



## EXHIBIT A

LUXE GOLF (SPECIAL EXCEPTION)

### **Summary**

This is an application for a Special Exception use approval for a proposed amusement/recreation enterprises (indoor) use known as Luxe Golf at the existing Indian Trace Shopping Center, located at 1314 SW 160 Avenue, as shown on the location map. The property is currently zoned B-2 (Community Business District) and designated Commercial on the City's Future Land Use Map. This application requires City Commission approval per Subsection 16-79(d) of the Land Development Code (LDC) for a Special Exception.

### **General Information**

The subject site's original master Site Plan was approved on April 27, 1987, via Resolution No. 87-90. Subsequent approvals for other phased buildings were also approved. This application proposes converting an existing building bay's instructional school into an amusement/recreation enterprises (indoor) use.

The subject property is located within the 84 South Development of Regional Impact (DRI). The DRI was originally established by the Broward County Board of County Commissioners on November 1, 1977, via Ordinance No. 77-36-z. The City of Sunrise City Commission annexed the DRI and adopted the development order ordinance on June 28, 1983, via Ordinance No. 269. The proposed development complies with the existing DRI.

There are currently active applications for a Rezoning (RZ-000203-2025), a Master Plan (MP-0000303-2025) and a modification to the Development Order for the 84 South DRI (DRI-000507-2025) which include the subject property. These applications do not affect the proposed Special Exception use proposal.

### **Project Description**

The applicant proposes to convert 3,056 square feet of existing instructional school space within the Indian Trace Shopping Center to an amusement/recreation enterprises (indoor) use known as "Luxe Golf".

The Luxe Golf facility provides access to golf instructors, as well as training through simulators for all golf levels and skills. While there will be no food service provided, the facility

intends to sell beer and wine to patrons thereby reclassifying the business from an instructional use to an amusement/recreation (indoor) use.

Section 3-1 of the Code of the City of Sunrise (the "City Code") requires a separation distance of 600 feet between a merchant of alcoholic beverages and any existing place of worship, public or private school, and public park. However, if said merchant is located within a shopping center existing prior to May 8, 2012, the place of worship separation requirement is not applicable. The Indian Trace Shopping Center existed prior to May 8, 2012 and therefore the places of worship separation distance is not applicable. There are no schools or public parks within 600 feet of the proposed amusement/recreation enterprises (indoor) use. Therefore, the proposed amusement/recreation (indoor) use complies with the distance separation requirements of the City Code.

The business proposes to operate seven (7) days per week, Sunday through Thursday from 7:00 AM to 11:00 PM, and Friday and Saturday from 7:00 AM to 12:00 AM. The business currently has four (4) total staff members. During operating hours, one to two employees will be on site at all times.

Pursuant to Subsection 16-144(a) of the LDC, the amusement/recreation enterprises (indoor) use requires one (1) parking space per 200 square feet of gross floor area, rather than one (1) parking space per 250 square feet as required for the instructional school use previously occupying this space. Therefore, the 3,056 sq. ft. use would require a total of sixteen (16) parking spaces, rather than thirteen (13) spaces, which is an increase of three (3) required spaces. Staff has determined the property has sufficient parking to accommodate this use's parking requirement.

### **Staff Evaluation**

The applicant has addressed the criteria established in Subsection 16-36(d) of the LDC for the granting of a Special Exception use as follows:

**IMPACT ON SURROUNDING PROPERTIES:** The applicant states that the approval of the Special Exception will not interfere with the property rights of adjacent landowners. Luxe Golf is part of the Indian Trace Shopping Center and is surrounded by a multitude of uses to the north, east, south, and west which include a Dollar Tree, AMC Weston, Med Spa, several restaurants and retail establishments. The hours of operation are consistent with other entertainment venues in the area, and Luxe Golf's customer base is primarily families, golf enthusiasts, and small groups seeking a relaxed, recreational experience. The establishment is designed to operate with minimal environmental impact and full consideration for surrounding properties. It will not produce excessive noise, as gameplay occurs indoors using simulators that emit only ambient sound. There will not be any live music, amplified events, or large gatherings that would disrupt neighboring businesses, nor residents, and the establishment will maintain a noise level STC rating of 60 or will soundproof as needed.

Lighting within the space is fully enclosed and adjustable with no exterior light spill or signage that would contribute to light pollution. Additionally, there will not be storage or use of any hazardous or flammable materials on-site.

Both alcoholic and non-alcoholic beverages will be kept in a locked refrigerator behind the reception desk, which is continuously supervised by staff and video surveillance. The establishment will adhere to the City of Sunrise Code Section 3-6, requiring signage warning the danger of consuming alcoholic beverages during pregnancy. Luxe Golf will also employ several security measures including cameras to watch the fridge and entire lobby area – accessible both on-site and remotely. Inventory will consist of water, beer, wine and seltzers. No one will have access to the refrigerator other than staff, who will all be trained and over the age of 21. Training will cover, but not be limited to, ID verification, signs of intoxication and refusal techniques. Only staff will be able to serve both alcoholic and non-alcoholic beverages to customers – self-service will be prohibited and there will be a strict “No BYOB” policy. All beverage transactions will be handled directly by staff to ensure alcoholic beverages are served responsibly and never accessible to minors. Additional signage (No Alcohol Served to Minors) and internal protocols will reinforce the strict policy of ID verification for any customer requesting alcohol. The applicant further states there is no intention of installing a bar, serving hard liquor or food. All deliveries will be conducted in a safe and non-disruptive manner, by coordinating scheduled drop-offs during off-peak hours directly to the rear service entrance. All deliveries will be handled by licensed distributors in accordance with state and local regulations. Upon arrival, alcoholic beverages will be immediately transferred to the locked refrigerator located behind the reception desk. This controlled process ensures minimal impact on plaza operations, pedestrian flow, and overall community comfort. Luxe Golf will also maintain operating hours as regulated by the City of Sunrise Code Section 3-4.

**TRAFFIC:** The applicant states the Special Exception will not cause a noticeable increase in traffic to the area as the establishment’s hours of operation align with existing center’s activity. Luxe Golf’s customer flow is steady but modest, with most guests arriving in pairs (no more than 4 to a group) and requiring a reservation which helps regulate peak usage and avoid congestion. Hours of operation are staggered to complement existing plaza activity with the busiest times occurring after traditional business hours when traffic is already tapering off. The Indian Trace Shopping Center provides more than the required number of spaces needed for this establishment and the landlord has confirmed that Luxe Golf will have 16 dedicated parking spots allotted. Lastly, the traffic associated with the Special Exception will have minimal impact on residential streets as the location is completely surrounded by commercial uses.

**COMPREHENSIVE PLAN:** The proposed special exception for the Amusement/recreation enterprises (indoor) is consistent with the following goal and policy of the City of Sunrise’s Comprehensive Plan:

Future Land Use Goal 2: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida region.

Future Land Use Policy 2.2.1: The City of Sunrise Land Development Code (LDC) further regulates the intensity of commercial use by the establishment of several commercial zoning districts and providing that some commercial uses are allowed by special exception only.

*Applicant's Response: The business supports the Plan's emphasis on promoting mixed-use development, enhancing recreational opportunities, and encouraging economic vitality within established commercial corridors. By offering a tech-forward, family-friendly indoor golf experience, Luxe Golf contributes to the City's vision of creating diverse, accessible recreational amenities that serve residents of all ages and skill levels. The request to offer limited beer and wine service aligns with the Plan's objective to support small businesses in enhancing customer experience while maintaining public safety and neighborhood compatibility. The applicant is not seeking to introduce a new use that disrupts the character of the area, but rather to responsibly expand our offerings in a way that complements surrounding businesses and strengthens the plaza's role as a community destination. The applicant is committed to operating in a manner that respects the city's long-term planning goals and contributes positively to the social and economic fabric of Sunrise.*

**OTHER FACTORS:** The applicant states that approving the Special Exception will enhance the social and recreational fabric of the community by offering a safe, inclusive, and aesthetically pleasing environment for residents and visitors alike. Luxe Golf is fully committed to preserving public health, safety, and welfare. The facility is clean, well-lit, and professionally staffed during operating hours. Security measures included an alarm system as well as cameras running 24 hours a day, 7 days a week, and monitored both on-site and remotely. Excessive noise is not expected as the establishment will not be a nightclub, host any live events, be a private event space nor a banquet hall. Alcoholic beverages will be stored securely in a locked refrigerator behind the reception desk, which is continuously supervised and drinks will not be permitted outside. A strict no smoking policy will also be enforced. The primary revenue will be golf.

Furthermore, a copy of a beer/wine license from the State of Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco will be provided to the City of Sunrise – both the Planning Division and the Business Tax Division. The applicant also commits, prior to the issuance of a Business Tax Receipt (BTR), to registering with the City of Sunrise "Trespass Program".

### **Staff Recommendation to the Board of Adjustment, March 3, 2026**

Staff finds this application meets all applicable LDC requirements for the granting of Special Exception use. Therefore, Staff recommends approval subject to the following conditions prior to issuance of Business Tax Receipt:

1. Obtain a beer and wine license issued from the State of Florida Department of Business Regulation, Division of Alcoholic Beverages and Tobacco and provide a copy to the Planning Division.
2. Post, in a highly visible area, a sign reading, "WARNING. DRINKING WINE, BEER OR OTHER ALCOHOLIC BEVERAGES DURING PREGNANCY CAN CAUSE BIRTH DEFECTS."
3. Install soundproofing to meet or exceed an STC rating of 60.

The applicant has voluntarily committed to the following conditions, which will be required as a part of this use's approval, and will be completed prior to issuance of Business Tax Receipt to improve the health, safety and welfare:

4. Deploy a multi-camera CCTV system.
5. Install a monitored alarm system.
6. Register under the City of Sunrise "Trespass Program."
7. Maintain the following hours for the establishment: Sunday through Thursday from 7:00 AM to 11:00 PM, and Friday and Saturday from 7:00 AM to 12:00 AM. Any change of hours will require a revised Special Exception.
8. The establishment will not be a nightclub nor banquet hall as defined by the City of Sunrise Land Development Code (LDC) Section 16-277.

### **Board of Adjustment Recommendation, March 3, 2026**

At its meeting on March 3, 2026, the Board of Adjustment approved Staff's recommendation subject to the conditions listed above.

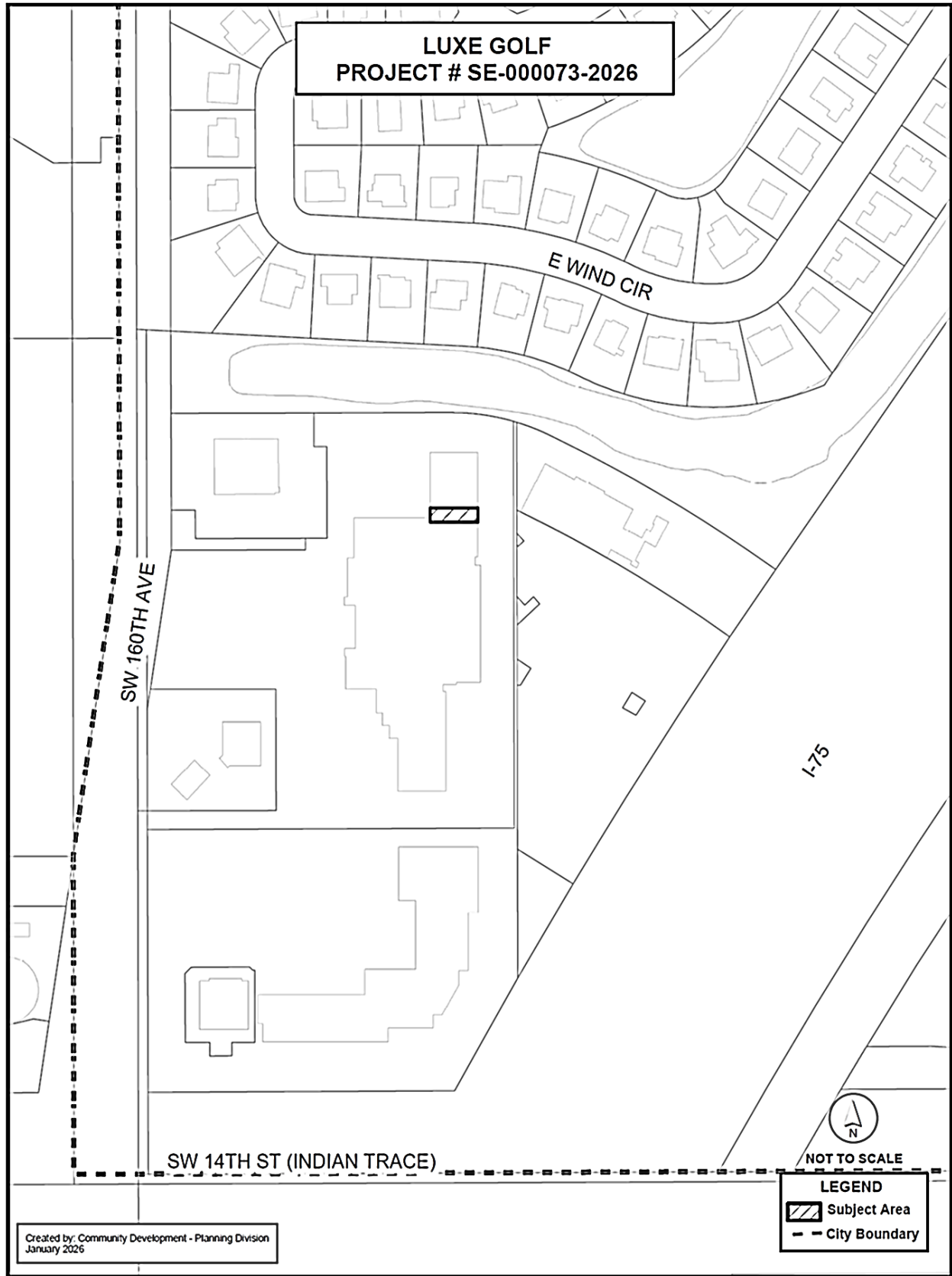
### **Final Recommendation to the City Commission, March 24, 2026**

Staff recommend approval of this application subject to the conditions listed above.

Planner: Aristeus Johns

File No. SE-000073-2026 (87:50028)

# LOCATION MAP



LUXE GOLF  
PROJECT # SE-000073-2026

E WIND CIR

SW 160TH AVE

I-75

SW 14TH ST (INDIAN TRACE)



NOT TO SCALE

**LEGEND**  
▨ Subject Area  
- - City Boundary

Created by: Community Development - Planning Division  
January 2026