

Exhibit E

Applicant Justification Statement

June 27, 2022

City of Wellington Planning Department
Attn: Damian Newell
12300 Forest Hill Boulevard
Wellington FL 33414

Re: Lazy Dog Restaurant
Justification Statement &
Technical Deviation Justification
1381 S STATE ROAD 7
Wellington FL

Dear Mr. Newell,

Lazy Dog Restaurant proposes the development of a new freestanding restaurant building with outdoor patio at the above referenced location as detailed in the enclosed plans.

The Huntington Beach-based Lazy Dog Restaurant and Bar started 20 years ago. Lazy Dog proposes a casual dining atmosphere that is inspired by the comfort of the Rocky Mountains, cozy fireplaces and a massive chandelier grafted from aspen logs, with a rustic decor. Artwork and playful touches inspired by man's best friend will be woven throughout, a dog-friendly patio along with ample seating and fire pit. Both the bar and exterior patio will be outfitted with multiple flat screens for guests to enjoy their meals and crafted beers.

Lazy Dog restaurant proposes to construct a 7,942 sq. ft. building with adjacent 1,193 sq. ft. service yard and 1,906 sq. ft. outdoor covered patio. Lazy Dog is proposed operate from 11AM to 1AM five days per week and 9AM to 12AM on Saturday and Sunday. Lazy Dog proposes to employ 24 to 30 employees per shift. Lazy Dog proposes the sale of sandwiches, burgers, meats, fish, brick oven pizza, salads, beverages and alcoholic beverages and kids menu. Beer and wine is also proposed to be sold for offsite consumption as a part of takeout food sales and the Lazy Dog beer club. No dancing or live entertainment is proposed.

In response to the Justification Statement Questions:

1. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

The project is proposed to construct a new Lazy Dog Restaurant building within a new shopping center adjacent to the 441 commercial corridor and Multiple Use Planned Development (MUPD). The MUPD is established to promote the design of unified, multiple use developments for land which has a residential, commercial industrial, or commercial recreation designation on the Future Land Use Map and to provide for the efficient use of land by the integration of multiple uses within a single development. The intent of the MUPD is to provide for the development of multiple nonresidential uses with enlightened and imaginative approaches to community planning. The MUPD is consistent with the Mixed Use, Regional Commercial/LSMU and Commercial Future Land Use Map designations in the Land Use Element of the Comprehensive Plan. The proposed Lazy Dog Restaurant project will directly enact upon these goals, objectives and policies.

2. That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

The proposed Lazy Dog Restaurant project is designed to not conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

3. That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.

The proposed Lazy Dog Restaurant is completely compatible and constant with the existing and proposed surrounding the Lazy Dog Restaurant project site. The proposed Lazy Dog Restaurant will be surrounded by a commercial shopping center with parking field and

4. That the proposed request is consistent with Wellington neighborhood aesthetics.

The proposed Lazy Dog Restaurant building has been designed to utilize colors, materials and building design elements to match or be very similar to the surrounding Lotis Development. Lazy Dog Restaurant proposes to utilize similar stone, stone wainscot, horizontal wood elements, angled wall features, painted stucco colors, parapet caps, and black steel canopies to match and blend with the surrounding Lotis Development.

In response to the Technical Deviation Justification Questions:

1. Describe in detail the Technical Deviation.

Lazy Dog Restaurant requests technical deviation to allow the proposed building wall signage to exceed sign height of 30 inches for minor tenant principal/primary wall sign on the building primary façade. Lazy Dog Restaurant additionally request technical deviation to allow secondary wall signs to exceed the allowed 50% of sign area and height of the primary structure/primary wall signage (as approved on the building primary façade).

2. No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.

All wall signs as proposed by Lazy Dog Restaurant are not specifically prohibited by Wellington regulations.

3. The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of the user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.

The Lazy Dog Restaurant wall signage is proposed to tastefully accent the building architectural design. The individual channel letters are proposed to be sized in such a way that the signage is not overpowering for the building elevations and compliments the building elevations. The proposed signage deviation will enhance the aesthetic result of the overall sign program.

4. Approval of the deviation must not negatively impact another tenant or building shown on the Master Sign Plan.

Approval of the requested deviation will not negatively impact another tenant or building shown on the Master Sign Plan, in fact approval of the requested deviation will enhance the aesthetic appearance of the overall shopping center and therefore positively impact surrounding Tenants.

5. The technical deviation must not cause any negative off-site impacts.

Approval of the requested deviation will not cause any negative off-site impacts. In fact approval of the requested deviation will help to aid drivers on 441 in finding the Lazy Dog Restaurant location and correctly navigating to the restaurant. Such identification signage will have positive off-site impacts.

Sincerely,

Jared Taylor

Golden Property Development LLC