

Luxe Golf LLC
1314 SW 160th Ave
Sunrise, FL 33326

Feb. 2, 2026

Re: Letter of Intent for Special Exception Application

Hello Ms. Gabriela,

My name is Christine Yi. My partner (NerdyGainz LLC) and I (Miso's House Inc) just recently opened an indoor golf simulator business, Luxe Golf, at 1314 SW 160th Ave, Sunrise, FL 33326 which is a 3,056 sq ft. retail space located within the Indian Trace Shopping Center that currently includes a variety of uses, such as a dollar store, AMC movie theatre, chiropractor's office, nail salon, and a variety of restaurants, among others. Luxe Golf is a premier indoor golf facility featuring state-of-the-art golf simulators, comfortable lounge areas, and a casual, family-friendly atmosphere. We offer individual and group play, instructional clinics, one-on-one training/lessons, tournaments, and private events.

Our hours of operation are as follows: Sunday through Thursday from 7:00 AM to 11:00 PM, and Friday and Saturday from 7:00 AM to 12:00 AM.

Luxe Golf currently has four (4) total staff members. During operating hours, one to two (1-2) employees will be on site at all times.

We filed our application with the business tax receipt office on Aug. 28 as a golf instructional facility since the primary focus of our business is teaching golf for all levels and skills. We provide access to golf instructors and our technology provides its own training through the simulators. However, after opening for business on Sept. 7, we have been receiving multiple requests from our customers to serve beer/wine which is why we are writing to formally request a Special Exception to become an indoor recreation/amusement facility as outlined under Sec. 16-79 where a Special Exception use for indoor recreation/amusement is permitted in a B2 Community Business District which Luxe Golf falls under. Furthermore, Luxe Golf fits the definition of indoor recreation under Sec. 16-277, which states "*Indoor recreation*: A permanent structure containing facilities for recreational activities, such as tennis, platform games, swimming, exercise, handball, and similar activities."

We understand that with our request we will need to address the following points as required by Sec. 16-36(d) of the Land Development Code:

1) Impact on surrounding properties - *An otherwise lawful activity may, because of its location, interfere with the property rights of adjacent landowners by creating an unreasonable disruption to the area by way of increased noise, light, storage and use of dangerous materials,*

intensity of development and other reasons. It is the intent of this section that each application for approval of a special exception use be evaluated in light of the unique characteristics of the neighborhood in which it is to be located and the positive and negative effects that it will have on that neighborhood and the community in general. Special consideration is to be given to the effect that the proposed special exception use will have on the safety and welfare of the minor residents of the area.

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 commercial uses to the north, east, south, and west. These uses include a Dollar Tree, AMC Weston, Med Spa, several restaurants and retail establishments. Our hours of operation are consistent with other entertainment venues in the area, and our customer base is primarily families, golf enthusiasts, and small groups seeking a relaxed, recreational experience. We are designed to operate with minimal environmental impact and full consideration for surrounding properties. Our facility does not produce excessive noise, as gameplay occurs indoors using simulators that emit only ambient sound. We do not host live music, amplified events, or large gatherings that would disrupt neighboring businesses or residents. We will maintain a noise level STC rating of 60 or below and soundproof as needed. Lighting within our space is fully enclosed and adjustable, with no exterior light spill or signage that would contribute to light pollution. All of our lighting is LED-based and energy-efficient. We do not store or use any hazardous or flammable materials on-site. Both alcoholic and non-alcoholic beverages will be kept in a locked refrigerator behind our reception desk, which is continuously supervised by staff and video surveillance. We will adhere to the City of Sunrise Code Section 3-6, which requires signage warning the danger of consuming alcoholic beverages during pregnancy. In order to ensure the utmost safety of the employees and customers, Luxe Golf will employ several security measures. Our camera watches the fridge and entire lobby area. We can access live and historical data on our camera system on-site and remotely. Our inventory will consist of water, beer, wine and seltzers. No one will have access to the refrigerator other than our 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 our customers. We do not permit self-service and will maintain 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. Additionally, signage (No Alcohol Served to Minors) and internal protocols will reinforce our strict policy of ID verification for any customer requesting alcohol. Our facility is designed to be family-friendly, and we take our responsibility to maintain a safe, respectful environment for guests of all ages seriously. We also have no intention of installing a bar, serving hard liquor or food, and our alcohol service will be limited, controlled, and an accessory to our primary business of indoor golf and recreation. In addition, we will ensure that alcohol deliveries are conducted in a safe and non-disruptive manner, Luxe Golf will coordinate scheduled drop-offs during off-peak hours—typically weekday mornings before customer traffic begins. Deliveries will be made directly to our rear service entrance, which is accessible without interfering with public walkways or neighboring businesses. All deliveries will be handled by licensed distributors in accordance with state and local regulations. Upon arrival, alcoholic beverages will

be immediately transferred to our locked refrigerator located behind the reception desk, where it will remain continuously supervised by staff and video surveillance. We will not store alcohol in bulk or in any unsecured areas, and no deliveries will occur during high-traffic hours. This controlled process ensures minimal impact on plaza operations, pedestrian flow, and overall community comfort. We also meet the City of Sunrise Code Section 3-4: *Hours of sale, service, and consumption on the premises*. Unless otherwise provided, no alcoholic beverages may be sold, consumed, served, or permitted to be served or consumed in any place holding an alcoholic beverage license for consumption on the premises except during the following hours: between 7:00 a.m. and 1:00 a.m., unless the place holding an alcoholic beverage license has been granted an extended hours license pursuant to Article II of this chapter. Luxe Golf's operating hours fall within the previously mentioned timeframe. With the above mentioned measures, we will be able to ensure that Luxe Golf remains a safe, quiet, and respectful addition to the plaza and the broader Sunrise community.

2) *Traffic - Consideration will be given to the volume and type of vehicular traffic associated with such use, particularly its impact on residential streets.*

The Special Exception will not cause a noticeable increase in traffic to the area as our hours align with existing plaza activity. Our facility is located within a well-established commercial plaza that already accommodates high-traffic businesses such as AMC Theatres and multiple restaurants. Our customer flow is steady but modest, with most guests arriving in pairs (no more than 4 to a group), and our reservation-based model helps regulate peak usage and avoid congestion. We do not host large-scale events or walk-in crowds that would overwhelm parking or roadways. Additionally, our hours of operation are staggered to complement existing plaza activity—our busiest times occur after traditional business hours, when traffic is already tapering off.

Per Section 16-144, Amusement/recreation enterprises (indoor or outdoor) and automatic amusement centers are required to have one (1) parking space per every two hundred (200) square feet of gross floor area. Since our space is 3,056 sq ft we need 16 parking spaces. The Indian Trace Shopping Center provides more than the required number of spaces, and our 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 our location is completely surrounded by commercial uses. We are confident that our presence will integrate smoothly into the plaza's existing traffic ecosystem without disruption.

3) *Comprehensive Plan - Conformity to goals, objectives and policies of the Sunrise Comprehensive Plan.*

Our operations and proposed accessory use conform to the goals, objectives, and policies outlined in the City of Sunrise Comprehensive Plan, specifically:

- 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.
- 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 be allowed by special exception only.

Our 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. Our 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. We are 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. We are 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.

4) Other factors - *Any additional factors or considerations which may be reasonably calculated to materially affect public health, safety and welfare; these must be explicitly stated in the motion to approve or deny.*

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. Our facility is clean, well-lit, and professionally staffed at all times during operating hours. We also have security cameras running 24 hours a day, 7 days a week, which we are able to monitor on site and remotely along with a brand new alarm system. We don't anticipate excessive noise since we are not running a night club or hosting any live events. The use will not be a private event space or banquet hall. Alcoholic beverages will be stored securely in a locked refrigerator behind our reception desk, which is continuously supervised and we will not allow anyone to take drinks outside. We also have a strict no smoking policy. This setup ensures responsible service and reinforces our position that alcohol is an accessory offering—not a primary revenue stream.

5) B-6 District intensity and density - *As set forth in subsection 16-79(f), certain intensities and densities for B-6 uses shall be determined pursuant to the special exception process. In determining conformance with the intent of subsection 16-79(f) entitled "Use, intensity, site design and procedural regulations for the B-6 District," consideration shall be given to the language contained in that section. These intensity and density regulations are not intended to limit any rights which may exist under existing development orders.*

Since Luxe Golf is located within the B-2 zoning district, this criterion is not applicable.

We wish to emphasize that our intention to change our business class from instructional to recreational is not to become a traditional bar, tavern, or night club. Our primary revenue generator will still be golf. Our intention is to offer a modest selection of beer and wine solely as a complementary enhancement to our indoor golf experience, reflecting the ambiance of a traditional golf course clubhouse rather than a full-service bar. We are not a Top Golf nor a Dave & Busters type of business. We have no desire to sell food or hard liquor. We only desire the opportunity to elevate our customers' experience at Luxe. Our private events will also be modest in scale and carefully managed to ensure minimal impact on surrounding businesses and the community. A typical private event might be a birthday party or small group gathering where guests reserve all three golf simulator bays for a designated time block. During these events, the facility remains closed to other bookings, and no walk-in customers will be able to come in since we will have all of our golf simulators reserved. This ensures a controlled environment with predictable guest flow and no overcrowding. All private events are booked in advance through our reservation system, allowing us to manage staffing, parking, and customer experience with precision. We do not host large-scale public events, concerts, or allow the hiring of DJs or other entertainment that would generate excessive noise or traffic. Our private events are designed to be intimate, recreational, and family-friendly—aligned with our core mission of providing a safe, enjoyable indoor golf experience. Again, the use will not be a private event space or banquet hall.

We are located in the same plaza as the AMC 8 movie theatre and other restaurants, all of which serve alcohol. However, AMC's primary revenue stream is from the purchase of movie tickets while the restaurants' majority income stems from food sales rather than alcoholic beverages. We are hoping to be granted the same permission. We are eager to work collaboratively with the City of Sunrise to ensure Luxe Golf is a valued and compliant addition to the community. We are committed to preserving public health, safety, and comfort of our neighborhood in addition to offering an aesthetically pleasing and socially beneficial environment for our neighbors. We will operate within a schedule and set of rules that respect both our surrounding businesses and residents. Our goal is to be a long-term, high-value recreational asset that's designed to elevate—not disrupt—the plaza and community of Sunrise.

The addition of Luxe Golf as an indoor recreation/amusement facility will blend seamlessly with the area's uses and since our inception, we have been met with a warm welcome from our neighbors and community. It is important to note that we have ZERO intentions on making any changes to our business operations or perform any remodeling to the property. We only request to change our business use to indoor recreation/amusement to apply for a beer/wine 2COP license for on-premises consumption.

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. We also commit, prior to the issuance of a Business Tax Receipt (BTR), to registering with the City of Sunrise "Trespass Program."

We appreciate your time and consideration of our request. We want to maintain the highest standards of safety, compliance, and neighborly respect and look forward to the opportunity to enhance our contribution to the City of Sunrise.

Sincerely,

Christine Yi
CEO
Luxe Golf LLC

A handwritten signature in cursive script that reads "Christine Yi".

Larry Boucher
COO
Luxe Golf LLC

A handwritten signature in cursive script that reads "Larry Boucher".