

**LAUDERDALE LAKES
FIRE STATION 37**



Architects, Inc.
4316 West Broward Boulevard
Plantation, Florida 33317
954-792-8525
AA #26000685



OPTION 1
LAUDERDALE LAKES FIRE STATION 37

CPZ ARCHITECTS, INC.

4316 West Broward Boulevard, Plantation, FL 33317
200 N El Mar Drive, Suite 200, Jensen Beach, FL 34957
Tel (954) 792-8525 • www.cpzarchitects.com • AA# 26000685



LAUDERDALE LAKES ZONING INFORMATION:

PROJECT NUMBER: 2329 FS 37, CITY OF LAUDERDALE LAKES
 PROJECT ADDRESS: 3461 NW 43RD AVE, LAUDERDALE LAKES, FL 33319

PARCEL ID: 49412406010
 ABBREVIATED PROPERTY DESCRIPTION: LAUDERDALE LAKES CITY CENTER 64-12 B PARCEL A

ZONING DISTRICT = CF, COMMUNITY FACILITIES DISTRICT (LDR ZONING MAP)

FLOOD ZONE = AH/AE (DEPENDING ON THE MAP LINKED BELOW)

100-YEAR ELEVATION (BASE FLOOR ELEVATION, BFE, EFFECTIVE JULY 31ST, 2024) =
 AE, 7 FEET BFE NAVD88
 BROWARD COUNTY FEMA FLOOD MAP

BROWARD COUNTY FLOOD HAZARD AREAS MAP = STATIC BFE = 8 FEE NAVD88

SECTION 709 - COMMUNITY FACILITIES (CF) ZONING DISTRICT

709.7, MAXIMUM HEIGHT = 60 FEET OR 5 STORIES, WHICHEVER IS LESS

709.7, FRONT YARDS = 25 FEET DEPTH

RESIDENTIAL PROPERTY NO PARKING AREAS WITHIN 20 FEET OF ANY STREET LINE

709.7, SIDE YARDS = 25 FEET

709.10, REAR YARDS = 20 FEET

OFF-STREET PARKING = "ONE PARKING SPACE FOR EACH BED", CONSIDERING "OTHER RESIDENTIAL BUILDINGS" PER LAND DEVELOPMENT REGULATIONS CH. 8 SECTION 801.4.4 (A). MINIMUM 14 PARKINGS)

GROSS BUILDING AREAS:	
GROSS 1ST FLOOR BLDG. AREA:	16,230SF
TRAINING TOWER (3 STORIES):	810SF
GENERATOR AREA:	209SF
TOTAL:	17,249SF

TOTAL PARKING SPACES NEEDED:	
14 SPACES (INCLUDING 2 ADA SPACES)	

PARKING CALCULATION	
ADMINISTRATION	
GOVERNMENT OFFICES (SECTION 801.4.6)	856 SF 1 SPACE/300SF GROSS = 3 SPACES
FIRE STATION	
DORMITORIES (SECTION 801.4.4 (A))	14 DORMS 1 SPACE/DORM = 14 SPACES
17 PARKING REQUIRED	
17 SPACES PROVIDED	
9 SPACES DISPLACED/RELOCATED	

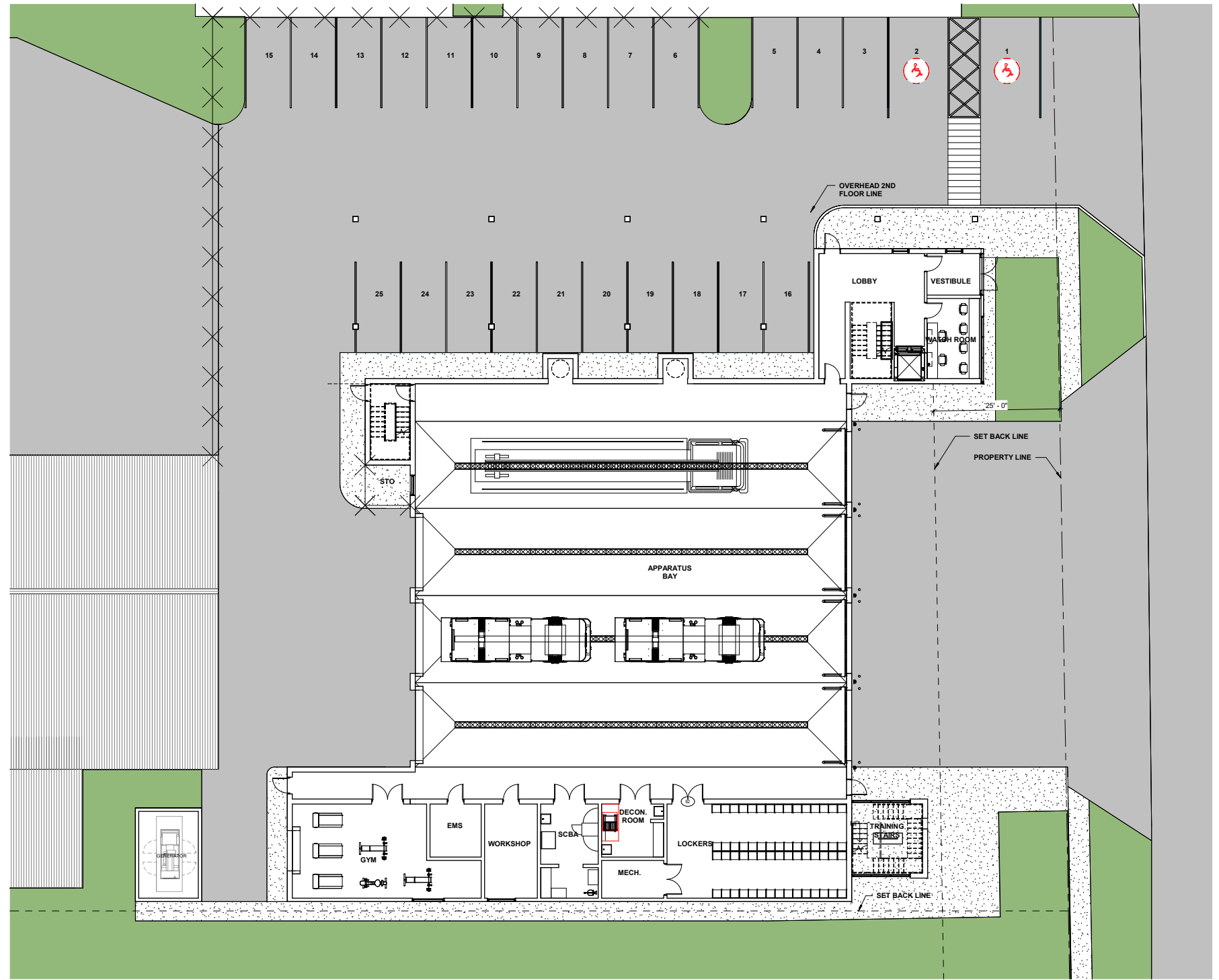
OPTION 1 - FIRST FLOOR
LAUDERDALE LAKES FIRE STATION 37



**OPTION 2
LAUDERDALE LAKES FIRE STATION 37**

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PROJECT NUMBER: 2329 FS 37, CITY OF LAUDERDALE LAKES
 PROJECT ADDRESS: 3461 NW 43RD AVE, LAUDERDALE LAKES, FL 33319

PARCEL ID: 494124060010
 ABBREVIATED PROPERTY DESCRIPTION: LAUDERDALE LAKES CITY CENTER 64-12 B PARCEL A

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100-YEAR ELEVATION (BASE FLOOR ELEVATION, BFE, EFFECTIVE JULY 31ST, 2024) = AE, 7 FEET BFE NAVD88
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BROWARD COUNTY FLOOD HAZARD AREAS MAP = STATIC BFE = 8 FEE NAVD88

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PARKING CALCULATION

Administration
 Government Offices (Section 801.4.6)
 1,757.62SF / 1 Space/300SF gross = 6 Spaces

Fire Station
 Dormitories (Section 801.4.4(a))
 14 Dorms / 1 space/dorm = 14 spaces

20 Parking Required
25 Spaces Provided

AREA CALCULATION

FIRST FLOOR SF:
 10,928.69 SF

SECOND FLOOR SF:
 4754.94 SF

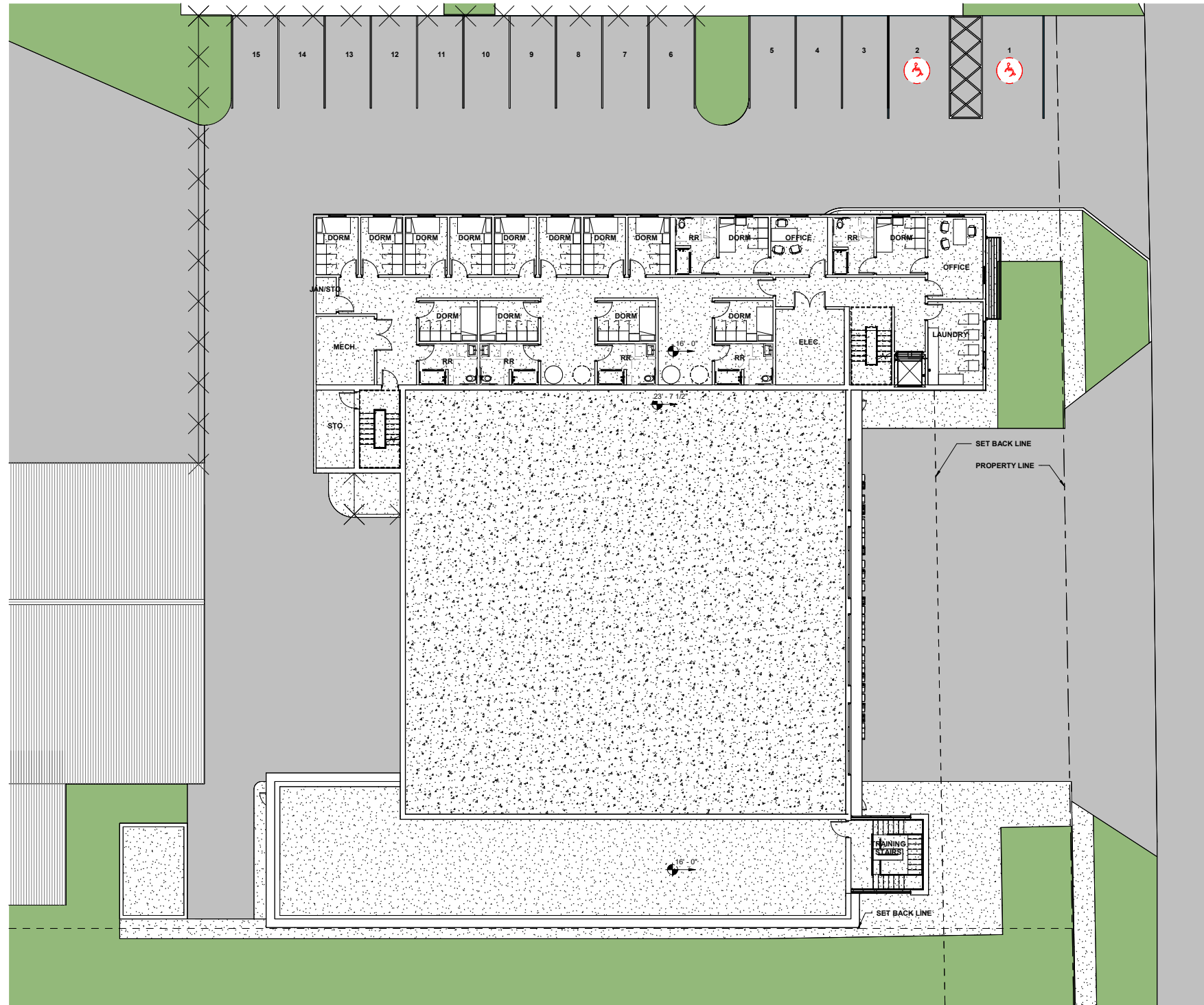
THIRD FLOOR SF:
 4754.94 SF

TRAINING TOWER SF:
 209 SF X 3 LEVELS = 627 SF

GENERATOR SF:
 209 SF

TOTAL SF:
 21,274.57 SF

**OPTION 2 - FIRST FLOOR
 LAUDERDALE LAKES FIRE STATION 37**

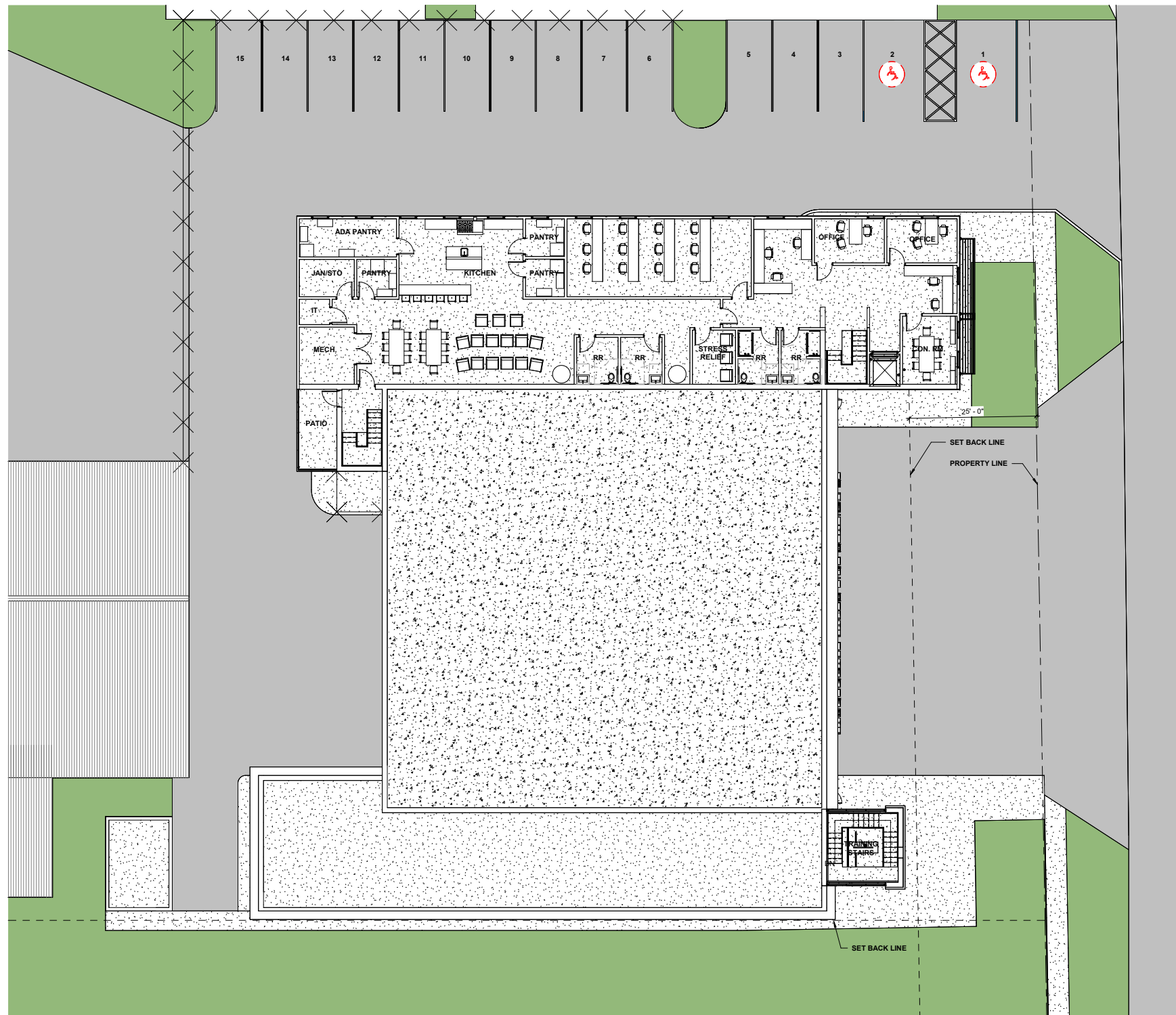


LAUDERDALE LAKES ZONING INFORMATION	
PROJECT NUMBER: 2329 FS 37, CITY OF LAUDERDALE LAKES PROJECT ADDRESS: 3461 NW 43RD AVE, LAUDERDALE LAKES, FL 33319	
PARCEL ID: 48412400010 ABBREVIATED PROPERTY DESCRIPTION: LAUDERDALE LAKES CITY CENTER 64-12 B PARCEL A	
ZONING DISTRICT - CF, COMMUNITY FACILITIES DISTRICT (LDR ZONING MAP)	
FLOOD ZONE - AH/AE (DEPENDING ON THE MAP LINKED BELOW)	
100-YEAR ELEVATION (BASE FLOOR ELEVATION, BFE, EFFECTIVE JULY 31ST, 2024) = AE, 7 FEET BFE NAVD83 BROWARD COUNTY FEMA FLOOD MAP	
BROWARD COUNTY FLOOD HAZARD AREAS MAP = STATIC BFE = 8 FEE NAVD83	
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PARKING CALCULATION	
Administration Government Offices (Section 801.4.6) 1,757.62SF 1 Space/300SF gross = 6 Spaces	
Fire Station Dormitories (Section 801.4.4(a)) 14 Dorms 1 space/1dorm = 14 spaces	
20 Parking Required 25 Spaces Provided	
AREA CALCULATION	
FIRST FLOOR SF: 10,928.69 SF	
SECOND FLOOR SF: 4754.94 SF	
THIRD FLOOR SF: 4754.94 SF	
TRAINING TOWER SF: 209 SF X 3 LEVELS = 627 SF	
GENERATOR SF: 209 SF	
TOTAL SF: 21,274.57 SF	

**OPTION 2 - SECOND FLOOR
LAUDERDALE LAKES FIRE STATION 37**

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PARCEL ID: 494124060010 ABBREVIATED PROPERTY DESCRIPTION: LAUDERDALE LAKES CITY CENTER 64-12 B PARCEL A	
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AREA CALCULATION	
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THIRD FLOOR SF: 4754.94 SF	
TRAINING TOWER SF: 209 SF X 3 LEVELS = 627 SF	
GENERATOR SF: 209 SF	
TOTAL SF: 21,274.57 SF	

**OPTION 2 - THIRD FLOOR
LAUDERDALE LAKES FIRE STATION 37**

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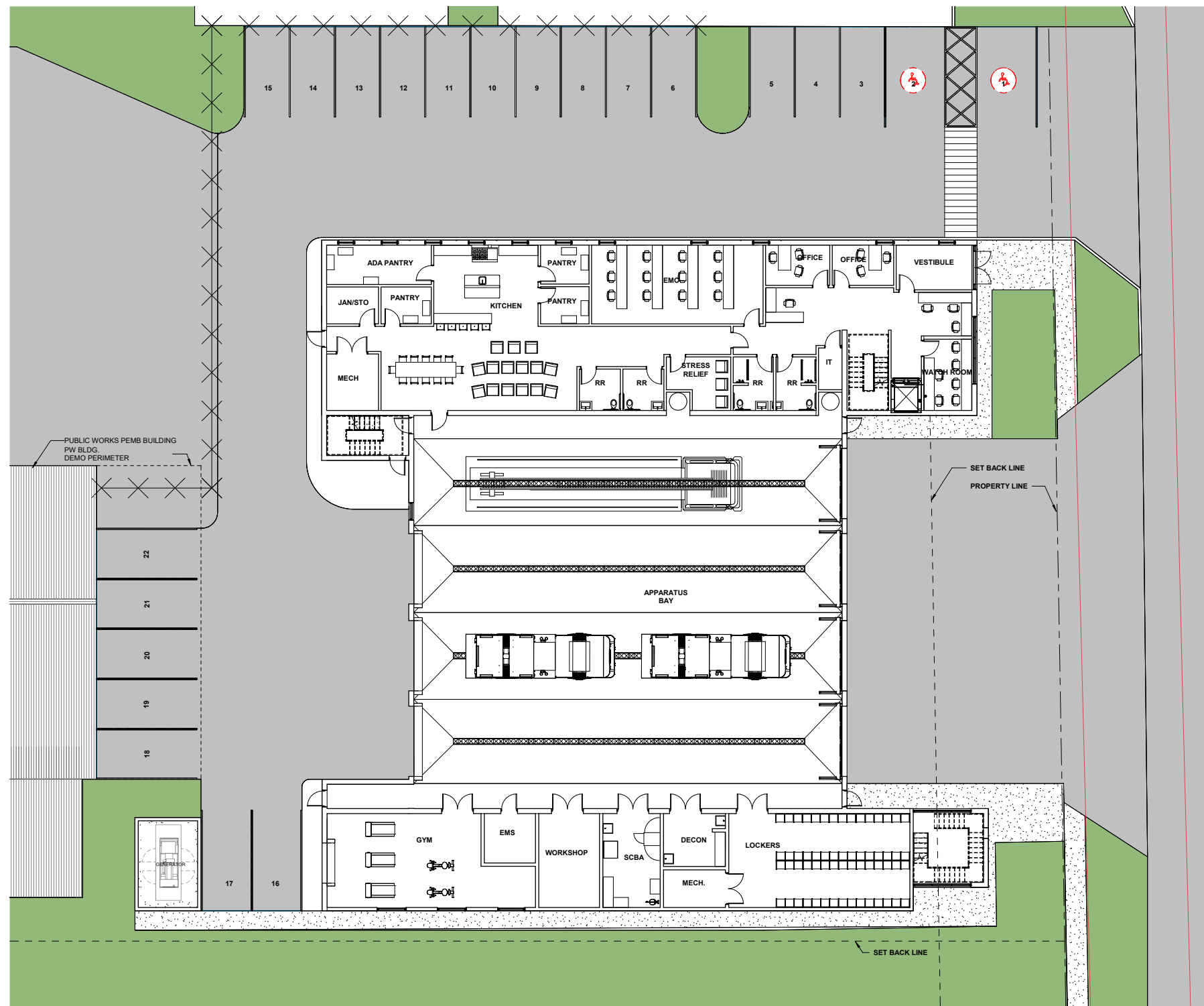
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**OPTION 3
LAUDERDALE LAKES FIRE STATION 37**

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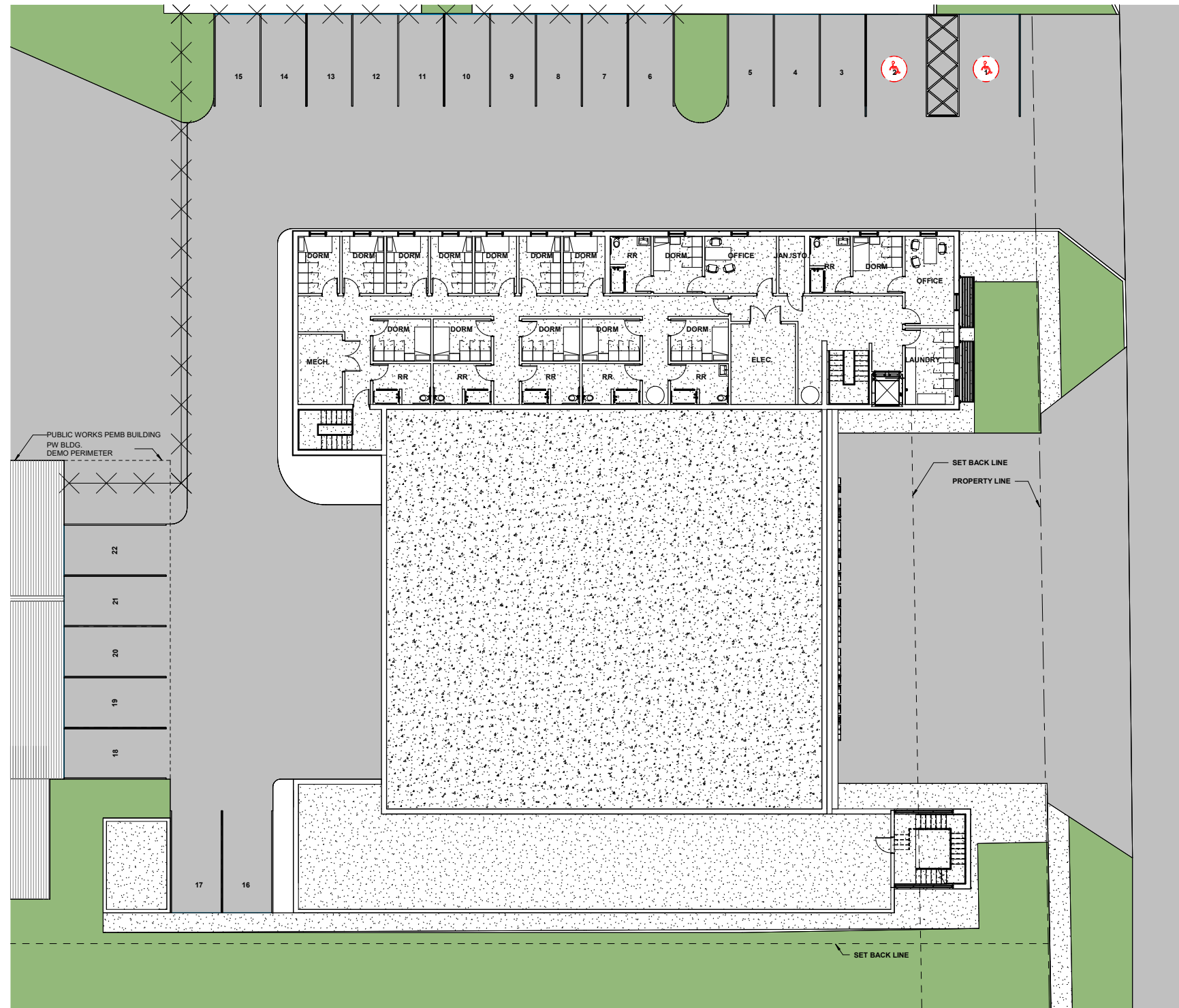


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PARKING CALCULATION
 Administration
 Government Offices (Section 801.4.6)
 1,740.34SF 1 Space/300SF gross = 6 Spaces
 Fire Station
 Dormitories (Section 801.4.4(a))
 14 Dorms 1 space/dorm = 14 spaces
 20 Parking Required
22 Spaces Provided

AREAS CALCULATION
 FIRST FLOOR SF:
 14,004.49 SF
 SECOND FLOOR SF:
 4,726.45 SF
 GENERATOR SF:
 209 SF X 3 LEVELS = 627 SF
 TRAINING TOWER SF:
 235 SF
 TOTAL SF:
 19,594.94 SF

**OPTION 3 - FIRST FLOOR
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22 Spaces Provided

AREAS CALCULATION

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GENERATOR SF:
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TRAINING TOWER SF:
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TOTAL SF:
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**OPTION 3 - SECOND FLOOR
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