

City of Coconut Creek InterOffice Memorandum

To: File

Date: April 9, 2013

From: Natacha Josiah
Zoning Officer



Subject: **Bel Lago**
Clubhouse revisions

The Development Review Committee has accepted the following to be included within the approved site plan file. Due to the nature of the request and the negligible impacts associated with the change, no additional review is required. This memo shall serve as formal acceptance of the changes identified herein and will be archived as follows:

1) Digital archive file;

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Requested Change:

The applicant is requesting approval for two (2) modifications to the approved site plan for the clubhouse only.

The first is a change to the overall dimensions of the clubhouse. As per the floor plan provided in the approved site plan, the size for the clubhouse was 88' x 63'. The applicant is requesting to increase the clubhouse size to 96' x 65' to accommodate the expansion of the fitness room. Further review of the approved site plan however, depicted a footprint consistent with the applicants' request. As a result, the request to increase the clubhouse will not alter the building footprint shown on the approved site plan and therefore does not have a negative impact to parking, setbacks etc.

The second change proposed is an interior renovation to the clubhouse. The different openings between the office area, mechanical and maintenance, café, and the club room were revised. The column between the fitness room and aerobics room were relocated to the east wall of the corridor, and the windows at the east exterior wall were redesigned. Plumbing and electrical shell were revised to accommodate plumbing fixtures.

Attached are the transmittal letters from the architect of record explaining the nature of the request. This approval is limited to changes as stated herein and does not preclude the applicant from complying with all other requirements shown within the approved site plan, building and engineering permits.

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cc: Liz Aguiar, Senior Planner
Heidi Solano, Planner

//Attachments:

STB

STB ARCHITECTS AND PLANNERS, INC.
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TELEPHONE (214) 739-8080 • FAX (214) 739-8084

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FEB 28 2013
CITY OF COCONUT CREEK

February 26, 2013

City of Coconut Creek Building Department
Bel Lago (Altis at Coconut Creek) Clubhouse Revisions
Owner Requested Revisions

Bel Lago - Clubhouse
Permit App. No. 12001730

The Owner has requested that revisions be made to the previously permitted Bel Lago Clubhouse. The requested changes are the result of a redesign of the interior function and appearance. In order to meet the construction schedule and commitments to investors, those changes that affect the building shell have been addressed first with interior finish details to follow. Shell revisions including the necessary structural changes and underground and in slab plumbing and electrical revisions for the new design are included in this submission.

Architectural and structural shell revisions are the following: The concrete masonry wall between the office, mechanical and maintenance wing and the Café and Club Room has been revised with different openings. A column between the Fitness Center and the former Kid's Room (now Aerobics Room) has been relocated to the wall east of the corridor. Fenestration at the east exterior wall has been revised.

Plumbing and electrical shell revisions have been made to accommodate plumbing fixtures that have been moved slightly and in-slab electrical outlets have been added. Revisions not affected by shell revisions have not been made.

Please address any questions that can be answered by the Architect to the individual listed below.
Thank you.

STB Architects
Ken Boone
(214) 739-8080
kboone@stbarchitects.com

April 2, 2013

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

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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