



Project Narrative

Planning and Zoning Submission

The proposed project consists of the design and construction of a new art sports entertainment venue that includes a technologically advanced multi-level golf driving range, a full-service restaurant and bar, and event space. The 68,000 square foot, three-level venue houses a restaurant, bar, entertainment and event space including three climate-controlled levels of golf ball hitting bays and an outfield with electronic targets for an inclusive, high-tech golf game that everyone of all ages and skill levels can enjoy.

The project will occupy a currently vacant 11.03-acre parcel of land within the Pompano Live! Entertainment development east of Lucky Lane, between the corner of Race Track Road and Isle of Capri Boulevard. As such, the design of the site and building adhere to the stringent requirements set forth by both the city of Pompano Beach and the master developer to fit cohesively into the fabric of the new development.

Site Design & Landscaping

In order to better create a welcoming, walkable entertainment district, it was decided to orient the building to the southwest towards the intersection of Lucky Lane and Isle of Capri Boulevard to engage pedestrian and vehicle traffic from the existing Isle Casino and future entertainment concepts across the street. Crosswalks at the intersection and a future crosswalk across Isle of Capri at the casino's parking garage will connect pedestrians from neighboring parcels and draw them to the front plaza of the Topgolf building, which includes vehicular access for passenger pick up and drop off.

Pedestrian access continues north along Lucky Lane and through a landscaped pedestrian walk down the center of the parking lot. Landscaping has been thoroughly considered and designed in conjunction with the overall Pompano Live! development to ensure a cohesive atmosphere. Furthermore, robust local plantings have been chosen specifically to guarantee an attractive, low maintenance environment year-round.

Site Lighting

Site lighting for pedestrian and vehicle safety will adhere to the requirements set forth by the master plan and the City of Pompano Beach and shall be contained in cut-off type luminaires and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way. Illumination of the outfield for gameplay will be via LED light strips mounted inside the building. The gameplay fixtures will be aimed out and down towards the turf to ensure light does not bleed beyond the boundaries of the parcel. Light output of the gameplay fixtures may be adjusted by facility operations outside of business hours, except as required for maintenance activities.

Building Design

The building has been articulated with significant architectural variation in offsets, façade materials, and roofs as is better defined in the floor plan and elevation materials included in this submittal. The hitting bays form takes a curvilinear shape on the playing field side, however on the elevation visible from the public way, the elevation is broken up by projections along each structural bay. The main entry and back-of-house area also has varying architectural features. The second and third levels of the building

also have exposed terrace areas for further variation not only in the guest experience but also the building architectural components.

As shown on the architectural elevations, multiple building materials are used to create variation on the primary façade. Material variations combined with overhang features and enhanced pedestrian accessibility create a ground level design that is both attractive and inviting to Topgolf guests. The building also incorporates a significant amount of glazing on the façade visible to both Lucky Lane and Isle of Capri Boulevard.

The building entry is highly visible from Lucky Lane and Isle of Capri Boulevard and has multiple connections to the public way via a sidewalk system. Prominent architectural features direct guests to the main entrance as shown on the building elevations. Conversely, the delivery, service, and trash area are built into the building itself and are designed to be concealed from view. As much as possible, the area will be further buffered by landscaping to screen the view from Isle of Capri Boulevard.