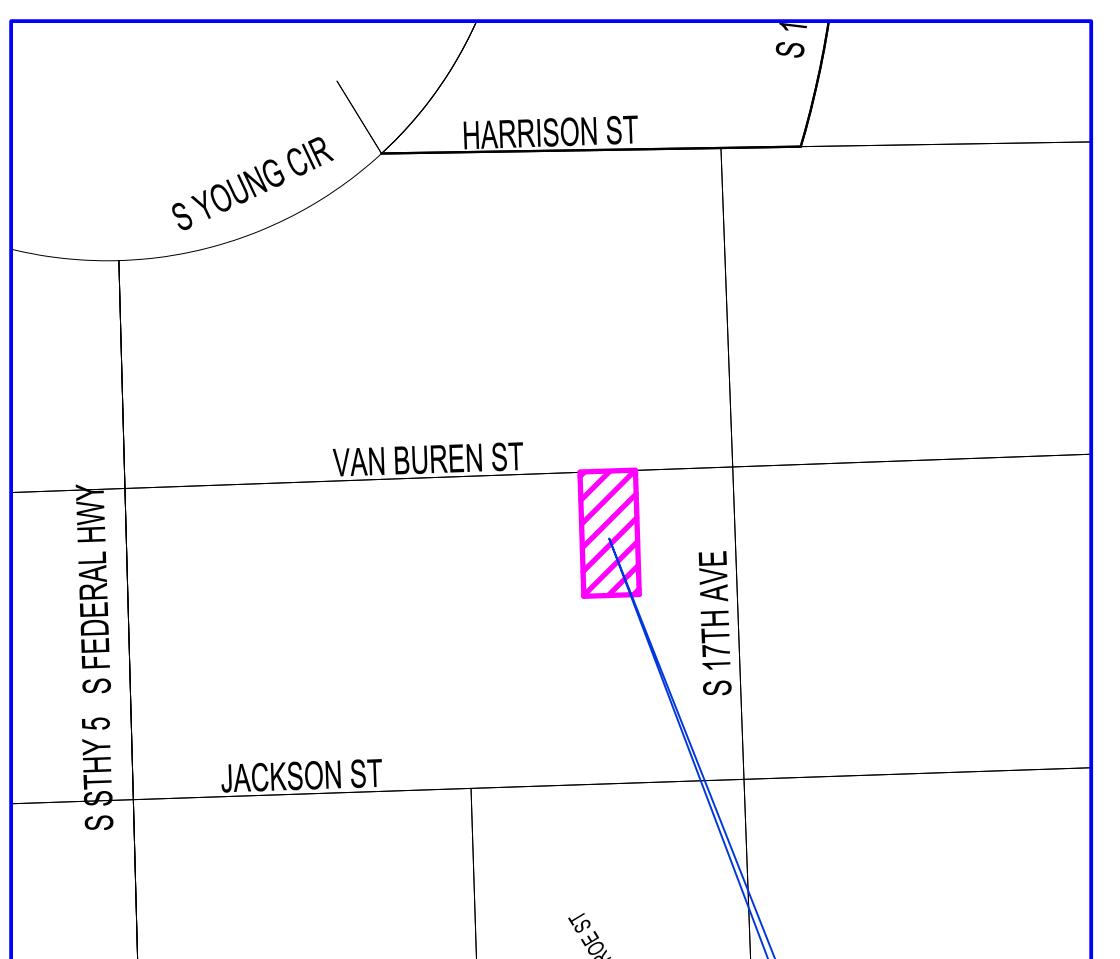
# ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF THE N.W. 1/4 IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

0 10 20



SCALE: 1" = 20'



## 1 VICINITY MAP

Not to Scale



**Subject Property**

## 2 PROPERTY ADDRESS

1714 Van Buren Street, Hollywood, Florida, 33020  
Parcel Id: 514215021340

## 3 LEGAL DESCRIPTION

The West 20 feet of Lot 18 and all of Lot 19, Block 59, HOLLYWOOD, according to the plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

## 4 AREA TABULATION

Net Area of subject parcel: +/-8,069.4 SqFt (+/-0.18 Acres) (As measured in the field).  
Gross Area of subject parcel: +/-9,989.4 SqFt (+/-0.23 Acres) (Calculated to include up to center line of Abutting right of way(s)).

## 5 ZONING INFORMATION

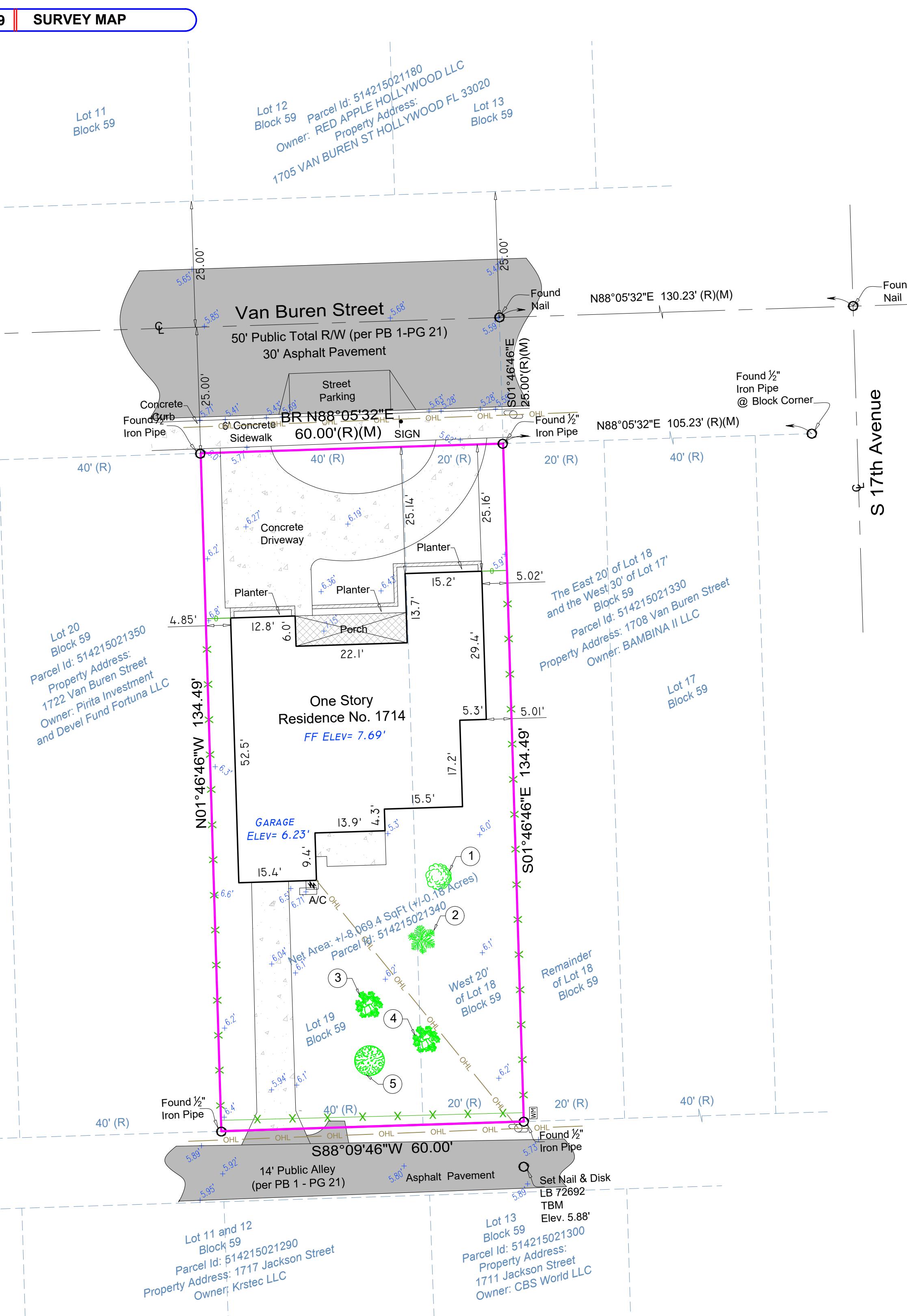
Zoning District: FH-1 Federal Highway Low-Medium-Intensity Multi-Family District  
(as per City of Hollywood Interactive Zoning Map) (A Zoning Report has not been provided to Surveyor).

## 7 CERTIFICATIONS

I hereby certify to: VB Circle LLC, a Florida limited liability Company.  
That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 6 (a) (no zoning report provided), 7 (a), 8, 10, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18, 19 and 20 (NOAA Storm Surge Risk Map analysis), of Table A thereof.

Date of Plat or Map: September 25th, 2024

Odalys C. Bello-Iznaga  
Professional Surveyor & Mapper # 6169  
State of Florida



## 6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey (ALTA Survey) has been conducted on the ground on September 22nd, 2024 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and their relationship to instruments of record investigated are represented herein. This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, effective February 23, 2021, and jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS).
- The Legal Description of the lands surveyed herein has been obtained from Ownership and Encumbrance Report, researched from January 1, 1949 @ 11:00 pm, to September 16, 2024 @ 11:00 p.m. The legal description of this property forms a mathematically closed geometric figure.
- Values noted as "(D)", "(R)", and/or "(P)" refer to values contained in documents and instruments of record (Plats, Record Maps, Deeds, etc.) used in the preparation of this Survey. Measured distances, directions and angles noted as "(M)" along the lines and courses surveyed represent the distances and angles between the survey monuments and control points recovered and traversed during the field work. Field findings have been carefully analyzed for re-establishing the boundaries of the lands surveyed herein. Measured distances and directions have been compared with corresponding values from records, and have been found in agreement, unless otherwise shown.
- Measured bearings have been determined by GNSS (RTK/GPS) measurements. The basis of bearings is an assumed meridian along a well-established line identified as "BR" on the Map of Survey.
- This ALTA Survey correctly depicts the lands contained within the subject property as legally described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities, apparent uses, and any other relevant matters affecting these lands. Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of, that might affect these lands.
- This surveyor did not attempt to locate underground improvements, buried utilities, and footings have not been located. A Quality A and/or B Subsurface Utility Engineering (SUE) effort is necessary for the precise location and designation of the underground utilities.
- At the time of this survey there was no observable evidence of site usage as solid waste dump, swamp and/or sanitary landfill, on this lot and/or on the immediately adjoining parcels.
- At the time of this survey there was no observable evidence of recent earth moving work, and/or construction on this site, observed in the process of conducting the field work.
- At the time of this survey there was no observable evidence of wetlands and/or wetland designation on the lands surveyed herein.
- No parking spaces were located within the lands herein surveyed. No Common Party walls were identified at the time of this survey.
- This property has access to and from a duly dedicated and accepted public right of ways: Van Buren Street Alley along the North property line and a 14' wide Public Alley along the South property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix J, revised on July 31 st, 2024, this real property falls in Zone "AE" with Base Flood Elevation 7 feet (NGVD 1929). Zone "AE", is a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. This designation had been obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- This property is included in the Storm Surge Risk area of storm surge flooding vulnerability, as per NOAA National Hurricane Center Storm Surge Risk Maps.
- HORIZONTAL POSITIONING:** The lands surveyed herein had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million.
- VERTICAL DATA AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus) 1.51 feet. The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

  - Bench Mark # 1: Broward County Engineering Division Bench Mark 1895, Elevation = 11.076 feet (NGVD29)
  - Description: A C&GS BM DISC, About 0.75 Miles North along the Fla. East Coast Railway from the station at Hollywood, 0.2 Mile North of Milepost 348, near the Crossing of taft street, 166' South of the centerline of taft street, 18' West of the west rail of the Southbound track, 39.5' East of the centerline of old Dixie Highway, 3' South of a power pole, 2' North of a metal witness post, 1 1/2' below the level of the track and set in the top of a concrete post projecting 3" above the level of the ground.
  - Bench Mark # 2: Broward County Engineering Division Bench Mark 1896, Elevation = 10.932 feet (NGVD29)
  - Description: A C&GS DISC, About 0.1 Miles South along the Fla. East Coast Railway from the station at Fort Lauderdale, 0.35 Mile North of Milepost 349, 223' Southwest of the Southwest Corner of the station, 24' Southeast Corner of an outside waiting room, 25.5 feet East of the East rail of the Northbound track 5' South of the extended centerline of Polk Street 1/2' West of the West curb of North 21 Avenue, 1' Below the level of the track and set in the top of a concrete post flush with the ground. This ALTA Survey conforms to the Standards of Practice, as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".

- This Survey map and the copies thereof, are not valid without the signature and original raised seal of the undersigning Florida Licensed Land Surveyor & Mapper, unless it is electronically signed. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot and decimals thereof.
- This survey has been made based on and upon an examination of said Ownership and Encumbrance Report, dated: September 26, 2024. Upon review and examination of instruments of record on Ownership and Encumbrance, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey, and the following applies:

Active Encumbrances: None listed  
Deed Information: Not Survey-related matter

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft) (+/-)	Approximate Canopy (ft) (+/-)
1	Lychee	Litchi chinensis	8	12	15
2	Carambola	Averrhoa carambola	7	11	9
3	Palm	Unknown	7	11	6
10	Mango Tree	Mangifera Indica	15	25	20
11	Mango Tree	Mangifera Indica	12	25	10
12	Avocado	Persea americana	6	12	6

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: O.C.B.I. DRAWN BY: I.C.

FIELD DATE: 09/22/2024 UPDATED DATE: N/A

8 PROJECT NUMBER 24197 Page 1 of 1

BEULLO & BELLO LAND SURVEYING  
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33166  
LB#72622 • Phone: 305-251-8606 • Fax: 305-251-6057  
e-mail: info@belloandsurveying.com





DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

**APPLICATION DATE:**

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

**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](#)

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

<input checked="" type="checkbox"/> Technical Advisory Committee	<input type="checkbox"/> Art in Public Places Committee	<input type="checkbox"/> Variance
<input type="checkbox"/> Planning and Development Board	<input type="checkbox"/> Historic Preservation Board	<input type="checkbox"/> Special Exception
<input type="checkbox"/> City Commission	<input type="checkbox"/> Administrative Approval	

**PROPERTY INFORMATION**

**Location Address:** 1714 Van Buren

Lot(s): 18 W 20' & 19 Block(s): 59 Subdivision: Hollywood

Folio Number(s): 514215021340

Zoning Classification: FH-1 Land Use Classification: R.A.C.

Existing Property Use: Single Family Sq Ft/Number of Units: 1,699 s.f./ 1-unit

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): No

**DEVELOPMENT PROPOSAL**

Explanation of Request: Proposing 10-unit Multi-family Development

Phased Project: Yes  No  Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: 10 #Rooms
Proposed Non-Residential Uses	0 S.F.)
Open Space (% and SQ.FT.)	Required %: (Area: S.F.)
Parking (# of spaces)	PARK. SPACES: (# 16 )
Height (# of stories)	(# STORIES) 4 ( 44'-4" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( 10,695 FT.)

Name of Current Property Owner: VB Circle LLC

Address of Property Owner: 407 SE 14 CT, FT.Lauderdale, FL 33316

Telephone: 954-394-5850 Email Address: langgustavo67@gmail.com

Applicant Luis La Rosa

Consultant  Representative  Tenant

Address: 9000 Sheridan Street

Telephone: 954-862-2248

Email Address: llarosa@larosaarchitects.com

Email Address #2:

Date of Purchase: 7/8/2024 Is there an option to purchase the Property? Yes  No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only):

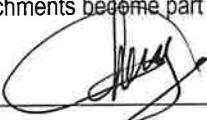
E-mail Address:

# GENERAL APPLICATION

## **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: 

Date: 10-14-24

PRINT NAME: Gustavo Lang

Date: 10-14-24

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: Luis La Rosa

Date: 10/10/2024

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

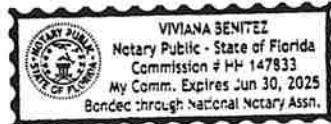
PRINT NAME: \_\_\_\_\_

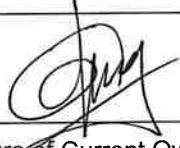
Date: \_\_\_\_\_

## **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 10-unit Multi-Family development to my property, which is hereby made by me or I am hereby authorizing Luis La Rosa to be my legal representative before the TAC-1 (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 14 day of October



  
Signature of Current Owner

  
Print Name

Notary Public

State of Florida

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