

3667 120th Ave S Exterior Elevations

STAFF REPORT

Petition Number: 2025-0008-ARB

Property Owner: USPA Sunday Field LLC
 3667 120th Ave S
 Wellington, FL 33414

Agent: Jon Schmidt, Schmidt Nichols
 1551 N. Flagler Drive
 Suite 102
 West Palm Beach, FL 33401

PCN(s): 73-41-44-22-00-000-5020

Future Land Use Designation (FLUM): Equestrian
 Commercial Recreation (ECR)/Residential B

Zoning Designation: ECR/Equestrian Residential (ER)

Acreage: 85.62 Acres

Request: National Polo Center is seeking ARB approval to replace and expand the existing roof system to increase shade for the stadium seating and to redesign the tower features of the structure.

Project Manager:
 Kelly Ferraiolo, Senior Planner
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Location/Map:

National Polo Center (fka International Polo Center) is located on 120th Avenue South approximately ¼ mile north of the Lake Worth Road and 120th Avenue South intersection.



Adjacent Property	FLUM	Zoning
North	Residential B	ER/EOZD
South	Residential B	PUD/EOZD
East	Residential C/E	PUD
West	Residential B	ER/EOZD

Site History and Current Request:

National Polo Center (NPC), formerly known as International Polo Center (IPC), is home to polo in America and was purchased by the United States Polo Association in 2002. The existing polo stadium located next to Field One was constructed in 2003-2004. The facility consists of a stadium, five (5) polo fields, and a member only clubs with a pool, spa, banquet facility, tennis courts, etc.

The applicant is proposing to remove all of the 7,000 square foot timber and terra cotta tile stadium roof cover and replace with a 11,100 square foot standing seam metal roof in a matching terra cotta color and a translucent kalwall roof plane system to increase the shaded seating throughout the stadium. The proposed design will also connect the three (3) sections of the stadium as they are currently separated. The applicant is also proposing a permanent platform with access to the top of the central roof tower for media use during events. Architectural Review Board is required for the updated exterior elevations and the new roof material.

Staff Analysis:

Per Section 6.4.4.B.5 of Wellington's LDR, accessory building and structures shall conform to the design, materials, colors, and style of the principal structures. Any alternative design shall require ARB approval for aesthetic compatibility. The principal structures are the stadium and club facility. The existing terra cotta barrel tile roof material is on both structures



01 EXISTING NORTHEAST VIEW
SCALE: 1/8" = 1'-0"



02 PROPOSED NORTHEAST VIEW
SCALE: 1/8" = 1'-0"



03 EXISTING NORTHWEST VIEW
SCALE: 1/8" = 1'-0"



04 PROPOSED NORTHWEST VIEW
SCALE: 1/8" = 1'-0"

The approval the stadium's alternative roof design would not be injurious to the surrounding neighborhood as the structures are located in the center of an 85-acre parcel approximately 550 feet north of The Equestrian Club community. All structures are screened from view on all sides by other buildings within the facility and/or a mature, lush landscape buffer (Exhibit A – Survey). In addition, other structures within the facility have been reroofed using the standing seam metal roof in the terra cotta color.

The proposed request is the minimum alternative needed to accomplish the aesthetic look the owner is attempting to achieve and would cause little to no visual effects on the neighboring properties. The redesign of the roof has no increase in footprint to the building. The permanent media platform will eliminate the need to build temporary scaffolding and be built into the architecture of the building. The proposed roof will not exceed the footprint of the existing stadium footprint. All roof structures on the NPC property are constructed of terra cotta concrete barrel tile, however the structures that are being reroofed on the practice field west of the club facilities are converting to terra cotta standing seam metal roofs verse barrel tile. All future reroofs will be required to be standing seam metal in terra cotta to match the stadium facility.

FINDS OF FACT:

Based on the findings and consistency with the LDR, the Planning and Zoning Division provides the following conditions if the ARB votes to approve the applicant's request:

1. All structures in the future shall be reroofed to match the stadium facility with a standing seam metal roof in terra cotta.

2. The elevations and materials shall match what is shown in Exhibit B. No increase in the building footprint is permitted.

Exhibits:

Exhibit A	Site Plan
Exhibit B	Elevations and Materials
Exhibit C	Shade Study
Exhibit D	Justification Statement