

## **Exhibit G- Justification Statement**

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03.12.2019

**RECEIVED**

By Planning and Zoning at 12:57 pm, Mar 13, 2019

### **The Village of Wellington**

**Attn. Kelly Ferraiolo**

Planning and zoning, building, code Enforcement  
12300 Forest Hill Blvd.,  
Wellington, FL 33414

### **RE: Justification Statement**

Please find listed below the responses to the Architectural Review Board's Justification Statement topics.

These responses shall be considered as part of the Construction Documents submitted SOL Design Studio as Architect of Record. The responses below answer the questions in Part #1 of the ARB application for the justification statement. The following application seeks ARB approval to add an exterior to a portion of The Mall at Wellington Green for the portion outside the restaurant.

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

**Response:** Per our coordination with the Village of Wellington's Zoning Department, we believe our proposed Exterior Canopy Structure, Screens, Misters, and Site Amenities are consistent with the Comprehensive Plan.

**B. 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.**

**Response:** Per our coordination with the Village of Wellington's Zoning Department, we believe our proposed Exterior Canopy Structure Area is not in conflict with any portion of the LDR.

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

**Response:** Per our coordination with the Village of Wellington's Zoning Department, we believe our proposed Exterior Canopy area as it proposed is compatible and consistent with existing uses and surrounding properties.

As designed, we are using the existing patio area without modifying the existing landscaped area or trees. We strongly believe this will be an enhancement to the exterior façade adjacent to one of the Mall's primary entrances.

**D. That the proposed request is consistent with Wellington neighborhood aesthetics.**

**Response:** We believe our proposed design for the patio is consistent with the Wellington neighborhood aesthetics.

### **Design Intent/ Goals:**

The greatest attraction for the Ford's Garage brand to this site, is its Key Focal point location to one of the Mall's Primary entrances, its proximity to the Food Court, and the Grand Front Patio.

As a restaurant brand, Ford's Garage has prided itself on providing varied seating environments. We were attracted to the existing large front and its potential to create a dynamic element that both attracts patrons to the Mall and our brand, but also provides a temperature controlled exterior seating environment. We are successfully creating these exterior seating environments throughout the State of Florida, where many times patrons request Patio seating as their first choice.

Keys to making this Exterior Patio space desirable is the combination of the temperature control with the Insulated Canopy roof deck minimizing thermal heat gain. We then amplify this with the use of turbo cool misters' system and roll down solar shades along the exterior envelope of the patio. These cooling functions allow for a comfortable dining experience on the patio.

The design of exterior canopy has the Ford's Garage signature patio tri-colored trim band, with our tradition single black round tube railing.

If you have any more questions regarding this project, please do not hesitate to call.

Sincerely,

**Carlos Molnar AIA**  
PRINCIPAL



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Molnar  
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**sol** Design Studio, llc

ARCHITECTURE.INTERIORDESIGN.SITEPLANNING.GRAPHICDESIGN

Cc Owner  
File Attachments