

**Justification Statement**  
**USPA National Polo Center (NPC)**  
**Village of Wellington**  
**Architectural Review Board (ARB) Approval Request**  
**Original Submittal: April 29, 2025**  
**Resubmittal: May 14, 2025**

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**Request**

On behalf of the applicant, USPA Sunday Field LLC (“Applicant”), Schmidt Nichols respectfully requests your consideration of this Site Plan Amendment application for the project known as USPA National Polo Center (NPC). The 85.62-acre subject property (73-41-44-22-00-000-5020) is located at 3667 120th Avenue S on the southwest corner of 120th Avenue South and 35th Street South in the Village of Wellington (“subject property”). The site is currently vested for equestrian uses and has been maintaining its current operations for the past 20 years. The applicant is proposing an Architectural Review Board (ARB) application (within the affected area below).



The Applicant requests consideration of the following:

**Request 1:**     **Architectural Review Board (ARB) application** for the proposed improvements to the NPC stadium roof (see below for further details).

## **JUSTIFICATION:**

The applicant is proposing to remove all of the existing timber and terra cotta tile stadium roof cover which is +/- 7,025 s.f. and replace said roof with +/- 11,100 s.f. of a more modern and functional standing seam metal roof system in a terra cotta color (see Roof Area Calculation at the bottom right corner of Sheet A-1 for further details). The proposed roof will not exceed the footprint of the existing stadium footprint.

Not only is the existing roof structure and roofing itself in desperate need of repair, but it currently doesn't provide proper shade coverage for many of the stadium seating areas. During a rainfall event, the applicant is proposing to collect the water in a gutter system and tie it underground into a stormwater collection system.

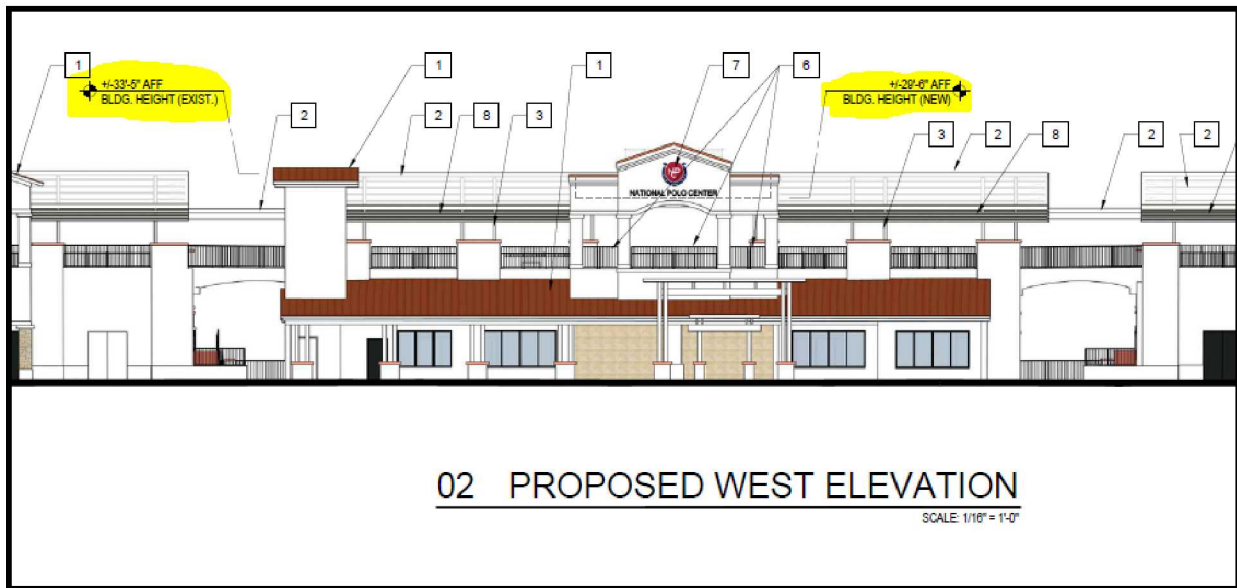
The main intent of the new design is to provide shade coverage for most of the stadium seating without negatively impacting the aesthetics or footprint of the current roof system while also connecting the 3 sections of the stadium with smaller different height roofs. In addition, the applicant is proposing to modernize the feel and style of the stadium by introducing translucent roof materials with a combination of towers with sloped roofs utilizing a standing seam metal roof in a terra cotta color to pay homage to the current style of the stadium and surrounding building.

The applicant is also providing a permanent platform with permanent access to the top of the roof for media use during events. The proposed modifications will continue NPC's current partnership with ESPN to broaden the reach of polo and bring it to an expanded audience. The applicant will also use this space for the USPA Polo network that broadcasts additional polo games that ESPN is not filming. This will eliminate the need to build temporary scaffolding that is currently being deployed during events. The applicant is proposing to commence construction of the proposed NPC stadium roof modifications in May 2026 prior to the 2025 season.

## **Building Height:**

Pursuant to Section 6.3.1.F.2, the maximum building height for ECR structures is 25 feet. Pursuant to Section 6.3.1.F.8.A.ii, structures are excluded from the Village's building height limitations as long as towers, mechanical equipment, and parapet walls used to screen mechanical equipment do not exceed 25% of the maximum building height ( $25' \times 25\% = 6.25'$ ).

As shown on Sheet A-1, the proposed building height for the NPC stadium roof modifications would be the highest point of the flat roof behind the parapets, which is 29'-6", which is lower than the highest existing roof at 33'-5". Per Section 6.3.1.F.8.A.ii, the proposed building height is in compliance and does not exceed the highest existing roof height.



### **Architectural Review Board:**

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

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

**Response:** The subject property supports a FLU designation of Residential “B” and ECR (Equestrian Commercial Recreation) and is within Agricultural Residential (AR), Equestrian Overlay (EOZD), ECR and ER (Equestrian Residential) Zoning District. The existing zoning designation of AR/EOZD, ECR, ER is consistent with the FLU designation of the subject property. This application is also consistent with the Goals, Objectives and Policies of the Equestrian Preservation Element of the Comprehensive Plan, which ensure the preservation and protection of the Equestrian Preserve Area. This request is also consistent with Land Use Element of the Comprehensive Plan LU Policy 1.5.7 and the Economic Development Initiative (EDI) intended to preserve/protect/enhance the equestrian areas of Wellington, as well as to solidify Wellington as a top equestrian designation. The proposed improvements to the NPC stadium roof 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.

**Response:** The proposed improvements to the NPC stadium roof is designed to not conflict with any portion of Wellington’s LDR and is

**consistent with the purpose and intent of the LDR. The proposed improvements will not exceed the footprint of the existing stadium.**

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.

**Response: The proposed improvements to the NPC stadium roof is completely compatible and constant with the overall project site.**

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

**Response: The proposed improvements will be maintaining the existing scale and color scheme which is also consistent with Wellington neighborhood aesthetics.**

On behalf of the applicant, USPA Sunday Field LLC ("Applicant"), Schmidt Nichols respectfully requests your approval of this Architectural Review Board (ARB) application for National Polo Center (NPC).