



CONDITIONAL USE - NO NEW CONSTRUCTION

Property Information

Property address or Location

2755 Peters Road, Fort Pierce, FL 34945

Parcel ID #(s)

Project description

Family Fun Center

Site Information

Building Size: 13,600 Parking Spaces: _____

<u>Crossroads Plaza FP I, LLC</u>	<u>same</u>
Property Owner(s)	Applicant/Representative, Title, Company
<u>5850 W Atlantic Ave #101</u>	Street Address
Street Address	Street Address
<u>Delray Beach FL 33484</u>	City State Zip
City State Zip	City State Zip
<u>561-999-0006 x 102</u>	Phone Number
Phone Number	Phone Number
<u>hzaker@comnetrealty.com</u>	Email Address
Email Address	Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>



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2765 Peters Road, Fort Pierce, FL 34945

Parcel ID #(s)

Project description

Family Fun Center

Site Information

Building Size: 13,600 Parking Spaces:

Crossroads Plaza FP I, LLC

Property Owner(s)

~~Scott~~ Bryan Arruda

Applicant/Representative, Title, Company

5850 W. Atlantic Ave #101

Street Address

2602 SW Raquet Ct S

Street Address

Delray Beach, FL 33484

City State Zip

Pt Lcy FL 34990

City State Zip

561-999-0006 x 102

Phone Number

772-349-8349

Phone Number

hzukev@comnetreality.com

Email Address

BArruda23@gmail.com

Email Address

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For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

Bay # 22-28



THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

December 4, 2018

Henry Zuker, Manager
Crossroads Plaza FPI, LLC
4800 N Federal Highway #B-205
Boca Raton, FL 33431

Dear Mr. Zuker:

The City Commission of the City of Fort Pierce, Florida, at their meeting on Monday, December 3, 2018, approved your application for a Conditional Use with No New Construction submitted by the property owner, Crossroads Parkway FPI, LLC and the applicant, Harry Zuker, to allow the uses of Artisan, Cabinet Shops/Woodworking, Light Industrial Service, Catering Facility (Large Scale), Contractor/Others Performing Services Off-Site, Microbrewery, Research Service, and Wholesale Trade to be permitted at the Nexus Business Park located at 2765 Peters Road in Fort Pierce, Florida with the following conditions: 1) Please ensure separation of uses; particularly the Police Athletic League from the other uses; and 2) No outdoor storage, other than moving vehicles.

If you have any questions, please contact the planning department.

Very truly yours,

Linda W. Cox
City Clerk

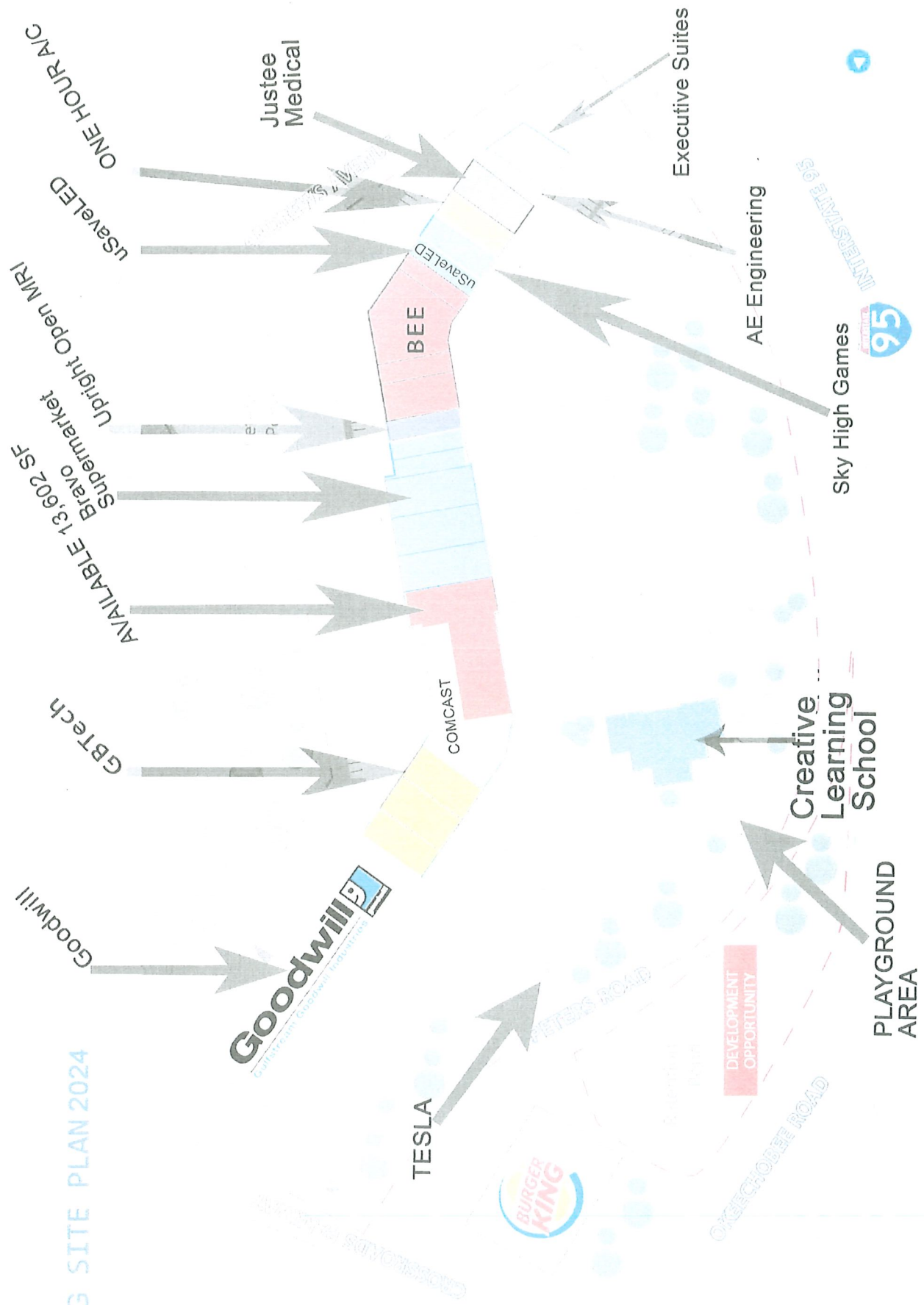
cc: Rebecca Grohall, Planning Director

TENANT BAY # STREET ADDRESS

Goodwill Store	1	2807 9
	2	2805
	3	2803
	4	2801
	5	2799
	6	2797
<i>Front Door</i>	7	2795
Goodwill Training Center	8	2793
	9	2791
	10	2789
	12	2787
	13	2785
<i>Front Door</i>	14	2783
	15	2781
	16	2779
GB Tech	17	2777
<i>Front Door</i>	18	2775
	19	2773
	20	2771
Comcast <i>Front Door</i>	21	2769
Play Money	22	2767
	23	2765
	24	2763
	25	2761
	26	2759
	27	2757
	28	2755
Bravo Supermarket	29	2753
	30	2751
	31	2749
<i>Front Door</i>	32	2747
	33	2745
	34	2743
	35	2741
	36	2739
Broader MRI	37	2737
Bee Electronics	38	2735
<i>Front Door</i>	39	2733
	40	2725
	41	2723
	42	2721
LaVenture / uSave LED storage	43	2719
Cloud 9 Comics	44	2717
	45	2715
One Hour AC	46	2713
Justec College	47	2711
<i>Front Door</i>	48	2709
AE Engineering	49	2707
Executive Suites / Management	50	2705
	51	2703
Outparcel Building	52	2817
Vacant	53	2819
Vacant	54	2821
Vacant	55	2823
Vacant	56	2825
Vacant	57	2827
Vacant	58	2829
Vacant	59	2831
Vacant	60	2833

LEASING SITE PLAN 2024

FLORIDA NEXUS PARK





172 CATANIA WAY
ROYAL PALM BEACH FL 33411
304.979.7828

ARCHITEX DESIGN STUDIO, LLC
www.architexdesignstudio.com
MARIANNE PEREPEPE@architex.com
STEPHEN WITTELL, PRINCIPAL
STEPHEN@ARCHITEXDESIGNSTUDIO.COM
304.979.7828



PLAY MONEY
@
FLORIDA NEXUS
PARK

275 PETERS ROAD
FORT PIERCE
FLORIDA 34945

WWW.PLAYMONEY.COM

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ARCHITECTS
172 CATANIA WAY
ROYAL PALM BEACH, FL 33411
304.979.7828

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ROYAL PALM BEACH, FL 33411
304.979.7828

PROJECT NO: 2024.10
CHECKED BY: ME: DP

DATE: 01-29-2024 PRELIMINARY REVIEW

CEILING PLAN

A110

NEW LED LIGHTING AS SHOWN ON CIRCUIT
USED FOR CLEANING AT NIGHT
ALL EXISTING LIGHTING TO REMAIN AS IS

EXISTING LIGHT
KITCHEN AREA
200 SQ FT

STORAGE AREA
1875 SQ FT

BATH AREA
170 SQ FT

EXISTING LIGHT

BATH AREA
300 SQ FT

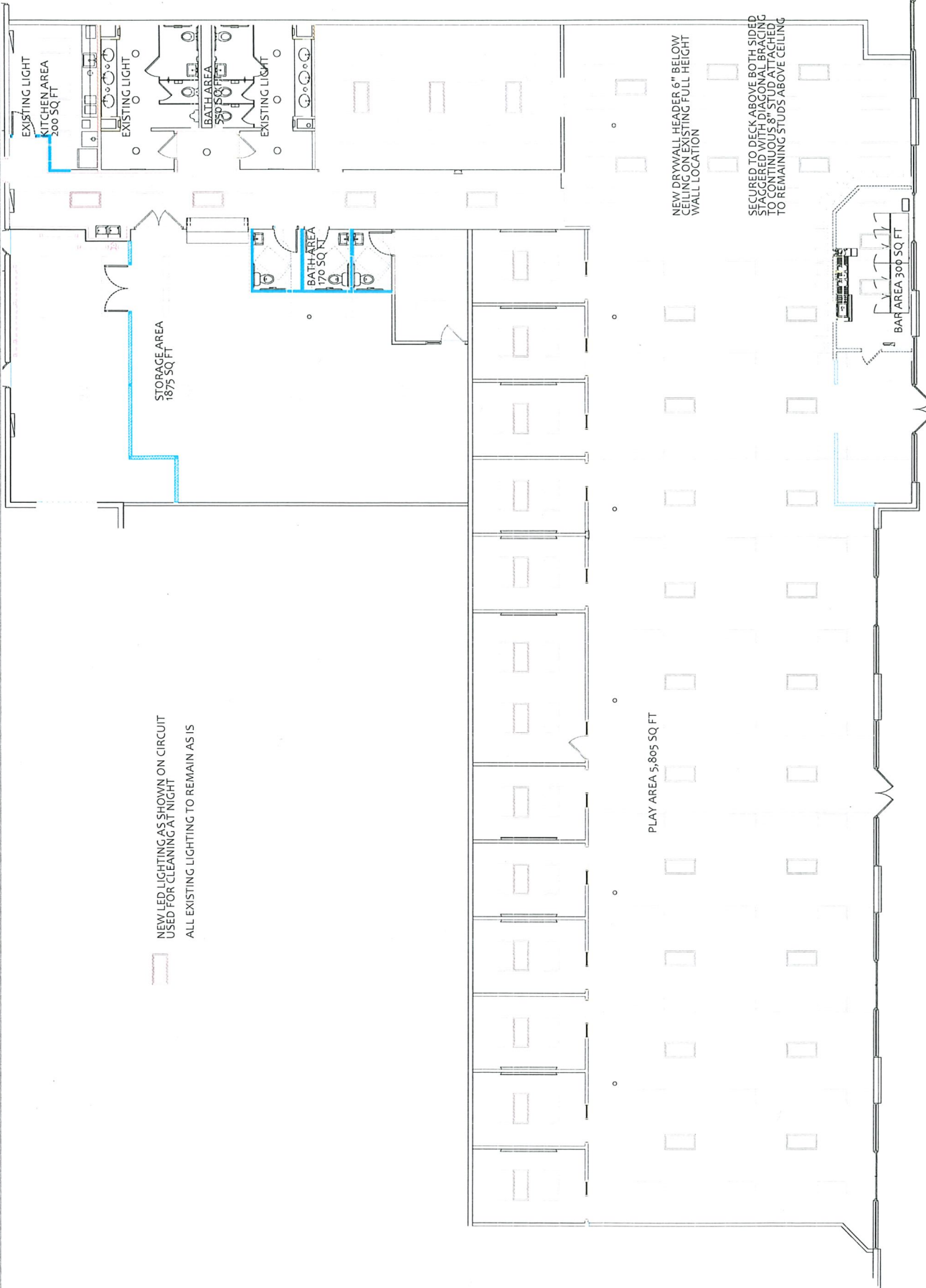
EXISTING LIGHT

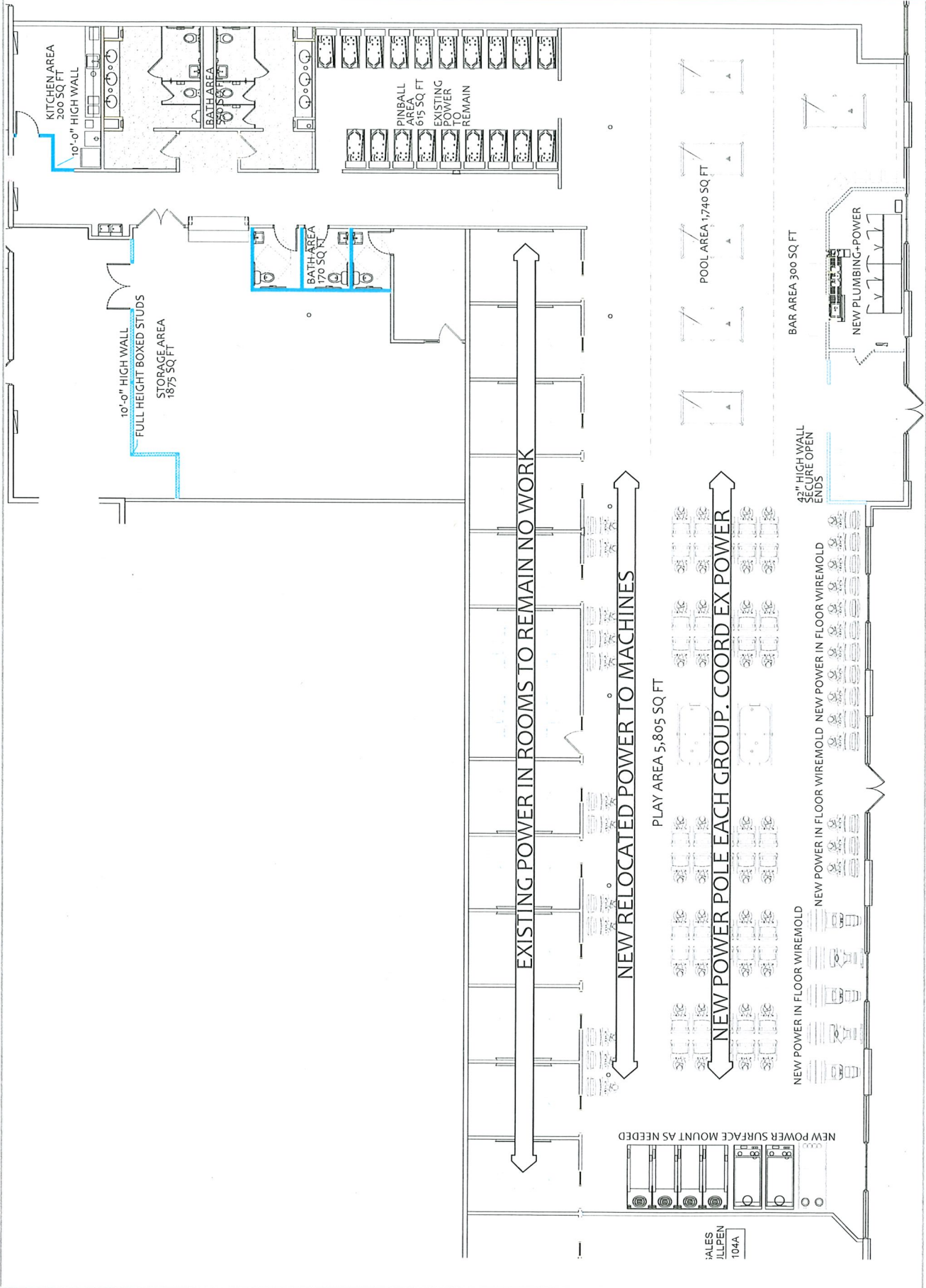
PLAY AREA 5,805 SQ FT

NEW DRYWALL HEADER 6" BELOW
CEILING ON EXISTING FULL HEIGHT
WALL LOCATION

SECURED TO DECK ABOVE BOTH SIDED
STAGGERED WITH DIAGONAL BRACING
TO CONTINUOUS 8" STUD ATTACHED
TO REMAINING STUDS ABOVE CEILING

BAR AREA 300 SQ FT





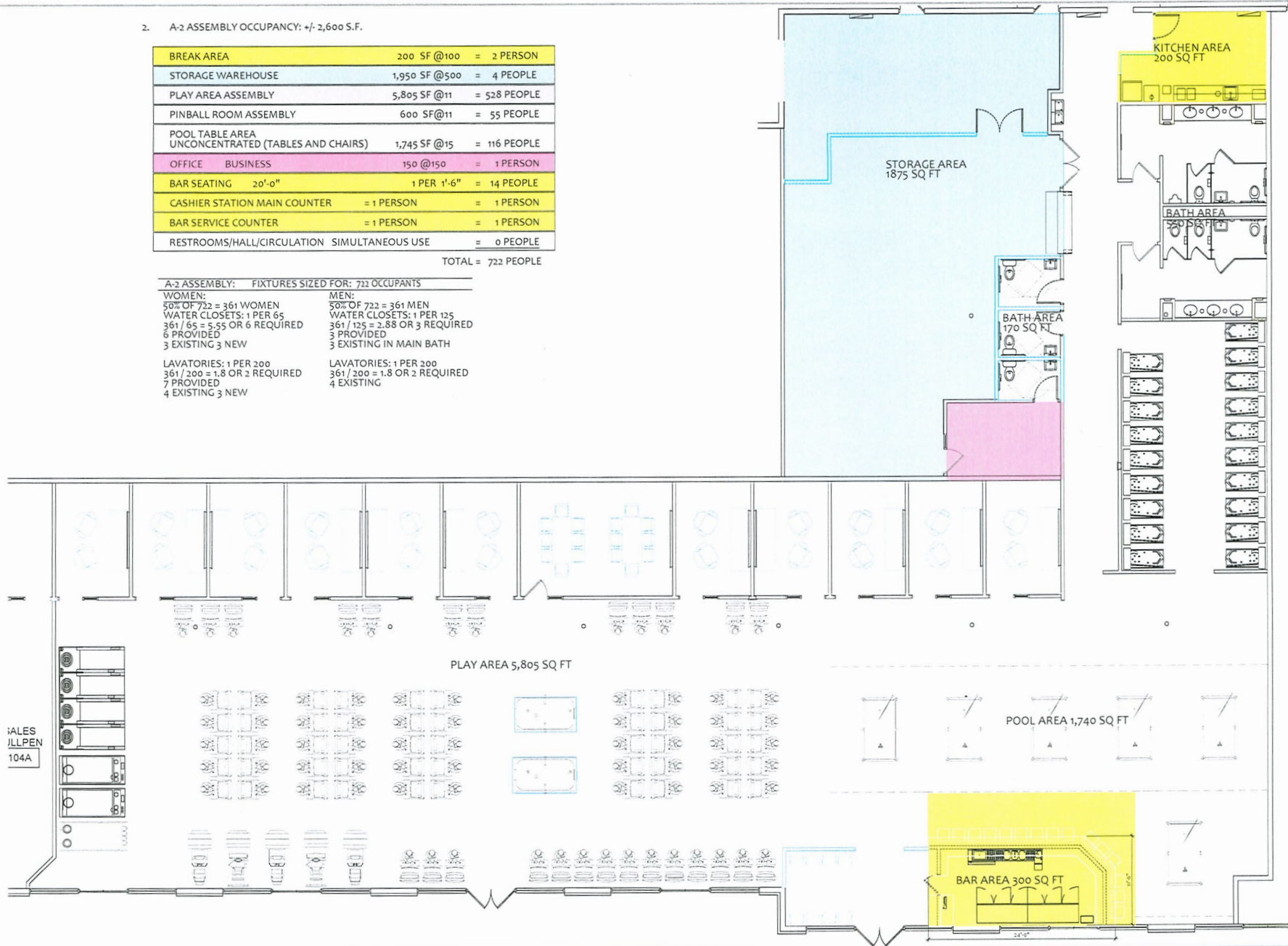
FILES
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2. A-2 ASSEMBLY OCCUPANCY: +/- 2,600 S.F.

BREAK AREA	200 SF @100	= 2 PERSON
STORAGE WAREHOUSE	1,950 SF @500	= 4 PEOPLE
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PINBALL ROOM ASSEMBLY	600 SF@11	= 55 PEOPLE
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CASHIER STATION MAIN COUNTER	= 1 PERSON	= 1 PERSON
BAR SERVICE COUNTER	= 1 PERSON	= 1 PERSON
RESTROOMS/HALL/CIRCULATION SIMULTANEOUS USE	= 0 PEOPLE	= 0 PEOPLE

TOTAL = 722 PEOPLE

A-2 ASSEMBLY: FIXTURES SIZED FOR: 722 OCCUPANTS	
WOMEN:	MEN:
50% OF 722 = 361 WOMEN	50% OF 722 = 361 MEN
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6 PROVIDED	3 PROVIDED
3 EXISTING 3 NEW	3 EXISTING IN MAIN BATH
LAVATORIES: 1 PER 200	LAVATORIES: 1 PER 200
361 / 200 = 1.8 OR 2 REQUIRED	361 / 200 = 1.8 OR 2 REQUIRED
7 PROVIDED	4 EXISTING
4 EXISTING 3 NEW	



172 CATANIA WAY
ROYAL PALM BEACH, FL 33411
561.917.1128

ARCHITEX DESIGN STUDIO, LLC
www.ArchitexDesignStudio.com
MARK BORG, ARCHITECT
Mark@ArchitexDesignStudio.com
STEVEN VITALE, PRINCIPAL
Steven@ArchitexDesignStudio.com
561.917.1125



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@
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2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

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MARK BORG, ARCHITECT
STEVEN VITALE, PRINCIPAL
JANUARY 15, 2024

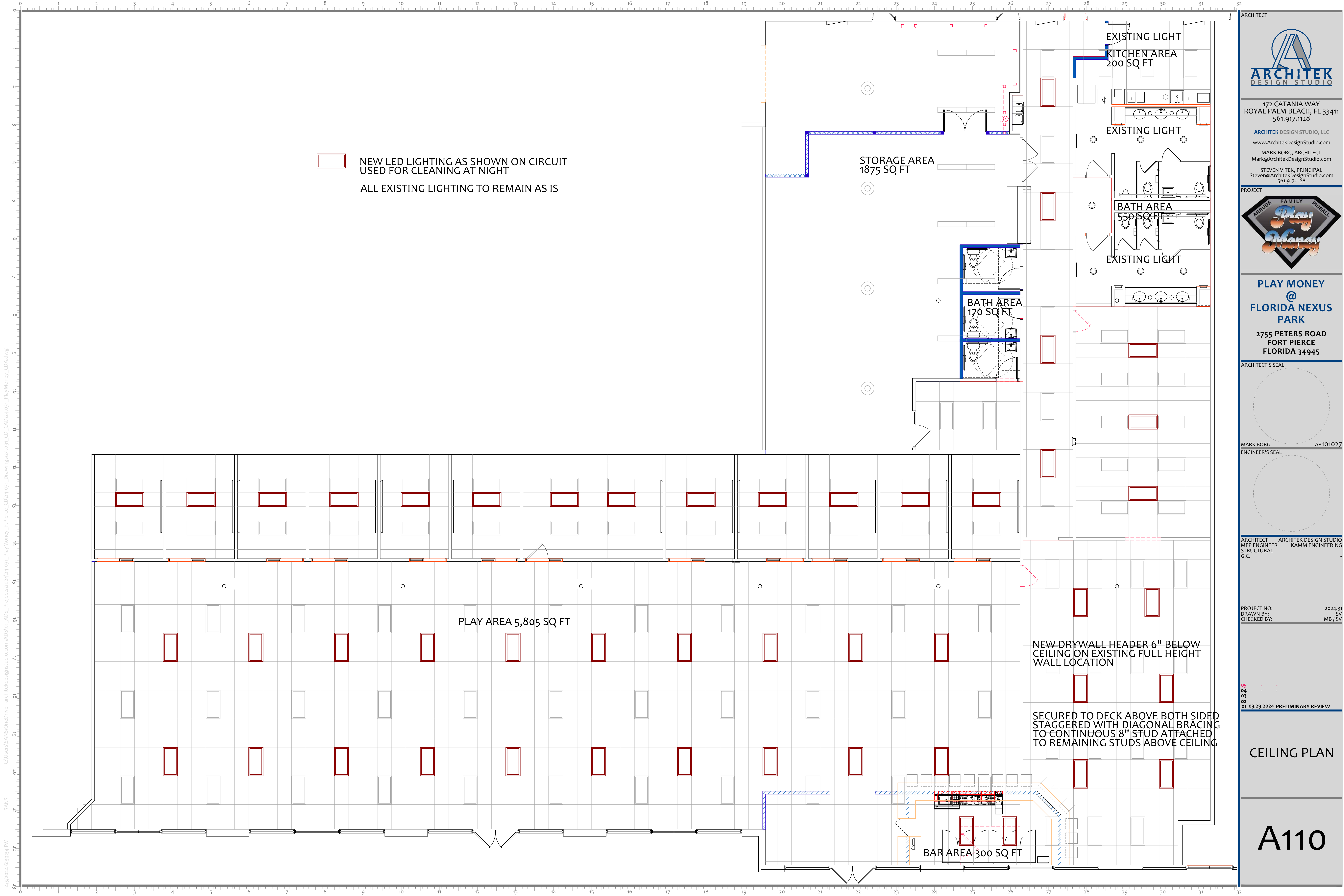
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MEP ENGINEER
CIVIL ENGINEER

PROJECT NO: 2024-11
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CHECKED BY: MB

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OVERALL
PLAN

A100



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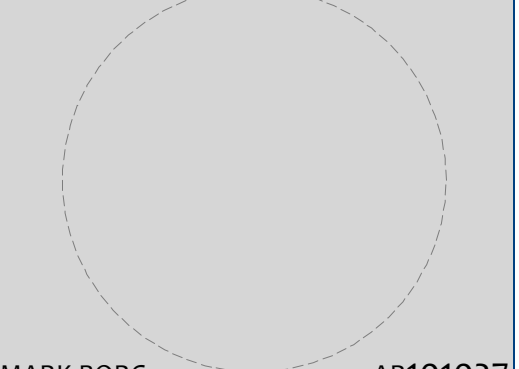
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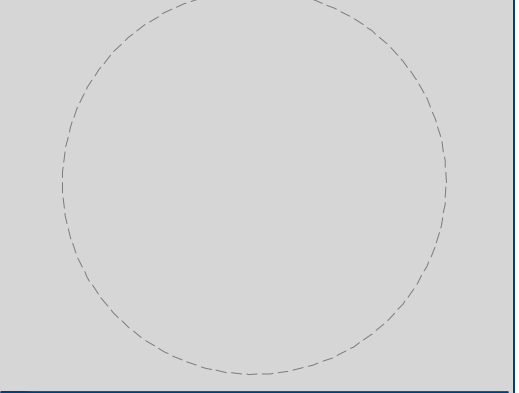


**PLAY MONEY
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2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITECT'S SEAL



MARK BORG AR101027
ENGINEER'S SEAL



ARCHITEX DESIGN STUDIO
MEP ENGINEER KAMM ENGINEERING
STRUCTURAL G.C.

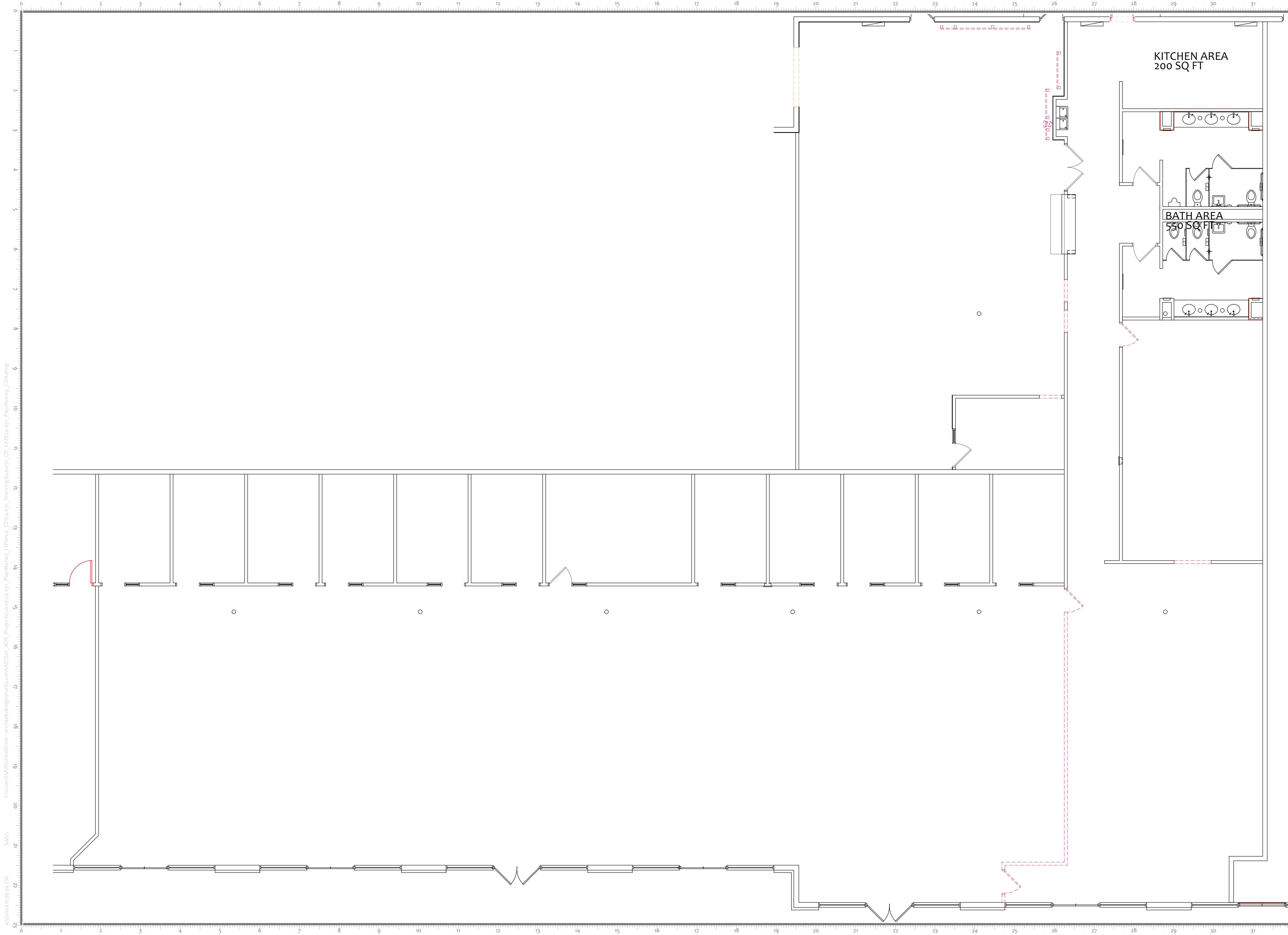
PROJECT NO: 2024-31
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CHECKED BY: MB / SV

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CEILING PLAN

A110

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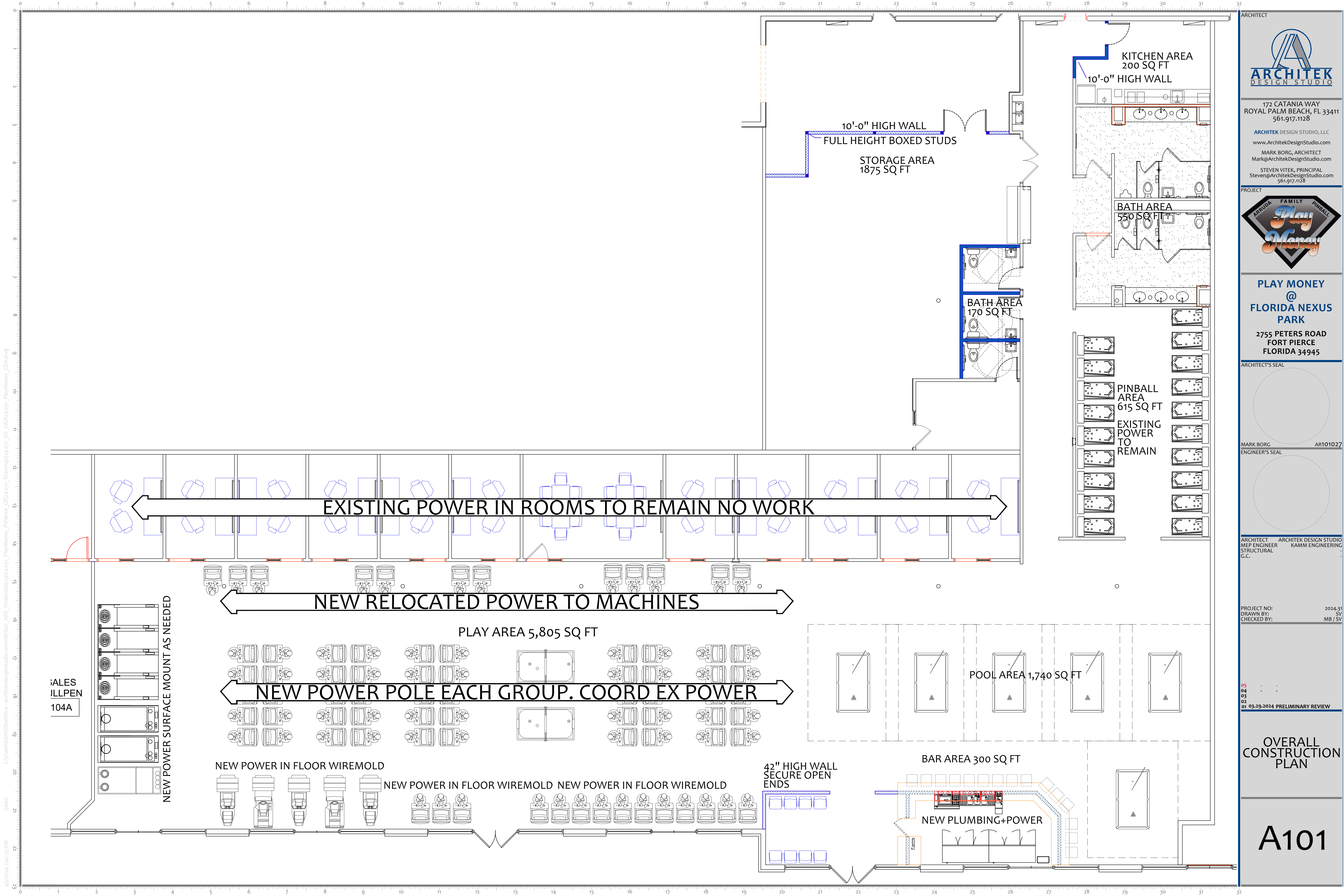
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PROJECT NO: 2024-31
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DEMOLITION PLAN

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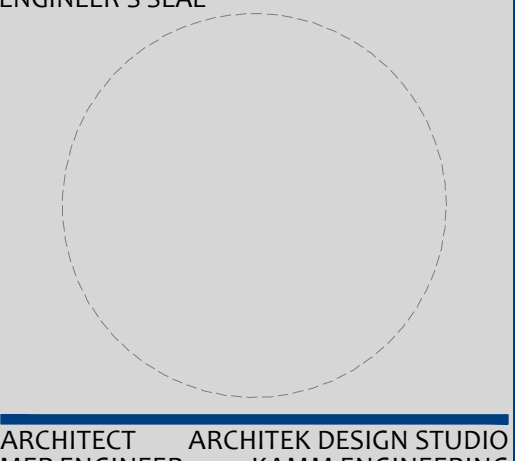
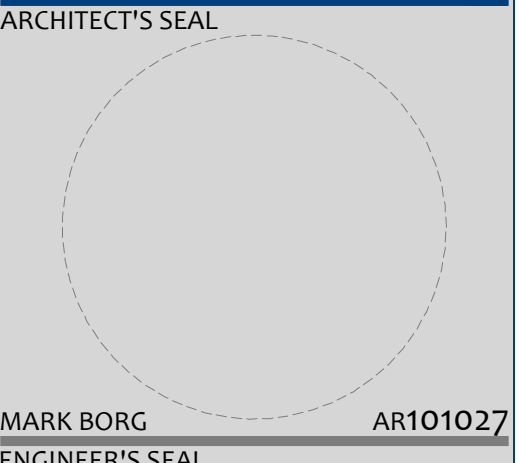
ARCHITEK DESIGN STUDIO, LLC
 www.ArchitekDesignStudio.com
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STEVEN VITEK, PRINCIPAL
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PLAY MONEY
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FLORIDA NEXUS PARK

2755 PETERS ROAD
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 FLORIDA 34945



PROJECT NO: 2024-31
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OVERALL CONSTRUCTION PLAN

A101

2. A-2 ASSEMBLY OCCUPANCY: +/- 2,600 S.F.

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WOMEN:

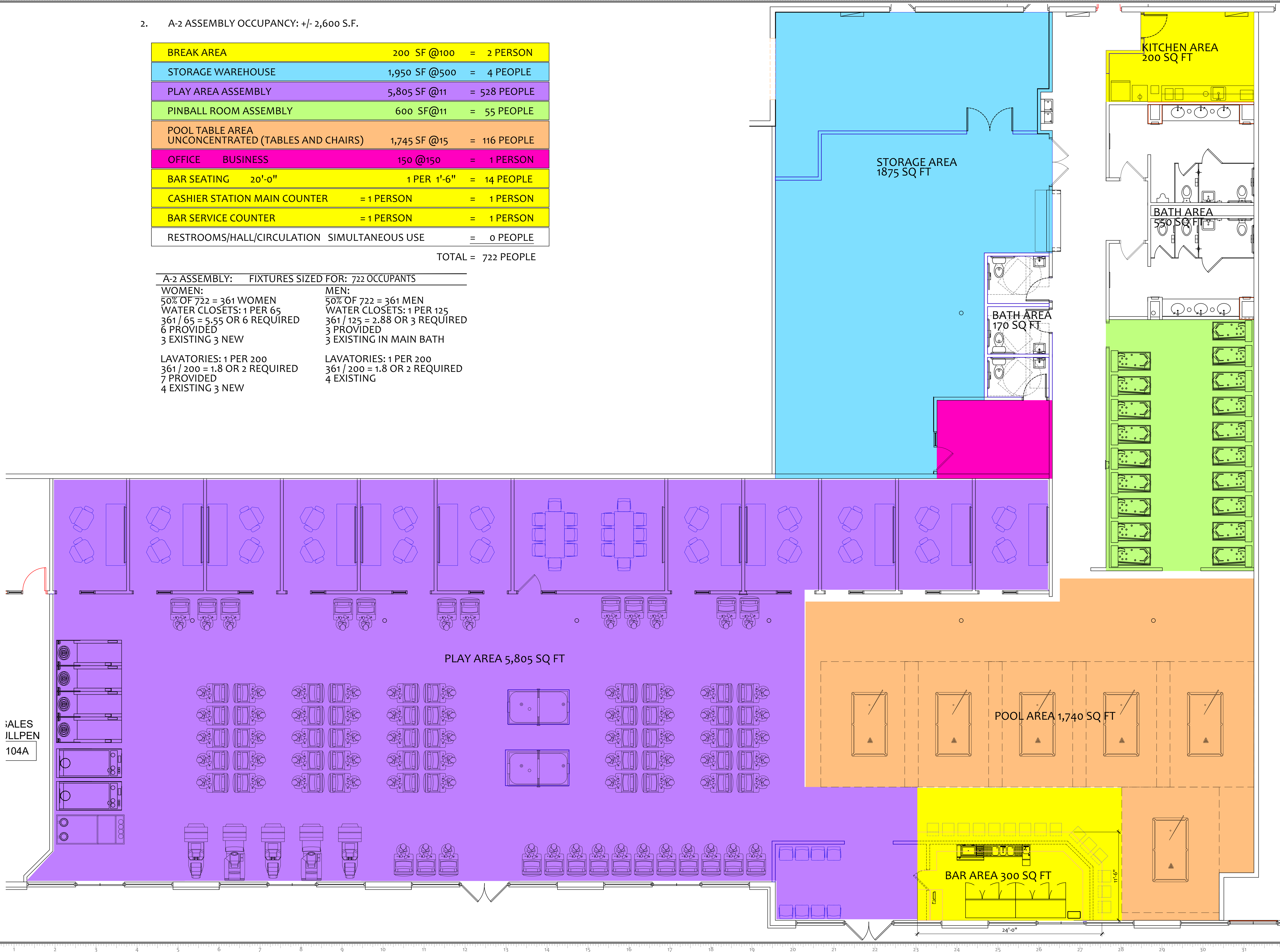
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SALES
 JLLPEN
 104A



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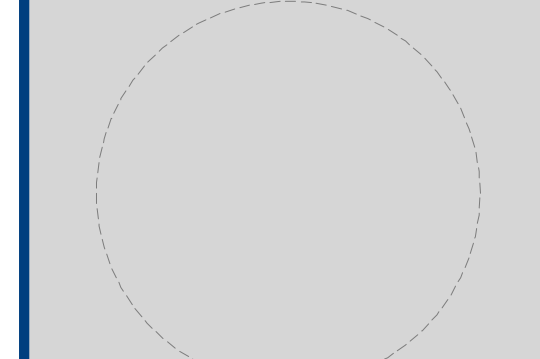
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 FLORIDA NEXUS
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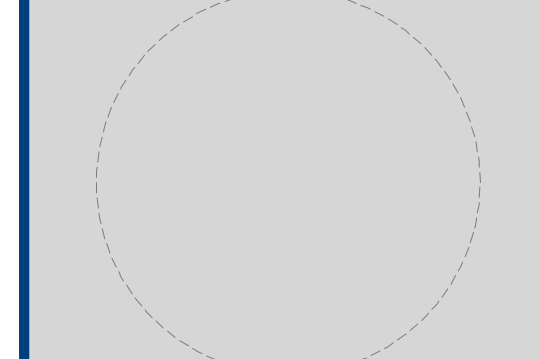
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MARK BORG AR101027

ENGINEER'S SEAL



ARCHITECT ARCHITEK DESIGN STUDIO
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PROJECT NO: 2024-31
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 CHECKED BY: MB / SV

05
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OVERALL
 PLAN

A100

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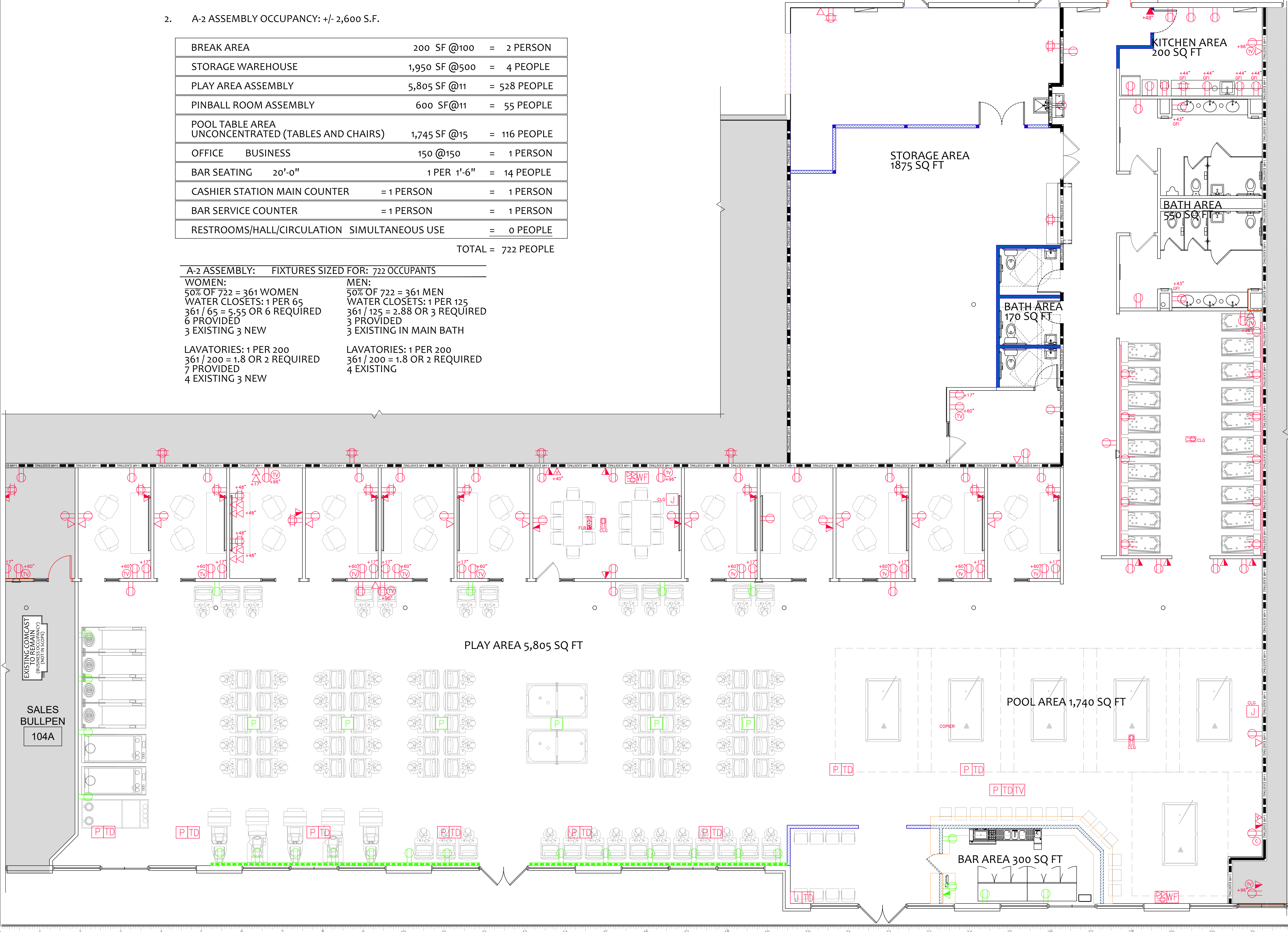
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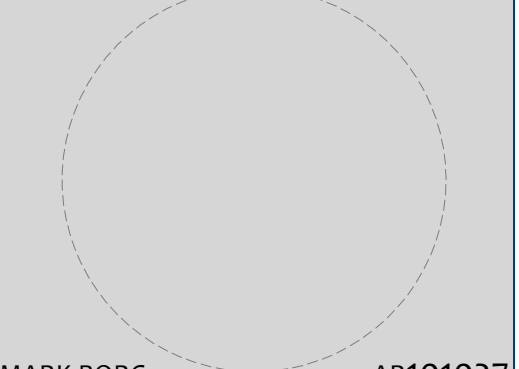
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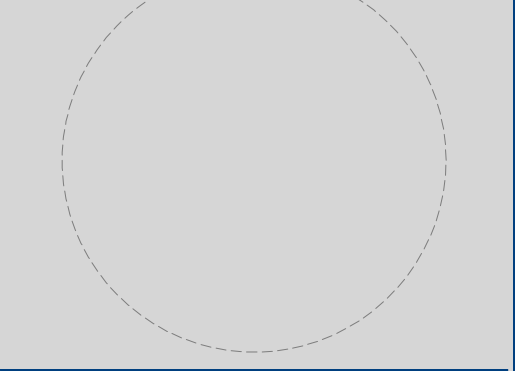
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ARCHITECT ARCHITEK DESIGN STUDIO
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PROJECT NO: 2024-31
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OVERALL
 PLAN

A100

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 4/5/2024 7:45:26 PM
 Steve

From: [Jennifer Spearman](#)
To: [Alicia Rosenthal](#); barruda23@gmail.com; [Planning Department](#)
Subject: Conditional Use
Date: Thursday, April 25, 2024 8:59:54 AM
Attachments: [Conditional Use Approval.pdf](#)
[04232024 THE SIINKISF, CITY fort PLANNING DEPARTMENT.pdf](#)
[24.031 PlayMoney ProposedPlan.pdf](#)
[24.031 PlayMoney ProposedConstructionPlan.pdf](#)
[24.031 PlayMoney DEMOLITION.pdf](#)
[24.031 PlayMoney CEILING.pdf](#)
[24.044 PlayMoney CD-POWER.pdf](#)
[Florida Nexus - survey.PDF](#)
[Florida Nexus - site plan.PDF](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Digital forms from yesterday are attached.

Established and popular business in Downtown Stuart, FL expanding to form a second location in Fort Pierce, FL.

www.playmoneyfl.com

Project Narrative:

Play Money LLC; a Family Fun Center with retro pinball and games including skee ball and more. Extremely comparable to Dave & Buster's and Chuck E. Cheese. Wristband format for unlimited play for people of all ages to enjoy an affordable family friendly amusement attraction with snacks and beverages.

All games are set on free play, no coins, no cards, only fun!

Customer base: Families, Schools, fundraisers, private parties.

Current Hours:

Sun, Mon, Tues, Wed, Thurs 12pm - 11pm

Fri & Sat 12pm - 1am

*There is absolutely NO gambling. This is a family friendly establishment. We look forward to having a large location off Peters Road located strategically between Fort Pierce's turnpike and 95 exit to be a main attraction to The City of Fort Pierce.

Future plans include a third location in the heart of the downtown Fort Pierce district once the second location is established and code will allow.

Jen Spearman

Representative of Play Money LLC & Nexus Plaza

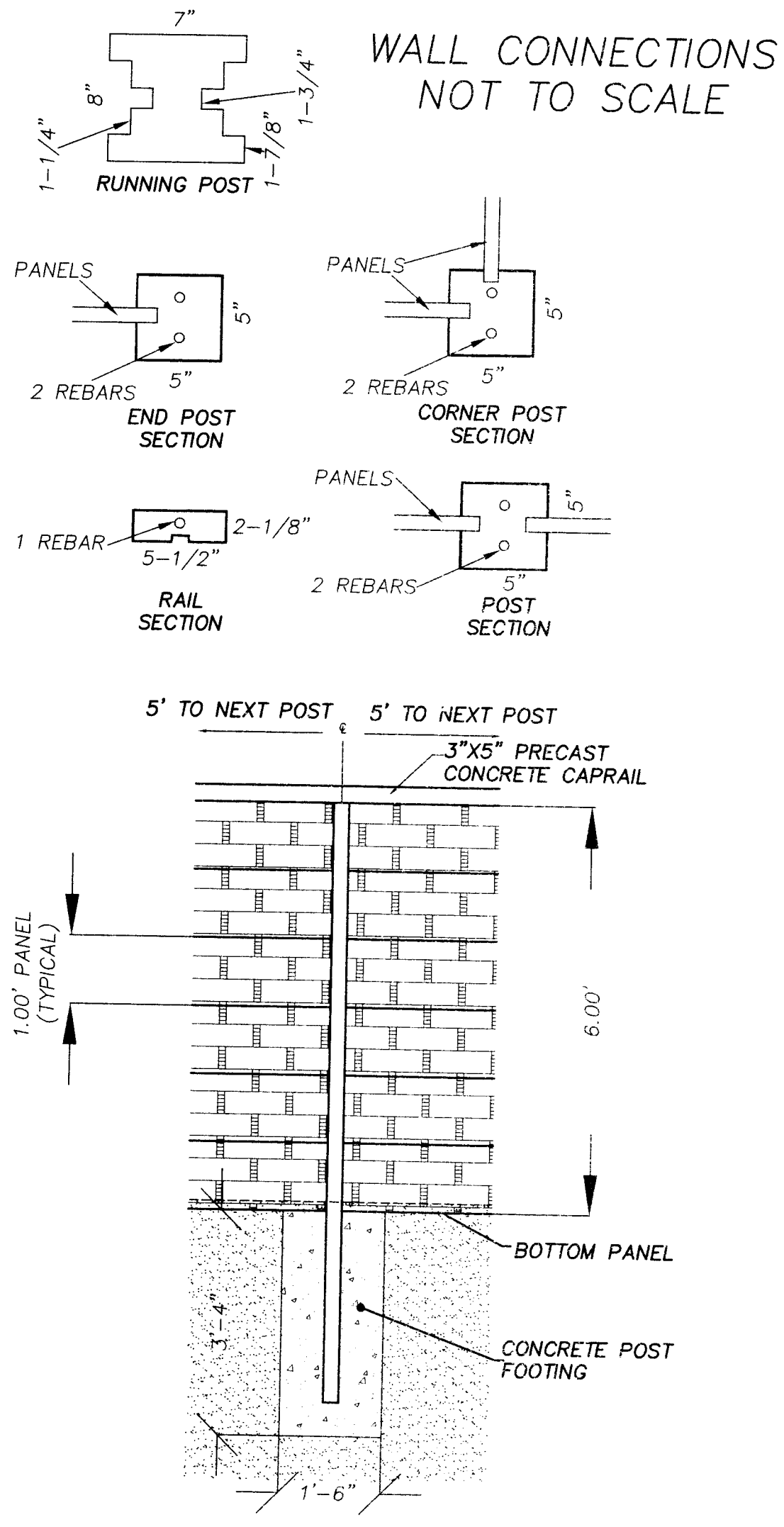
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Specific Purpose Survey & Site Plan Performed for ComNet Realty

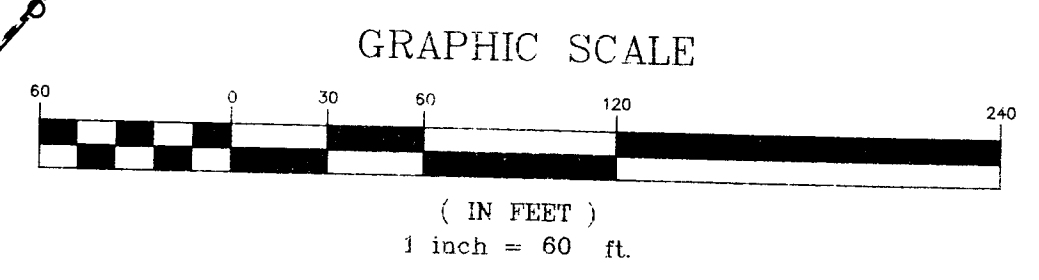
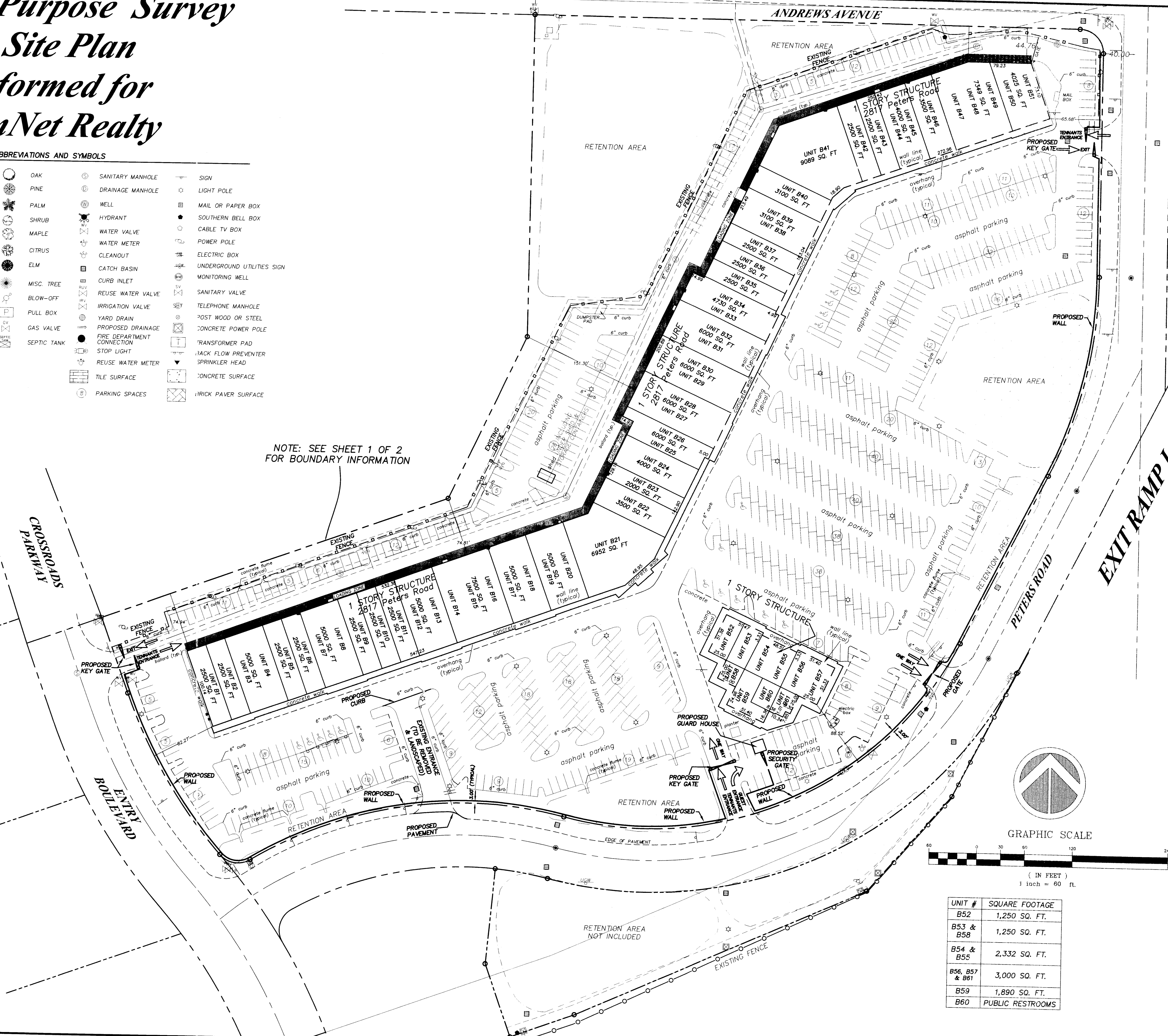
ABBREVIATIONS AND SYMBOLS

LB NO. R/W GM P.U.D.E. FD. O.R.B. P.R.M. P.C.P. BM F.F. ELEV. R Δ L I.D. SEC. TWP. RGE. CH CHB. (C) (M) (P) (D) IR IRC IP EP P.R.D. N.D. A/C P/E P.L.S. R.L.S.	LICENSED BUSINESS NUMBER RIGHT OF WAY 4x4 CONCRETE MONUMENT PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK FINISH FLOOR ELEVATION RADIUS DELTA LENGTH IDENTIFICATION SECTION TOWNSHIP RANGE CHORD CHORD BEARING CALCULATED MEASURED PLAT DEED 1/2" IRON ROD 1/2" IRON ROD AND CAP 3/4" IRON PIPE EDGE OF PAVEMENT PLANNED RESIDENTIAL DEVELOPMENT NAIL & DISK AIR CONDITIONING PAD SWIMMING POOL EQUIPMENT PAD PROFESSIONAL LICENSED SURVEYOR PROFESSIONAL SURVEYOR & MAPPER REGISTERED LAND SURVEYOR	○ OAK ● PINE ● PALM ● SHRUB ● MAPLE ● CITRUS ● ELM ● MISC. TREE ● BLOW-OFF ● PULL BOX ● GAS VALVE ● SEPTIC TANK	○ SANITARY MANHOLE ○ DRAINAGE MANHOLE ○ WELL ● HYDRANT ○ WATER VALVE ○ WATER METER ○ CLEANOUT ○ CATCH BASIN ○ CURB INLET ○ REUSE WATER VALVE ○ YARD DRAIN ○ IRRIGATION VALVE ○ FLAT ○ GAS VALVE ○ SEPTIC TANK	○ SIGN ○ LIGHT POLE ○ MAIL OR PAPER BOX ○ SOUTHERN BELL BOX ○ CABLE TV BOX ○ POWER POLE ○ ELECTRIC BOX ○ UNDERGROUND UTILITIES SIGN ○ MONITORING WELL ○ SANITARY VALVE ○ TELEPHONE MANHOLE ○ POST WOOD OR STEEL ○ CONCRETE POWER POLE ○ TRANSFORMER PAD ○ JACK FLOW PREVENTER ○ SPRINKLER HEAD ○ CONCRETE SURFACE ○ BRICK PAVEMENT SURFACE
--	---	--	---	---

WALL WAY USA
MANUFACTURERS OF PRECAST CONCRETE WALLS/FENCES



NOTE: SEE SHEET 1 OF 2 FOR BOUNDARY INFORMATION



UNIT #	SQUARE FOOTAGE
B52	1,250 SQ. FT.
B53 & B58	1,250 SQ. FT.
B54 & B55	2,332 SQ. FT.
B56, B57 & B61	3,000 SQ. FT.
B59	1,890 SQ. FT.
B60	PUBLIC RESTROOMS

MAP OF SURVEY FOR

ComNet Realty

Masteller, Moler, Reed & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business lb 4644

1655 27th Street, Suite 2, Vero Beach, Florida 32980
Phone: (772) 554-6050 Fax: (772) 794-0947

DAVID M. TAYLOR P.S.M. 5243

NO.	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

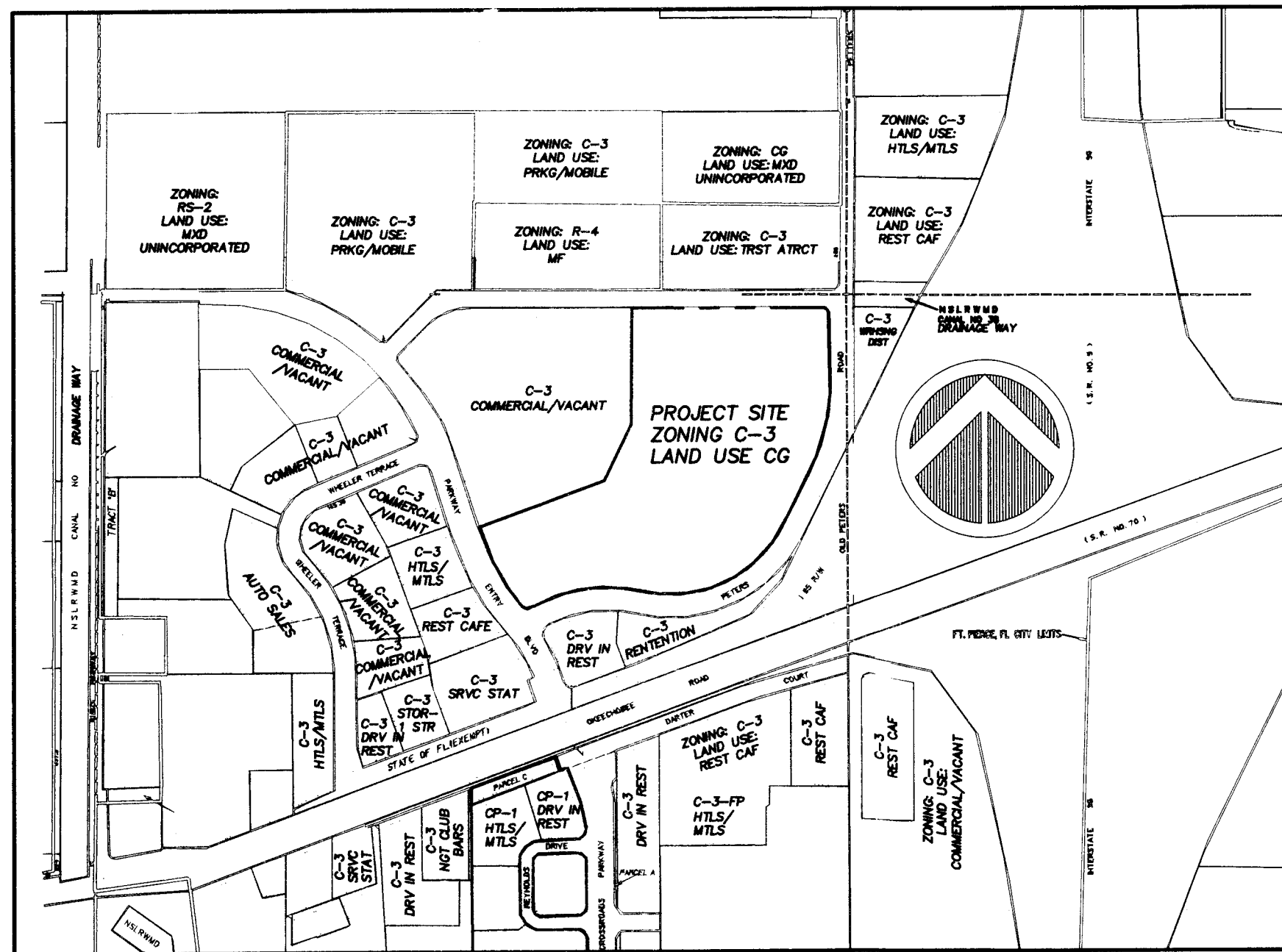
DRAWN BY	C.G.	CHECKED BY	D.M.T.
DATE	12/30/08	FILE NAME	521613.P
SCALE	AS NOTED	PAGE	2 OF 2
PREPARED BY	D.M.T.	PROJECT	521613.DWG

Specific Purpose Survey & Site Plan

Performed for

ComNet Realty

SITE MAP
NOT TO SCALE



LEGAL DESCRIPTION

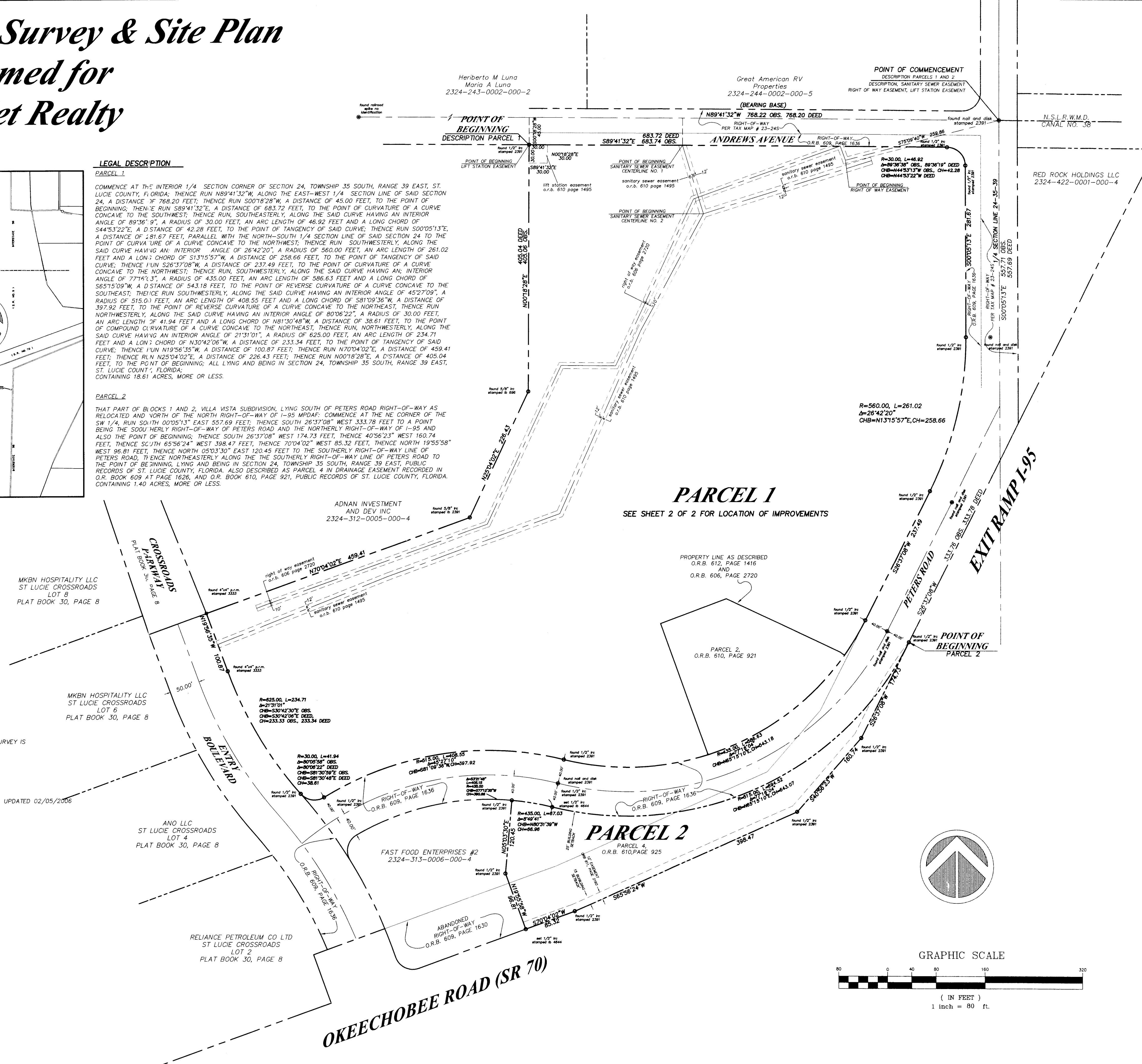
PARCEL 1
COMMENCE AT THE INTERIOR 1/4 SECTION CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN N89°41'32"W, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 768.20 FEET; THENCE RUN S00°18'28"W, A DISTANCE OF 45.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN S89°41'32"E, A DISTANCE OF 883.72 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN, SOUTHEASTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 89°36'01", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.92 FEET AND A LONG CHORD OF 544°53'22"E, A DISTANCE OF 42.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S00°05'13"E, A DISTANCE OF 281.67 FEET, PARALLEL WITH THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 24 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 26°42'00", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 261.02 FEET AND A LONG CHORD OF 513°15'57"W, A DISTANCE OF 258.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S26°37'08"W, A DISTANCE OF 237.49 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN, SOUTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 77°16'13", A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 586.63 FEET AND A LONG CHORD OF 565°15'09"W, A DISTANCE OF 543.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 45°27'09", A RADIUS OF 515.01 FEET, AN ARC LENGTH OF 408.55 FEET AND A LONG CHORD OF 581°09'36"W, A DISTANCE OF 397.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 80°06'22", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.94 FEET AND A LONG CHORD OF N81°30'48"W, A DISTANCE OF 38.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE RUN, NORTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 21°31'01", A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 234.71 FEET AND A LONG CHORD OF N30°04'06"W, A DISTANCE OF 233.34 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N19°56'35"W, A DISTANCE OF 100.87 FEET; THENCE RUN N70°04'02"E, A DISTANCE OF 459.41 FEET; THENCE RUN N25°04'02"E, A DISTANCE OF 226.43 FEET; THENCE RUN N00°18'28"E, A DISTANCE OF 405.04 FEET, TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, CONTAINING 18.61 ACRES, MORE OR LESS.

PARCEL 2
THAT PART OF BLOCKS 1 AND 2, VILLA VISTA SUBDIVISION, LYING SOUTH OF PETERS ROAD RIGHT-OF-WAY AS RELOCATED AND NORTH OF THE NORTH RIGHT-OF-WAY OF I-95 MP/ST. COMMENCE AT THE NE CORNER OF THE SW 1/4, RUN SOUTH 00°05'13" EAST 557.69 FEET; THENCE SOUTH 26°37'08" WEST 333.78 FEET TO A POINT BEING THE SOUTHERLY RIGHT-OF-WAY OF PETERS ROAD AND THE NORTHERLY RIGHT-OF-WAY OF I-95 AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 26°37'08" WEST 174.73 FEET; THENCE S09°56'23" WEST 160.74 FEET; THENCE SOUTH 85°58'24" WEST 398.47 FEET; THENCE 70°04'02" WEST 85.32 FEET; THENCE NORTH 19°55'58" WEST 96.81 FEET; THENCE NORTH 05°03'30" EAST 120.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PETERS ROAD, THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PETERS ROAD TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO DESCRIBED AS PARCEL 4 IN DRAINAGE EASEMENT RECORDED IN O.R. BOOK 609 AT PAGE 1626, AND O.R. BOOK 610, PAGE 921, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 1.40 ACRES, MORE OR LESS.

Heriberto M Luna
Maria A Luna
2324-243-0002-000-2

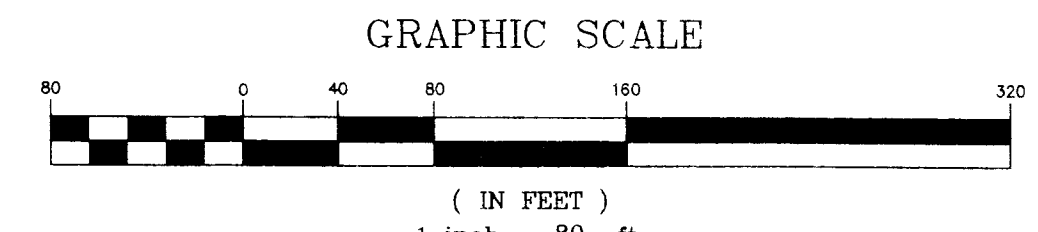
Great American RV
Properties
2324-244-0002-000-5
(BEARING BASE)

POINT OF COMMENCEMENT
DESCRIPTION: SANITARY SEWER EASEMENT
RIGHT OF WAY EASEMENT, LIFT STATION EASEMENT



PARCEL 1
SEE SHEET 2 OF 2 FOR LOCATION OF IMPROVEMENTS

PARCEL 2

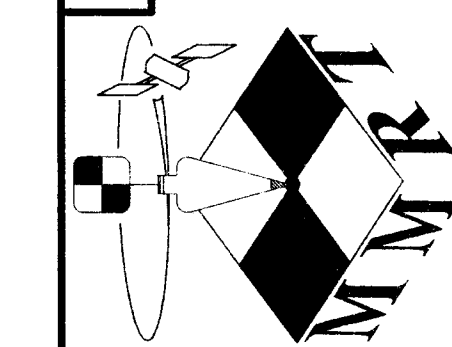


REPORT OF SURVEY:

- TYPE OF SURVEY: SPECIFIC PURPOSE
- SURVEYOR IN RESPONSIBLE CHARGE: DAVID M. TAYLOR P.S.M. 5243
- MASTELLER, MOLER, REED & TAYLOR, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
1655 27TH STREET
VERO BEACH, FLORIDA 32960 - PHONE (772) 564-8050
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- HORIZONTAL CONTROL ACCURACY: THE EXPECTED USE OF THE SURVEY MAP AND REPORT FOR THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6.003(E) FAC) (COMMERCIAL/HIGH RISK THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT 10000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWERPOLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- FIELD WORK WAS OBTAINED DURING THE FOLLOWING TIME FRAME OR DATE: 07-09-03 THRU 07-28-03. UPDATED 02/05/2006
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
A) ASSUMED
B) QUARTER SECTION LINE BETWEEN A NAIL AND DISK STAMPED 2391 AND A R.R. SPIKE
C) THE BEARING BEING N89°41'32"W
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP 12111C0170 F, DATED AUGUST 19TH, 1991.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
- ALL SET REBAR AND CAPS STAMPED LB 4644 ARE 1/2" IN DIAMETER AS REQUIRED BY THE MINIMUM TECHNICAL STANDARDS.

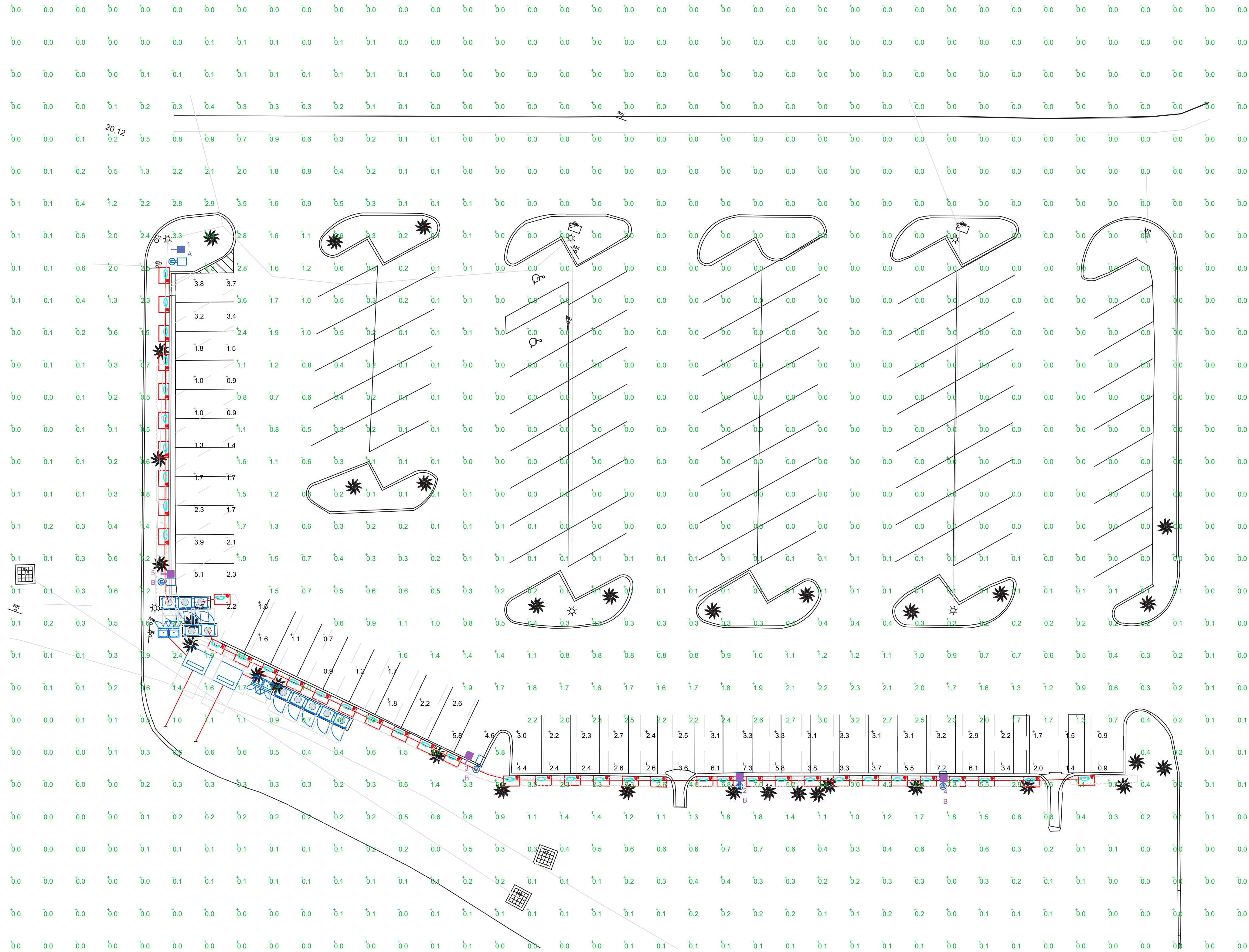
DRAWING NAME: S-5243-P-01
SHEET: 1 OF 2
SCALE: AS NOTED
DATE: 12/20/08
FILE NAME: 5243.SP
PAGE: 1A
CHECKED BY: DMF
DRAWN BY: CGG
SURVEY TYPE: SPECIFIC PURPOSE

Masteller, Moler, Reed & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business Ib 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647



MAP OF SURVEY FOR
ComNet Realty

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A	20
2	B	20
3	B	20
4	B	20
5	B	20

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	2.80	7.3	0.7	4.00	10.43
UNDEFINED	0.39	7.3	0.0	N.A.	N.A.

NOTE:
- ALL AREA LIGHTS ARE ON NEW 10 FT. POLES MOUNTED AT GRADE.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A	Single	11875	1.030	B2-U0-G2	95	95	CREE, INC.	XSPMD-D-HT-4ME-12L-57K7-UL-XX-N (w/ TL7-B2)
	4	B	Single	11875	1.030	B2-U0-G2	95	380	Cree Inc	XSPMD-D-HT-3ME-12L-57K7-UL-XX-N (w/ TL7-B2)

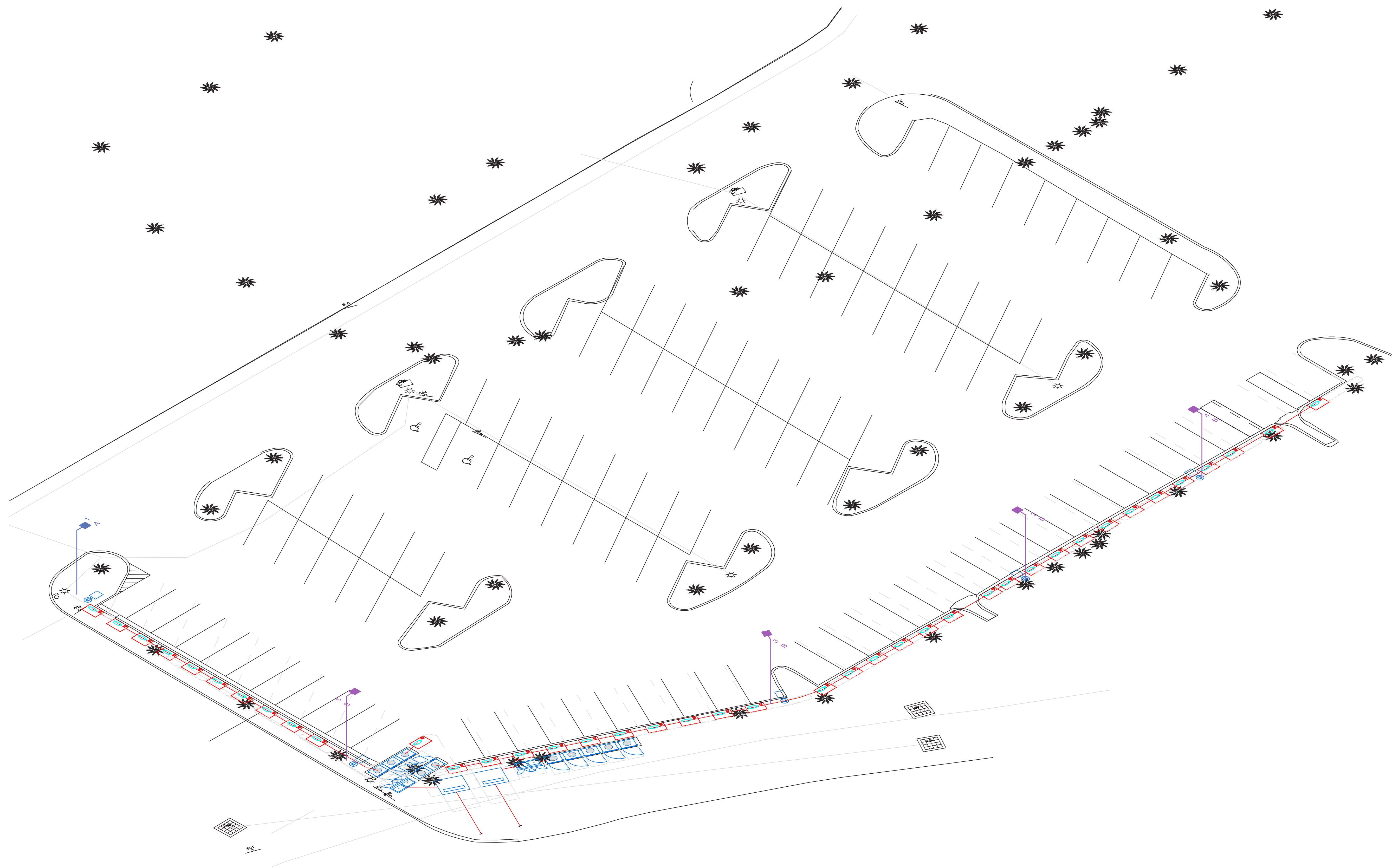
DISCLAIMER

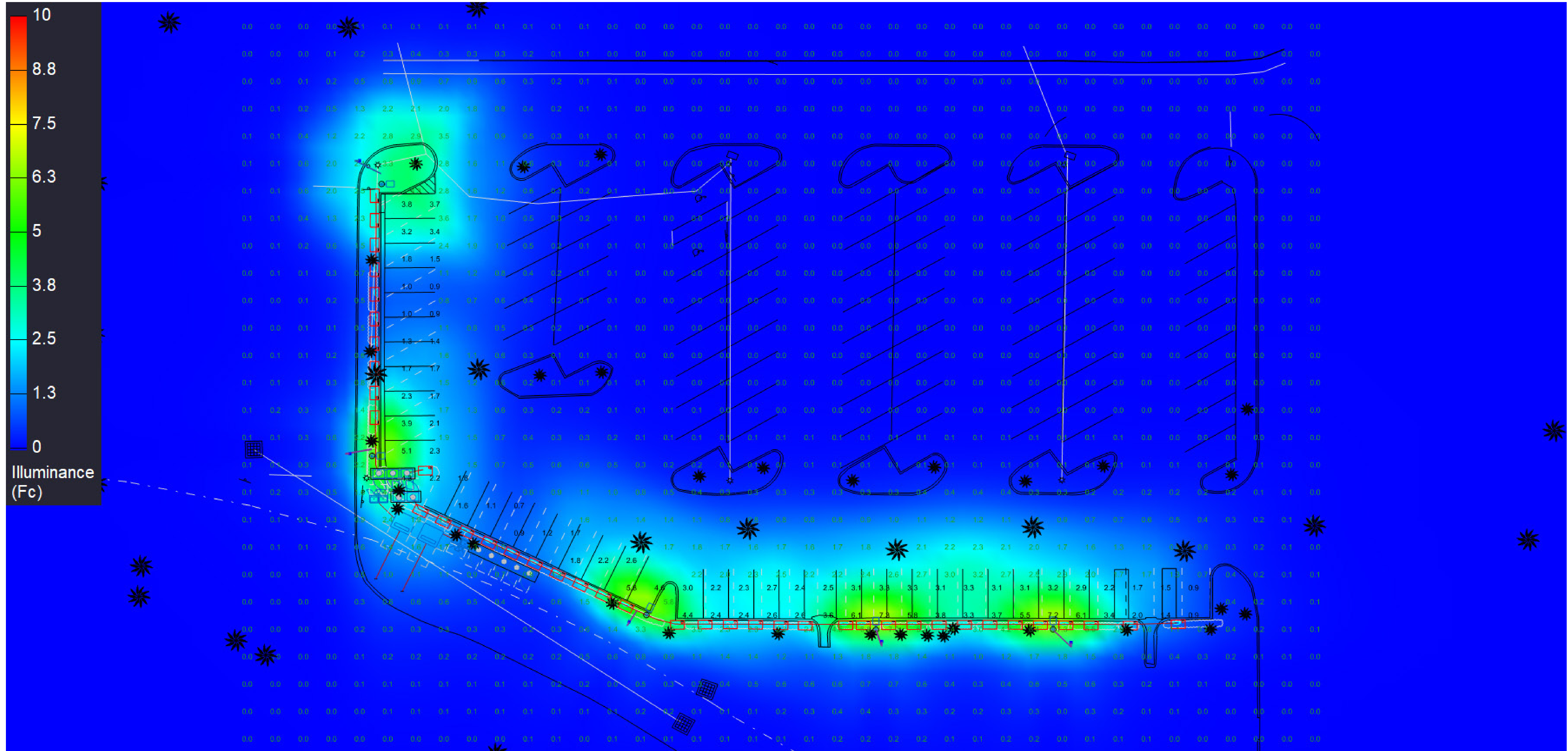
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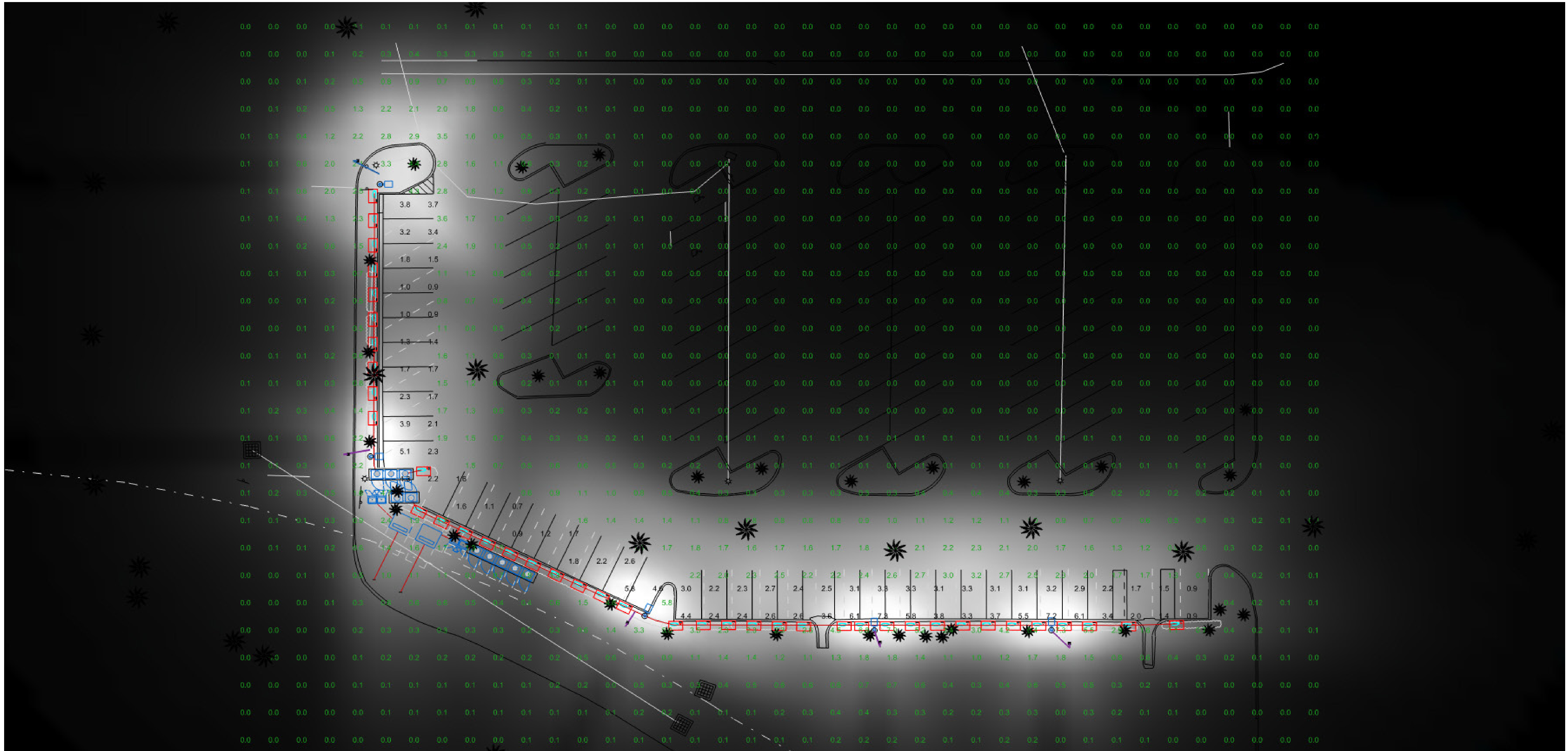
REV.	BY	DATE	DESCRIPTION



AREA







CROSSROADS PLAZA FP I, LLC
d/b/a FLORIDA NEXUS PARK

4800 N. Federal Highway, Suite 205B
Boca Raton, FL 33431
(561) 999-0006 phone, (561) 999-0007 fax

November 18, 2008

Mr. David Carlin
Assistant Director
Community Development Department
Planning Division
CITY OF FORT PIERCE
100 North U.S. 1
Fort Pierce, FL 34954

Dear Mr. Carlin:

This letter serves to memorialize our recent discussions regarding the need for a photometric study of the parking lot lighting at Florida Nexus Park.

As you are aware, in October 2008, thieves stole the high voltage electrical copper power lines serving the property. The value of the loss was over \$200,000. The photometric study required for our Conditional Use approval can not be completed without power to the existing parking lot lights. The power shall be restored upon our commencement of work at the property, to avoid future thefts between now and then.

Attached is a copy of the City's code regarding parking lot lighting. This letter confirms that we shall meet or exceed the City's requirements. I believe the property, which has had active lot lighting since 1980's already complies, yet we will study it's conditions and improve it if needed.

Kindly inform me if you need further information.

Yours truly,

Harry Zuker
Property Manager

Comments



Moms in Port St Lucie & The Treasure Coast



★ Rising contributor Erin Arruda · 1d · 📷

Hi moms! Owner of [Play Money Pinball Arcade Bar](#) in Stuart here. We are trying to open a new location in Ft Pierce and are trying to get permission from the city of Ft Pierce. Please briefly tell us why Play Money has been fun for your family, and we're bringing these to the city commission meeting. Thank you all in advance!

📍 Love 💬 Comment 🔗 Copy

👍❤️ You and 51 others

Top comments ▾



Kayla White

★ Rising contributor

My son wants his birthday party at play money! Please pm me about this. I would love for one to be in st Lucie county! It's so fun! A nice and safe place for kids to play!

1d Like Reply

2 👍



Christy López

[Kayla](#) - We had my son's party there years ago, it was the best!

21h Like Reply



Erin Arruda

Author ★ Rising contributor

Hi Kayla! Shoot me an email at playmoneyfl@gmail.com and we'll send you the details of how parties work. Thank you!!

16h Like Reply



Write a reply...



Katie Hardy

This is one of my daughter's absolute favorite places! She first went with kidspace and has loved it since then! As someone who also works at kidspace I can attest to how much all the kids absolutely love this trip and talk about it for weeks after! We hope to see more locations opening up! It is an awesome venue!

20h Like Reply

3 👍



Kayla Quigley

We love that place took my daughter there for the first time a few weeks ago!! Great for all ages!!

1d Like Reply

2 👍



...

...



Comments

**Kayla Quigley**

We love that place took my daughter there for the first time a few weeks ago!! Great for all ages!!

1d Like Reply

2

**Kristin Whelan**

Please come to Fort Pierce. We need you downtown.

1d Like Reply

2

**Christy López**

We love love love your arcade! The variety of games is spot on for a wide variety of ages and abilities.

We had my son's birthday party there years ago, it was perfect! Cold AC, lots of games, helpful staff, I brag about it often!

21h Like Reply

1

**Rachel Mosely**

★ Rising contributor

This place is so much fun for all ages!! My 10 yr old loves it and when we go I equally have just as much fun! And the price is the best part

1d Like Reply

**Noemarie Marin**

★ Rising contributor

I love coming with the kids in the morning and they're returning a night with the Hubby since you could wear your pass all day it's like a play day and a date night grab a beer and just relax! It's so nostalgic there.

1d Like Reply

1

**Jennifer Muschott Cuti**

★ Rising contributor

This would be so awesome!!

This is such a fun and much needed activity for families with older kiddos.

There so many indoor activities popping up for families with young children under 10ish (soft play indoor gym places) but those of us with teens and pre teens need a fun, safe, indoor activity and this is it!!

21h Like Reply

1

**Aschlei Baker**

★ Rising contributor

I have loved hosting my teen's birthday parties here! There's enough variety that a younger or older sibling can tag along and parents can even find something fun to do! I'm PUMPED at the idea of a location closer to PSL!

14h Like Reply

Comments



Krista Young

This would be an absolutely wonderful addition to Fort Pierce. There is NOTHING for families to do here besides the beach. We love Play Money as it allows us to have family nights out where all of us can enjoy something. We don't get to go often as it is a bit far for us, so being in Fort Pierce would be perfection!

13h Like Reply



Jackie Sohn

Honestly, we've never been there because we live in Port St Lucie and we don't travel to Stuart at all. We visit Fort Pierce often and have family there so we would definitely go! 🙏

12h Like Reply



Eva Potyra

★ Rising contributor

My family loves play money pinball because my husband and I can do a date night there and have a few drinks and fun playing old games. Or we also love to bring our 6 year old there for a totally different experience of a fun family day together. The price makes it a great option either way. (PS, thanks for running such a neat spot!)

1d Like Reply



Nicole Vassilatos Modica

★ Rising contributor

I would love to have a Play Money in Fort Pierce. My daughter is old enough to enjoy it now, but Stuart is a hike for us! We would go much more frequently if it were local to us.

19h Like Reply



Devon Dwyer

🌟 Top contributor

We love play money pinball! We have had my son's birthday party there and all ages loved the experience. We left saying we wish one was closer to us in Ft Pierce. My teenage son visited quite a few times and it was perfect for him and his friends affordable and safe. We need more places for kids and teenagers in fort pierce.

1d Like Reply



Kelly Smith-Howard

I'm sure you can find an recently shut down arcade to rent or buy.

19h Like Reply



Tara Payne

It is a joy for everyone, of all ages. We enjoyed it in Stuart, but traveling is too much sometimes. It would nice in ft Pierce to have another location to go to.

23h Like Reply





Comments



Amanda Lee Sierra

I love all the games you all have to offer, karaoke, and no minors after 8. It's a nice place for a variety of ages. Nostalgic too! We would enjoy having another location to go to.

1d Like Reply



Karen Griffin Maxwell

★ Rising contributor

Our family LOVES visiting Play Money. There is something for everyone and we spend hours there. We live in St. Lucie West so we can't go as often as we would like, but if there was a location in Fort Pierce, we would definitely spend more time there. For one flat price (that's super reasonable), we can play all day! That deal can't be beat. Plus, in this heat, our family loves anywhere that has air conditioning 😊

1d Like Reply



Corrie Lynn

We've enjoyed it several times over the years. Both For family fun game night and date nights. I love the versatility, uniqueness, relaxed, fun, and safe vibe. An asset to the community!

1d Like Reply



Shannon Cascio

★ Rising contributor

My childcare center 📍 Kid Space has been bringing our summer camp kids to Play Money in Stuart for the past few summers. It's a favorite trip for sure. Both campers and staff have a blast. There are so few family friendly venues that cater to all ages in Ft Pierce. What an awesome addition this would be. The business I own is in Port St Lucie, but I live in Ft Pierce and think Play Money would be welcomed by families here. This place is FUN, reasonably priced, and always spotless. It's not the type of arcade where people gamble that's intended for adults... it's truly a family friendly venue. We bring kids ages 5-14 and they all have fun!

I hope to see a PlayMoney in Ft Pierce soon! 😊



1d Like Reply



Comments

It's a favorite trip for sure. Both campers and staff have a blast. There are so few family friendly venues that cater to all ages in Ft Pierce. What an awesome addition this would be. The business I own is in Port St Lucie, but I live in Ft Pierce and think Play Money would be welcomed by families here. This place is FUN, reasonably priced, and always spotless. It's not the type of arcade where people gamble that's intended for adults... it's truly a family friendly venue. We bring kids ages 5-14 and they all have fun!

I hope to see a PlayMoney in Ft Pierce soon! 😊



1d Like Reply

5



Cenza Daylin

My little sister had one of her birthday parties at the Stuart location and her and her friends had a blast.

1d Like Reply

4



Ambrosia Szczepanski

★ Rising contributor

You would be a great addition to Fort Pierce! There isn't anything like Pay Money here. We really enjoyed it, but it's too far to go for us now. This would be great!

1d Like Reply

2



Jillian Lea

★ Rising contributor

We need one in Port St. Lucie ! My kids love it my son hang out place with his friends he's 20

1d Like Reply

2



Billy Danielle Moyer

★ Rising contributor

We love Play Money Pinball Arcade Bar! It is family friendly with a one time fee where you can stay and play as long as you like. We enjoy that you don't have to pay per game. The older games bring nostalgia for older family members but the newer games are inviting to the younger kids. We like that we can get a drink or two and enjoy playing w the family. We have had everyone from 4 to 72 and all had fun!!!

1d Like Reply

2

Rules



Write a comment...





5

5 comments

Comments

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Christy López

We love love love your arcade! The variety of games is spot on for a wide variety of ages and abilities.

We had my son's birthday party there years ago, it was perfect! Cold AC, lots of games, helpful staff, I brag about it often!

21h Like Reply

1



Katie Hardy

This is one of my daughter's absolute favorite places! She first went with kidspace and has loved it since then! As someone who also works at kidspace I can attest to how much all the kids absolutely love this trip and talk about it for weeks after! We hope to see more locations opening up! It is an awesome venue!

20h Like Reply

3



Kelly Smith-Howard

I'm sure you can find an recently shut down arcade to rent or buy.

19h Like Reply

1



Nicole Vassilatos Modica

★ Rising contributor

I would love to have a Play Money in Fort Pierce. My daughter is old enough to enjoy it now, but Stuart is a hike for us! We would go much more

Rules



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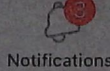
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121 comments

Like

Comment

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5

5 comments

Comments

Done



Aschlei Baker

★ Rising contributor

I have loved hosting my teen's birthday parties here! There's enough variety that a younger or older sibling can tag along and parents can even find something fun to do! I'm PUMPED at the idea of a location closer to PSL!

14h Like Reply



Krista Young

This would be an absolutely wonderful addition to Fort Pierce. There is NOTHING for families to do here besides the beach. We love Play Money as it allows us to have family nights out where all of us can enjoy something. We don't get to go often as it is a bit far for us, so being in Fort Pierce would be perfection!

13h Like Reply



Jackie Sohn

Honestly, we've never been there because we live in Port St Lucie and we don't travel to Stuart at all. We visit Fort Pierce often and have family there so we would definitely go! 🙏

12h Like Reply



Julie Sasser

I love play money arcade. I had alot of fun. It is a drive for us. We would love to have a location in Fort Pierce.

Rules



Write a comment...



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121 comments



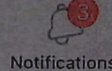
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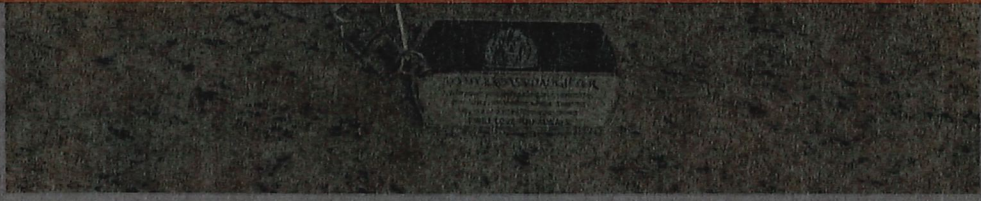


Comment



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5

5 comments

Comments

Done

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13h Like Reply



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12h Like Reply



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4h Like Reply



Salla Jantunen

It's hard to find activities teenagers enjoy, play money pinball has been fun activity for our family that everyone enjoys. Would love to have one closer by!

3h Like Reply



Nikkijoy Baker

★ Rising contributor

The karaoke room is the best! The fact you can look up any song and duet with friends is always a good time 🎤

2h Like Reply

Rules



Write a comment...



It's not the cup because I've tried multiple and he will dri... See more

9

121 comments



Like



Comment



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Play Money

Play Money Arcade
5X
Pac-Man
Space Invaders

Play Money Arcade
2X
Mario Bros
Super Mario Bros
772-286-8007

Play Money Arcade
3X
SEGA
XBOX
MARVEL SUPER HERO

