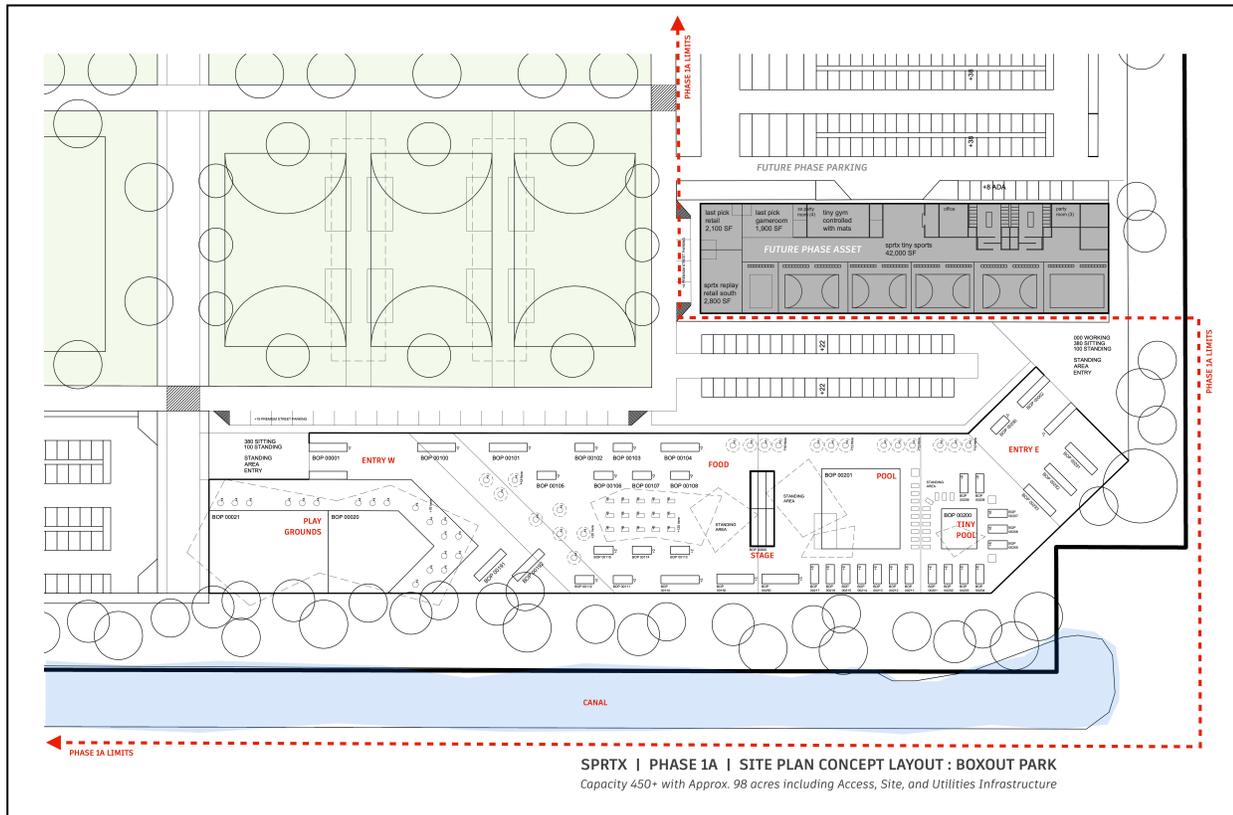


SPRTX Club : An Initial Architecture & Infrastructure Concept Framework

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The Club's Design Philosophy

The architecture of SPRTX Club is bold, contemporary, and unapologetically industrial, a deliberate synthesis of raw structural and material honesty with high-performing sustainable systems, integrated technologies, and artificial intelligence. Buildings here are not passive containers for activity but rather they are active participants in the athletic experience, absorbing and amplifying the kinetic energy inherent in sport and in athletes participating in them.

The aesthetic commits to large-scale massing, rhythmic elements, honest material expression, and expansive transparency that erodes the boundary between interior and exterior. Heavy and light, solid and void, tension and release – this interplay mirrors the dynamics of athletic performance itself. Generous volumes accommodate the spatial demands of competition and training, high-performance glazing puts movement on display, and bold geometric forms establish landmarks that athletes, families, and fans recognize and identify with immediately upon arrival and throughout their day.

"We're designing for spaces where sports and performance are on display, helping not only to activate people but to create more dynamic experiences and engagement" -- says Ponte, leading the vision of the club, tech, and brand.

Movement & the North-South Spine

The SPRTX Club's Sports Park organizes along a linear north-south corridor – a continuous public landscape stitching together training facilities, competition venues, and spectator destinations into a single coherent sequence. This is a place defined by motion: athletes transitioning between sessions, families circulating to and throughout the venues, fans converging toward events and dispersing again.

The architecture reinforces and choreographs this directionality. Elongated canopy lines, deliberate building orientations, and paving rhythms draw movement north and south along the spine, while east-west cross-connections provide lateral access to residential and commercial development along the property's western edge. The result is a south-north-south cadence – arrival, activity, convergence, return – calibrated to how families of athletes actually navigate a tournament weekend or extended training camp.

Wayfinding is intuitive by design rather than signage alone. Clear sightlines to landmark structures, consistent material and color language, and strategically distributed nodes of pause, with shade, seating, water, food, connectivity, community, ensuring visitors maintain orientation with excitement and without conscious effort.

Materiality & Sustainability

The SPRTX Club overall commits to sustainable, high-performance construction across all phases. Industrial materials like steel, concrete, high-performance glass, are selected for durability, modularity, and tectonic honesty. Repurposed steel containers anchor key portions of the club, extending material lifecycles while delivering flexible, rapidly deployable, and fully demountable infrastructure. Prefabricated and precast components will be used whenever suitable for the most controlled construction, for the most diminished waste, and for the most agile phasing forward.

Passive and active sustainability strategies are embedded throughout. Roof-mounted photovoltaic arrays, high-albedo paving and roofing surfaces, and integrated stormwater landscapes, helping reduce energy demand and mitigating urban heat island effect. Native and drought-tolerant planting minimizes irrigation load while anchoring the Club in its Florida coastal context. Building envelopes prioritize thermal performance: insulated assemblies, high-efficiency HVAC systems, operable glazing enabling natural ventilation where occupancy and climate permit, and networked smart controls linking lighting, conditioning, and access to real-time occupancy and environmental data.

SPRTX technologies extend seamlessly into the physical environment. Wayfinding, ticketing, access control, facility management, and athlete performance and health tracking operate through a unified technology layer connecting buildings, venues, open spaces, and users, effectively creating a campus that learns, adapts, responds, and evolves.

Program & Destination

The SPRTX Club is conceived as a tourism destination for families of athletes training, competing, and spectating across every level from grassroots youth programs to

professional competition. The campus layers complementary programs along the spine, each reinforcing the others:

Training & Competition Venues – Courts, fields, and performance facilities scaled for professional tournament play and rigorous daily development, with integrated spectator capacity and full media-ready infrastructure at each venue.

Tiny Sports – Purpose-built indoor and outdoor spaces serving children ages 6 months to 7 years old, introducing the youngest visitors to an athletic lifestyle through developmental play, light training, and birthday or other special celebrations. This is the earliest entry point into the SPRTX ecosystem – and a foundation for lifelong healthy habits.

Emerging Sports – Flexible venues accommodating esports, aireball, and the next generation of athletic disciplines still gaining traction in mainstream culture. These spaces are designed for adaptability as new sports emerge and evolve.

Food, Entertainment & Recovery – Culinary destinations, live event venues, pools, pocket parks, and leisure programming distributed along the spine, keeping families on-site and engaged between training sessions and competition brackets.

Retail & Lifestyle – Merchandise, gear exchange, and gaming experiences integrated throughout, reinforcing the SPRTX brand identity and sustainability ethos at every touchpoint.

Each program feeds the others. A family arrives for a weekend tournament, trains in the morning, competes in the afternoon, dines and catches a concert in the evening, discovers something unexpected along the way, and returns the next day ready for more. The architecture makes this layered experience seamless, intuitive, and rich.

Boxout Park : Southern Gateway of the Sports Park & Ignition Point for SPRTX Club

Boxout Park anchors the southern terminus of the spine. This is the first impression upon arrival and the primary evening destination in the Sports Park. Phase 1A activates this zone with the steel container village focused on socialization, food, beverage, and live entertainment, embracing the canal edge as both an ecological amenity and public threshold.

A permanent stage, flexible lawn and terrace seating, gathering areas, hosting concerts, watch parties, ceremonies, and community programming. Container-based food and beverage vendors ring the event lawn, with shaded outdoor seating. Pool amenities and a dedicated Play Grounds zone serve families throughout the day, extending dwell time and deepening engagement.

Boxout Park is designed for a working capacity of approximately 350 to 450 visitors – a calibrated density that maintains comfort, safety, and serviceability while generating the revenue intensity required to fund subsequent phases of construction. This is not a proof of concept, rather it is the ignition point of the entire Club. Audience demand and operating revenue generated here pull development northward along the spine as SPRTX Club grows toward its full vision, a process anticipated to unfold over at least two decades of sustained, active development.

Identity & Placemaking

SPRTX Club in all, reads as a singular, unmistakable identity from arrival to departure. Bold graphic language – signage, wayfinding elements, accent colors in the signature yellow-green and other contrasting and complementary tones – threads through every structure and open space. The industrial palette of dark metals, exposed concrete, laser-cut materials, translucent panels, and impact glass provides a disciplined neutral

canvas, setting the base for additional dynamic and lit details, and setting forward athletic energy and human activity to supply the color, motion, and life.

At night, the campus transforms. Illuminated apertures, accent lighting tracing canopy edges, and the glow of active venues signal that SPRTX Club remains open, alive, and welcoming. The Club stands as a beacon visible to athletes and families arriving from across the region and from around the globe.

Boxout Park : The Basis for the Initial Utility & Infrastructure Framework

Boxout Park serves as the infrastructural beachhead for the entire SPRTX Sports Park, and therefore the Club. Phase 1A activates the southeast corner with the container-based food, beverage, and entertainment, but critically, the utility and site infrastructure installed to operate Boxout Park is sized and routed to serve the full Club buildout. This front-loaded requirements and investment in backbone systems represents a significant commitment of resources and time prior to initial operations, but establishes the foundation upon which all subsequent phases depend.

Site Infrastructure

Hurricane Resilience & Stormwater Management

The site's location in a hurricane-prone region demands infrastructure designed for extreme weather events. The canal along the southern and eastern boundary serve dual function as public amenities and primary stormwater outfalls, with site grading directing runoff away from container and building pads, event areas, and pedestrian zones toward bioswales and retention basins integrated into the landscape buffer. Florida's flat topography and high water table require careful elevation management –

container and building pads sit on engineered compacted fill with positive drainage to prevent ponding during heavy rainfall.

Stormwater conveyance and detention capacity is sized beyond minimum code requirements to maintain operational resilience during and after storm events. Container structures, in example, while robust, are demountable by design, allowing strategic removal and secure storage in advance of major hurricanes landfalls. Electrical infrastructure incorporates quick-disconnect systems and elevated panel locations to minimize flood damage and accelerate post-storm recovery. Emergency generator capacity ensures critical systems remain operational during extended grid outages.

This approach treats hurricane preparedness not as an afterthought but as fundamental to the long-term viability of a destination that must remain operational, recoverable, and trusted by families traveling in.

Access & Circulation Entry W and Entry E to Boxout Park provide controlled pedestrian ingress and egress with queuing capacity for ticketed events, special programming, and age-segmented scheduling. A dedicated back-of-house service route – fully separated from public circulation – accommodates container delivery, vendor restocking, waste removal, and stage load-in/load-out operations. Future-phase structured parking to the north connects via internal roadways dimensioned for emergency vehicle access (minimum 20-foot fire lanes per NFPA and local AHJ requirements).

Hardscape & Container Pads Steel containers for Boxout Park require level, structurally stable bearing surfaces – typically 6-inch reinforced concrete slabs or compacted aggregate base with discrete concrete footings at corner casting locations. Utility stub-ups (electrical, water, sanitary sewer, data/communications) are standardized at each pad position, enabling container rotation, tenant turnover, and programmatic flexibility without rework. The modular BOP parcel grid establishes a systematic lot framework – each pad pre-wired and pre-plumbed for rapid deployment and full integration with campus-wide facility management and SPRTX intelligence.

Utility Systems

Electrical Food service and entertainment operations drive substantial electrical demand. Design estimates include 200A service per food container (supporting cooking equipment, refrigeration, and dedicated HVAC) and 400A or greater capacity for stage, sound, and lighting infrastructure. A central transformer yard located along the northern service edge distributes power via underground conduit runs to container clusters, with local panel boards at each grouping. Emergency generator capacity, sized for stage systems, refrigeration, and life-safety loads, is essential for operational continuity during grid interruptions.

Water & Sanitary Sewer Each food container requires domestic water service (1-inch minimum supply), grease-compatible waste lines, and grease interception; either individual units per container or a shared interceptor system at cluster drain points, depending on tenant configuration. Permanent and container-based restroom facilities connect to a sanitary main extending northward from the future-phase building footprint. The pool and tiny pool amenities require independent supply lines and recirculating filtration systems, with backwash discharge routed to sanitary sewer rather than stormwater conveyance.

Fire Protection Container village configurations require fire department apparatus access within 150 feet of all structures. Hydrant spacing follows NFPA 1 requirements (typically 300- to 500-foot intervals), with final layout subject to local AHJ interpretation. Occupancy classification determines suppression requirements: temporary structures may see reduced sprinkler mandates, but permanent food service operations with cooking equipment will likely trigger Type I hood suppression and localized sprinkler systems, even if outdoors.

Data & Communications A fiber-optic backbone serves the entire site, with edge nodes and wireless access points distributed across event areas, vendor clusters, and public zones. Reliable, high-bandwidth connectivity at every container and entry point supports point-of-sale transactions, mobile ticketing, access control, and integration

with SPRTX platforms, systems and intelligence. Programmed stage production and sporting events infrastructure requires dedicated bandwidth allocation for live streaming and broadcast operations.

Gas (If Applicable) Where food tenants may require natural gas for cooking, a service main with individual meter sets per container provides more efficient and cost-effective supply than distributed propane. Utility availability at the canal edge may constrain options; if propane is necessary, tank installations require code-compliant setbacks, bollard protection, and clear service access.

SPRTX Club's Sports Park and Boxout Park : Additional Operational and Legal Considerations

Phasing & Expansion

Phase 1A infrastructure is explicitly sized and routed for future load. Electrical conduit banks, water mains, sanitary sewer lines, and communications ductwork extend northward toward the Future Phase Asset zone during initial site work – installing backbone capacity once rather than trenching and disrupting operations repeatedly as subsequent phases come online. The future 42,000-square-foot Tiny Sports Plex, structured parking, additional retail, and competition venues will tie directly into these pre-positioned mains as Phase 1B and beyond activate, enabling efficient capital deployment and continuous operational growth along the spine. Operations & Programming

SPRTX Club operates on a rhythm shaped by the families it serves. Peak activity concentrates Friday through Sunday, when tournament play and training intensify. Operations begin early, as early as 7 and 7:30 AM, catering to the dedicated soccer parent arriving before first whistle, coffee in hand. The Club is designed to welcome

these early arrivals with grab-and-go food and beverage service, shaded seating, and activated common areas from the start of the day.

Evening programming extends into live entertainment, dining, and social gathering, but as a club grounded in athletic culture, most operations wind down by midnight. This discipline respects both the athletes in recovery and the residential neighbors along the western edge.

Age-specific controls govern access and programming throughout the campus, particularly at Boxout Park. Certain zones, events, and time slots are segmented by age appropriateness – ensuring that Tiny Sports families, youth competitors, and adult evening crowds each experience environments tailored to their needs without conflict. Staffing and security scale to capacity, with particular attention to transition periods between daytime family programming and evening entertainment.

Regional Economic Impact

SPRTX is positioned to deliver unprecedented economic development to Florida's Treasure Coast, a tri-county region comprising Indian River, St. Lucie, and Martin counties with a combined population exceeding 775,000 and a regional workforce of over 325,000.

The Opportunity Florida leads the nation in sports tourism, an industry generating \$146.5 billion in total economic impact statewide while supporting nearly 978,200 jobs and contributing \$13.9 billion in state and local taxes. Nationally, sports tourism grew 7% in 2023, with sports travelers spending \$52.5 billion and generating 73.5 million hotel room nights. Yet the Treasure Coast, despite its year-round climate, coastal amenities, and proximity to major population centers, lacks a purpose-built athletic destination of regional scale.

SPRTX Club fills that gap. The club is designed to attract state, regional, national, and international sporting events, capturing visitor spending that currently flows to competing destinations in Central Florida, the Palm Beaches, and South Florida.

Families traveling for tournaments spend on lodging, dining, retail, and entertainment, an economic activity that ripples through the local hospitality sector, supports small businesses, and generates tax revenue funding public services.

The Treasure Coast Context The Port St. Lucie metro area recorded the 5th largest population increase in the nation between July 2022 and July 2023, a growth trajectory demanding new infrastructure, employment, and destination amenities. Play Treasure Coast Sports Tourism currently markets the region and recruits sporting events to enhance economic impact across all three counties, but existing facilities are fragmented and lack the scale to host major multi-day tournaments with integrated hospitality, entertainment, and family programming.

SPRTX Club delivers that scale currently missing. A single destination where families stay, train, compete, dine, and return, generating sustained economic activity across the full spectrum of tournament weekends and training camps. As phases build out over two decades, the cumulative impact compounds: jobs created, businesses supported, tax base expanded, and a regional identity forged around athletic excellence.

Accessibility & Inclusivity

SPRTX Club is designed to exceed ADA minimum requirements, creating an environment where all visitors can navigate, participate, and belong. Accessible routes connect all venues, entries, and amenities with consistent grades, tactile guidance, and clear sightlines. Restroom facilities, seating areas, and spectator zones incorporate accessible options as standard, and not as an afterthought.

Recognizing the diversity of families traveling for youth athletics, the campus integrates sensory-friendly considerations for neurodiverse visitors: quiet zones, lower-stimulation pathways, and event programming that accommodates varying sensory thresholds. Wayfinding incorporates multilingual signage and digital translation support, acknowledging the international reach of tournament-level competition and SPRTX Club's ambition as a global destination.

Inclusivity extends to programming. Tiny Sports welcomes children of all abilities into developmental play. Emerging sports venues are designed for adaptive competition. The goal is a campus where every athlete and every family sees themselves reflected and welcomed.

Access & Transportation

SPRTX Club occupies a uniquely connected position within Florida's Treasure Coast. The site offers the potential for multimodal access by both land and water, a rare advantage that expands the Club's reach and reinforces its identity as a regional destination.

Waterway Connectivity The canal along the southern and eastern boundaries link the Club directly to the Intracoastal Waterway, providing navigable access to downtown's marina district and, via the inlet system, to the Atlantic Ocean. Public parks at both the north and south jetties of the ocean entry serve as recreational bookends, connectors that extend the SPRTX experience beyond the property line and position the Club as part of a broader coastal network.

Land Access Phase 1A operates in advance of structured parking, requiring an interim surface strategy. Temporary lots north of Boxout Park accommodate early demand, with clear pedestrian routes connecting parking to entries. As subsequent phases deliver structured parking, surface lots transition to development pads and future parking structures and transportation nodes in the Club.

Rideshare staging and drop-off zones are integrated into the circulation plan from day one, critical for tournament weekends when families arrive from airports and hotels across the tri-county region and other parts of the State. Dedicated queuing prevents rideshare congestion from spilling into pedestrian zones or blocking emergency access.

Looking forward, the Club plan reserves capacity for future transit connectivity and shuttle service linking SPRTX to regional hotels beyond the Club's, airports, and other attractions. Tournament-scale events may require off-site parking with shuttle loops – infrastructure and operational protocols for this scenario are anticipated in the phasing

plan. Brightline's planned Treasure Coast station in Stuart, projected for service by 2028, will further enhance regional rail connectivity for visitors traveling from Miami, Orlando, and beyond. SPRTX Club will seek to partner with Brightline to brand and build a station in the more northern section of the tri-county region.

Brand & Experience Guidelines

Every tenant, vendor, and activation at SPRTX Club operates within a unified brand framework. Architectural standards in development will govern buildouts including container buildouts: approved signage dimensions and placements, material palettes consistent with the industrial Club aesthetic, and lighting parameters that contribute to the overall nighttime identity rather than competing with it.

Stage events and amplified sound operate within defined decibel limits and curfew windows, balancing entertainment energy with residential adjacency and athlete recovery schedules. Lighting design prioritizes ambiance and safety while minimizing light pollution beyond the Club's edge.

Content capture is embedded in the experience. Photography and video-friendly infrastructure, sightlines, lighting, branded backdrops, all support organic social sharing and professional broadcast alike. SPRTX Club is designed to be seen, shared, and remembered.

Capitalization & Development Financing

A destination of SPRTX Club's scale and ambition requires capital structuring as sophisticated as the architecture and construction itself. The project unfolds across approximately 1,200 acres at full buildout, a multi-decade development designed to serve 10,000 to 15,000 visitors at peak capacity. Financing a vision of this magnitude demands phased capitalization, disciplined cost management, and strategic alignment between early revenue generation and long-term infrastructure investment.

Phase 1: Southern Anchor The southern section of the club encompasses approximately 300 acres of mixed-use construction. The eastern 150 acres is comprise the industrialized sports park, the athletic spine around which all programming, identity, and revenue will concentrate.

Phase 1A activates the first 100 acres, including the front-loaded utility and site infrastructure required to serve not only initial operations but future phases as well.

This deliberate oversizing of backbone systems, including electrical, water, sewer, communications, stormwater, represents a significant upfront commitment but avoids the cost and disruption of repeated trenching and upgrades as the Club expands.

Phase 1A Cost Structure

- Land acquisition : approximately \$20-\$25 million
- Construction (site infrastructure, container village, stage, hardscape, landscape, pools, entry structures) : approaching \$100 million
- Soft costs (design, engineering, permitting, legal, financing, contingency) : additional expense that are typically estimated at 10% to 15% of hard costs

The total Phase 1A capitalization requirement, land, hard costs, and soft costs combined, positions the project firmly in the nine-figure range before revenue operations commence. This front-loaded investment profile is characteristic of destination-scale development: infrastructure must precede activation, and activation must precede stabilized cash flow.

Path to Full Buildout Beyond Phase 1A, the remaining 1,100+ acres extend northward along the sports park spine and westward into residential and commercial mixed-use development. Ultimate buildout costs of the entire Club remain uncalculated at this stage, but the project's design parameters, serving 10,000 to 15,000 peak visitors with professional-grade competition venues, structured parking, hospitality, retail, and

emerging sports facilities, suggest total development costs measured in the hundreds of millions across the full 20+ year horizon.

Financing Complexity Projects of this nature rarely capitalize through a single source. The anticipated financing stack may include but is not limited to:

- **Equity investment** – Private capital seeking exposure to sports tourism, real estate appreciation, and branded destination assets
- **Debt instruments** – Construction loans, mezzanine financing, and permanent debt secured against stabilized phases
- **Public participation** – Tax increment financing (TIF), tourism development tax allocations, infrastructure grants, and economic development incentives reflecting the project's regional impact
- **Revenue-backed financing** – Bonds or credit facilities secured by projected operating revenue from food, beverage, entertainment, and event hosting
- **Phased joint ventures** – Strategic partnerships for specific program elements (hospitality, residential, retail) that reduce single-source capital exposure while aligning operator expertise with development risk

The phasing strategy is designed for capital efficiency. Each completed phase generates operating revenue that supports subsequent phases: Boxout Park funds the next increment northward, which in turn funds the next. This self-reinforcing model reduces reliance on speculative capital and demonstrates market demand to future investors and lenders.

Beyond real estate operations, the SPRTX brand itself is structured as an independent and growing revenue engine. The lifestyle brand, including retail apparel, footwear, and accessories, builds strategic liquidity outside the construction cycle, generating cash flow uncoupled from the pace of physical development. Similarly, the SPRTX digital platforms produce recurring subscription revenues. Together, these brand and platform

verticals create a parallel capital stream: revenue that can be reinvested into construction, used to service debt, or held as operating reserve, reducing the pressures on external financing and accelerating the timeline from phase to phase for the Club.

Risk-Adjusted Structuring Lenders and investors evaluating SPRTX Club will scrutinize absorption risk, construction execution, operating margins, and market demand. The project's response is embedded in its phasing discipline: Phase 1A is scoped to operate independently if subsequent capital is delayed, infrastructure is sized for future load but not dependent on it for initial viability, and revenue diversification (food, entertainment, events, retail, memberships) reduces single-source dependency.

The capital structure must be as resilient as the architecture and infrastructure itself, built to weather financing cycles, market shifts, and the inevitable uncertainties of a two-decade development horizon.

Stabilized phases may support partial recapitalization, refinancing, or strategic asset sales, providing investor liquidity without requiring full project completion.

Development Timeline

Phase 1A is anticipated to span 24 to 36 months from initial funding and land acquisition closing to revenue operations at Boxout Park. This extended timeline reflects the front-loaded infrastructure scope, or the backbone systems sized for full Club buildout, as well as the master plan review and approval processes required for a development of this scale, which extends beyond standard permitting timelines.

Once Boxout Park is operational and generating revenue, subsequent phases are expected to follow more conventional construction timelines. However, each phase that will require master plan updates and amendments as the Club evolves, will be adding an approximately 3 to 6 months to the approval cycle for each increment. This legal and regulatory cadence is embedded in the phasing strategy, anticipated and not reactive, and reinforces the disciplined, decade-over-decade approach that defines SPRTX Club's path to full buildout and operations.

General Risk & Contingency

Development of this scale and duration carries inherent risk. The phasing strategy is designed for flexibility:

Funding Variability – Upon initial funding, if capital tranches delay, Phase 1A is scoped to operate independently, generating revenue while subsequent phases await financing. Infrastructure is sized for full buildout but not dependent on it for initial viability.

Tenant Uptake – If container tenant leasing lags projections, SPRTX Club retains operational control of key food and beverage positions, enabling direct operation until market demand matures.

Insurance Framework – Property, general liability, event cancellation, and hurricane coverage are structured to protect both physical assets and revenue continuity. Policy limits and deductibles are calibrated to the unique risk profile of a phased, entertainment-driven development in coastal Florida.

The framework assumes risk as a constant companion, not a surprise. Planning for contingency and for unexpected events is planning for longevity.

This document represents an initial architectural and infrastructure conceptual framework for the initial SPRTX Club's Sports Park, and Boxout Park Phase 1A. This is a working document, is not a final document, and is subject to change and expand. Detailed design development, architecture, engineering, special disciplines, technology development, contract documents, master plan and permitting processes will refine scope, systems, and phasing as the project advances.