

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

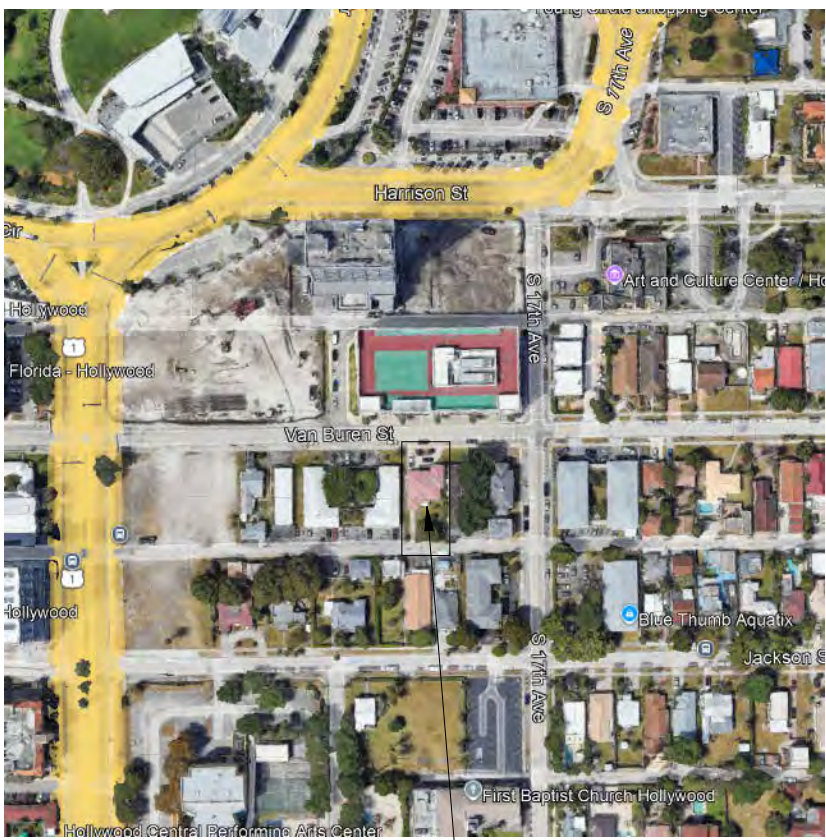


LLR Architects, Inc.
ARCHITECTURE & PLANNING
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Luis LaRosa-Registered
Architect
AR#–0017852

Sheet Index	
SHEET NUMBER	SHEET NAME
..	COVER SHEET
...	ALTA SURVEY
SP 1.1	SITE PLAN
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
A 1.1	1ST FLOOR
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
A 2.4	EAST ELEVATION
A 2.5	AXO VIEW
A 2.6	RENDER
A 2.7	RENDER
A 2.8	RENDER
A 2.9	RENDER
C-1	CIVIL ENGINEERING PLAN
C-2	PAVEMENT MARKINGS & SIGNAGE PLAN
C-3	GENERAL NOTES AND CONSTRUCTION DETAILS
C-4	CONSTRUCTION DETAILS
C-5	CONSTRUCTION DETAILS
C-6	STANDARD DETAILS
LS-1	LANDSCAPE PLAN
LS-2	EXISTING TREE INFORMATION



LOCATION MAP

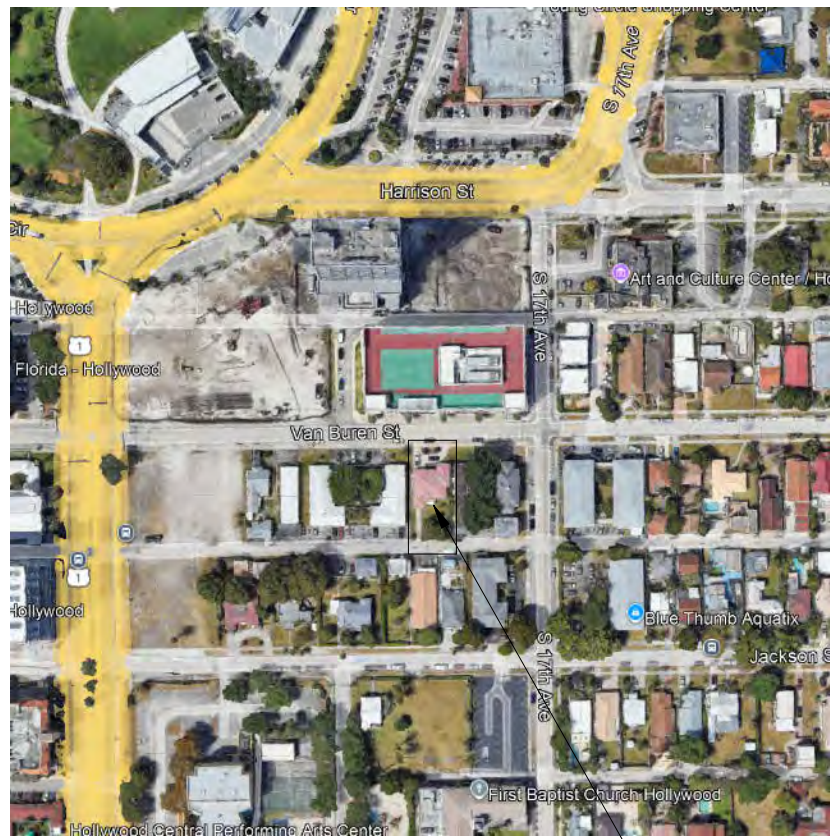
1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020

BRANDOM M. WHITE-ASLA
LANDSCAPE ARCHITECT

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

GGB ENGINEERING
CIVIL ENGINEERS

2699 STIRILING 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 SFX1.25=10,086 SF

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

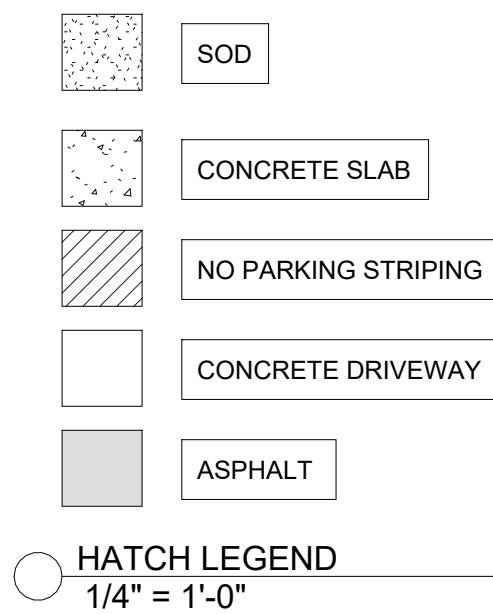
FIRST FLOOR	
COMMON AREAS	101 SF
2ND FLOOR	
COMMON AREAS	409 SF
UNITS	2,931 SF
TOTAL	3,340 SF
3RD FLOOR	
LOBBY/COMMON AREAS	349 SF
UNITS	2,962 SF
TOTAL	3,311 SF
4TH FLOOR	
LOBBY/COMMON AREAS	349 SF
UNITS	2,962 SF
TOTAL	3,311 SF

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 & LEND 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
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS / 10 UNITS)=	1	1
TOTAL PARKING SPACES	13.5 OR 14	16

ADA SPACES REQUIRED

AS PER FBC-ACCESSIBILITY 2023 208.2
*PROVIDING 16 SPACES

ADA SPACE REQUIRED AS PER TABLE 208.2-(1-25 SPACES) REQUIRE 1 ADA SPACES

1-(1 REQUIRED/ 1 PROVIDED)

NOTE:

- NUMBER OF SINGLE SPACES= 8
NUMBER OF PARKING IN LIFT= 4

2. PARKING IN LIFT IS DESIGNATED TO 2 BEDROOM UNITS

3. ADA PARKING SPACES COUNT TOWARDS OVERALL PARKING REQUIREMENTS

MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE

	REQUIRED	PROVIDED
MINIMUM DWELLING UNIT SIZE	400 S.F.	574 S.F.
MINIMUM CUMULATIVE AVERAGE UNIT SIZE	650 S.F.	885 S.F.

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).

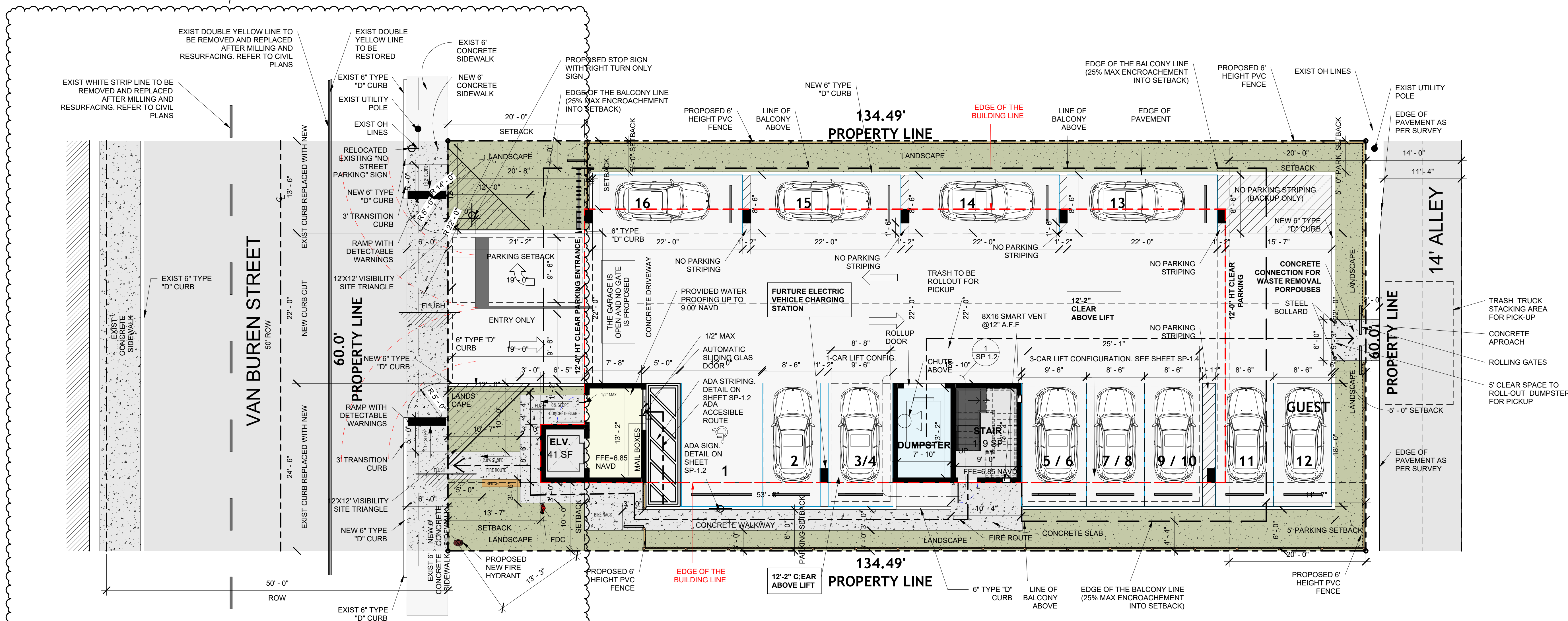
5."ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN. "

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"



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

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

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

.SP 1.1

OF: SHEETS:

As indicated

100% CONSTRUCTION DOCUMENTS

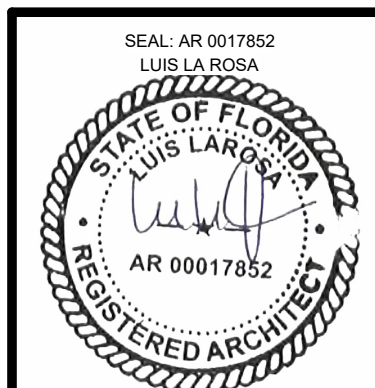
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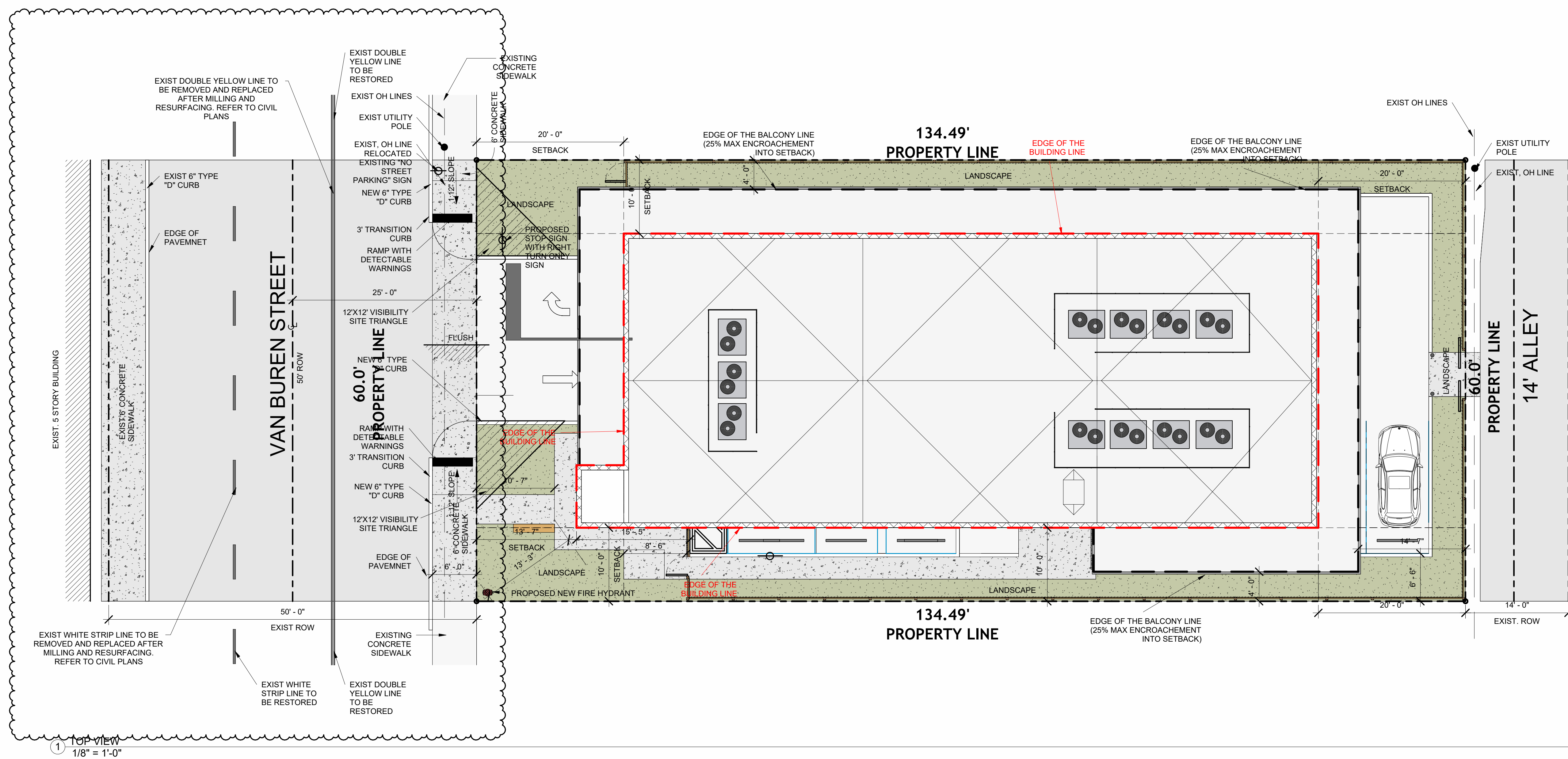
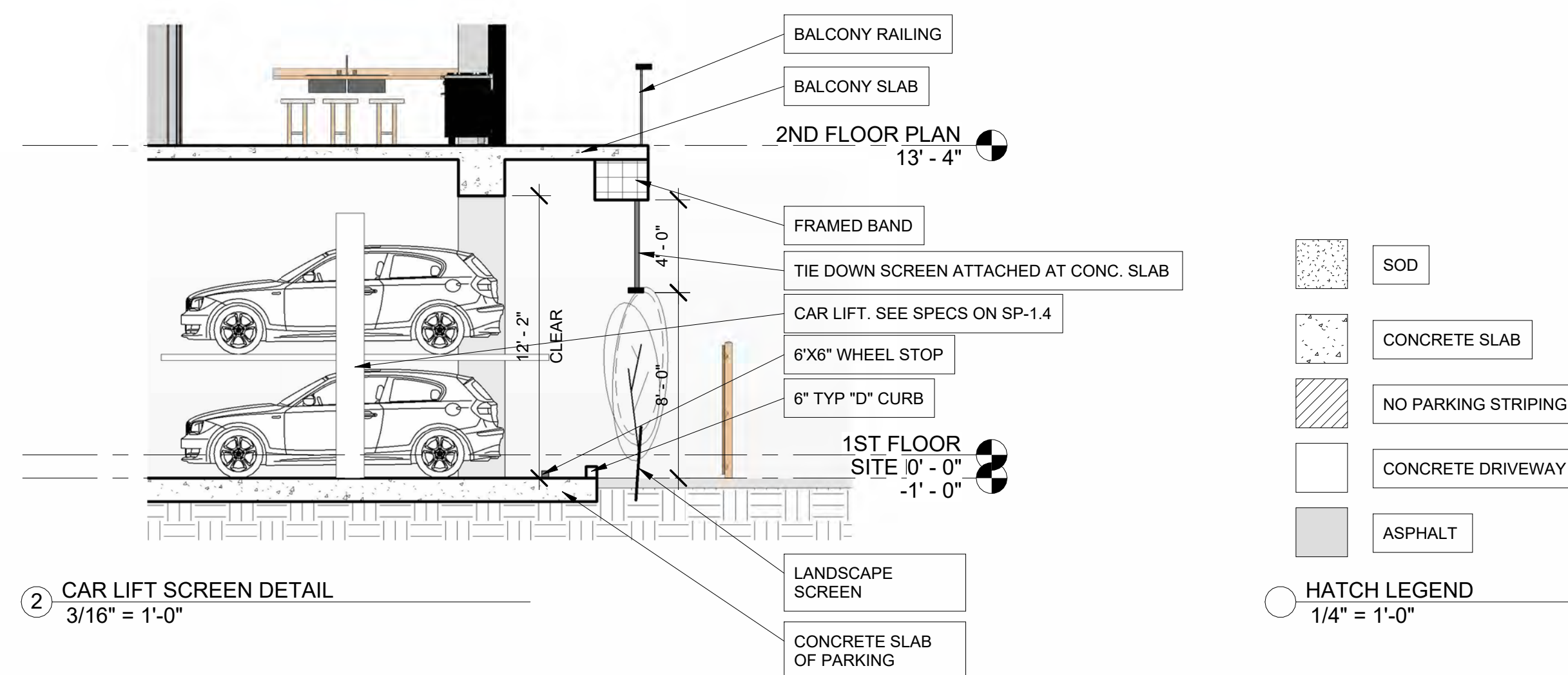
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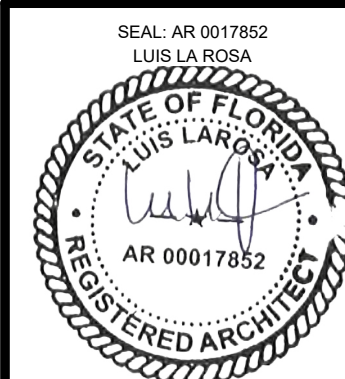
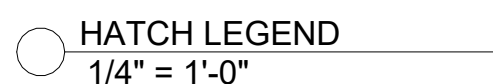


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CHECKED:	L.L.R
DATE:	09/04/2024
SCALE:	AS NOTED
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OF:	SHEETS:

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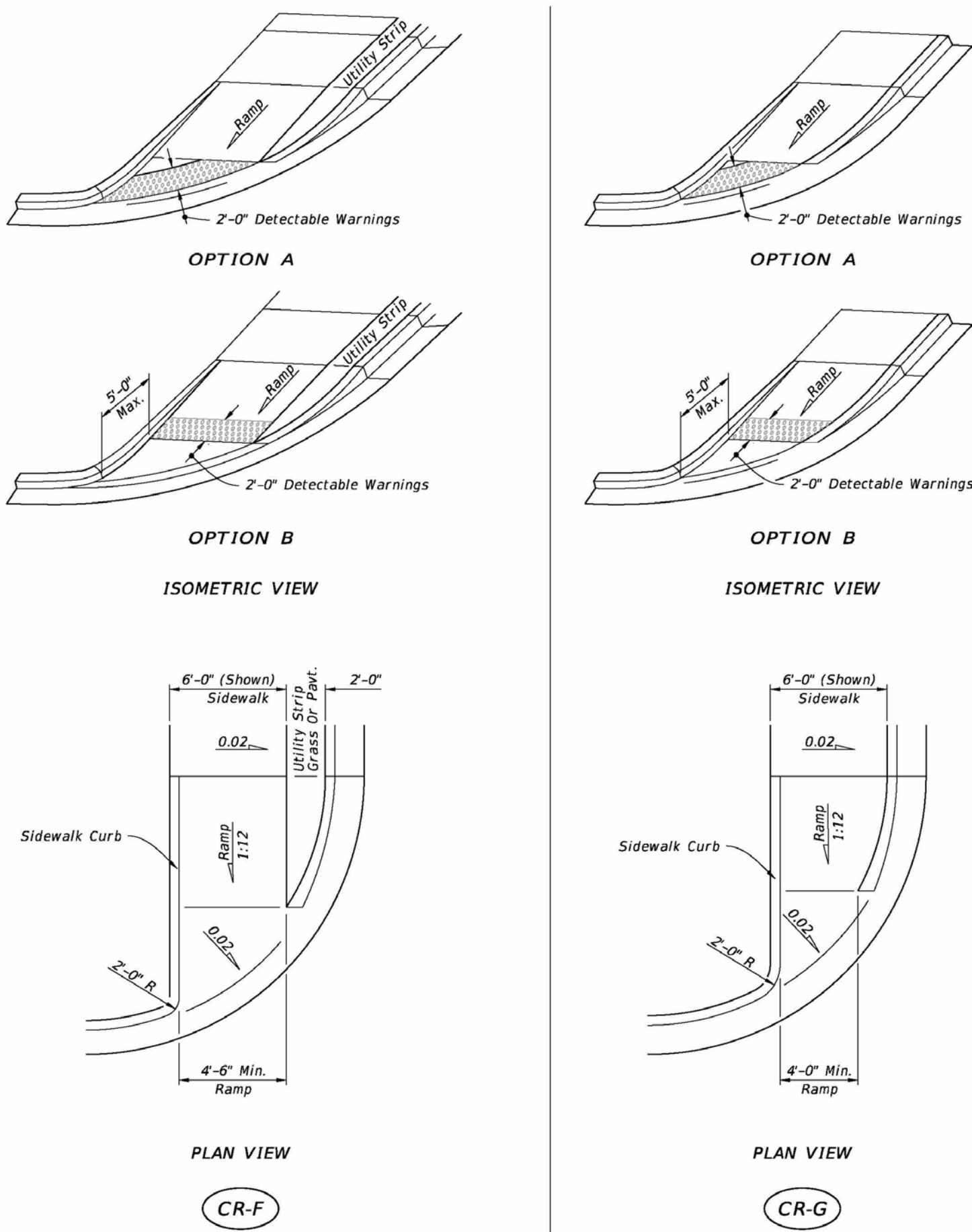
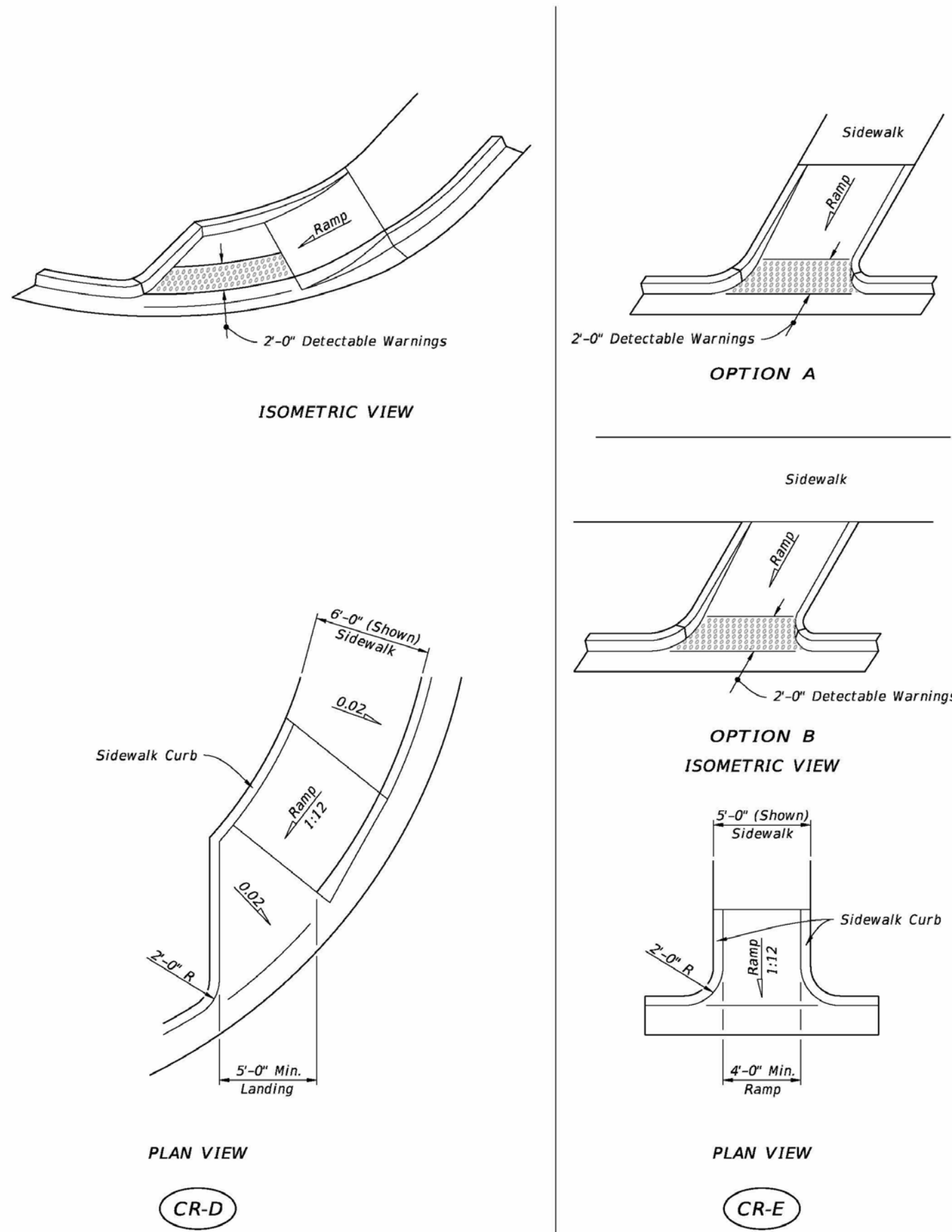
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SHEETS:

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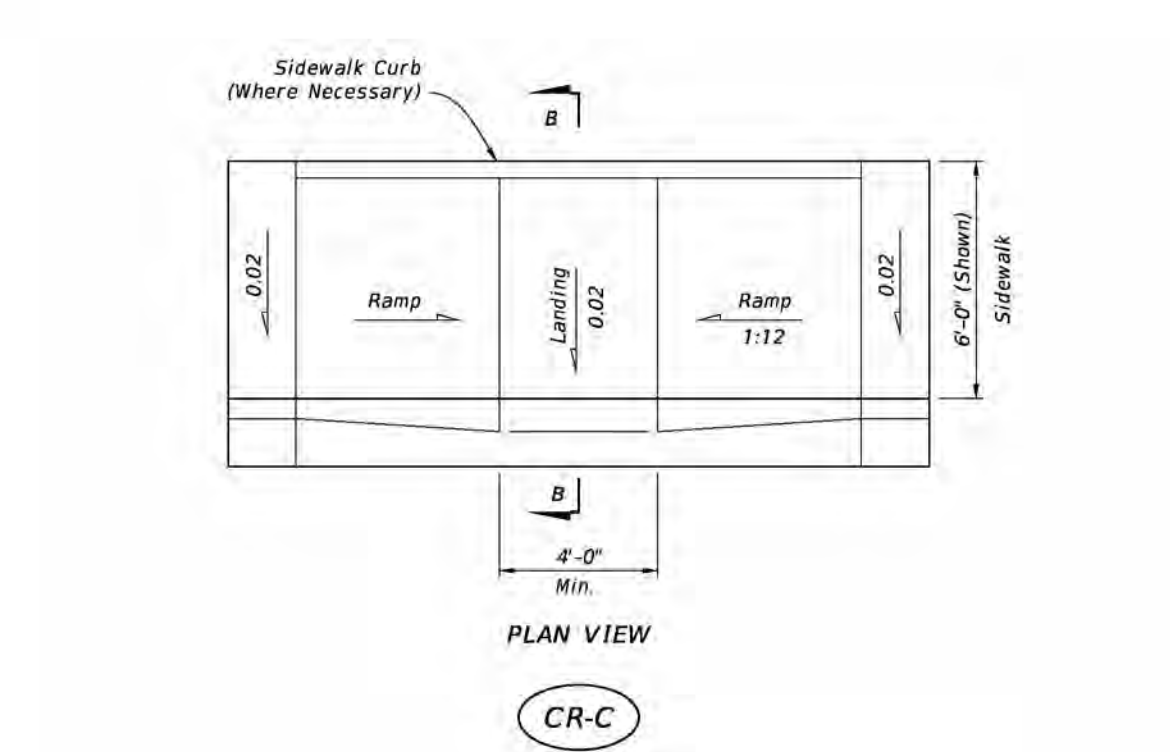
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SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

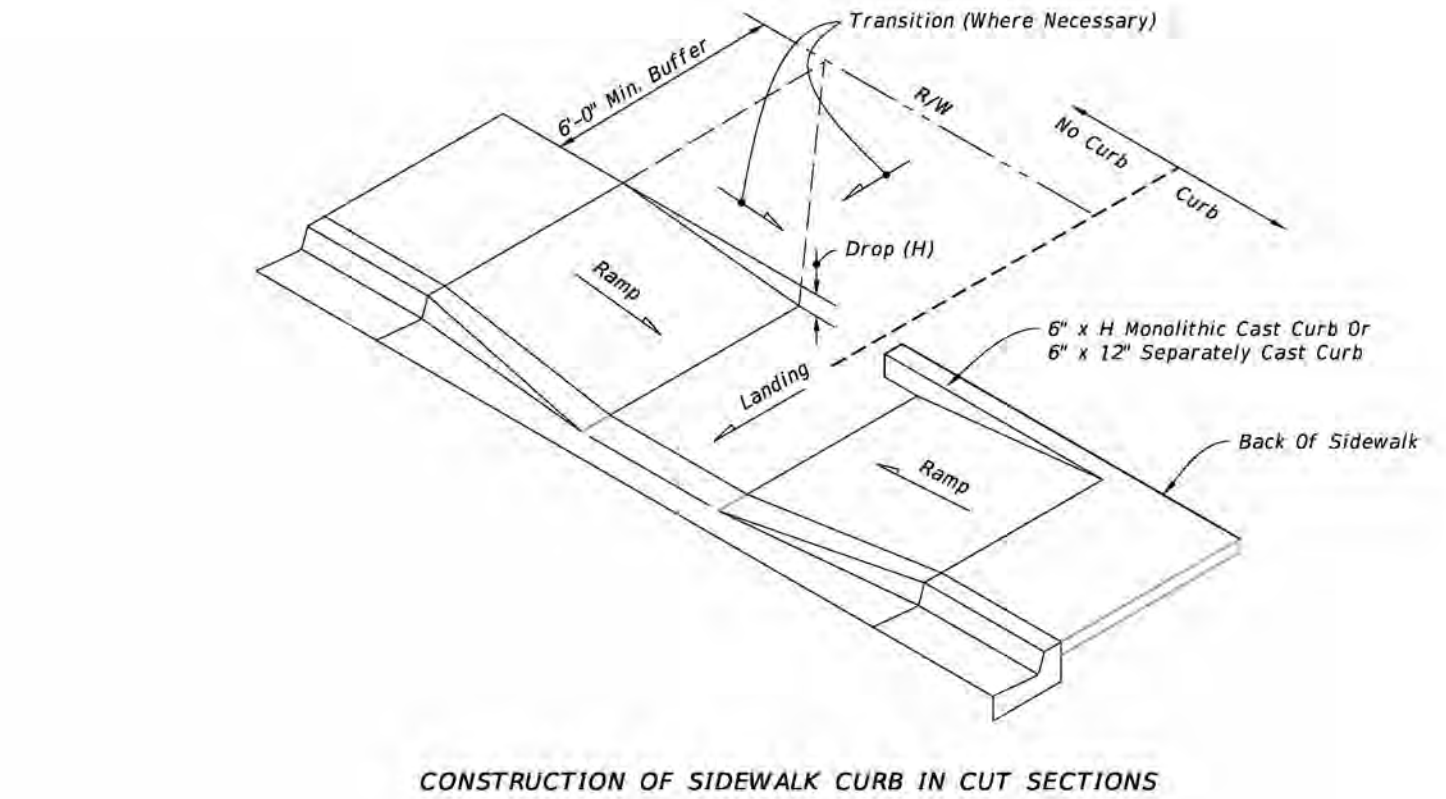
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11/01/18					522-002	4 of 7

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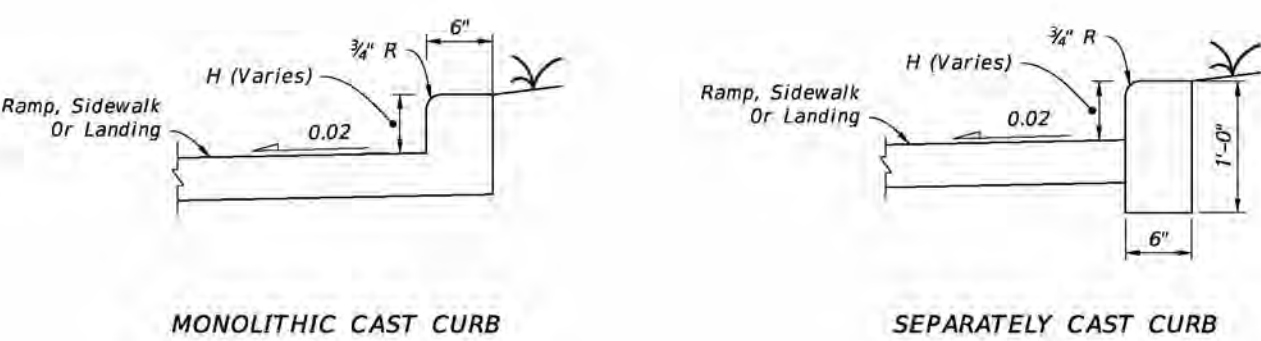


NOTE: For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details.

SECTION B-B



CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS



MONOLITHIC CAST CURB

SEPARATELY CAST CURB

SIDEWALK CURB OPTIONS

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

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

Revision			
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1	TAC-2	11/05/2024	AG
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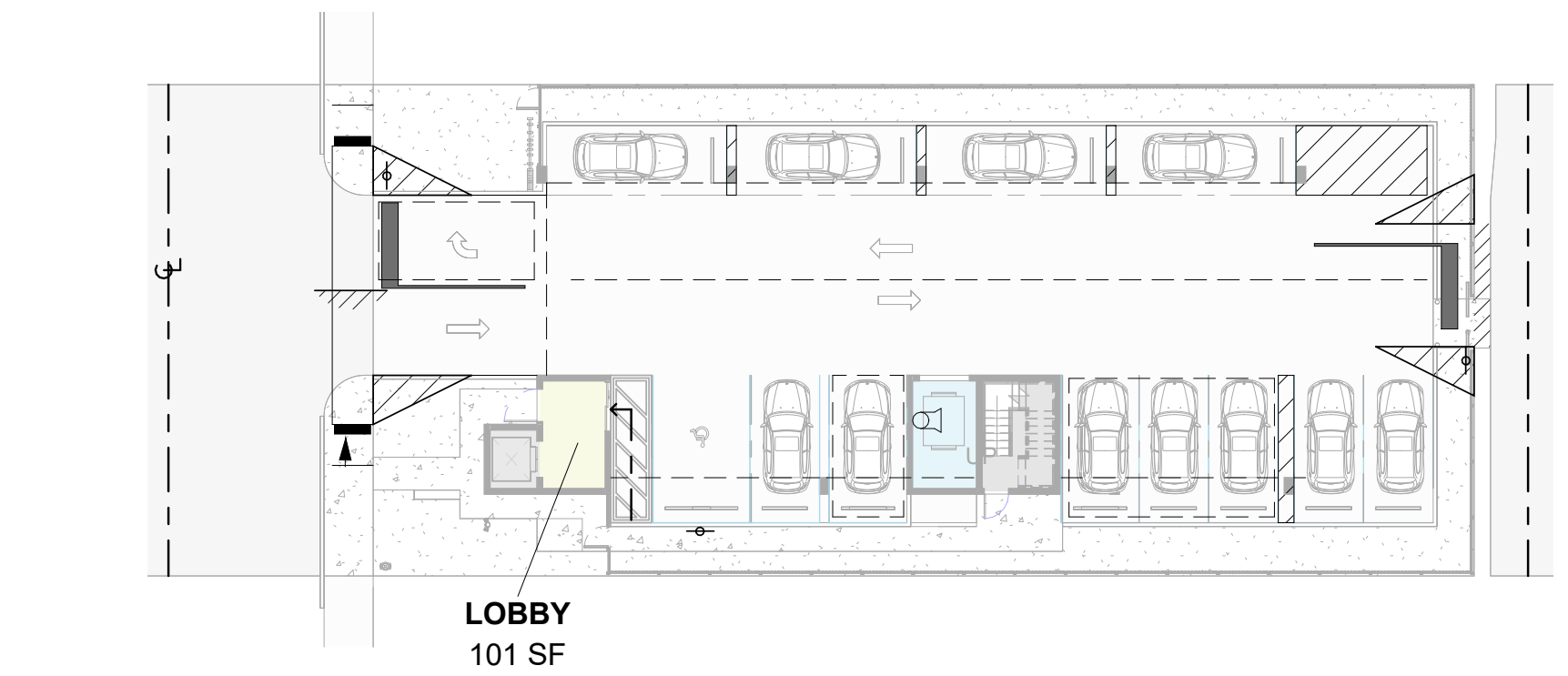
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SHEET:	

.SP 1.2A

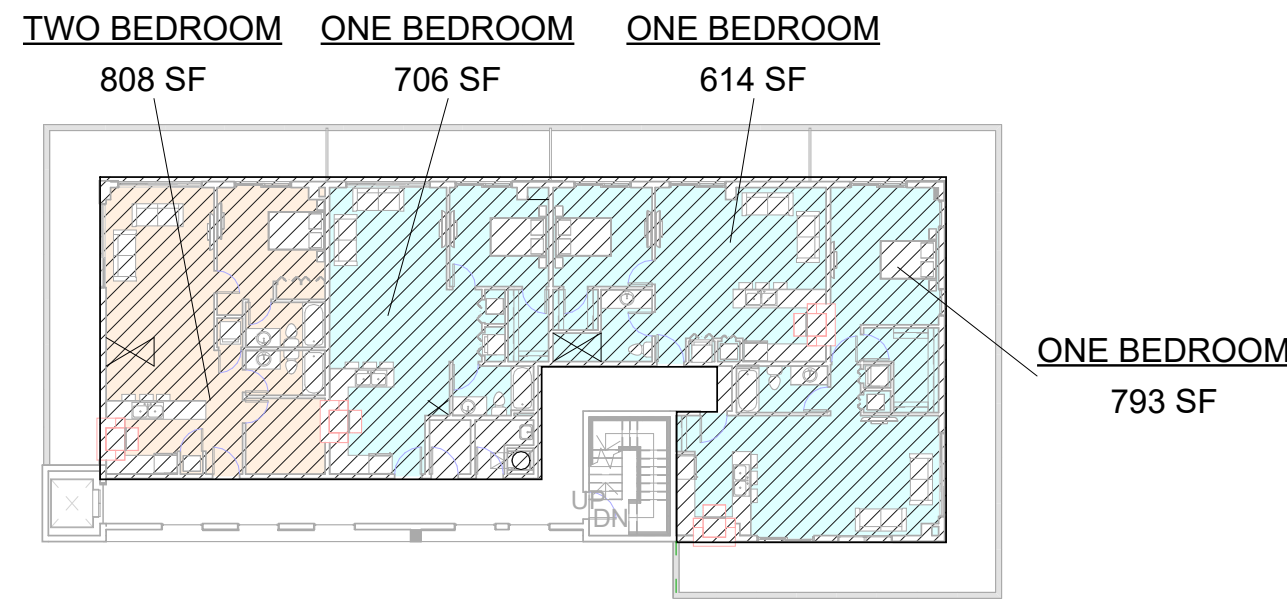
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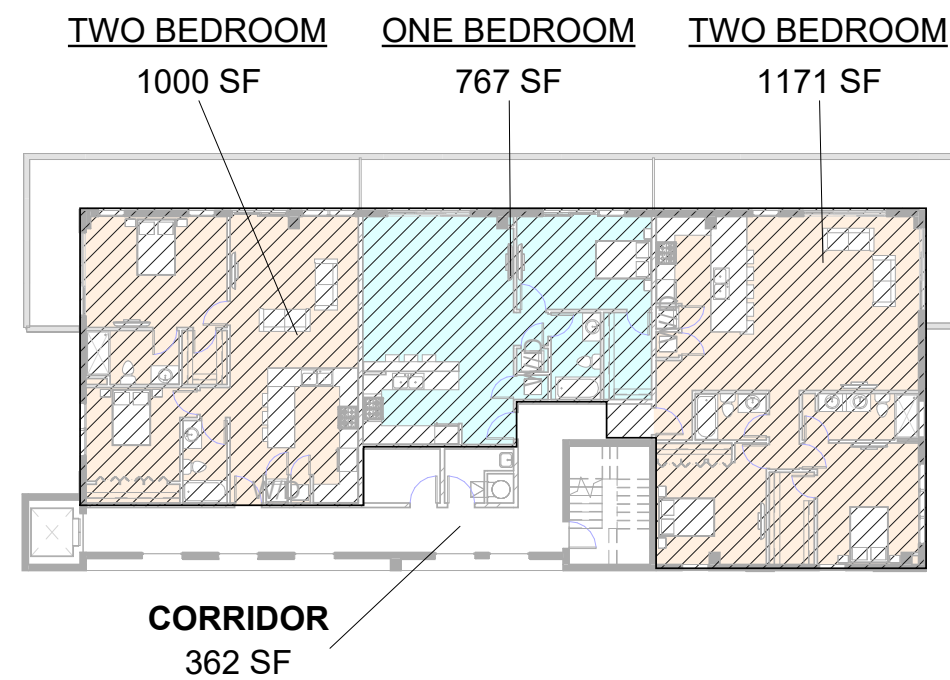
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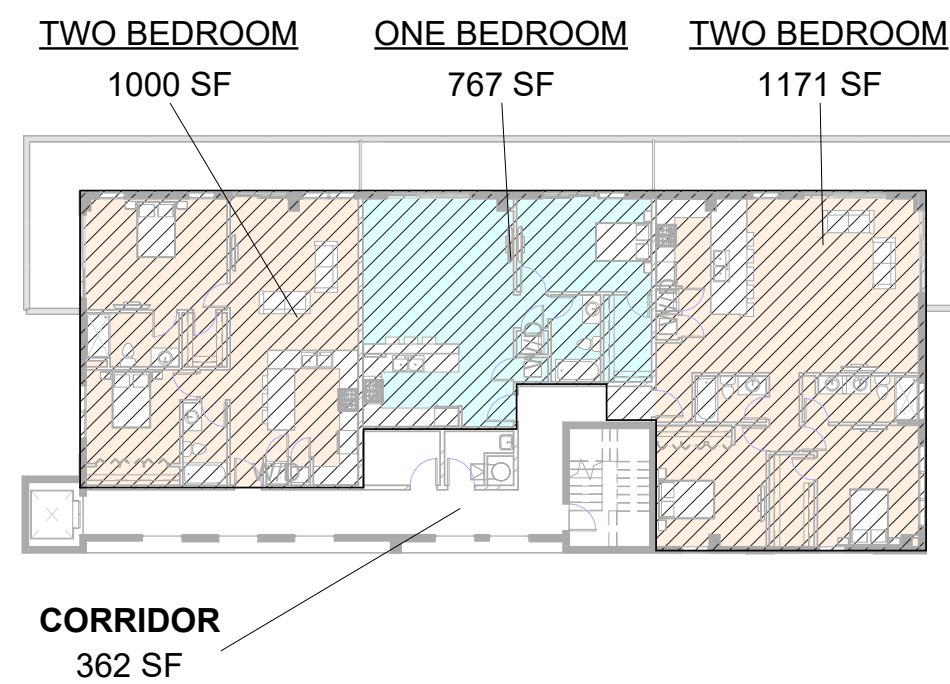
② 1ST FLOOR FAR
3/64" = 1'-0"



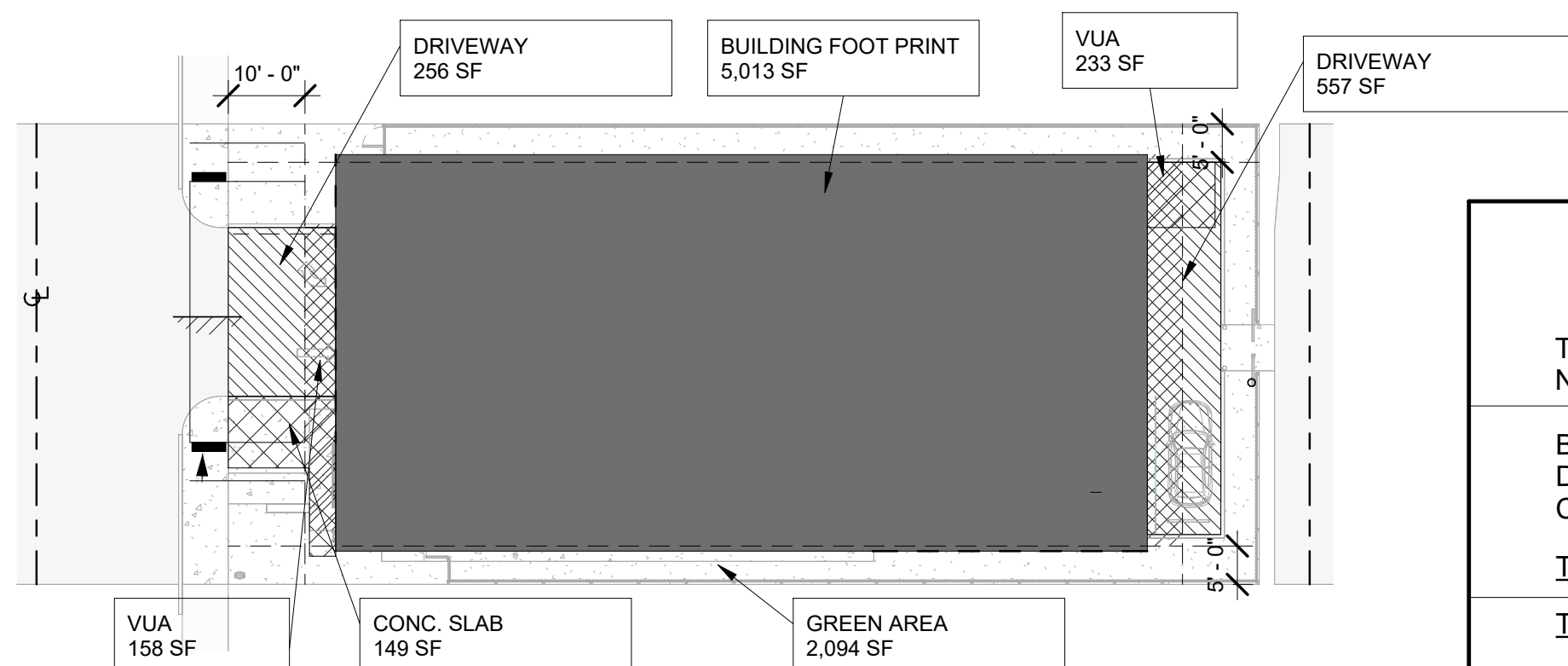
③ 2ND FLOOR FAR
3/64" = 1'-0"



④ 3RD FLOOR FAR
3/64" = 1'-0"



⑤ 4TH FLOOR FAR
3/64" = 1'-0"



⑥ VUA CALCULATION
3/64" = 1'-0"

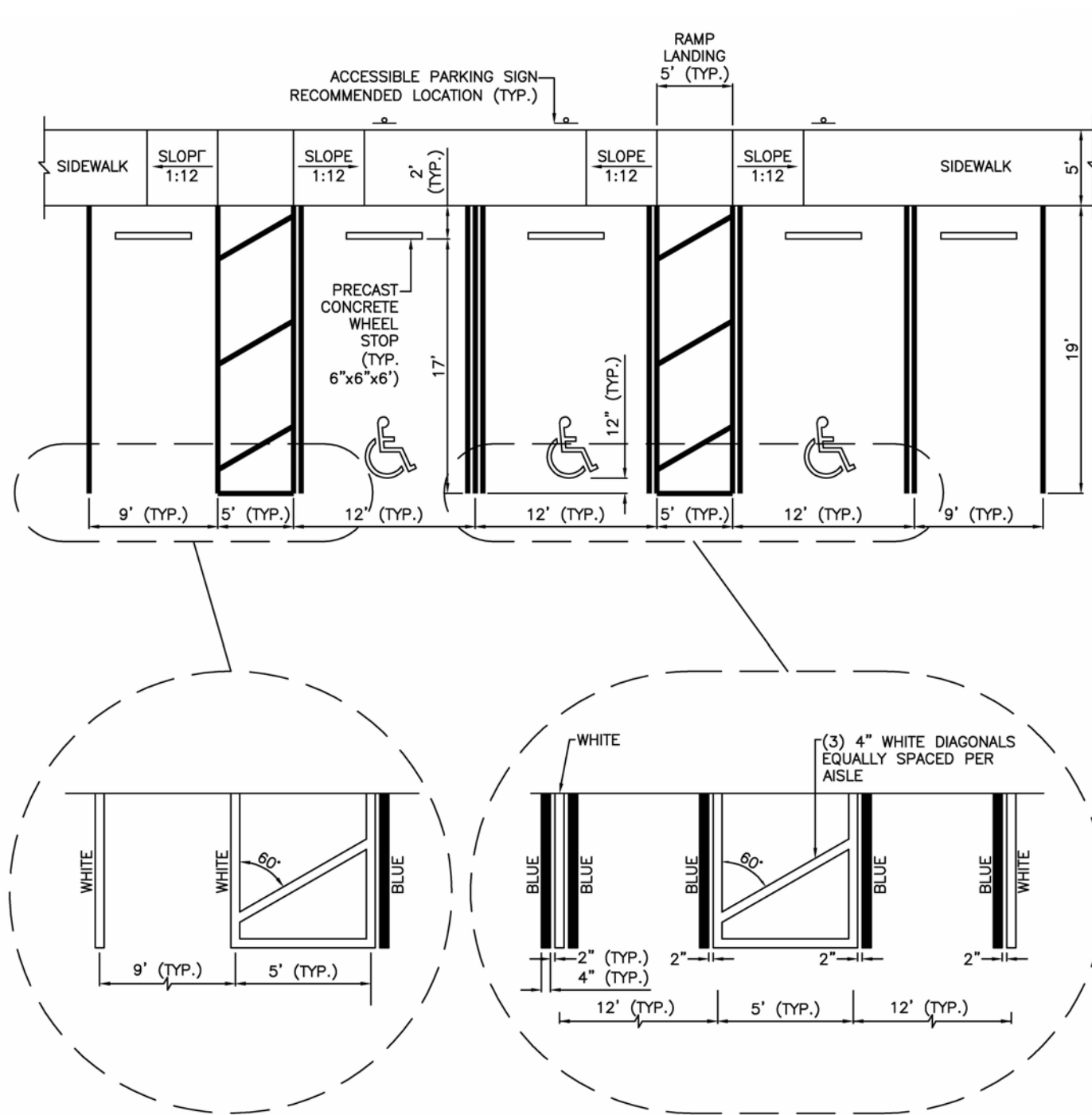
FAR CALCULATION

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F.A.R. ALLOWED=10,086 SF
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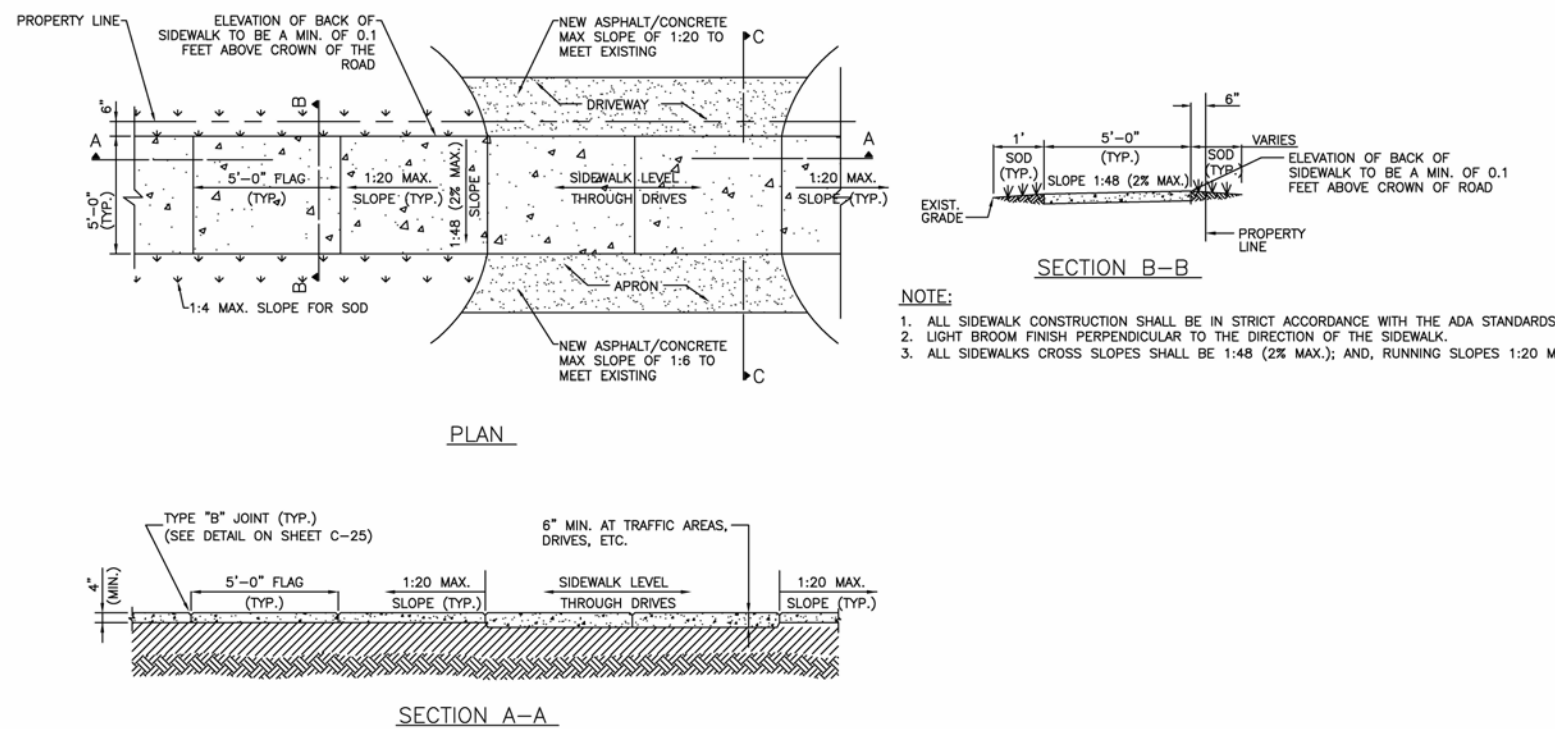
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TOTAL-	3,340 SF
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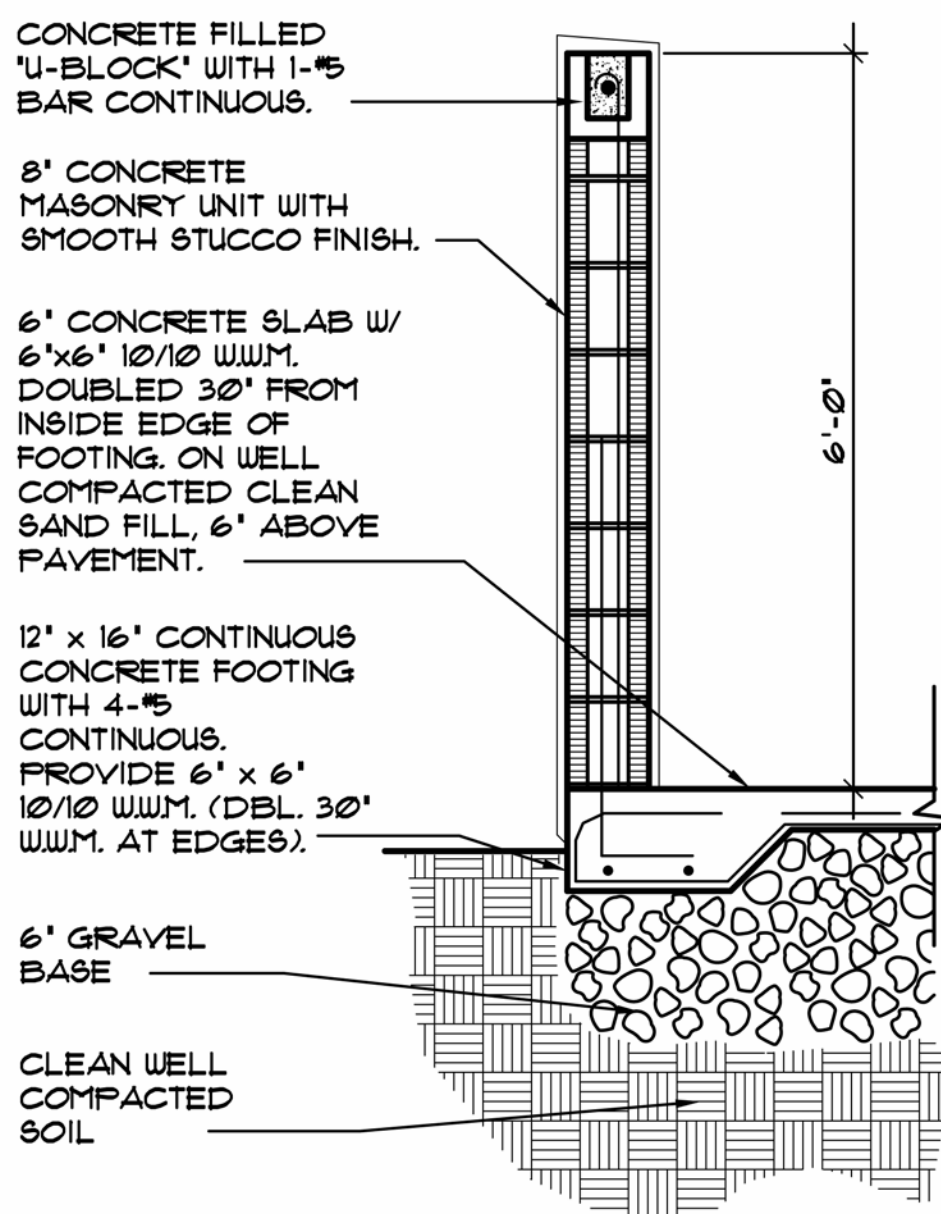


(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

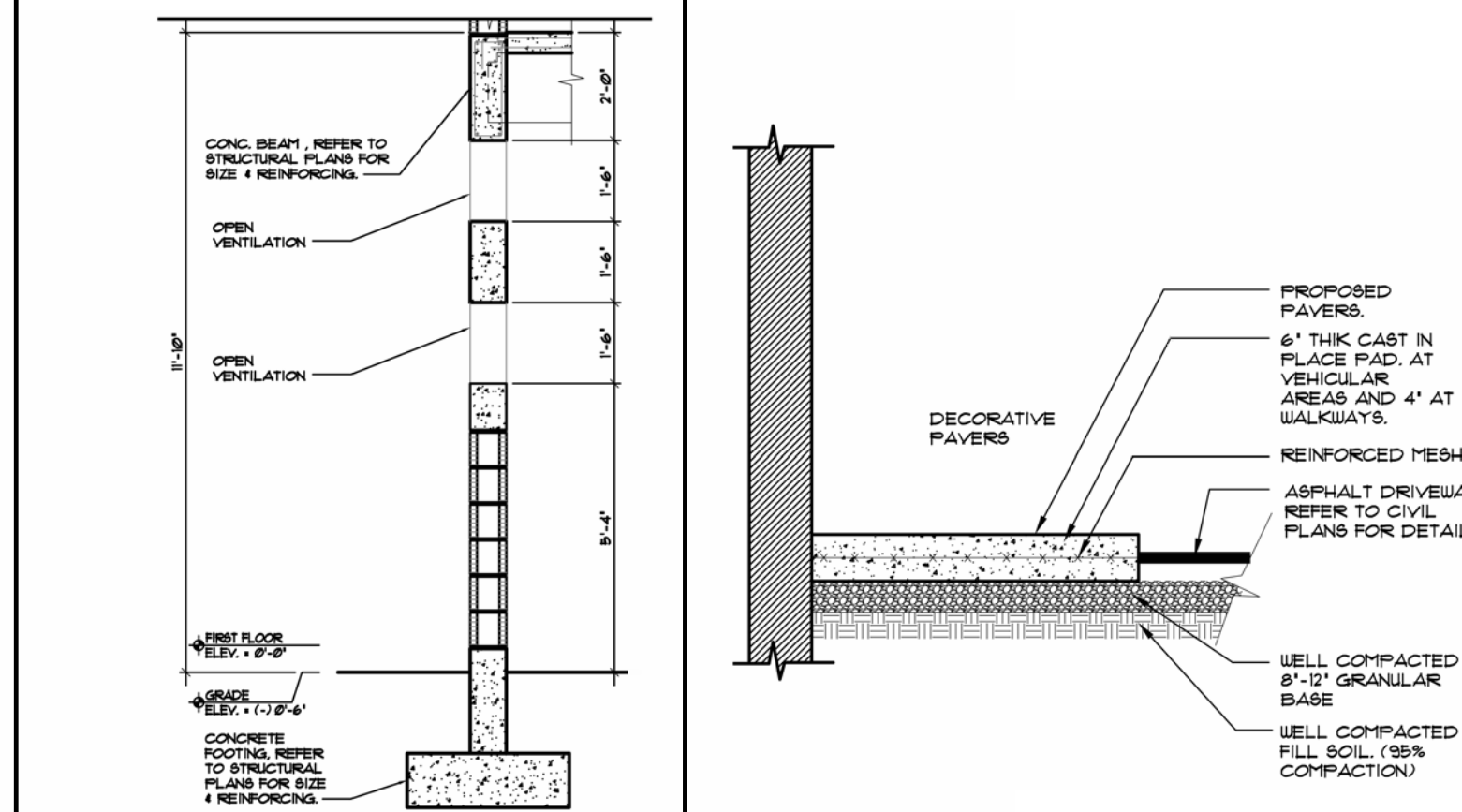
2 TYP. PARKING HANDICAP STALL DETAIL



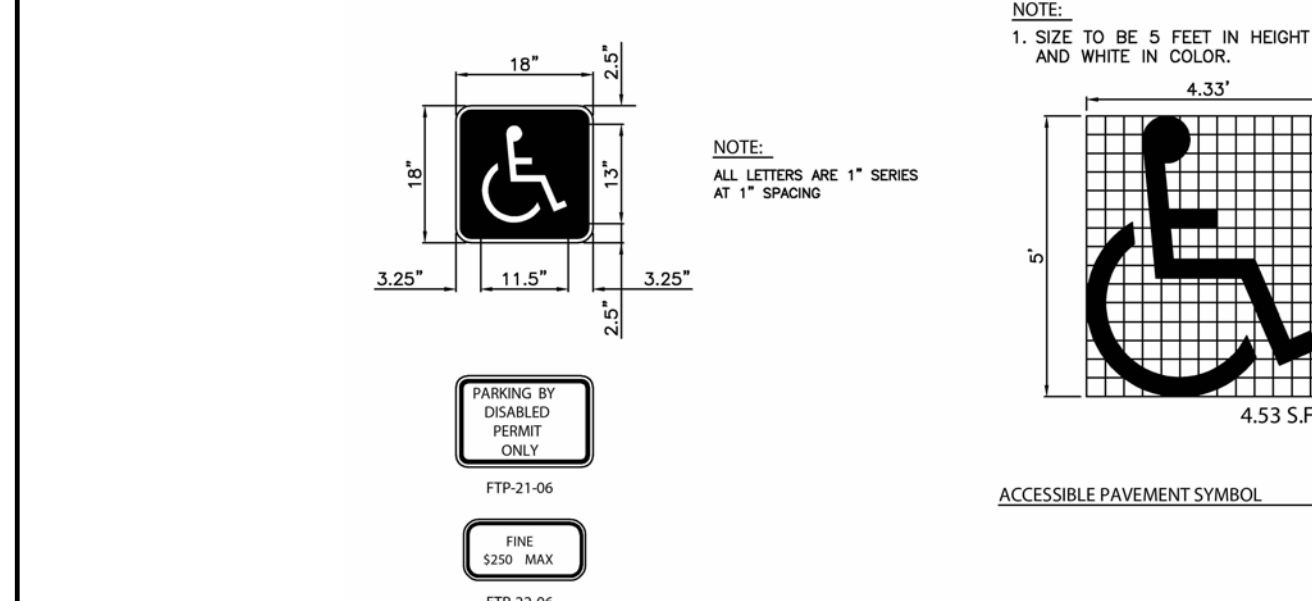
6 ACCESSIBLE CURB RAMP



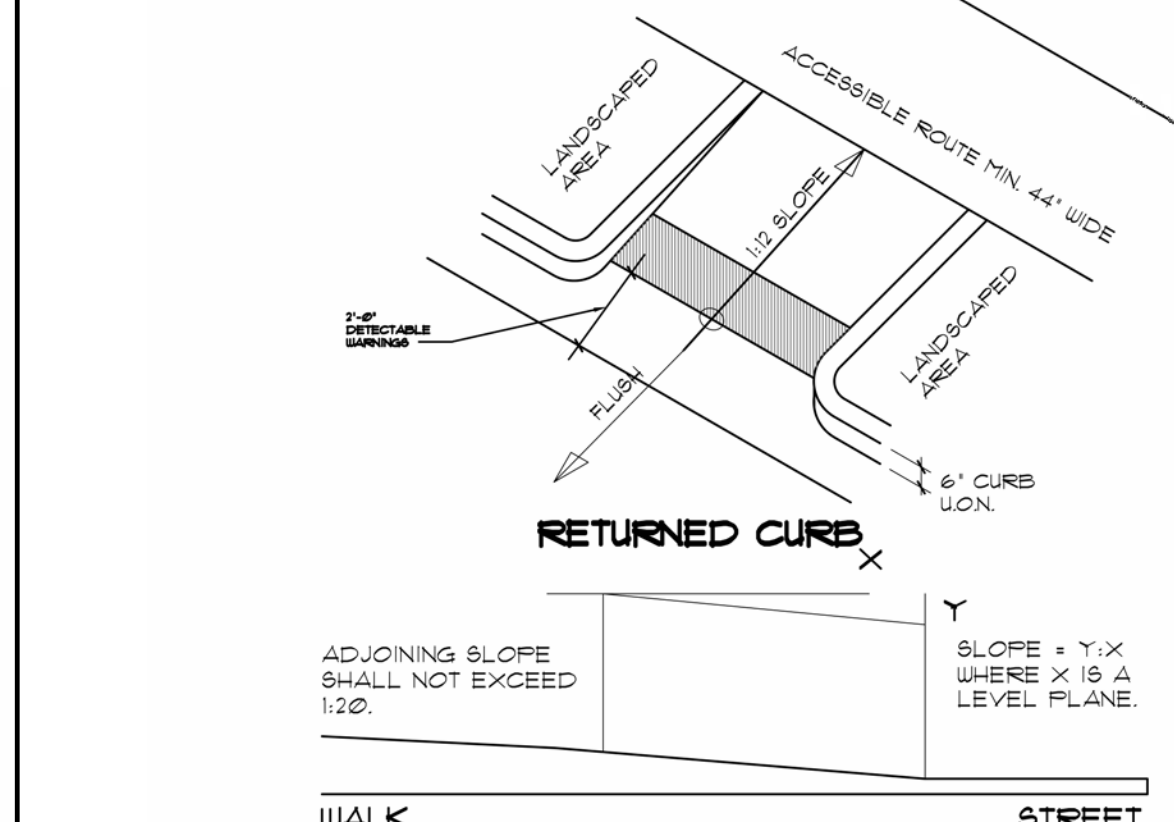
8 DUMPSTER ENCLOSURE DETAIL



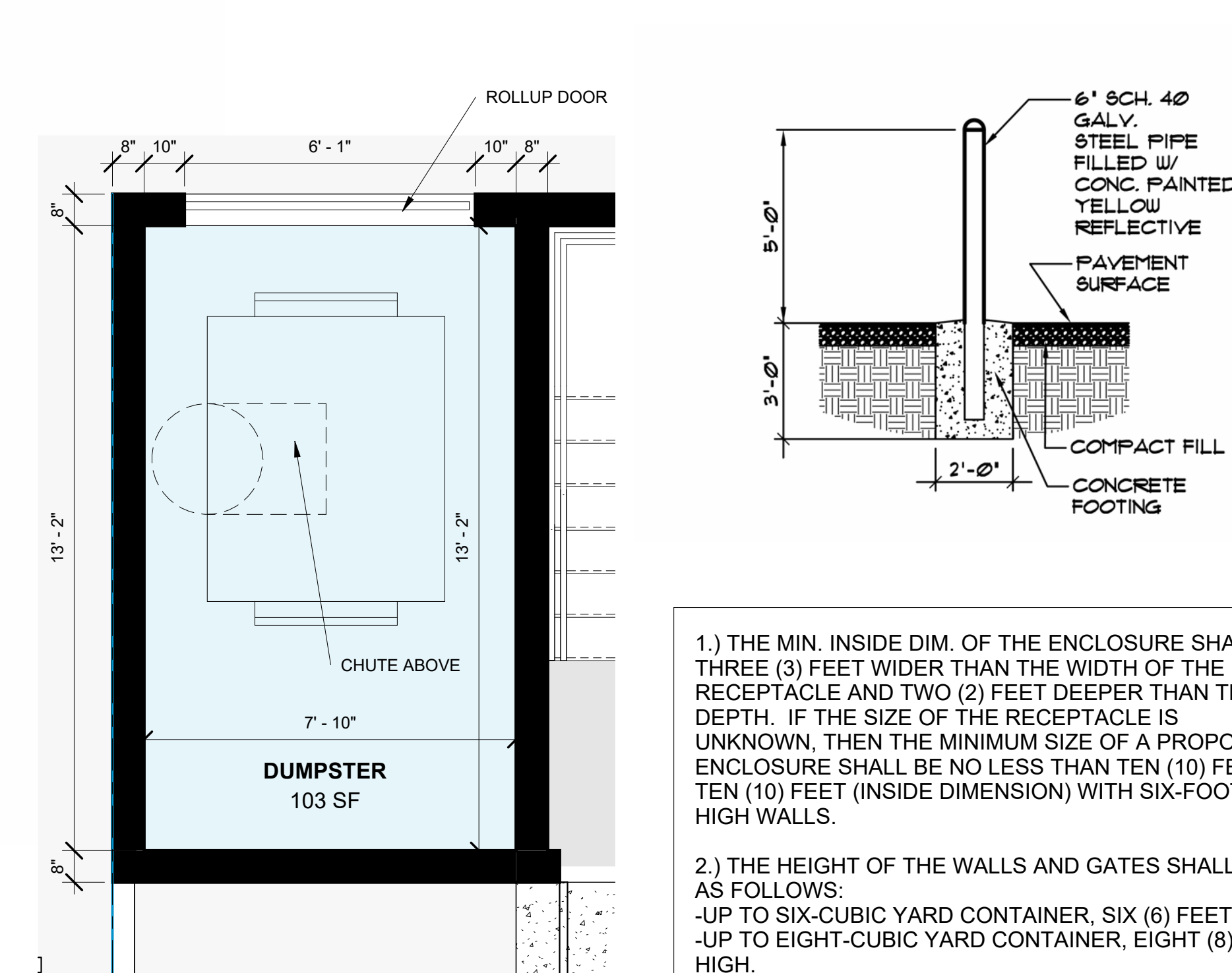
3 DET. OF SCREEN WITH WALL



5 TYP. PARKING STALL DET.



7 ACCESSIBLE CURB RAMP

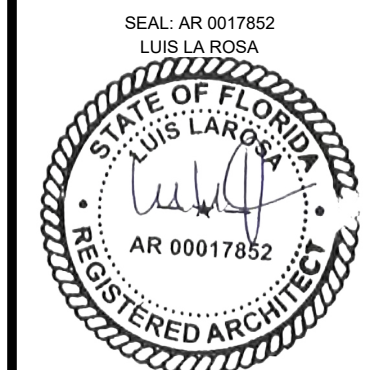


① SITE PLAN - Callout 1
3/8" = 1'-0"

- 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.

Revision			
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1	TAC-2	11/5/2024	AG
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CHECKED:	L.L.R.
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SCALE:	AS NOTED
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OF: SHEETS:

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1 PROPOSED NORTH SITE ELEVATION
1/8" = 1'-0"

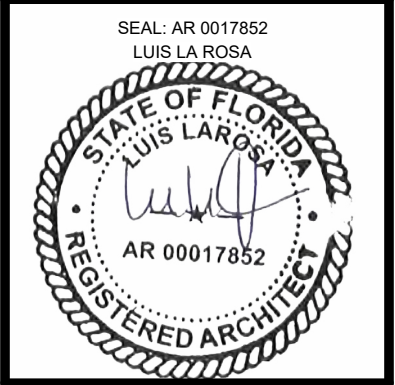


2 PROPOSED EAST SITE ELEVATION
1/8" = 1'-0"

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L.L.R.A - Registered Architect
AR 00017852

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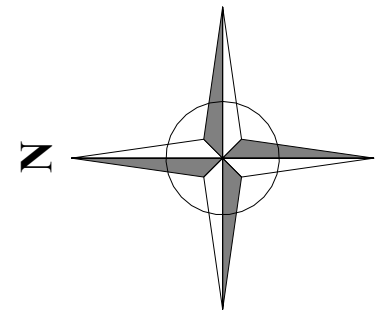
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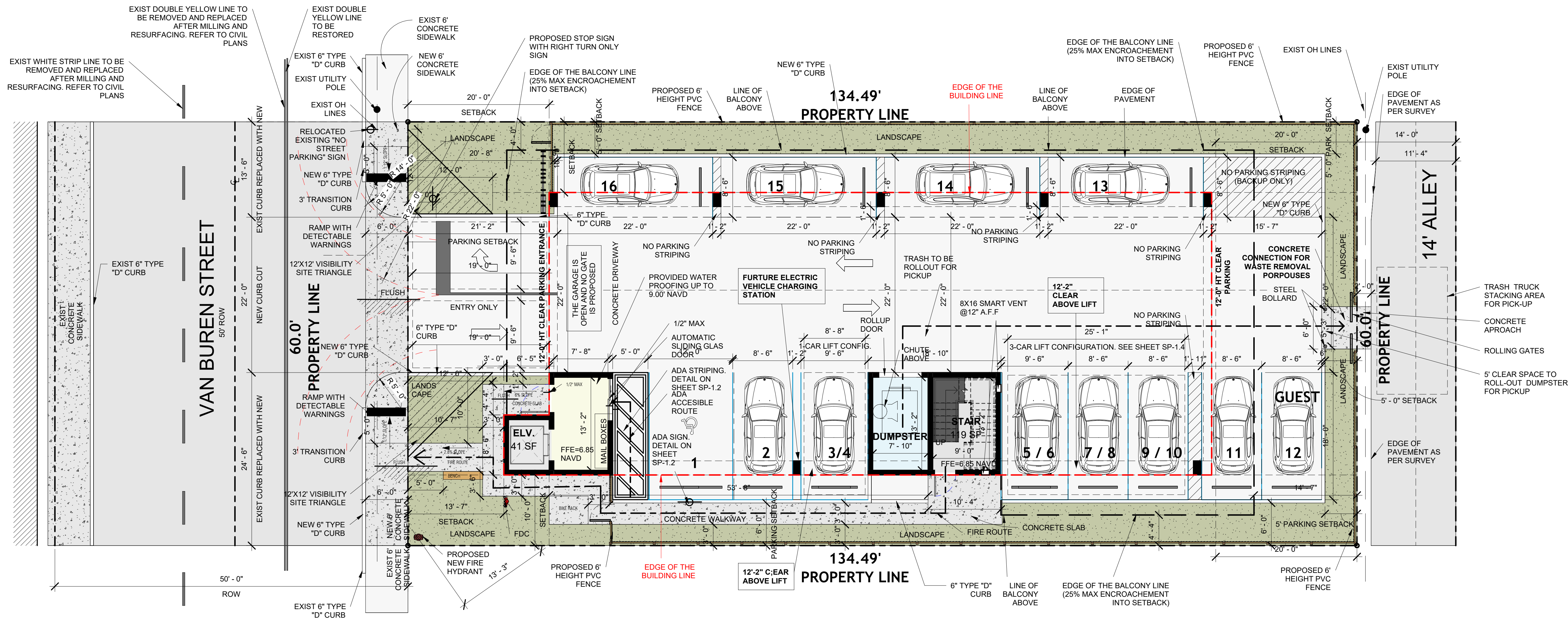
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	SOD
	CONCRETE SLAB
	NO PARKING STRIPING
	CONCRETE DRIVEWAY
	ASPHALT
HATCH LEGEND 1/4" = 1'-0"	



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

L.L.R.
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Louis L. Rios - Registered Architect
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A 1.1	
OF:	SHEETS:

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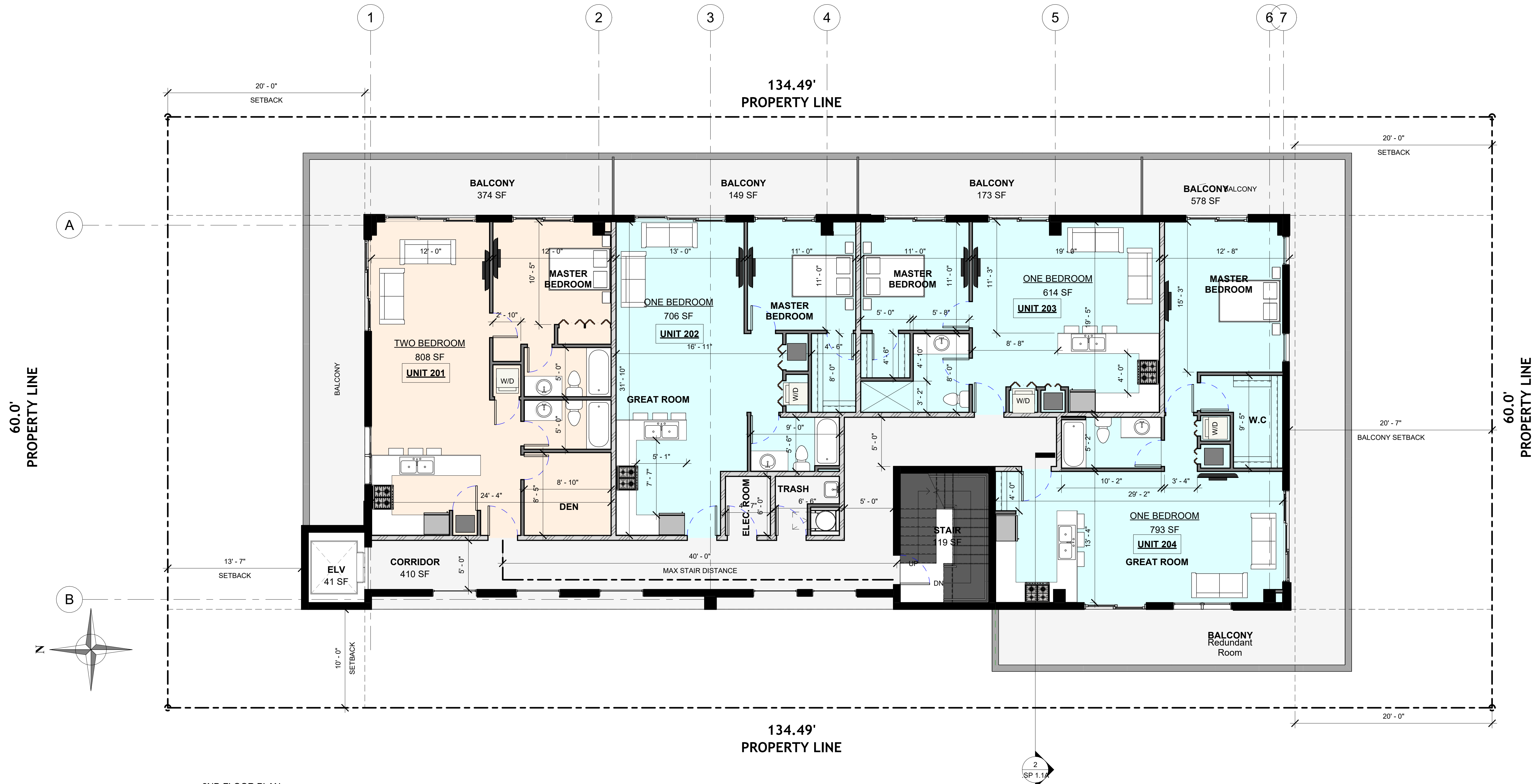


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A 1.2	
OF:	SHEETS:

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3/16" = 1'-0"



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

60.0'
PROPERTY LINE

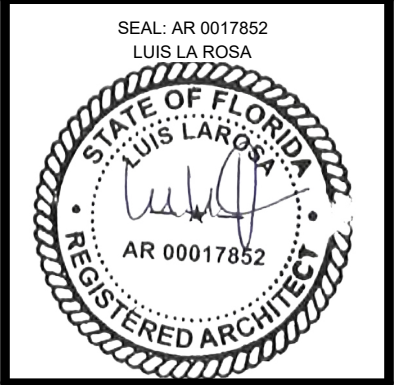
134.49'
PROPERTY LINE

60.0'
PROPERTY LINE

134.49'
PROPERTY LINE

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

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SHEET:	
A 1.3	
OF:	SHEETS:

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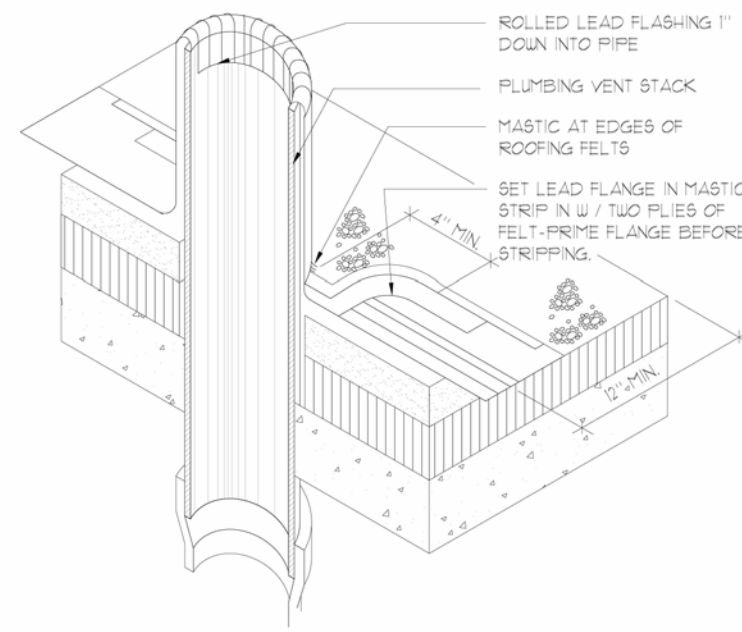
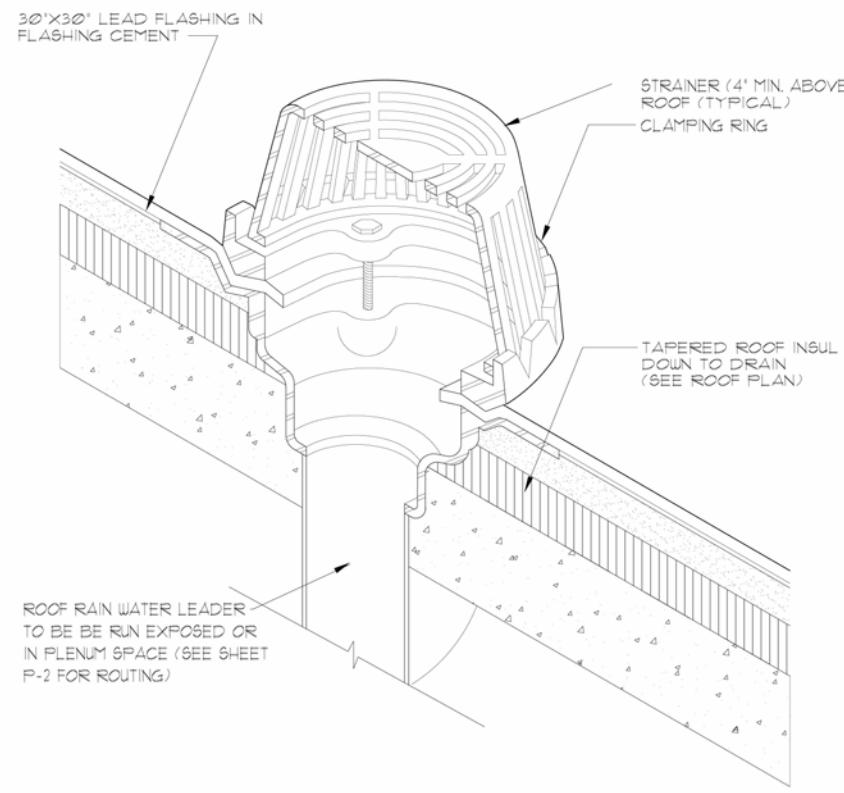
3/16" = 1'-0"

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Revision		
REV	DATE	BY
1	11/15/2024	JAG



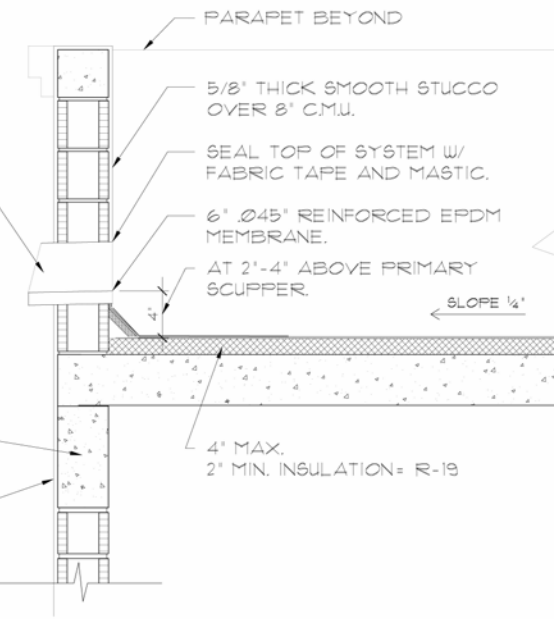
LLR Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLRARCH@GMAIL.COM
Luis La Rosa - Registered Architect
AR# 00017852



NOTE:
SCUPPER DESIGN AND
INSTALLATION TO BE AS PER
"MAGNA ARCHITECTURAL
MANUAL", 4TH EDITION, PLATE
21, FIG. A.

CONC. BEAM REFER TO
STRUCTURAL PLANS
FOR SIZE &
REINFORCING.

1/4\"/>



ROOF PLAN KEY NOTES:

1. A/C COMPRESSOR (SEE MECH. DWG'S)
2. ROOF ACCESS HATCH (SEE DETAIL 4/A-1.5 AND STR. DWG'S)
3. R.W.L. SEE DETAIL 2/A-1.5 (SEE PLUMBING DWG'S)
4. N/A.
5. EMERGENCY OVER FLOW SCUPPERS.
F.B.C SECTION 1106.7 (5" RAINFALL RATE)
1" HEAD X 12" WEIR = 692 SQ FT
PROVIDE 2# PER AREA = 1384 SQ. FT.
(MAX ROOF AREA PER RWL = 1290 SQ. FT.

NOTE: ROOF SLOPE 1/4" PER 1'-0" MIN. AS PER F.B.C. 8TH EDITION 2023 BUILDING SECTION 1515.2.2.1

AS PER F.B.C. 8TH EDITION (2023) BUILDING 1503.4.2.1 OVER FLOW SCUPPERS IN PARAPETS TO BE NOT LESS THAN 2" NOR MORE THAN 4" ABOVE LOWEST POINT OF ROOF LEVEL.

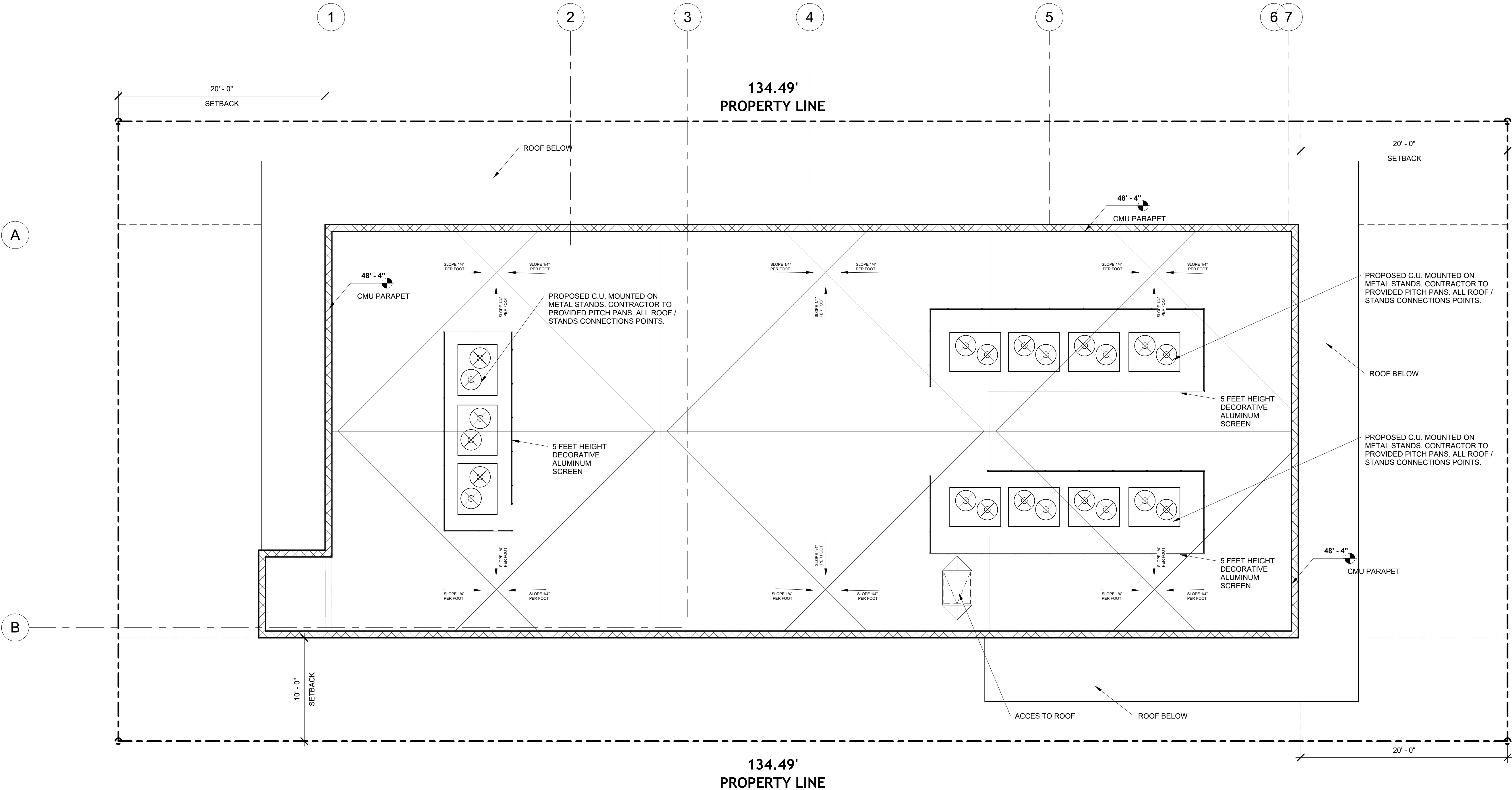
ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF ROOF AS PER F.B.C. 8TH EDITION 2023 BUILDING SECTION 1503.4.2 & 1616.3

NOTE:

1917.4.10-INSULATION BOARD WITH LIGHTWEIGHT INSULATING CONCRETE SHALL CONFORM TO TYPE I EXPANDED POLYSTYRENE INSULATION AS DEFINED IN ASTM C578.

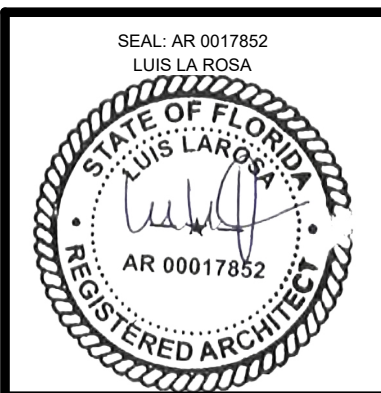
1.PACKAGED INSULATION BOARD DELIVERED TO THE JOB SITE SHALL COMPLY WITH THE PROVISIONS OF SECTION 2603.2.

2.INSTALLATION OF INSULATING BOARD IN CONJUNCTION WITH LIGHTWEIGHT INSULATING CONCRETE SHALL COMPLY WITH UPLIFT REQUIREMENTS SET FORTH IN SECTION 1609 (SECTION 1620 FOR THE HIGH-VELOCITY HURRICANE ZONE). INSULATION PANELS SHALL BE PLACED IN A MINIMUM 1/8-INCH (3.2 MM) SLURRY OF INSULATING CONCRETE WHILE THE MATERIAL IS STILL IN A PLASTIC STATE. THE INSULATING CONCRETE SHALL BE CAST OVER THE INSULATION BOARDS ACCORDING TO THE INSULATING CONCRETE MANUFACTURER'S PRODUCT APPROVAL. INSULATION PANELS SHALL BE PROVIDED WITH HOLES AND/OR SLOTS FOR KEYING AND VENTING.



1 TOP OF ROOF
3/16\"/>

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
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3/16\"/>

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Revision			
REV	DATE	BY	
1	TAC-2	11/15/2024	AG
2	PDB	11/15/2025	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
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11/18/2025 9:14:53 AM

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1 PROPOSED NORTH ELEVATION
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

SW 7005
Pure White

A

BODY

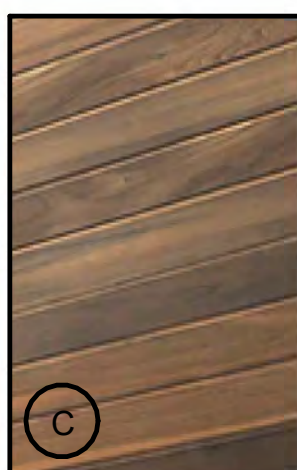
MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005

SW 7668
March Wind

B

TRIM

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



C

TRIM

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

- 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

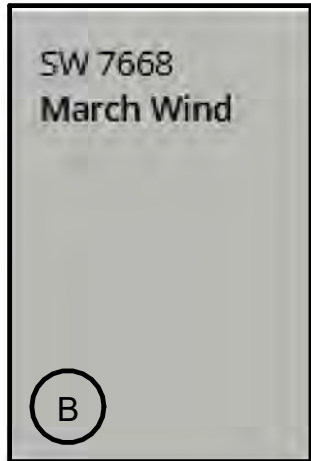
MATERIAL LEGEND
1/4" = 1'-0"

MATERIAL BOARD



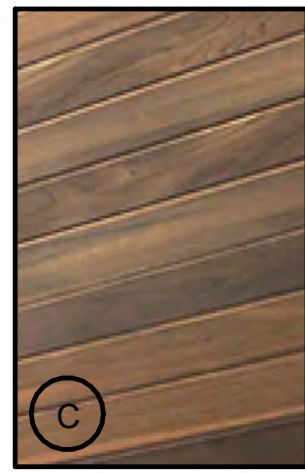
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MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: PURE WHITE
NUMBER: SW 7005



TRIM

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



TRIM

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



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

Revision		
REV	DATE	BY
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 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
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OF:	SHEETS:

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As indicated

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1	TAC-2	11/15/2024	AG
2	PDB	11/15/2025	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
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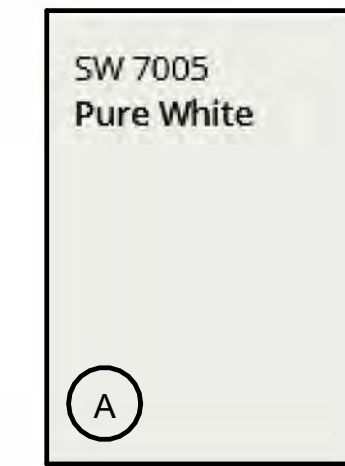
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- A 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C DECORATIVE EXTERIOR TILE OR CLAD
- D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F IMPACT RESISTANT GLASS RAILING

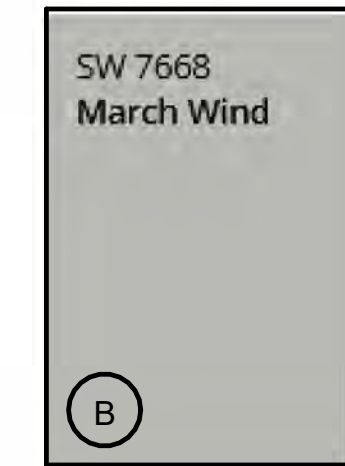
MATERIAL LEGEND
1/4" = 1'-0"

MATERIAL BOARD



BODY

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COLOR NAME: PURE WHITE
NUMBER: SW 7005



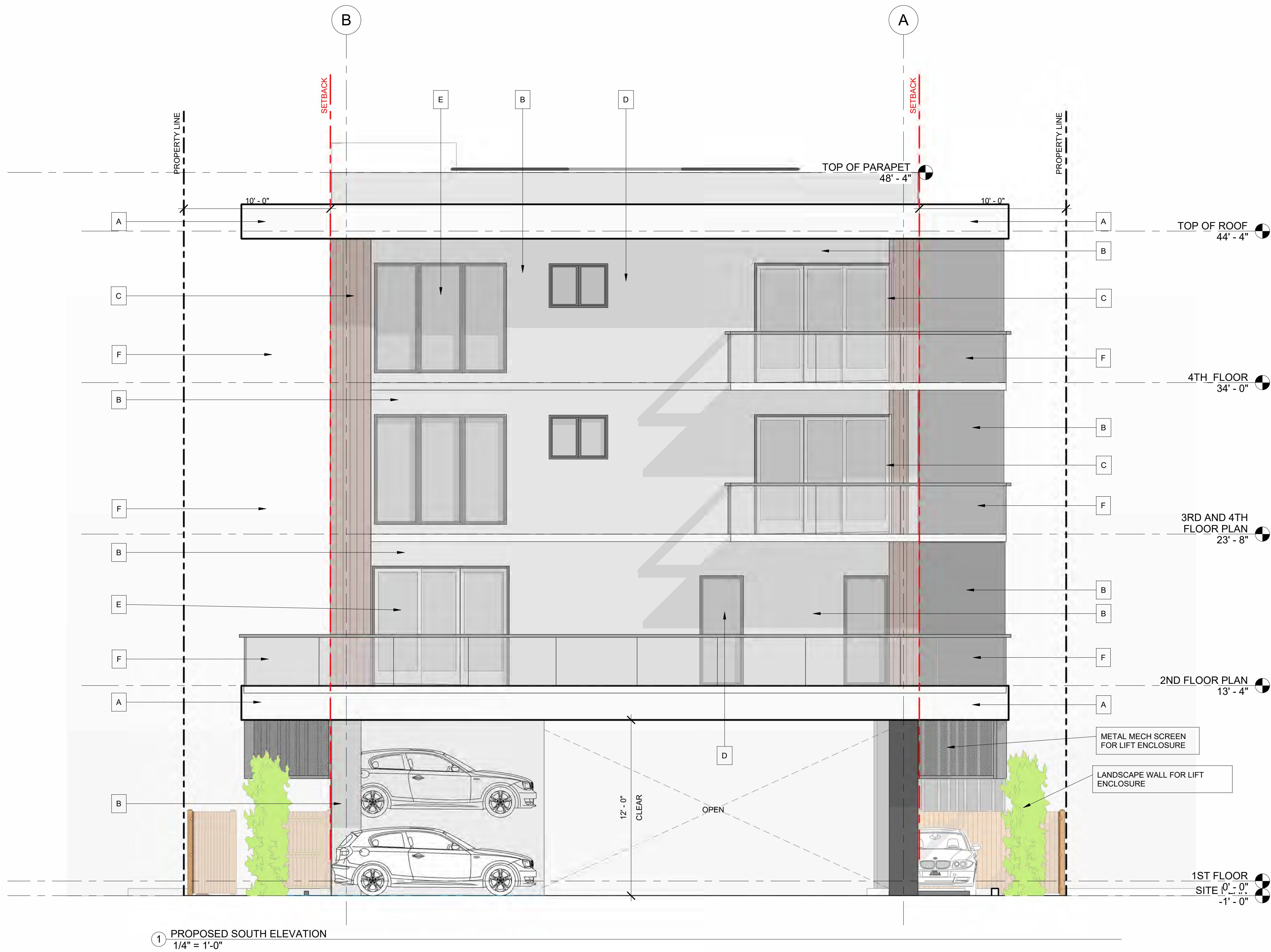
TRIM

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



TRIM

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



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

Revision			
REV	DATE	BY	
1	TAC-2	11/15/2024	AG
2	PDB	11/15/2025	AG
4	PDB	09/17/2025	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
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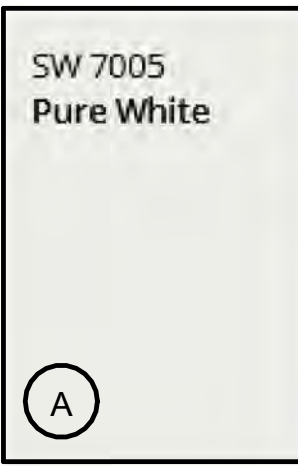
100% CONSTRUCTION DOCUMENTS

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

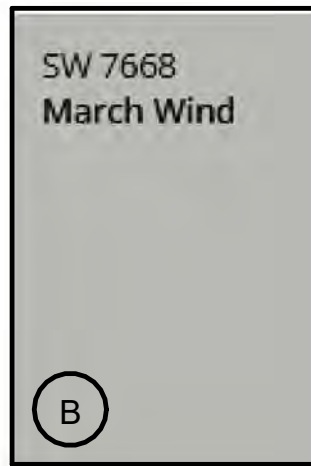
MATERIAL LEGEND
1/4" = 1'-0"

MATERIAL BOARD



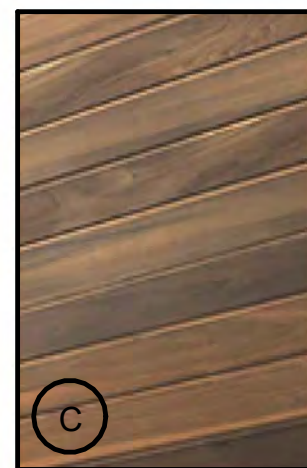
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NUMBER: SW 7005



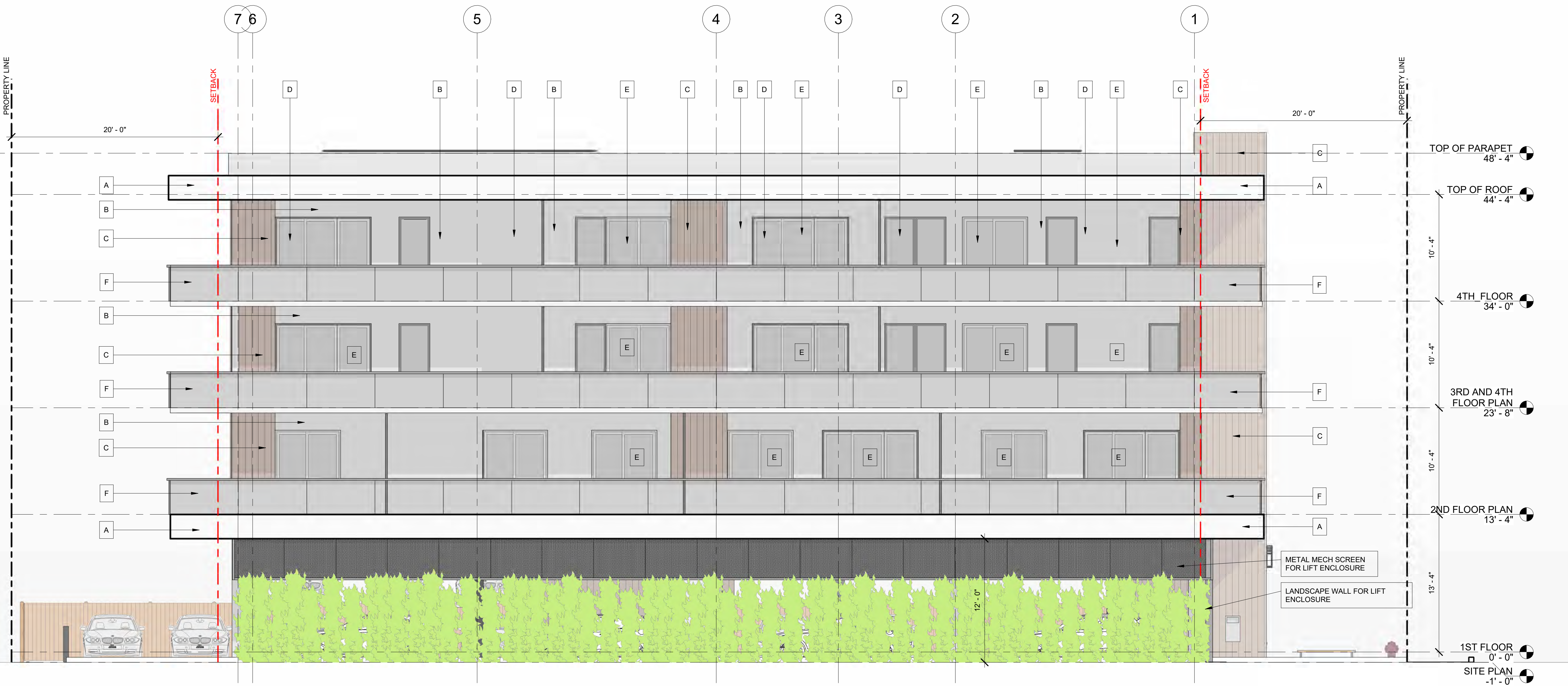
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MANUFACTURER: SHERWIN-WILLIAMS
COLOR NAME: MARCH WIND
NUMBER: SW 7668



TRIM

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



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



1 AXONOMETRIC VIEW 1



LLR Architects, Inc.
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(CELL) - 786-543-0851
E-MAIL: LLRARCH@GMAIL.COM
LLRARCH.COM
-Registered Architect
AR 00017852
Luis La Rosa

Revision		
REV	DATE	BY
1	PDB	11/15/2025 JAG

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
OF: SHEETS:

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① 1714 VAN BUREN



② 1714 VAN BUREN.







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E-MAIL: LARON@LLRARCHITECTS.COM

LEI
AR 00017852
Laron

Registered Architect

Revision			
REV	DATE	BY	

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
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LLRARCHITECTS.COM

LEIS LAROSA
-Registered Architect
AR 00017852

Revision			
REV	DATE	BY	

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
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9000 SHERIDAN STREET ST. 158
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E-MAIL: L.LARSON@LLRARCHITECTS.COM

Luigi Larso
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AR 00017852

Revision		
REV	DATE	BY

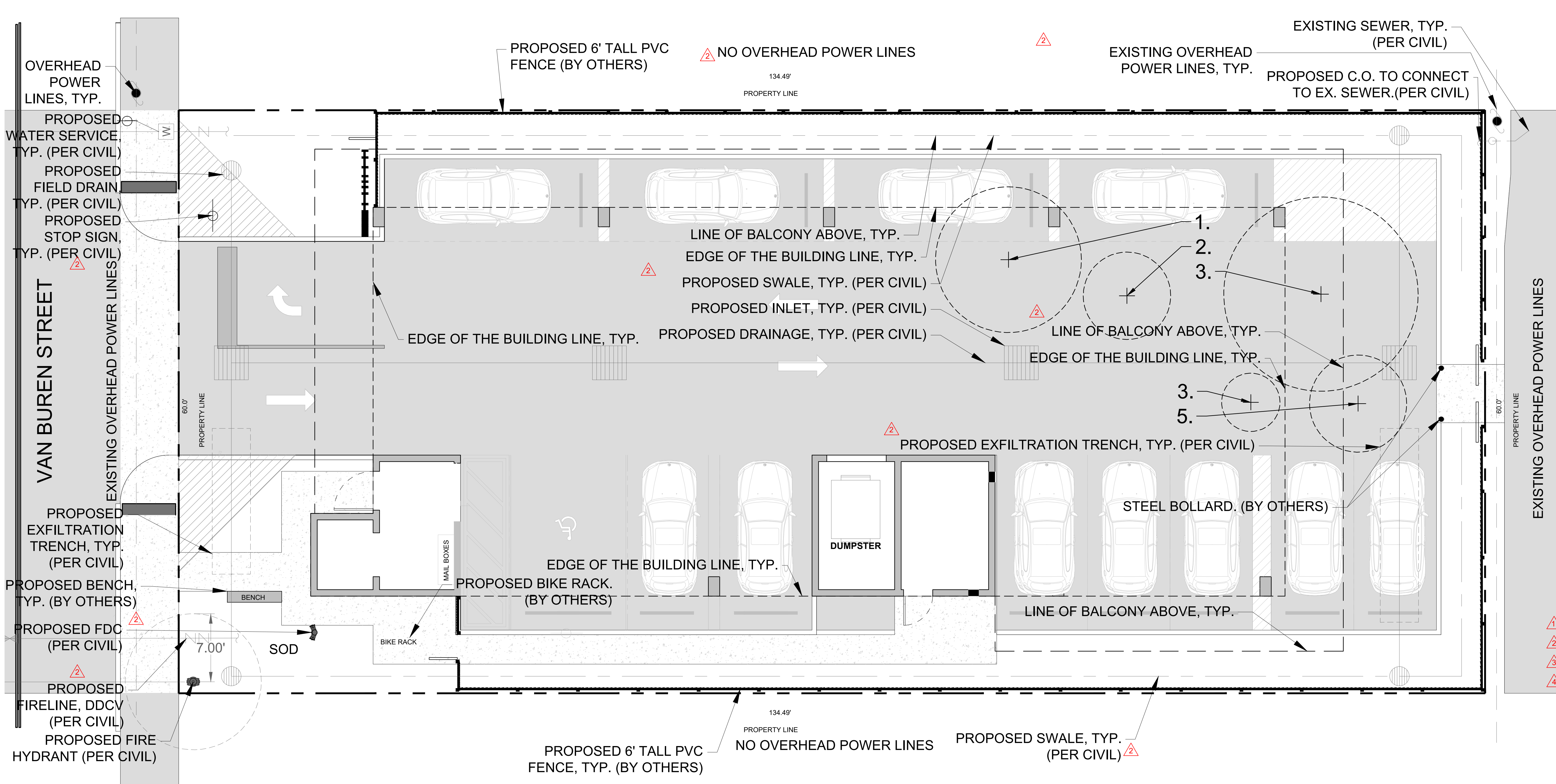
PROPOSED 10-UNITS MULTI FAMILY DEVELOPMENT FOR:
VB CIRCLE LLC
1714 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020



DRAWN:	Author
CHECKED:	Checker
DATE:	09/04/2024
SCALE:	AS NOTED
JOB. NO.:	024-055
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11/18/2025 9:15:17 AM



Existing Trees (All to be Removed):

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

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Architect:

LJR Architects, Inc.

ARCHITECTURE & PLANNING
1390 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
OFFICE: 305-403-7258
CELL: 786-543-0891
E-MAIL:
LLAROSA@LAROSAARCHITECTS.COM

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

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
— ★ —
STATE OF
FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = 5'

0 2.5' 5' 10'

LS-2



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

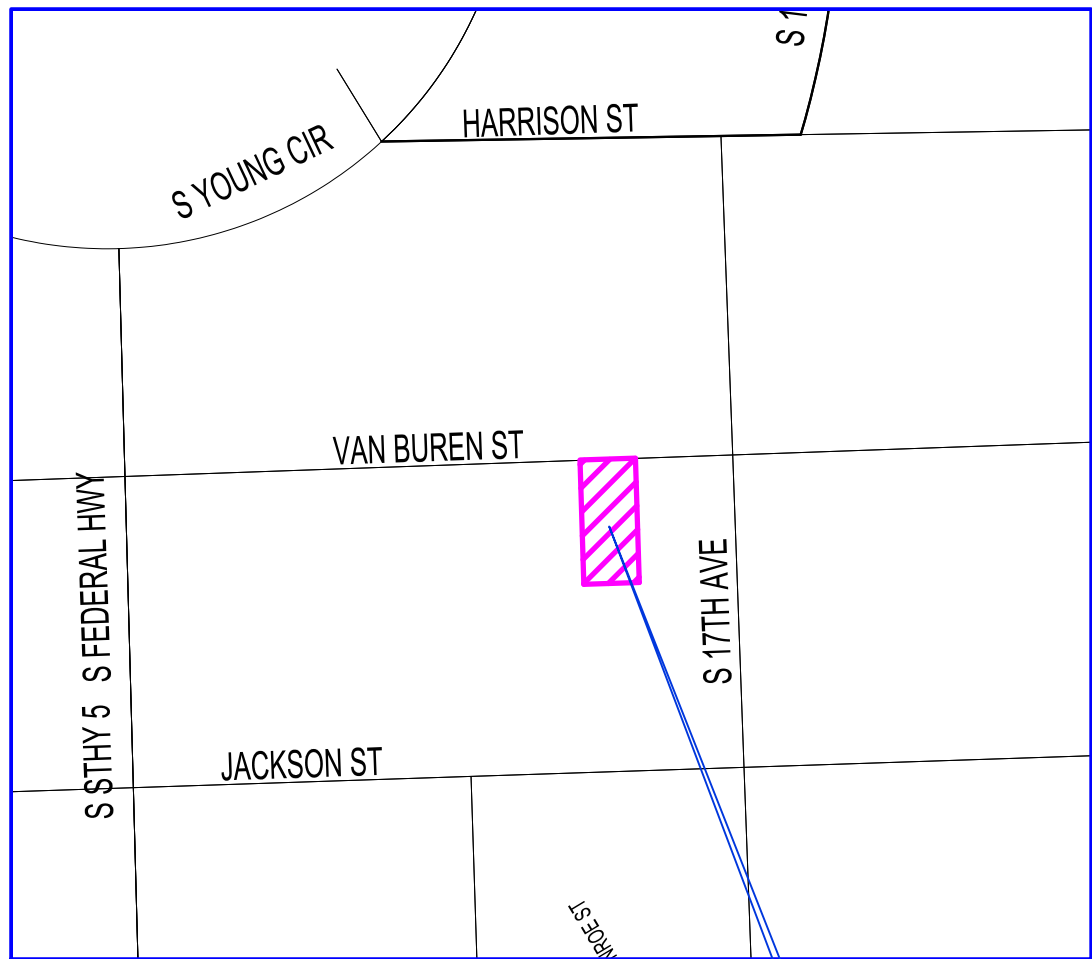
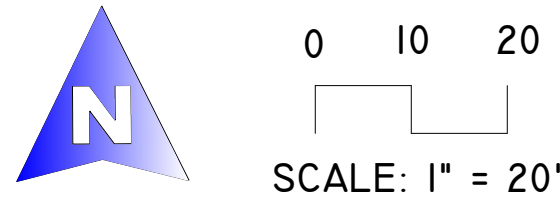
LLR Architects Inc.

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.



SURVEY LEGEND

- Vicinity Map
- Property Address and Parcel Id
- Legal Description
- Area Tabulation
- Zoning Information
- Surveyor's Report
- ALTA/NSPS Certification
- Project / Survey Number
- Survey Map

1 VICINITY MAP

Not to Scale

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 provide to Surveyor).

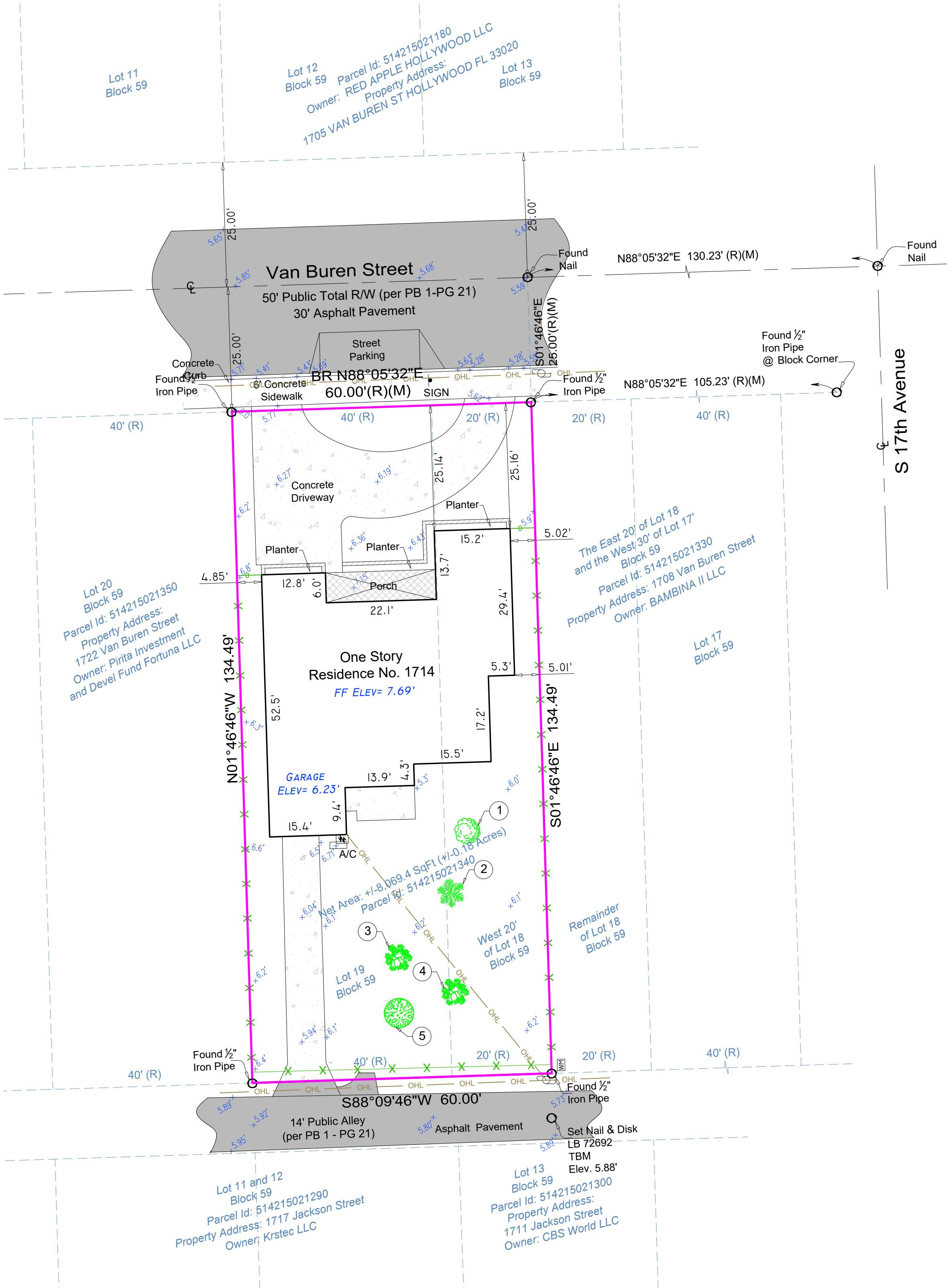
7 CERTIFICATIONS

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

9 SURVEY MAP



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 equalled 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, 168' 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

BELLO & BELLO LAND SURVEYING

12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LBH#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.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: <u>10</u> #Rooms <u> </u>
Proposed Non-Residential Uses	<u>0</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u> </u> (Area: <u> </u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>16</u>)
Height (# of stories)	(# STORIES) <u>4</u> (<u>44'-4"</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>10,695</u> 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. 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: [Signature] 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.

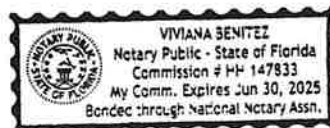
Sworn to and subscribed before me
this 14 day of October

[Signature]

Notary Public

State of Florida

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



[Signature]
Signature of Current Owner

Gustavo LANG
Print Name