

April 2, 2013

Ms. Natacha Josiah  
Zoning Officer  
City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

RECEIVED

APR 09 2013

CITY OF COCONUT CREEK  
DEPT. OF SUSTAINABLE DEVELOPMENT

RE: Bel Lago Clubhouse

Dear Ms. Josiah:

I received your email regarding the discrepancy between the dimensions of the Bel Lago Clubhouse as shown on the Approved Site Plan and those indicated in the Construction Drawings, specifically an increase in the overall dimensions of the Clubhouse from 88' x 63' to 96' x 65'.

Although changes were made to several of the Bel Lago buildings during the Planning and Zoning approval process and revised building footprints incorporated in the Site Plan, expansion of the Clubhouse somehow slipped through the cracks. The increased dimensions are almost entirely the result of an increase in the size of the Fitness Room to satisfy the increasing popularity of that amenity with residents of other Altman projects. The Clubhouse plan shown on the Approved Site Plan is of the preliminary design based on a previous version of the Clubhouse. Expansion of the Fitness Room, increasing the building length from 88' to 96', occurred during the construction drawing phase. The increase in depth of the building from 63' to 65' is apparently the result of moving the two freestanding columns at the entrance further away from the building proper to increase the area of the covered entrance.

Regarding any negative impact on the site plan due to the increased dimensions, it is our opinion that the increased dimensions do not have a detrimental effect on either the functionality or aesthetic quality of the site and we are certain that the increase in size of the Fitness Room is an enhancement to the amenities provided for residents of the project and their guests. We do, however, very much regret not having brought the increase dimensions to your attention at the appropriate time, and we appreciate your bringing it to our attention.

Yours very truly,

STB Architects and Planners, Inc.



Ken Boone