

## **Exhibit F**

### **Applicant Justification Statement**

Benihana National Corp. is seeking approval of exterior changes to the existing Cheddars restaurant located at 925 S. State Road 7 in Wellington in order to make visible to the public that the location has in fact become a new Benihana. The proposed changes are very limited and designed to diminish the brand identifiable elements of the Cheddars, while maintaining the basic architecture and colors of the building.

The proposed project will not involve any change to the size of the building or any expansions. The site is to remain as it was approved initially for the Cheddars unit. Any required landscaping that has been lost or is damaged will be replaced to bring the site back to the originally approved planting plan, provided as part of this submittal.

The proposed changes to the building will focus on maintaining the overall earth tones and natural stone and brick materials in place. Benihana is proposing changes to the existing metal awning color, the main entry element to the building, and the small roofs on the dormer elements to introduce more interesting elements that will identify the change and the Benihana use. They are also proposing to add some lighting sconces to enhance the main entry façade.

As a final step to identify this location as Benihana, the sign facing east over the building's main entry and the monument sign existing along State Road 7 will be changed to the Benihana trademarked signage. No additional signs are proposed.

The proposed request for changes to this existing commercial property are consistent with the purposes, goals, objectives, and policies of the Wellington Comprehensive Plan. None of the proposed changes are in conflict with the Wellington LDR and are consistent with its purpose and intent. The project is both compatible and consistent with other uses and zoning of properties surrounding this site. The request is appropriate for the site and its surrounding area. As with the originally approved development, the proposed changes for the project are consistent with Wellington neighborhood aesthetics.