

Exhibit H- Justification Statement

T A S O S K O K O R I S - A I A - L E E D A P
R E G I S T E R E D A R C H I T E C T - C T . N Y . N J . F L . M D . D C

July 22, 2022

Architectural Review Board
Village of Wellington Planning and Zoning
12300 Forest Hill Boulevard
Wellington, FL 33414

Re: Meralex Grand Prix Farms, 3846 Grand Prix Farms Road, Wellington, FL 33414

Dear board members:

We are requesting approval of the proposed design for the above referenced property as depicted on the accompanying documents. As you know, due to climatic similarities, most buildings in the Village of Wellington and more generally in the state of Florida are based on traditional southern European architecture. This building scheme is based on traditional Greek island architecture, which is typically exposed and pristine. In this proposal the structure will be surrounded by and integrated with a very rich and lush landscape that will both soften and enrich the cubist form. The structure will be surrounded by timber pergolas covered in bougainvillea, and exterior walls will become a background for large expanses of creeping fig. The plant material within the site has been selected very carefully, and the property will be surrounded by a dense perimeter hedge for privacy.

This particular architectural style requires flat and barrel vaulted roof lines, battered buttressing, and simple, clean shapes. Although this seems to contradict ARB guidelines, we request that the design be reviewed on its architectural merits as a whole together with the landscape design, not merely as a conformance exercise.

Please be advised that this design was unanimously approved by the Homeowners Association of Grand Prix Village South on July 15, 2022.

Below I am attaching a tabulation of conformance with Table 6.4-1 of the zoning ordinance:

MERALEX GRAND PRIX FARMS - 16-STALL STABLE, (4) D.U.	
Table 6.4-1. Design Criteria for Single-family and Multi-family Structures (4 units or less)	
ELEMENT	POINTS
More than 3,000 SF under air	20
Entry feature	10
First floor tie beam 9 feet or higher	10
Front elevation planes (2 or more)	10
Garage (two car or more)	10
Roof planes (3 or more)	10
Landscaping 20% in excess of minimum requirements	10
Columns (two or more—Free standing or engaged)	5
Shutters—Operative	5
Window with architectural feature, such as an arched, palladian, or clear story window	5
TOTAL PROVIDED	95
TOTAL REQUIRED	70

We are all very excited to make our clients vision a reality, and we believe that this project will be an architectural asset for the Village of Wellington.

Respectfully submitted,

Tasos Kokoris AIA, LEED AP