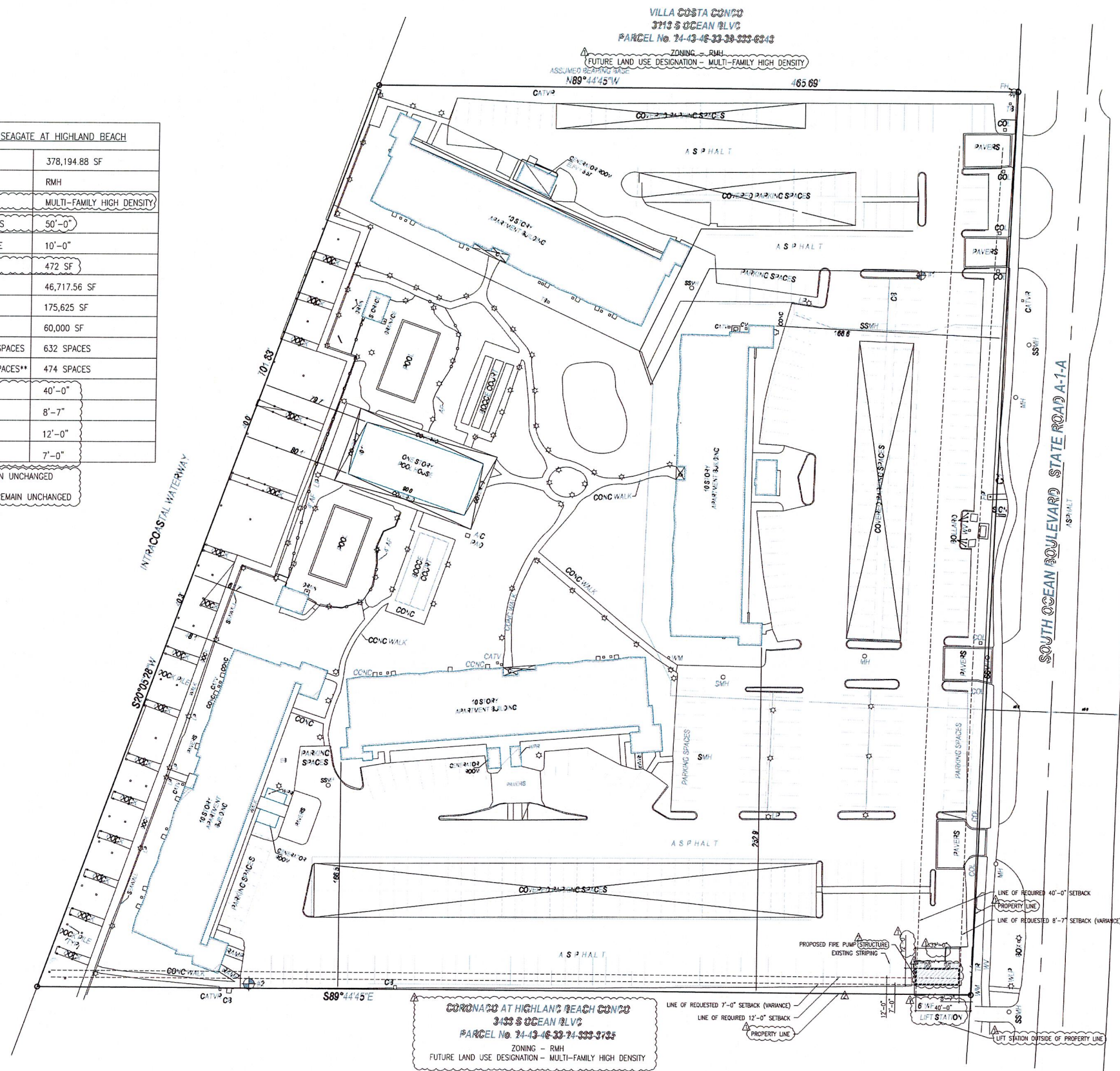


<u>FIRE PUMP VARIANCE AT SEAGATE AT HIGHLAND BEACH</u>	
LAND AREA	378,194.88 SF
EXISTING ZONING	RMH
 FUTURE LAND USE DESIGNATION	MULTI-FAMILY HIGH DENSITY
 REQUIRED HEIGHT OF STRUCTURES	50'-0"
HEIGHT OF PROPOSED STRUCTURE	10'-0"
 SF OF PROPOSED STRUCTURE	472 SF
BUILDING AREA IN SF	46,717.56 SF
PAVED AREA IN SF	175,625 SF
LANDSCAPE AREA IN SF*	60,000 SF
AMOUNT OF REQUIRED PARKING SPACES	632 SPACES
AMOUNT OF EXISTING PARKING SPACES**	474 SPACES
 REQUIRED FRONT SETBACK	40'-0"
PROPOSED FRONT SETBACK	8'-7"
REQUIRED SIDE SETBACK	12'-0"
PROPOSED SIDE SETBACK	7'-0"
 *EXISTING LANDSCAPING TO REMAIN UNCHANGED	
**EXISTING PARKING SPACES TO REMAIN UNCHANGED	



1 CONCEPTUAL SITE PLAN
A-100 SCALE: 1/32"=1'-0"

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HIGHLAND BEACH
BUILDING DEPARTMENT

O&S
ASSOCIATES
ENGINEERS & ARCHITECTS
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HOLLYWOOD, FL 33024
305.676.9888
NEW JERSEY • NEW YORK • PENNSYLVANIA
OHIO • D.C. • FLORIDA

SEAL: JASON BORDEN
FL PE #83983

FIRE PUMP VARIANCE
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

7.29.25	CITY COMMENTS	O.O.
8.21.25	CITY COMMENTS	O.O.
NO.	DATE	REVISIONS
DESIGN:		J.B.
DRAWN:		S.R.
CHECKED:		J.B.
SCALE:		AS SHOWN
DATE:		06-27-2025
PROJECT NO.:		07-200004-02
DOB STAMP AND SIGNATURE:		

DRAWING TITLE:

 CONCEPTUAL SITE PLAN

DRAWING No.

A-100

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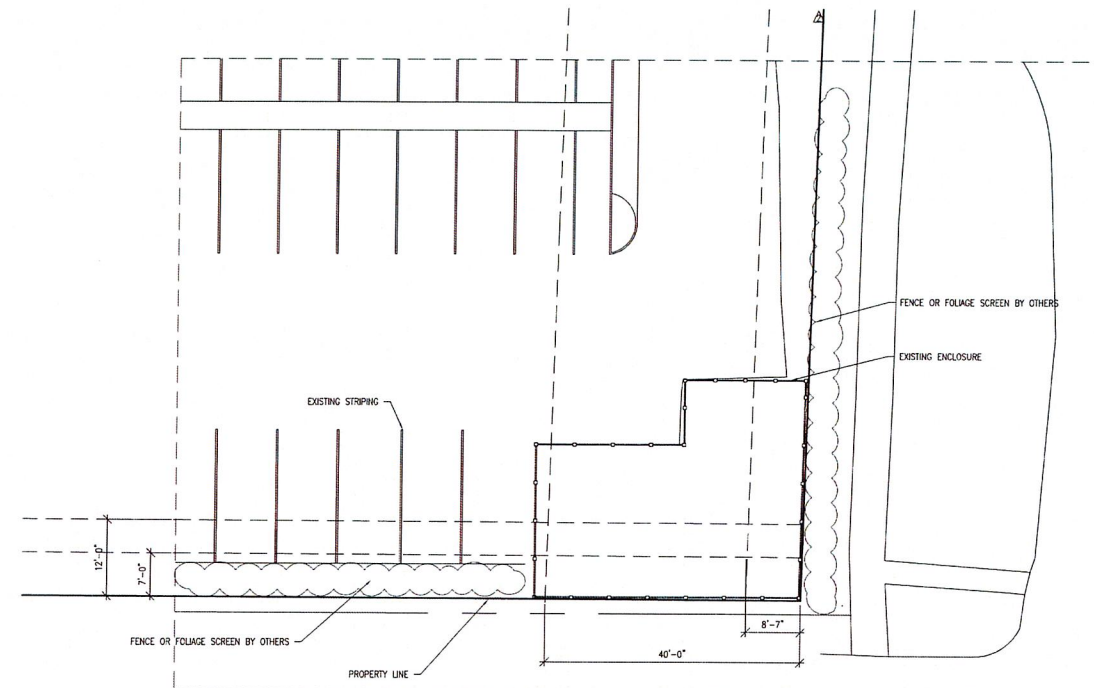
SEAL: JASON BORDEN
FL PE #83583

FIRE PUMP VARIANCE
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

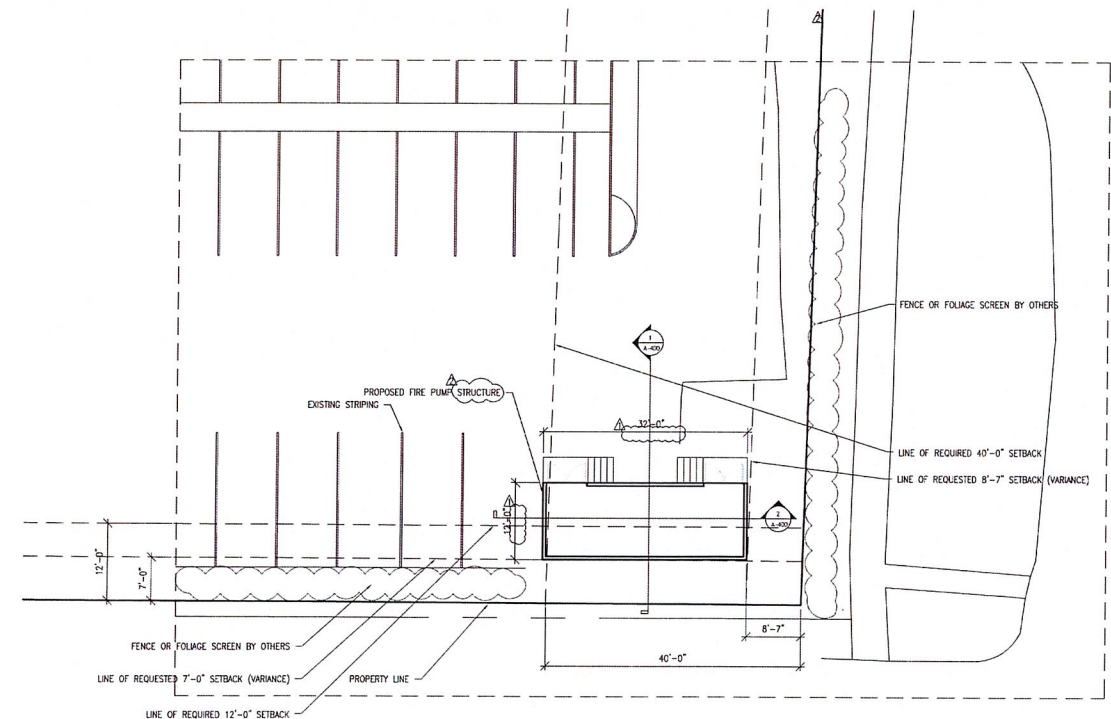
	7.29.25	CITY COMMENTS	O.O.
	8.21.25	CITY COMMENTS	O.O.
NO.	DATE	REVISIONS	BY
DESIGN:		J.B.	
DRAWN:		S.R.	
CHECKED:		J.B.	
SCALE:		AS SHOWN	
DATE:		06-27-2025	
PROJECT No.:		07-200004-02	
DOB STAMP AND SIGNATURE:			

DRAWING TITLE:
EXISTING &
PROPOSED
CONCEPTUAL
ENLARGED PLANS

DRAWING No.
A-101



1 EXISTING ENLARGED PLAN
A-101 SCALE: 3/32"=1'-0"



2 PROPOSED ENLARGED PLAN
A-101 SCALE: 3/32"=1'-0"

RECEIVED

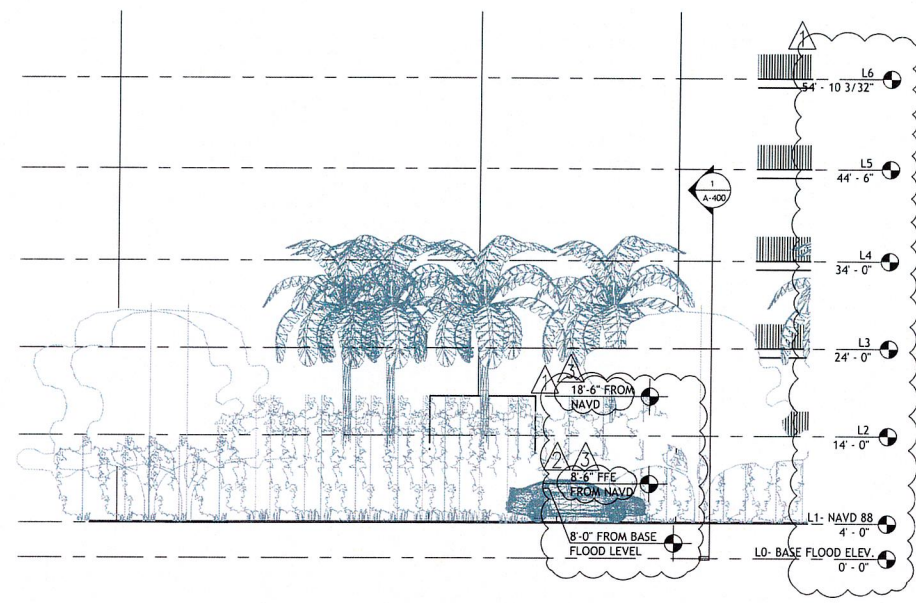
OCT 01 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

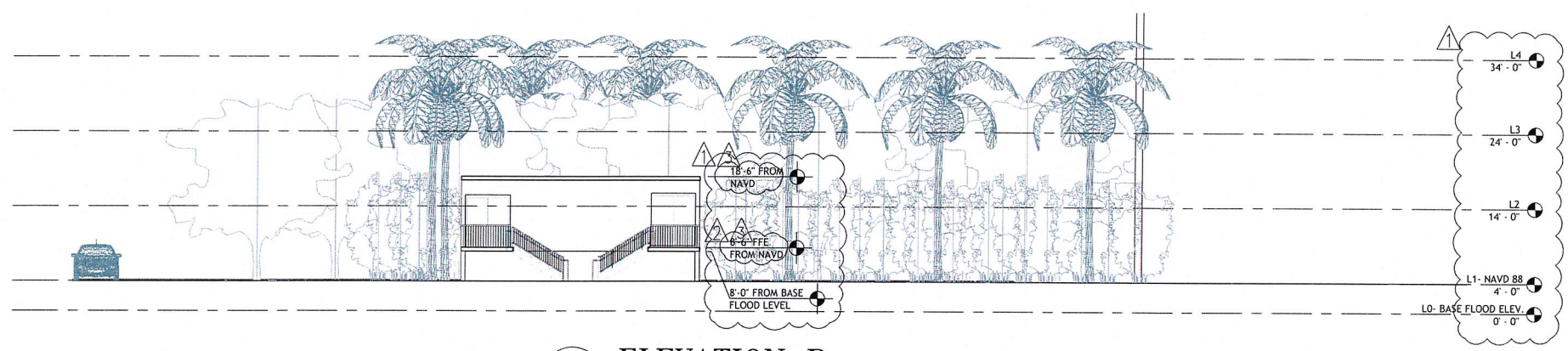
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SEAL: JASON BORDEN
FL PE #83583

FIRE PUMP VARIANCE
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487



1 ELEVATION A
A-300 SCALE: 1/8"=1'-0"



2 ELEVATION B
A-300 SCALE: 1/8"=1'-0"

ELEVATIONS REFERENCED ON SURVEY PROVIDED BY PRINCIPAL MERIDIAN SURVEYING, INC. ACCORDING TO NAVD88

7.29.25	CITY COMMENTS	O.O.
8.21.25	CITY COMMENTS	O.O.
9.8.25	CITY COMMENTS	O.O.

NO.	DATE	REVISIONS	BY

DESIGN:	J.B.
DRAWN:	S.R.
CHECKED:	J.B.
SCALE:	AS SHOWN
DATE:	06-27-2025
PROJECT No.:	07-200004-02

DOB STAMP AND SIGNATURE:

DRAWING TITLE:
CONCEPTUAL FIRE
PUMP ELEVATIONS

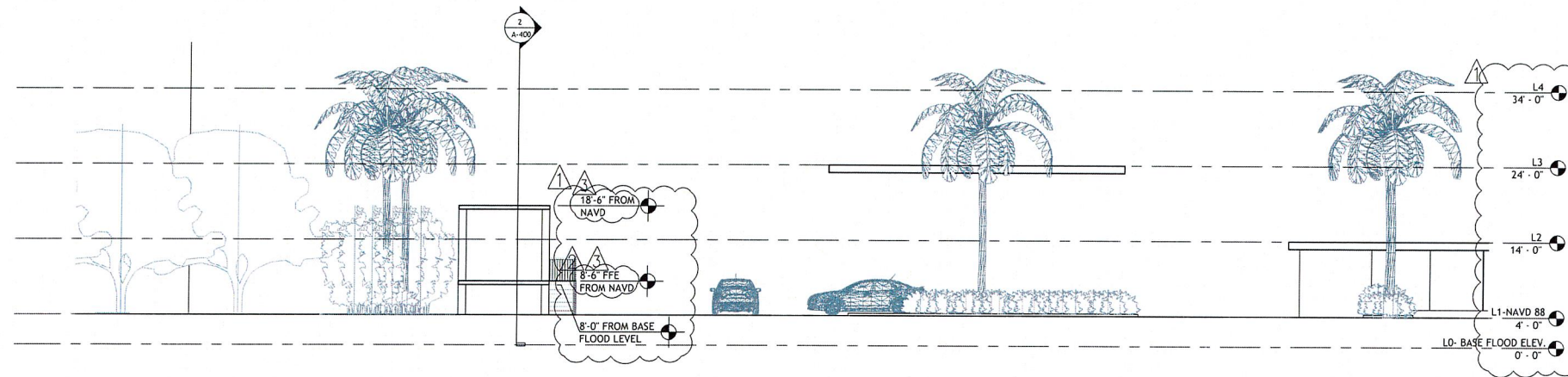
DRAWING No.

A-200

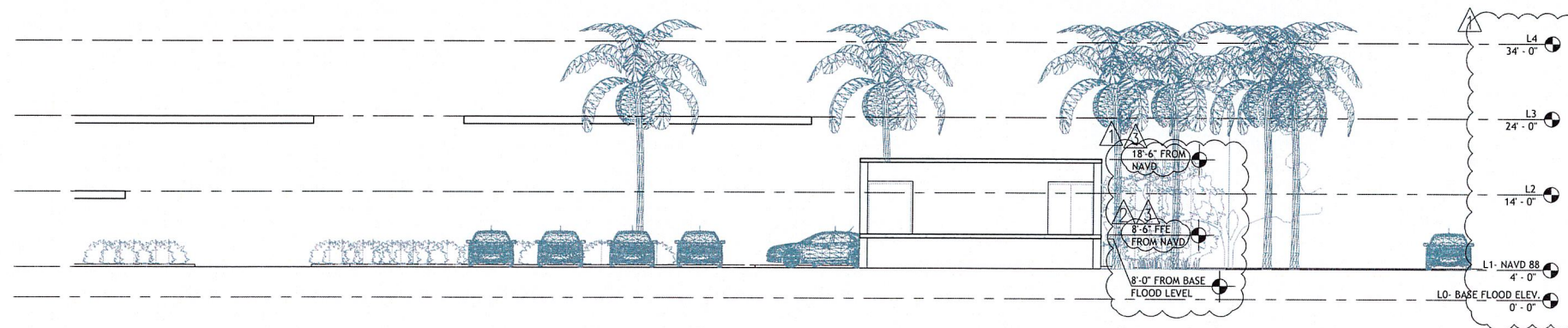
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HIGHLAND BEACH
BUILDING DEPARTMENT



1 SECTION A
A-400 SCALE: 1/8"=1'-0"



2 SECTION B
A-400 SCALE: 1/8"=1'-0"

ELEVATIONS REFERENCED ON SURVEY PROVIDED BY PRINCIPAL MERIDIAN SURVEYING, INC. ACCORDING TO NAVD88

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SEAL: JASON BORDEN
FL PE #83583

FIRE PUMP VARIANCE
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

7.29.25	CITY COMMENTS	0.0.
8.21.25	CITY COMMENTS	0.0.
9.8.25	CITY COMMENTS	0.0.

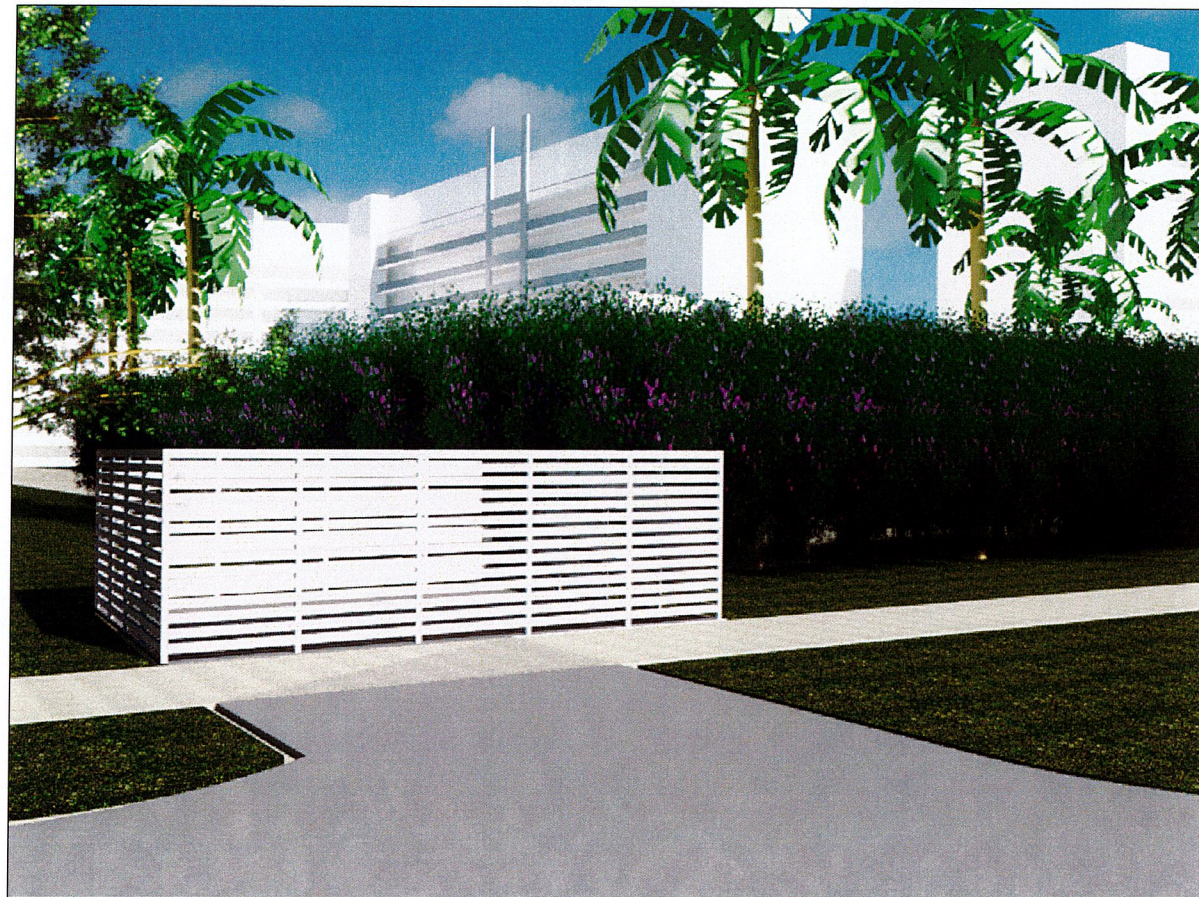
NO.	DATE	REVISIONS	BY
-----	------	-----------	----

DESIGN:	J.B.
DRAWN:	S.R.
CHECKED:	J.B.
SCALE:	AS SHOWN
DATE:	06-27-2025
PROJECT No.:	07-200004-02
DOB STAMP AND SIGNATURE:	

DRAWING TITLE:
CONCEPTUAL FIRE
PUMP SECTIONS

DRAWING No.

A-300



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SEAL: JASON BORDEN
FL PE #83583

FIRE PUMP VARIANCE
SEAGATE OF HIGHLAND BEACH CONDOMINIUMS
3224 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487

A	7 39 25	CITY COMMENTS	0.0
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DATE	TIME	OFFICER COMMENTS	S.O.

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NO.	DATE	REVISIONS	BY
-----	------	-----------	----

DESIGN:	LB
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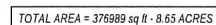
DESIGN:	J.B.
DRAWN:	S.R.

CHECKED:	J.B.
----------	------

SCALE:	AS SHOWN
--------	----------

DATE:	06-27-2025
PROJECT No.:	07-200004-02

A-500

[illegible]

**PRINCIPAL MERIDIAN
SURVEYING, Inc.**
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764



SIGNED  DOUG WALKER
PROFESSIONAL ENGINEER AND MAPPER
FLORIDA CERTIFICATE NO. 7211

DATE	JH	CD	MS	FIELD	DATE
07-28-25	JH	CD	JH	MS	CD
04-14-25	JH	CD	JH	MS	CD
08-04-24	JH	CD	JH	MS	CD
09-29-22	JH	CD	JH	MS	CD

22-0601

BULK STORAGE

ADD TOPO

UPDATE

BOUNDARY SURVEY

PURPOSE

JOB#