



THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT *Florida*

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>



CONDITIONAL USE - NO NEW CONSTRUCTION

Property Information

Property address or location

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)

5850 W. Atlantic Ave #101

Street Address

Delray Beach, FL 33484

City State Zip

561-999-0006 x 102

Phone Number

hzukev@comnetreality.com

Email Address

~~Scott~~ Bryan Arruda

Applicant/Representative, Title, Company

2602 SW Raquet Club Dr

Street Address

Pt. City FL 34990

City State Zip

772-349-8349

Phone Number

BArruda23@gmail.com

Email Address

Property Owner(s) Acknowledgments: - 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-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,

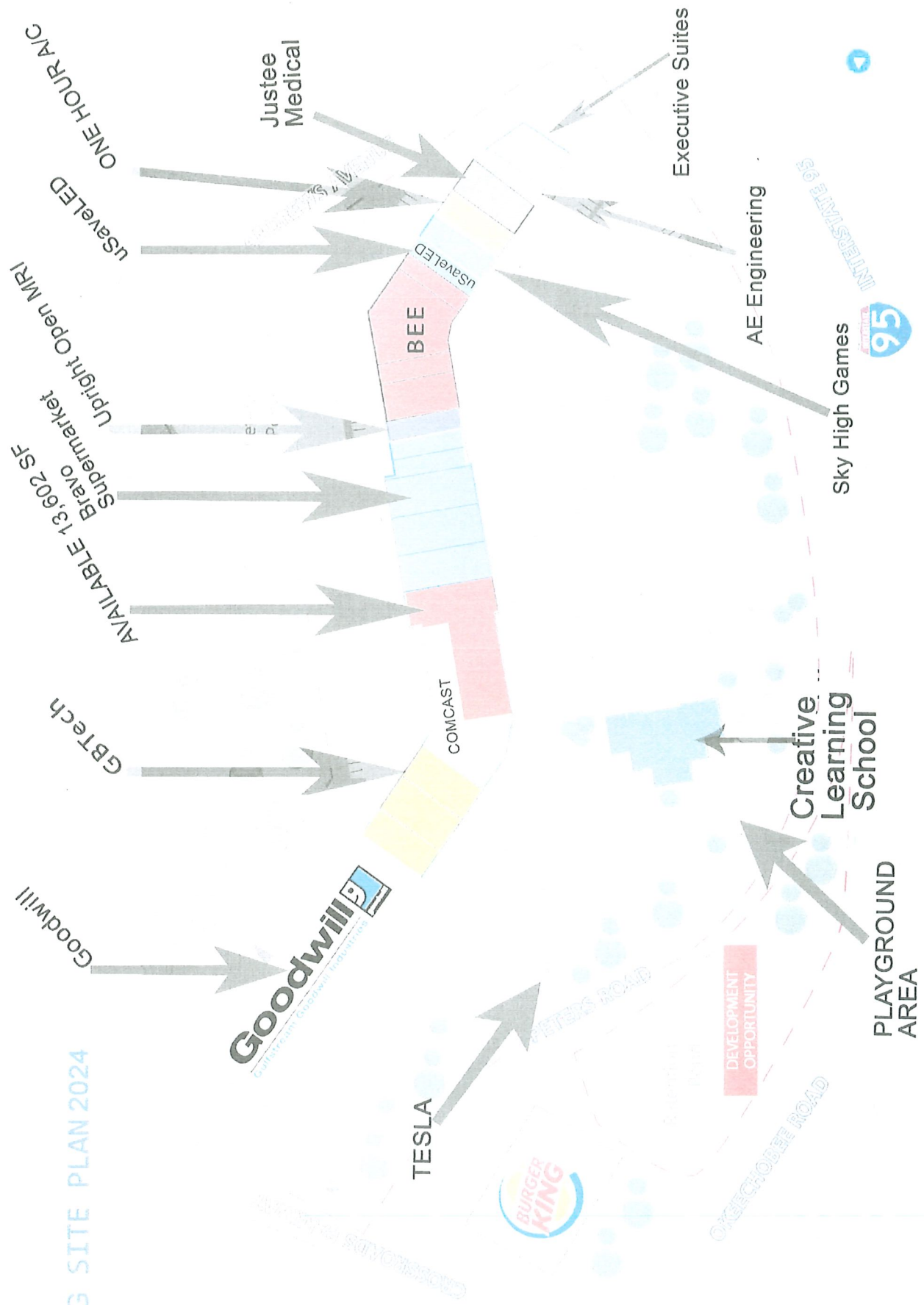
Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Director

<u>TENANT</u>	<u>BAY #</u>	<u>STREET ADDRESS</u>	
Goodwill Store	1	2807 9	
	2	2806	
	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	
	17	2777	
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
MARIANNA PEREIRA, PRINCIPAL
STEPHEN WITTEK, PRINCIPAL
STEVEN GARDNER, PRINCIPAL
304.979.7828



PLAY MONEY
@
FLORIDA NEXUS
PARK

275 PETERS ROAD
FORT PIERCE
FLORIDA 34945

WWW.FLORIDANEXUS.COM

ARCHITEX DESIGN STUDIO
ARCHITECTS
275 PETERS ROAD
FORT PIERCE, FL 34945
304.979.7828

PROJECT NO: 2024.11
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



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

PLAY AREA 5,805 SQ FT

BAR AREA 300 SQ FT

STORAGE AREA
1875 SQ FT

EXISTING LIGHT
KITCHEN AREA
200 SQ FT

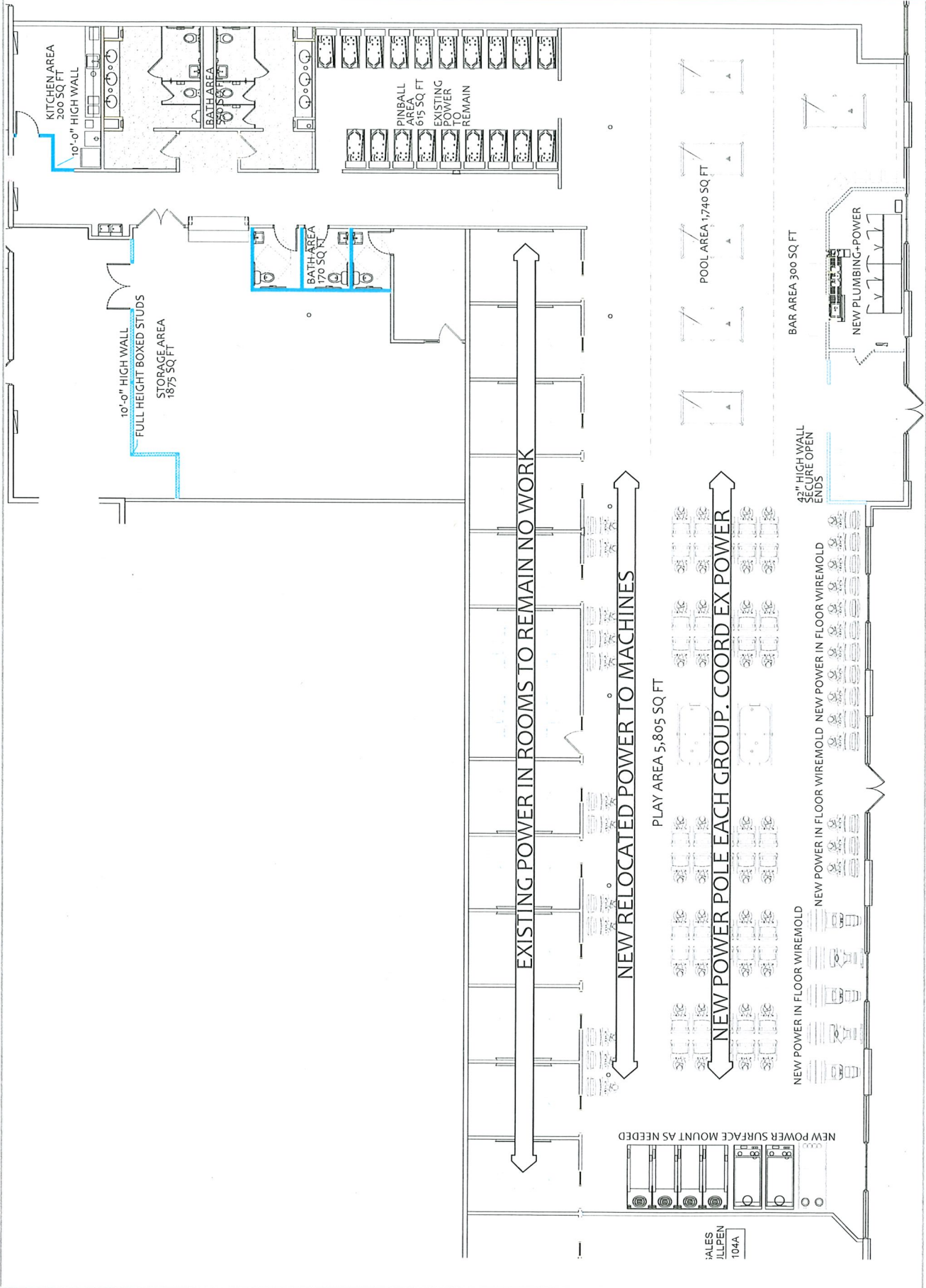
EXISTING LIGHT

BATH AREA
300 SQ FT

EXISTING LIGHT

BATH AREA
170 SQ FT

BAR AREA
300 SQ FT



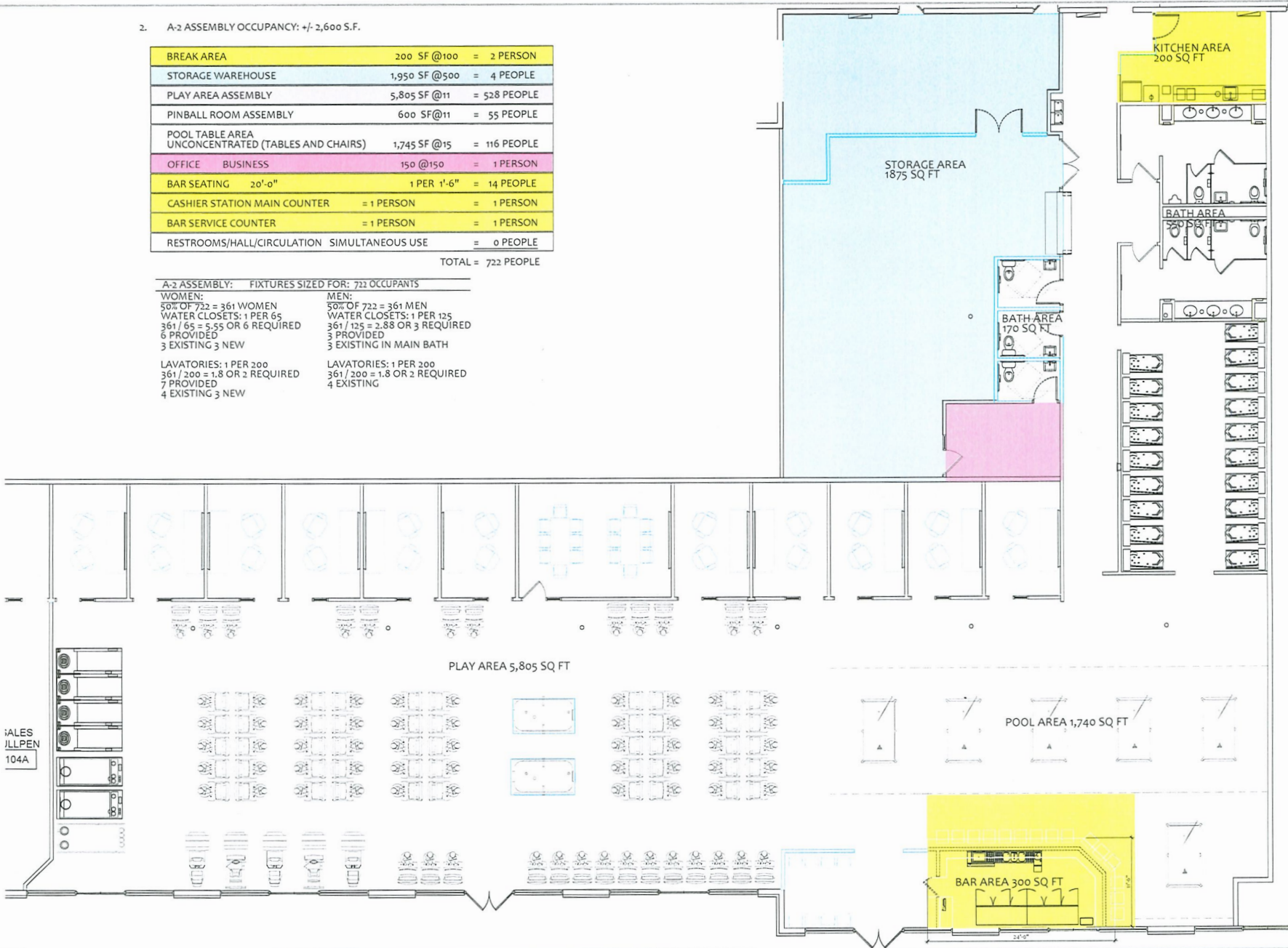
CIRCLES
 1044

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

BREAK AREA	200 SF @100	= 2 PERSON
STORAGE WAREHOUSE	1,950 SF @500	= 4 PEOPLE
PLAY AREA ASSEMBLY	5,805 SF @11	= 528 PEOPLE
PINBALL ROOM ASSEMBLY	600 SF@11	= 55 PEOPLE
POOL TABLE AREA UNCONCENTRATED (TABLES AND CHAIRS)	1,745 SF @15	= 116 PEOPLE
OFFICE BUSINESS	150 @150	= 1 PERSON
BAR SEATING	20'-0" 1 PER 1'-6"	= 14 PEOPLE
CASHIER STATION MAIN COUNTER	= 1 PERSON	= 1 PERSON
BAR SERVICE COUNTER	= 1 PERSON	= 1 PERSON
RESTROOMS/HALL/CIRCULATION SIMULTANEOUS USE	= 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
WATER CLOSETS: 1 PER 65	WATER CLOSETS: 1 PER 125
361 / 65 = 5.55 OR 6 REQUIRED	361 / 125 = 2.88 OR 3 REQUIRED
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



PLAY MONEY
@
FLORIDA NEXUS
PARK
2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITEX DESIGN STUDIO
MARK BORG, ARCHITECT
STEVEN VITALE, PRINCIPAL
DATE: 04/10/27

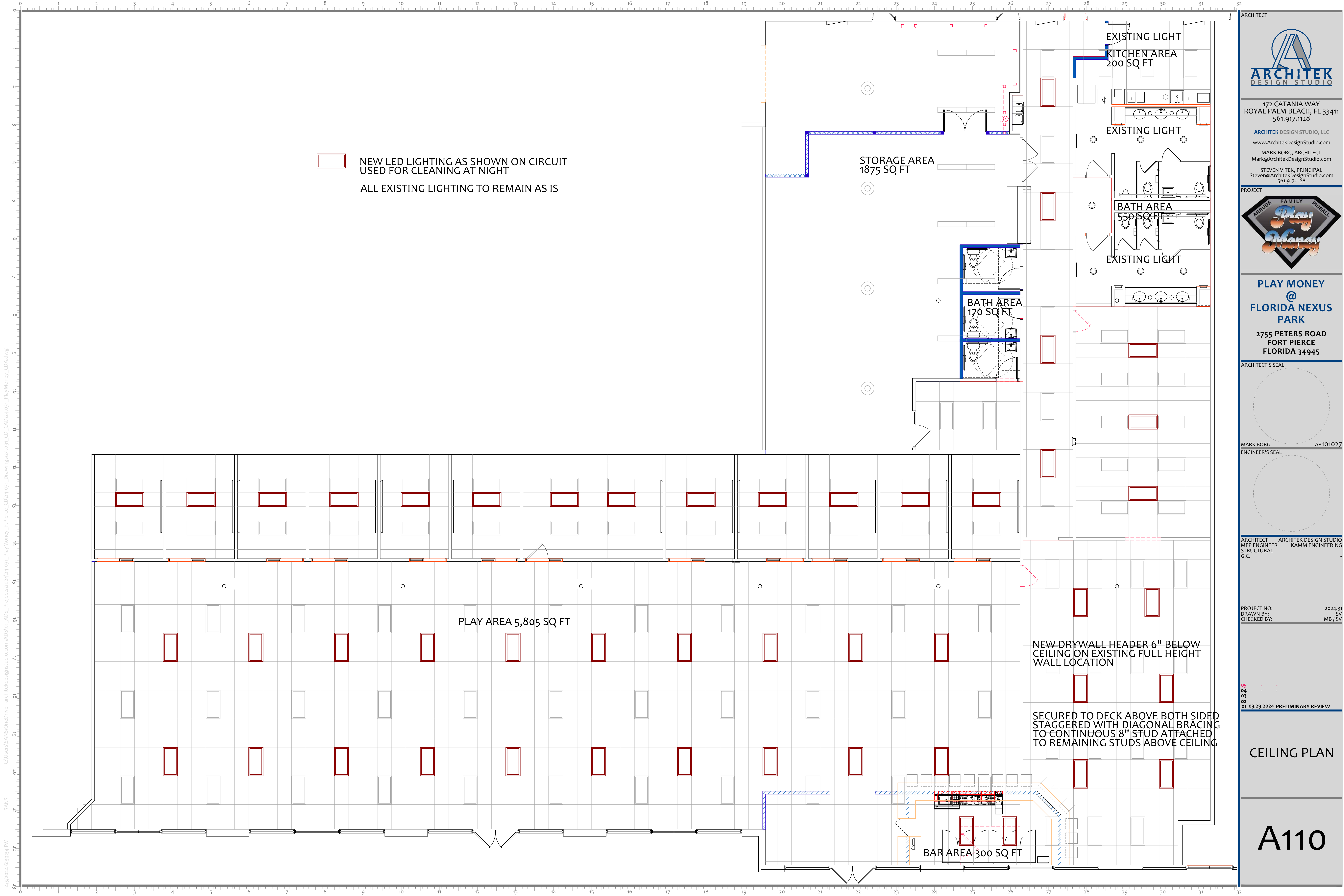
ARCHITEX DESIGN STUDIO
MARK BORG, ARCHITECT
STEVEN VITALE, PRINCIPAL
DATE: 04/10/27

PROJECT NO: 2024-11
DRAWN BY: MB
CHECKED BY: MB

01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

OVERALL
PLAN

A100



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

EXISTING LIGHT

STORAGE AREA
1875 SQ FT

BATH AREA
550 SQ FT

EXISTING LIGHT

BATH AREA
170 SQ FT

PLAY AREA 5,805 SQ FT

BAR AREA 300 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



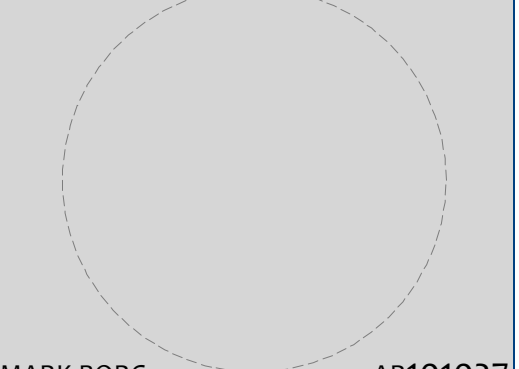
172 CATANIA WAY
ROYAL PALM BEACH, FL 33411
561.917.1128

ARCHITEX DESIGN STUDIO, LLC
www.ArchitekDesignStudio.com
MARK BORG, ARCHITECT
Mark@ArchitekDesignStudio.com
STEVEN VITEK, PRINCIPAL
Steven@ArchitekDesignStudio.com
561.917.1128

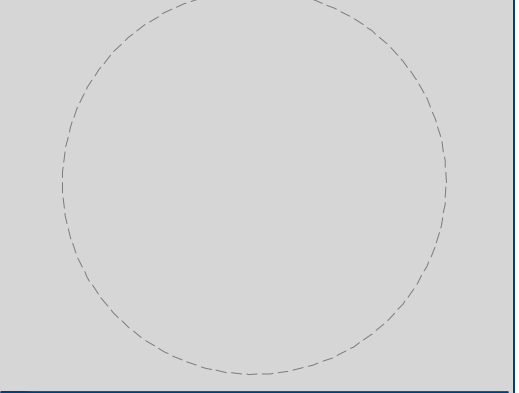


**PLAY MONEY
@
FLORIDA NEXUS
PARK**
2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITECT'S SEAL



MARK BORG AR101027
ENGINEER'S SEAL



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

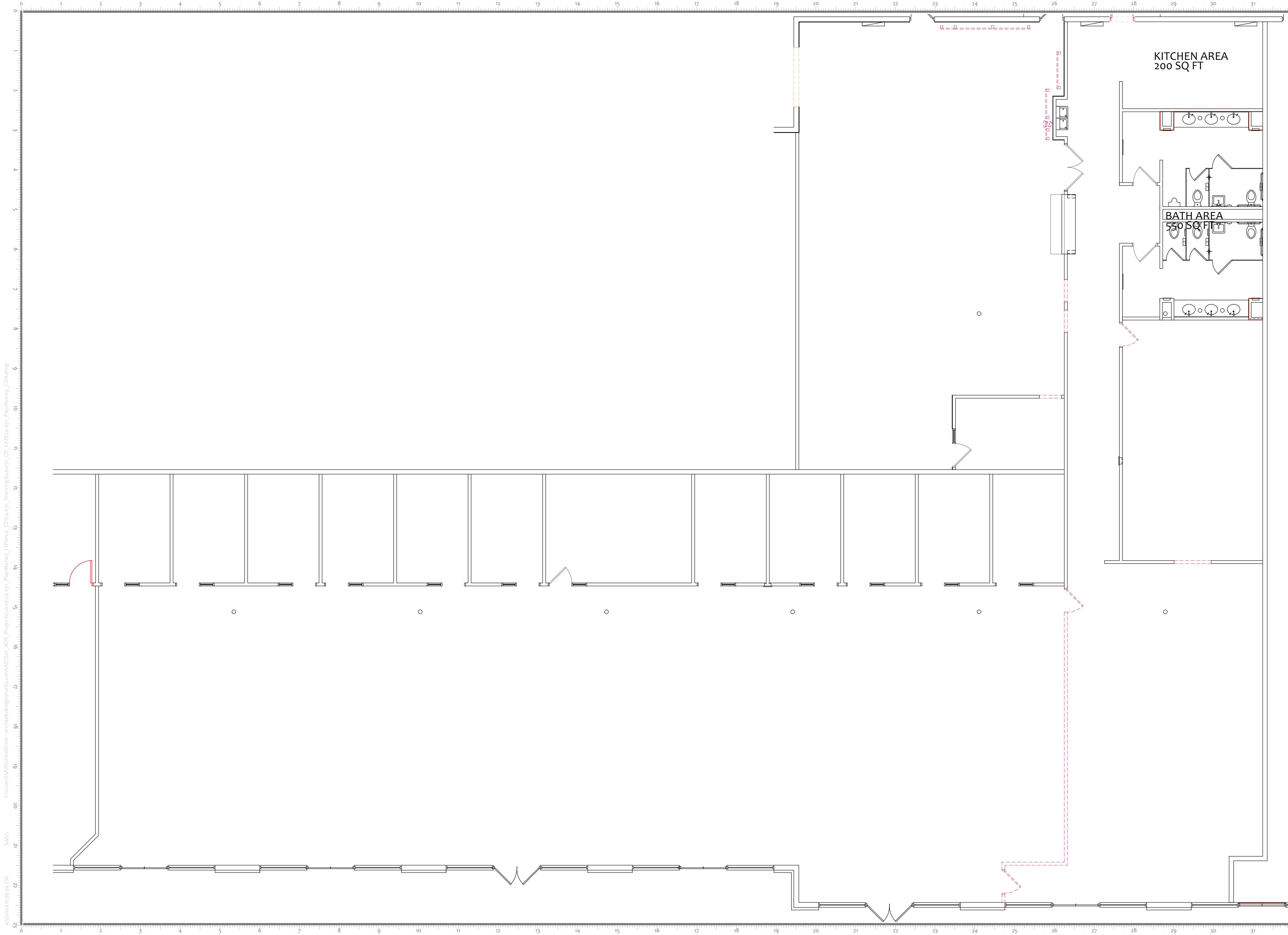
PROJECT NO: 2024-31
DRAWN BY: SV
CHECKED BY: MB / SV

05
04
03
02
01 03-29-2024 PRELIMINARY REVIEW

CEILING PLAN

A110

C:\Users\SANS\OneDrive - architekdesignstudio.com\AD5\or AD5 Projects\2024\031 PlayMoney_FPIerce_CD\04\031_CD_CD\04\031_PlayMoney_CD.dwg
 SANS
 4/5/2024 6:39:34 PM



C:\Users\SANS\OneDrive - architekdesignstudio.com\AD5\or_AD5_projects\2024\031_PlayMoney_F\Pierce_CD\04\031_CD_CAD\04\031_PlayMoney_CDA.dwg
 SANS
 4/5/2024 6:39:34 PM



172 CATANIA WAY
 ROYAL PALM BEACH, FL 33411
 561.917.1128
 ARCHITEK DESIGN STUDIO, LLC
 www.ArchitekDesignStudio.com
 MARK BORG, ARCHITECT
 Mark@ArchitekDesignStudio.com
 STEVEN VITEK, PRINCIPAL
 Steven@ArchitekDesignStudio.com
 561.917.1128



PLAY MONEY
@
FLORIDA NEXUS
PARK
 2755 PETERS ROAD
 FORT PIERCE
 FLORIDA 34945

ARCHITECT'S SEAL

MARK BORG AR101027
ENGINEER'S SEAL

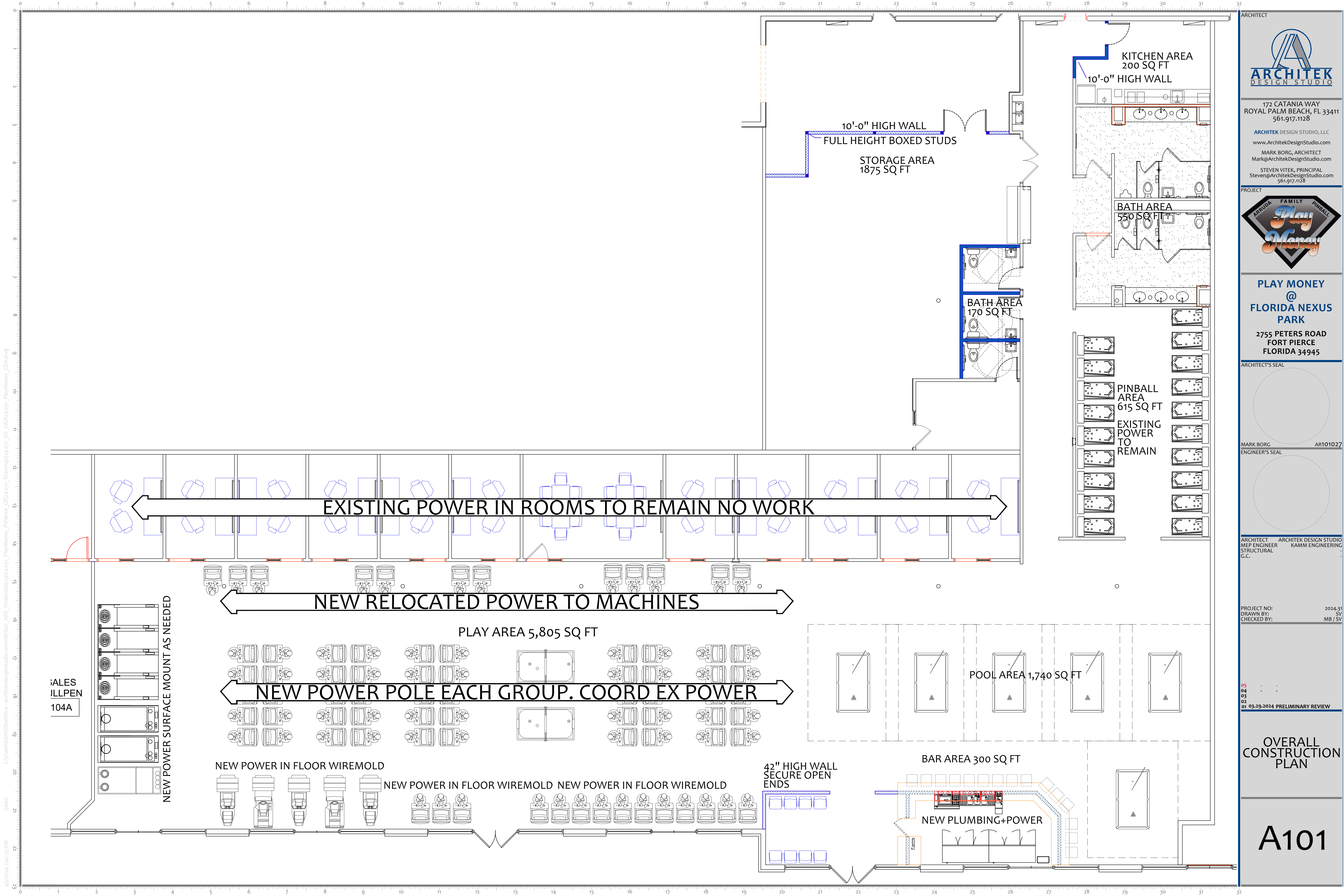
ARCHITECT ARCHITEK DESIGN STUDIO
 MEP ENGINEER KAMM ENGINEERING
 STRUCTURAL
 G.C.

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

05	-	-
04	-	-
03	-	-
02	-	-
01	03-29-2024	PRELIMINARY REVIEW

DEMOLITION
PLAN

D100



172 CATANIA WAY
 ROYAL PALM BEACH, FL 33411
 561.917.1128

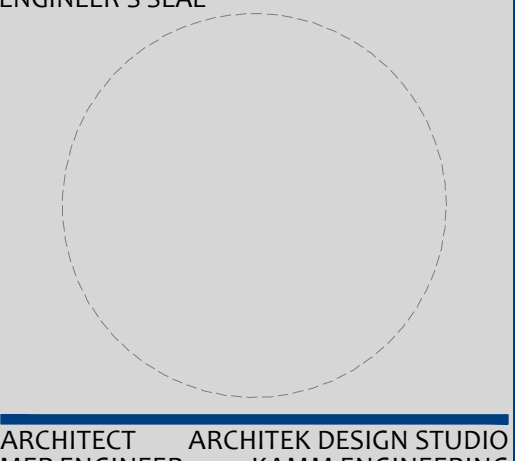
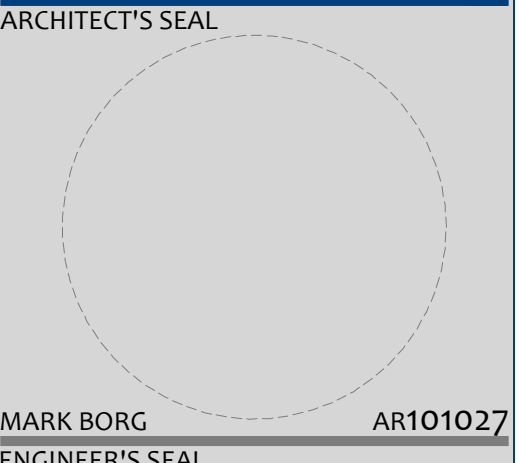
ARCHITEK DESIGN STUDIO, LLC
 www.ArchitekDesignStudio.com
 MARK BORG, ARCHITECT
 Mark@ArchitekDesignStudio.com

STEVEN VITEK, PRINCIPAL
 Steven@ArchitekDesignStudio.com
 561.917.1128



PLAY MONEY
 @
FLORIDA NEXUS PARK

2755 PETERS ROAD
 FORT PIERCE
 FLORIDA 34945



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

05
 04
 03
 02
 01 03-29-2024 PRELIMINARY REVIEW

OVERALL CONSTRUCTION PLAN

A101

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

BREAK AREA	200 SF @100	= 2 PERSON
STORAGE WAREHOUSE	1,950 SF @500	= 4 PEOPLE
PLAY AREA ASSEMBLY	5,805 SF @11	= 528 PEOPLE
PINBALL ROOM ASSEMBLY	600 SF@11	= 55 PEOPLE
POOL TABLE AREA UNCONCENTRATED (TABLES AND CHAIRS)	1,745 SF @15	= 116 PEOPLE
OFFICE BUSINESS	150 @150	= 1 PERSON
BAR SEATING 20'-0"	1 PER 1'-6"	= 14 PEOPLE
CASHIER STATION MAIN COUNTER	= 1 PERSON	= 1 PERSON
BAR SERVICE COUNTER	= 1 PERSON	= 1 PERSON
RESTROOMS/HALL/CIRCULATION SIMULTANEOUS USE		= 0 PEOPLE

TOTAL = 722 PEOPLE

A-2 ASSEMBLY: FIXTURES SIZED FOR: 722 OCCUPANTS

WOMEN:

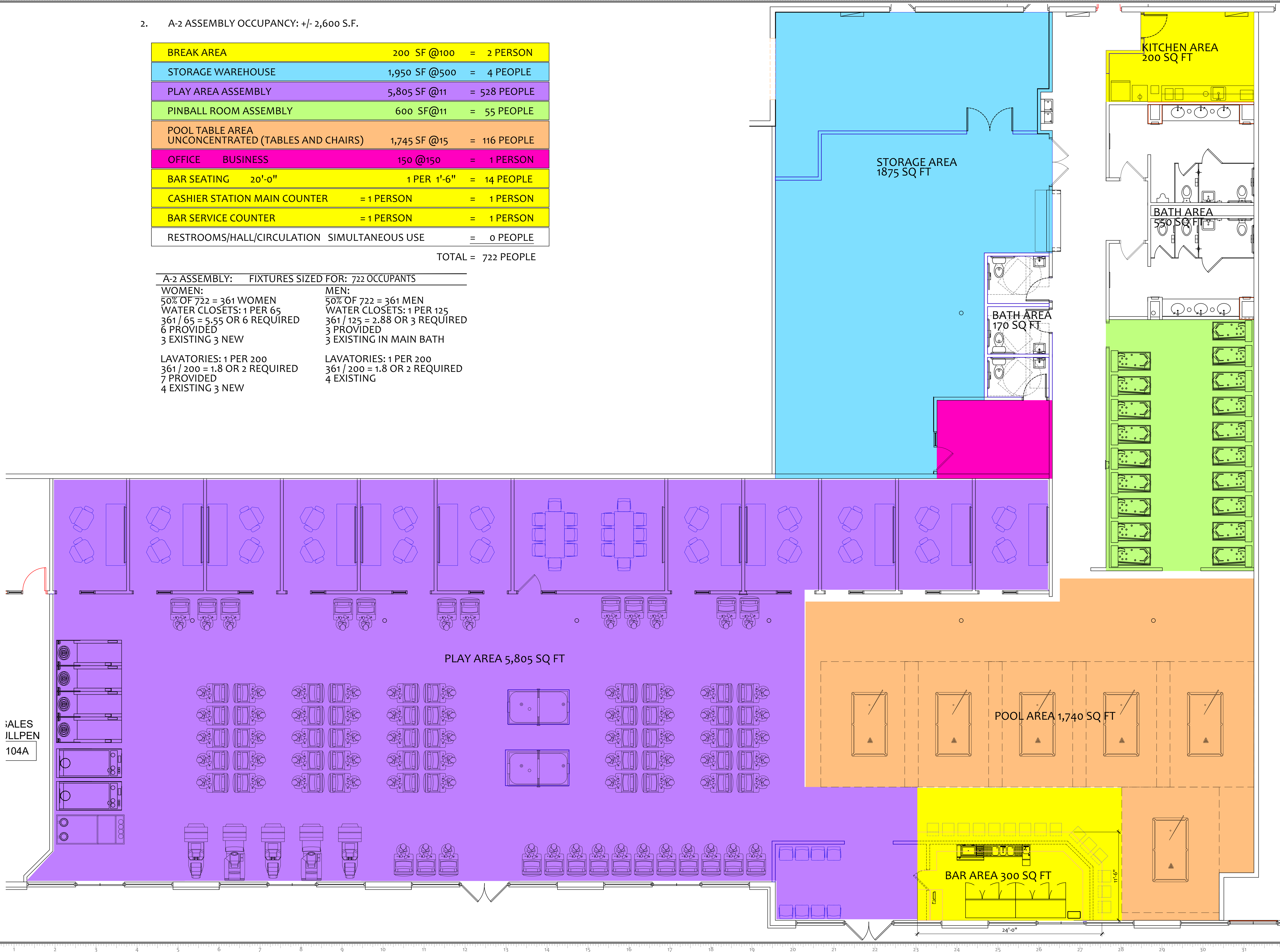
50% OF 722 = 361 WOMEN
 WATER CLOSETS: 1 PER 65
 361 / 65 = 5.55 OR 6 REQUIRED
 6 PROVIDED
 3 EXISTING 3 NEW

LAVATORIES: 1 PER 200
 361 / 200 = 1.8 OR 2 REQUIRED
 7 PROVIDED
 4 EXISTING 3 NEW

MEN:

50% OF 722 = 361 MEN
 WATER CLOSETS: 1 PER 125
 361 / 125 = 2.88 OR 3 REQUIRED
 3 PROVIDED
 3 EXISTING IN MAIN BATH

LAVATORIES: 1 PER 200
 361 / 200 = 1.8 OR 2 REQUIRED
 4 EXISTING



172 CATANIA WAY
 ROYAL PALM BEACH, FL 33411
 561.917.1128

ARCHITEK DESIGN STUDIO, LLC
 www.ArchitekDesignStudio.com

MARK BORG, ARCHITECT
 Mark@ArchitekDesignStudio.com

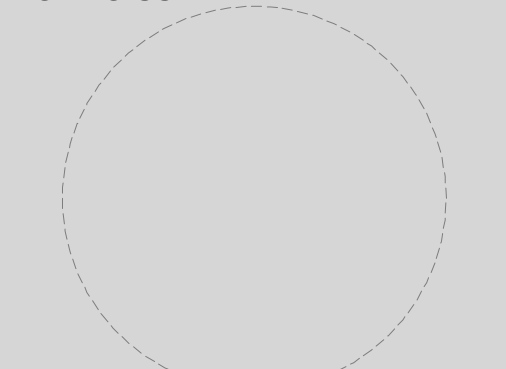
STEVEN VITEK, PRINCIPAL
 Steven@ArchitekDesignStudio.com
 561.917.1128



PLAY MONEY
 @
 FLORIDA NEXUS
 PARK

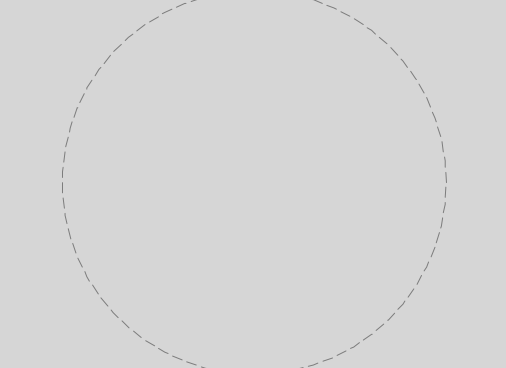
2755 PETERS ROAD
 FORT PIERCE
 FLORIDA 34945

ARCHITECT'S SEAL



MARK BORG AR101027

ENGINEER'S SEAL



ARCHITECT ARCHITEK DESIGN STUDIO
 MEP ENGINEER KAMM ENGINEERING
 STRUCTURAL G.C.

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

05
 04
 03
 02
 01 03-29-2024 PRELIMINARY REVIEW

OVERALL
 PLAN

A100

C:\Users\SANS\OneDrive - architekdesignstudio.com\ADS\Projects\2024\031_PlayMoney_CD\031_PlayMoney_CDA.dwg
 SANS
 4/5/2024 6:39:34 PM

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

BREAK AREA	200 SF @100	= 2 PERSON
STORAGE WAREHOUSE	1,950 SF @500	= 4 PEOPLE
PLAY AREA ASSEMBLY	5,805 SF @11	= 528 PEOPLE
PINBALL ROOM ASSEMBLY	600 SF@11	= 55 PEOPLE
POOL TABLE AREA UNCONCENTRATED (TABLES AND CHAIRS)	1,745 SF @15	= 116 PEOPLE
OFFICE BUSINESS	150 @150	= 1 PERSON
BAR SEATING 20'-0"	1 PER 1'-6"	= 14 PEOPLE
CASHIER STATION MAIN COUNTER	= 1 PERSON	= 1 PERSON
BAR SERVICE COUNTER	= 1 PERSON	= 1 PERSON
RESTROOMS/HALL/CIRCULATION SIMULTANEOUS USE		= 0 PEOPLE

TOTAL = 722 PEOPLE

A-2 ASSEMBLY: FIXTURES SIZED FOR: 722 OCCUPANTS

WOMEN:

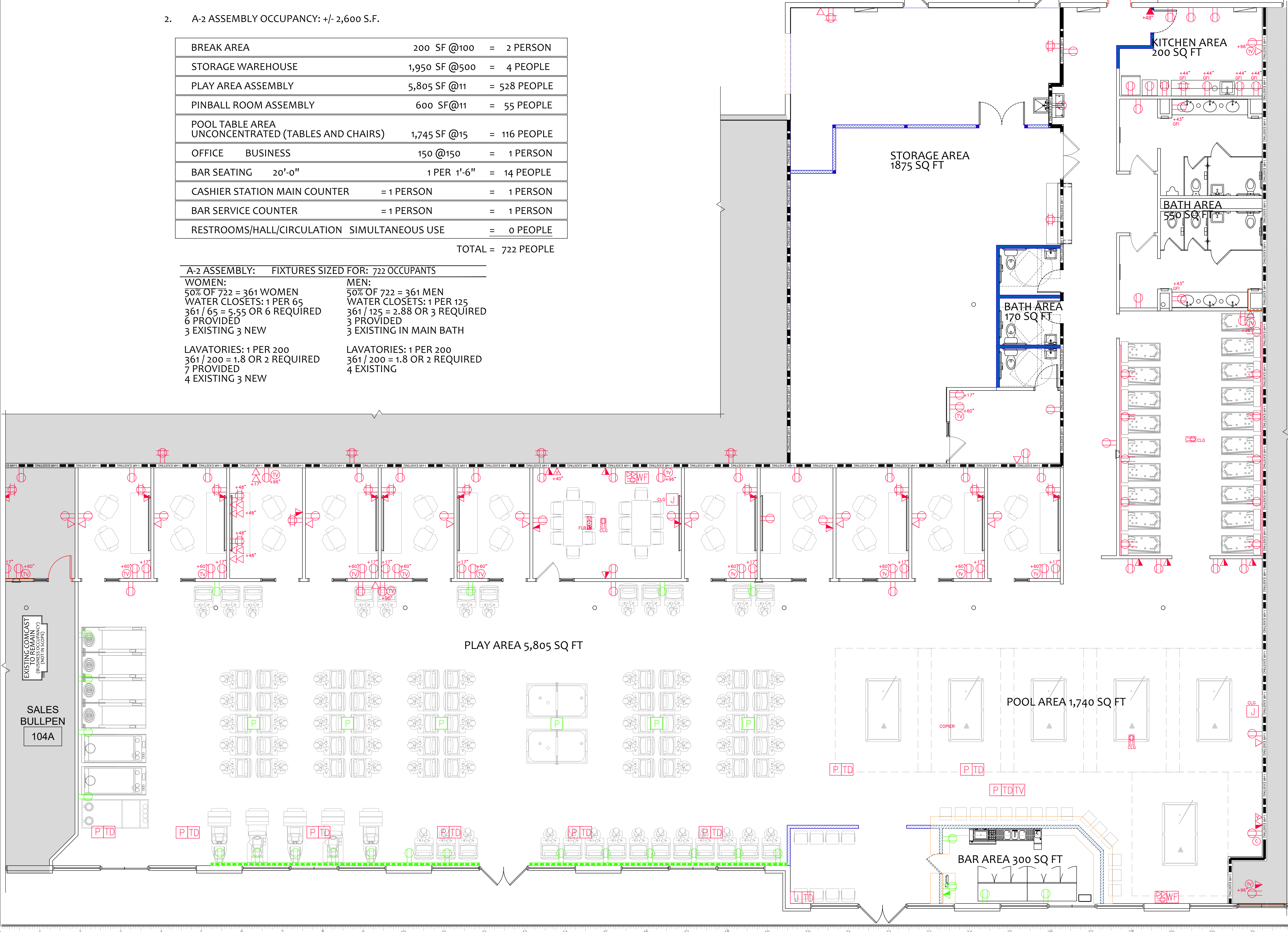
50% OF 722 = 361 WOMEN
 WATER CLOSETS: 1 PER 65
 361 / 65 = 5.55 OR 6 REQUIRED
 6 PROVIDED
 3 EXISTING 3 NEW

LAVATORIES: 1 PER 200
 361 / 200 = 1.8 OR 2 REQUIRED
 7 PROVIDED
 4 EXISTING 3 NEW

MEN:

50% OF 722 = 361 MEN
 WATER CLOSETS: 1 PER 125
 361 / 125 = 2.88 OR 3 REQUIRED
 3 PROVIDED
 3 EXISTING IN MAIN BATH

LAVATORIES: 1 PER 200
 361 / 200 = 1.8 OR 2 REQUIRED
 4 EXISTING



172 CATANIA WAY
 ROYAL PALM BEACH, FL 33411
 561.917.1128

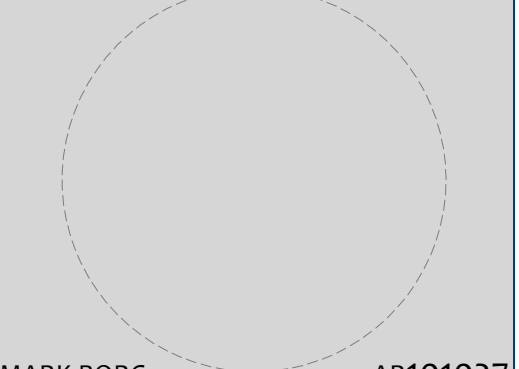
ARCHITEK DESIGN STUDIO, LLC
 www.ArchitekDesignStudio.com
 MARK BORG, ARCHITECT
 Mark@ArchitekDesignStudio.com

STEVEN VITEK, PRINCIPAL
 Steven@ArchitekDesignStudio.com
 561.917.1128

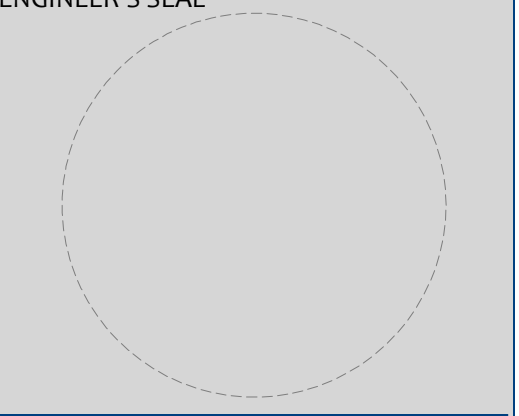


PLAY MONEY
 @
 FLORIDA NEXUS
 PARK
 2755 PETERS ROAD
 FORT PIERCE
 FLORIDA 34945

ARCHITECT'S SEAL



ENGINEER'S SEAL



ARCHITECT: ARCHITECT DESIGN STUDIO
 MEP ENGINEER: KAMM ENGINEERING
 STRUCTURAL: G.C.

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

05
 04
 03
 02
 01 03-29-2024 PRELIMINARY REVIEW

OVERALL
 PLAN

A100

S:\OneDrive - architekdesignstudio.com\AD\501_ADS_Projects\2024\04\044_PlayMoney_CDs_FtPierce\04_044_PlayMoney_CD.dwg
 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

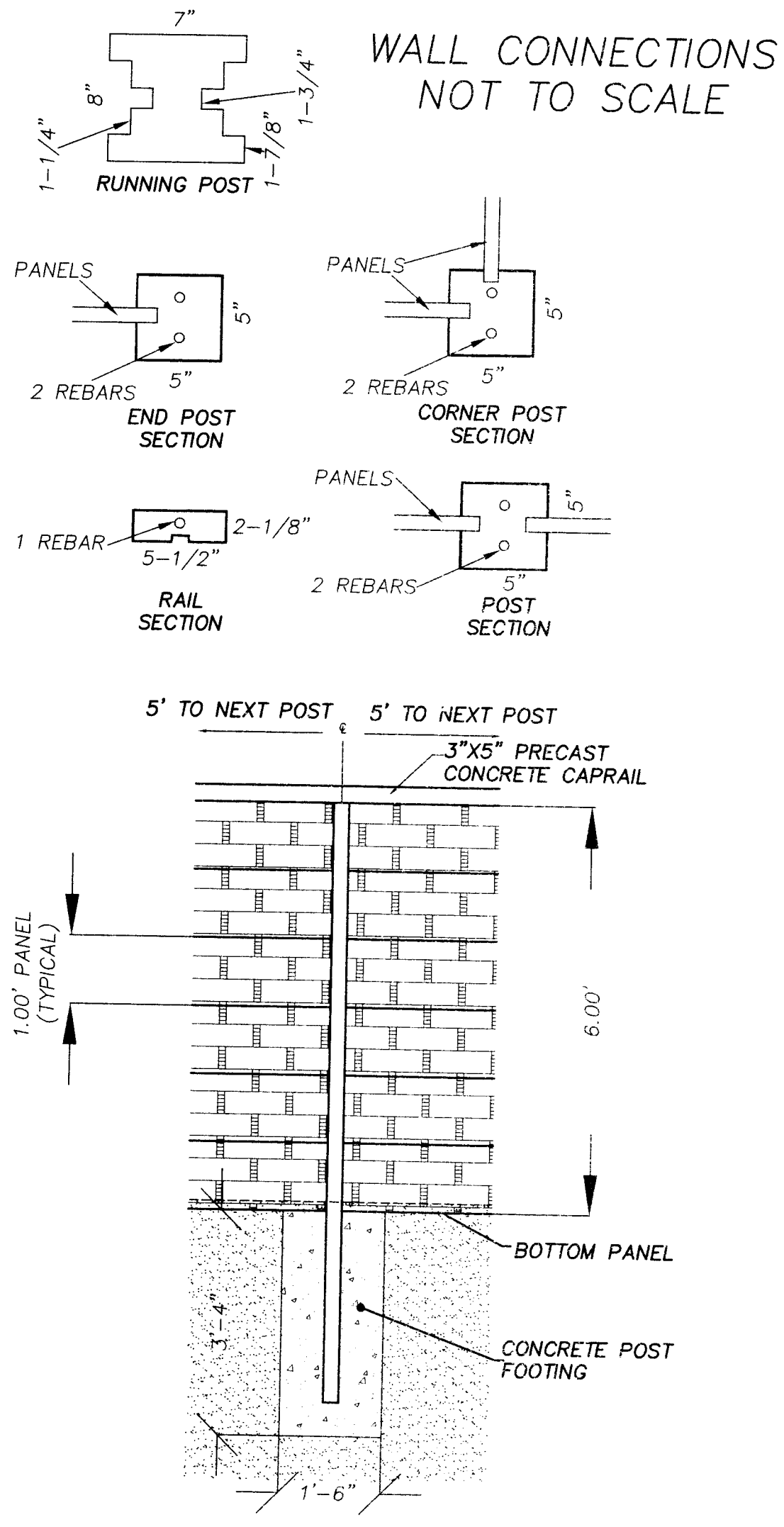
772-400-1980

Specific Purpose Survey & Site Plan Performed for ComNet Realty

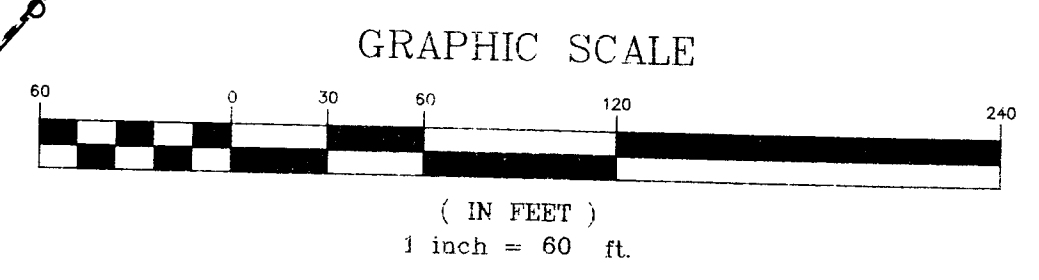
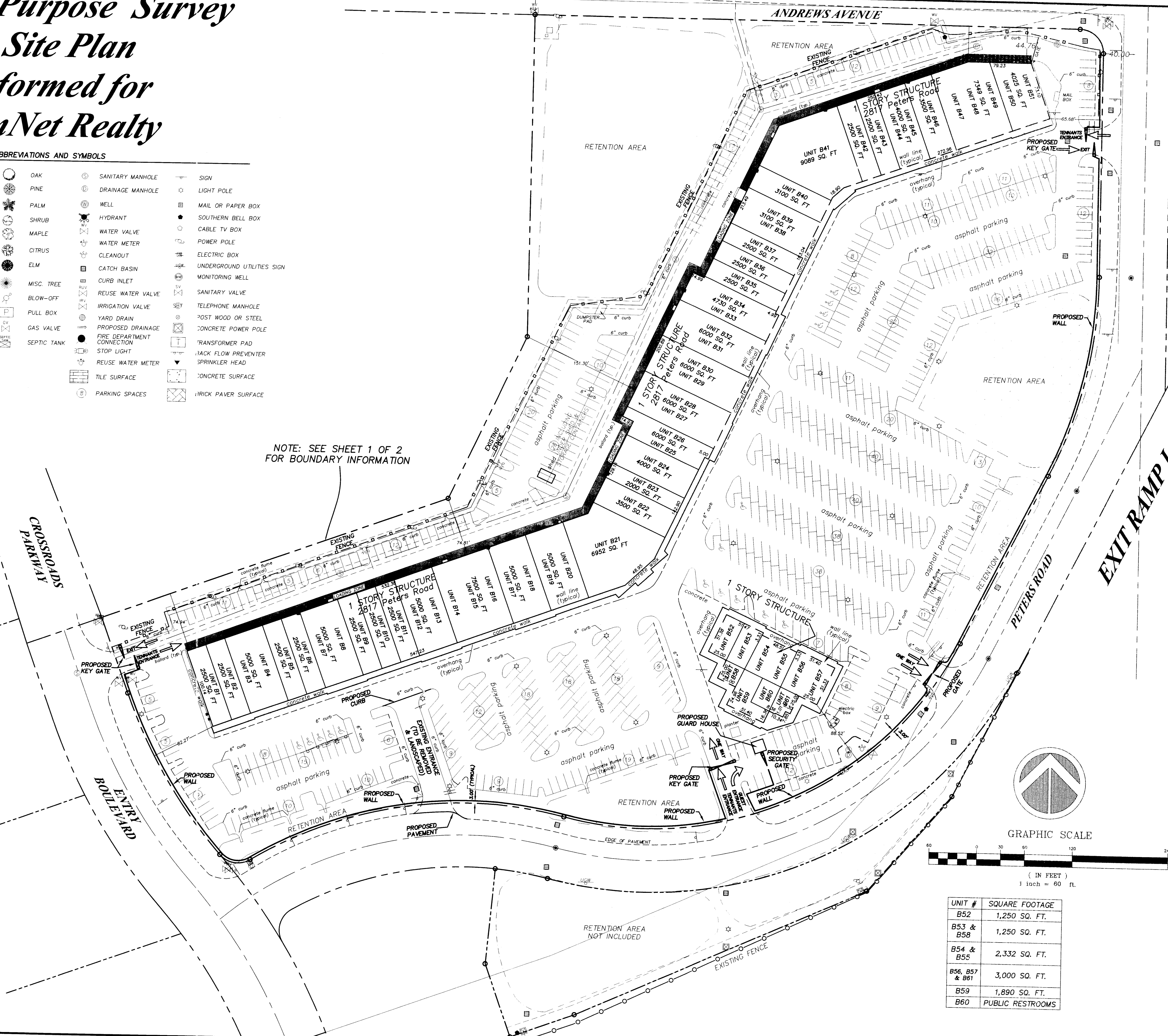
ABBREVIATIONS AND SYMBOLS

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.S.M. 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 Ib 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32980
Phone: (772) 554-6050 Fax: (772) 794-0947

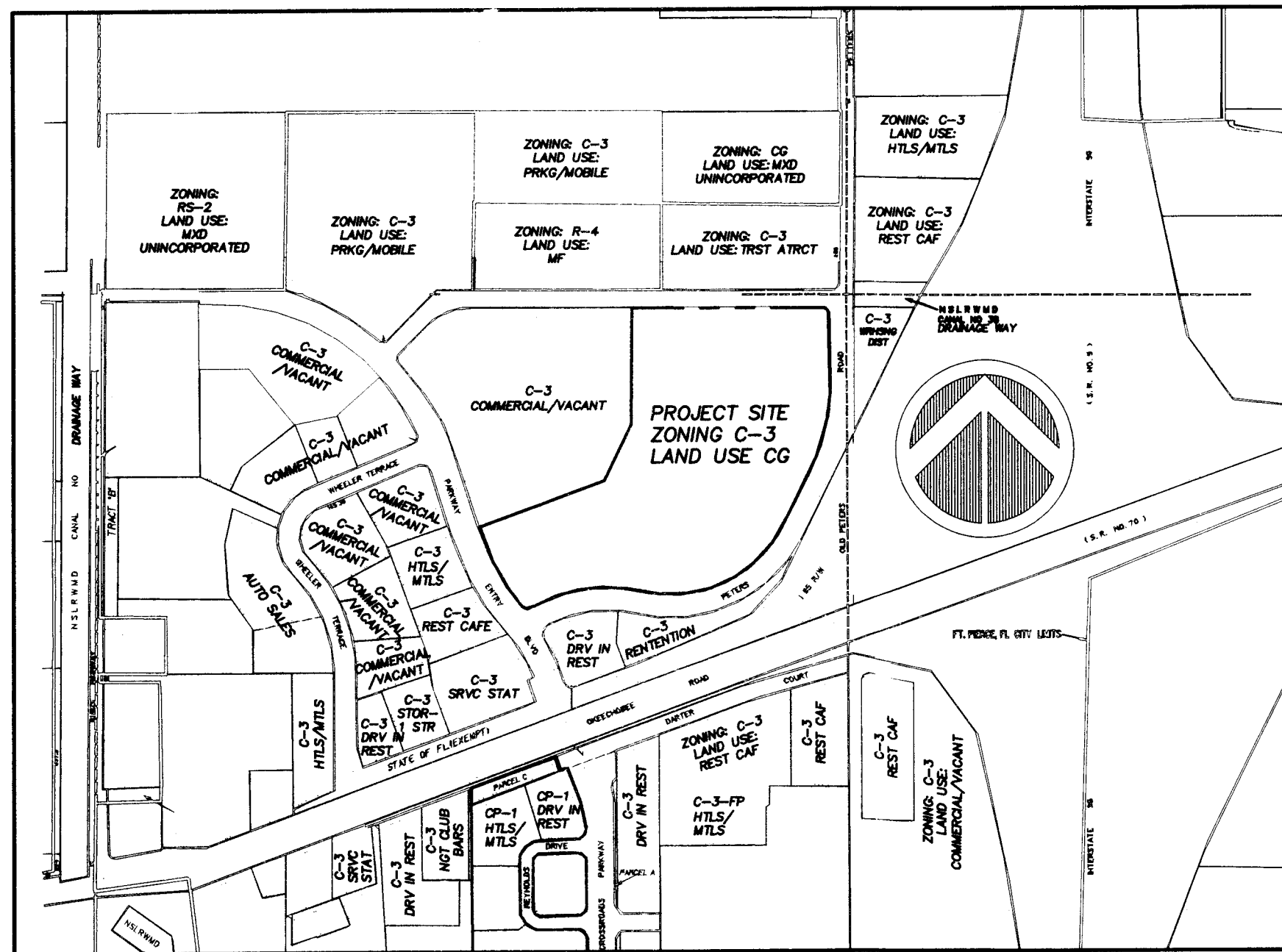
DAVID M. TAYLOR P.S.M. 5243

NO.	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

DATE: 12/30/08
SCALE: AS NOTED
SHEET: 2 OF 2
PREPARED BY: DMT
CHECKED BY: CCG
DRAWN BY: CCG
FILE NAME: 521616.SP
FEEDBACK: NA
DATA ACQUISITION: 521616.ASC
DATE ACQUISITION: 12/30/08

Specific Purpose Survey & Site Plan Performed for ComNet Realty

SITE MAP
NOT TO SCALE



LEGAL DESCRIPTION

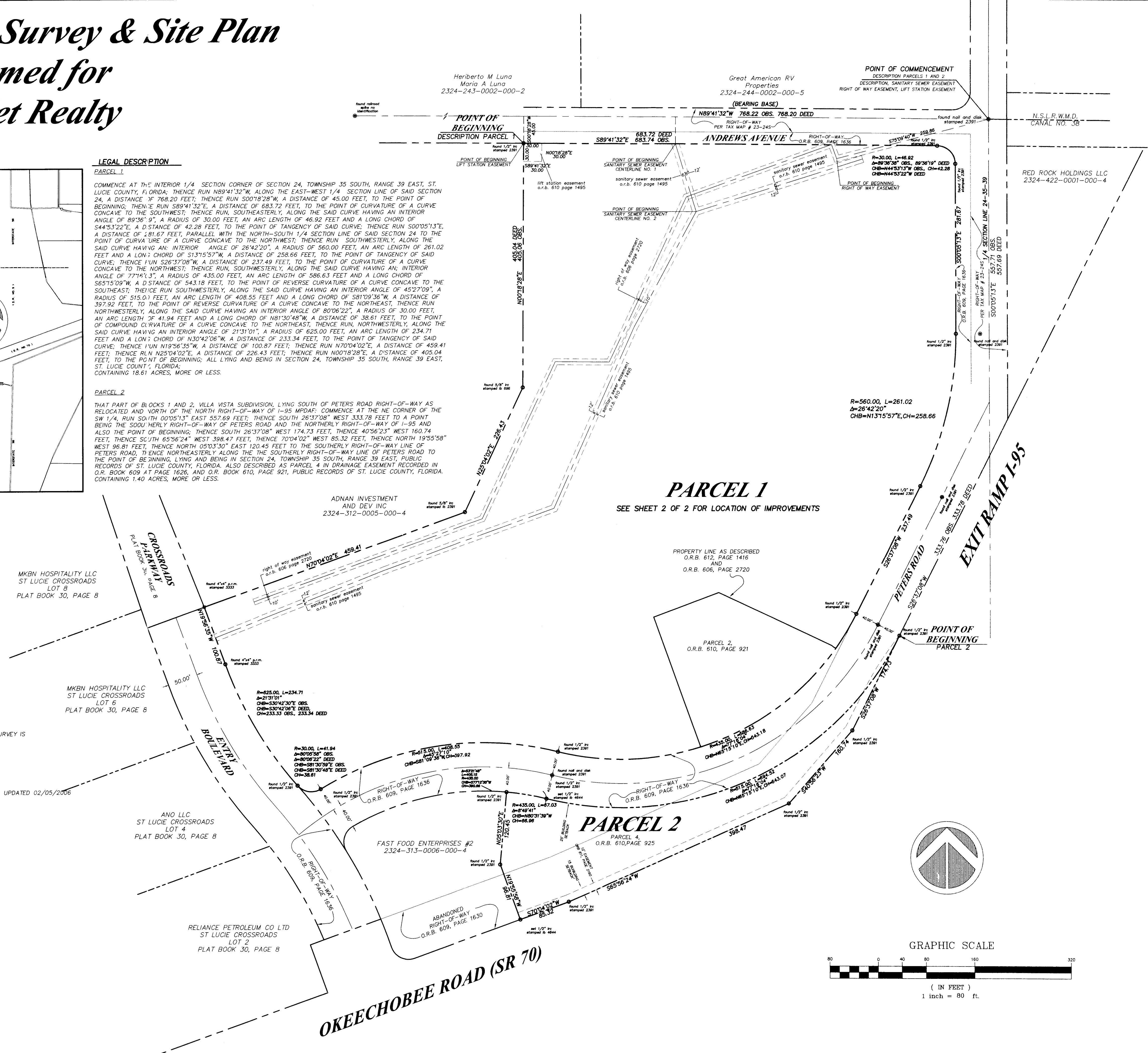
PARCEL 1
COMMENCE AT THE INTERIOR 1/4 SECTION CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN N89°41'32"W, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 768.20 FEET; THENCE RUN S00°18'28"W, A DISTANCE OF 45.00 FEET, TO THE POINT OF 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 SOUTHWEST; 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

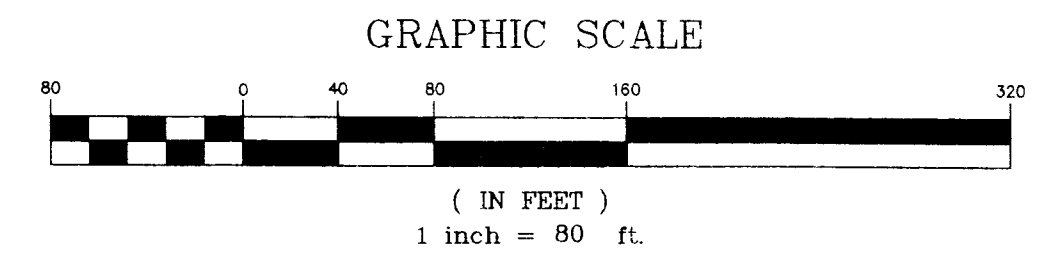
Great American RV
Properties
2324-244-0002-000-5
(BEARING BASE)

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

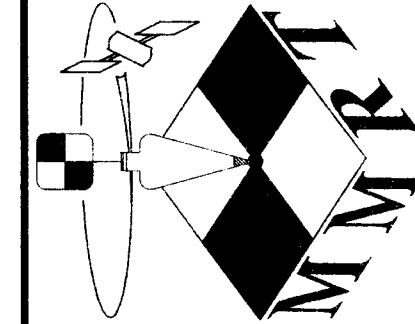


REPORT OF SURVEY:

- 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 (61617-6.003(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.

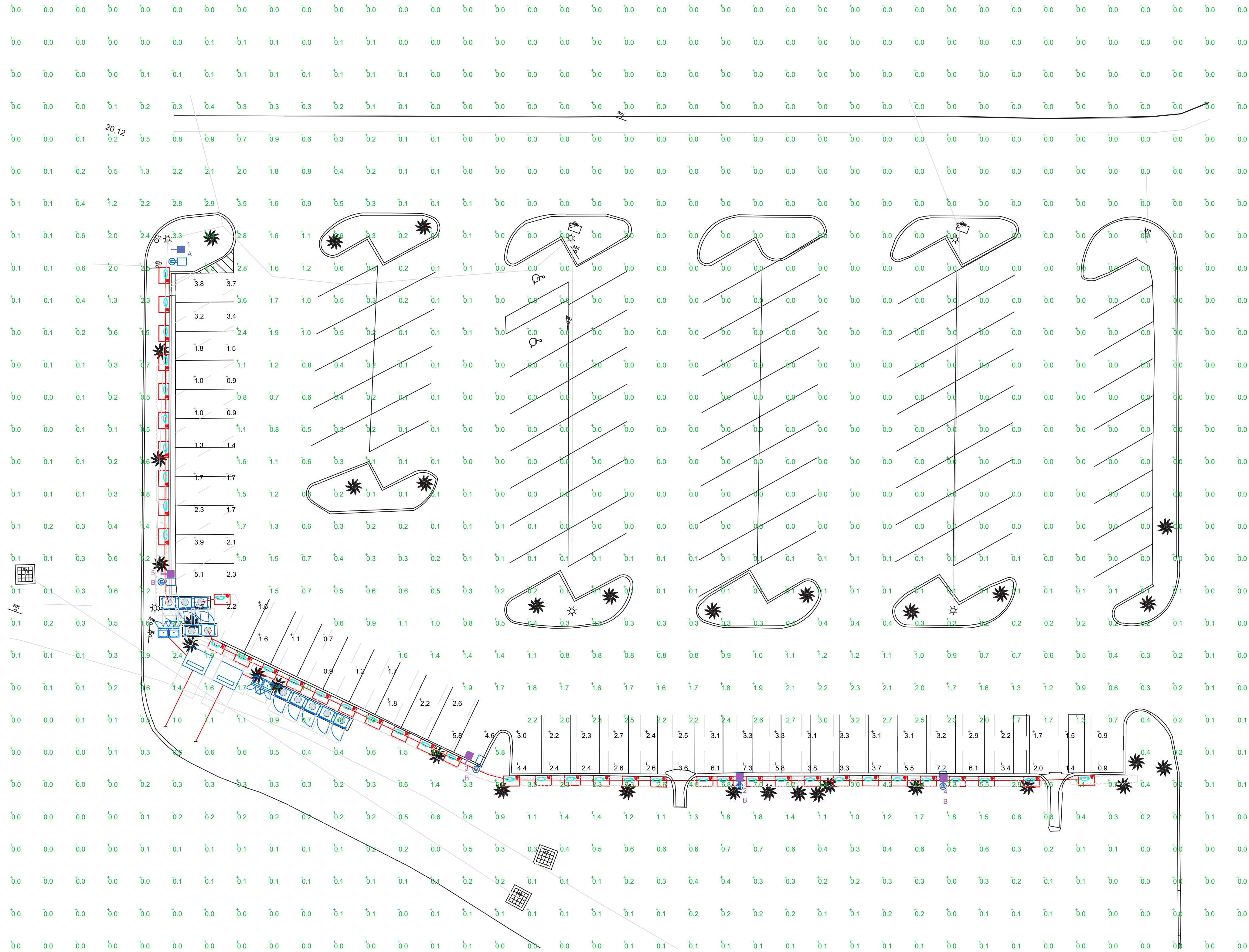
DRAWING NAME: SPSR-2324
SHEET: 1 OF 2
SCALE: AS NOTED
DATE: 12/20/08
FILE NAME: 2324.SP
PAGE: 1A
CHECKED BY: DMF
DRAWN BY: CGG
SURVEY TYPE: SPECIFIC PURPOSE

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

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLES, ANCHOR BOLTS, BASES, ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC. DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S) OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAVINE J. LEONARD IS STRICTLY PROHIBITED.

REV.	BY	DATE	DESCRIPTION



QTY	LABEL	DESCRIPTION
1	A	XSPMD-D-HT-4ME-12L-57K7-UL-XX-N (W/ TL7-B2)
4	B	XSPMD-D-HT-3ME-12L-57K7-UL-XX-N (W/ TL7-B2)

ADDITIONAL FIXTURE INFO

XSP Series

XSPMD LED Street/Area Luminaire - Medium

Rev. Date: 11/02/2023

Product Description
Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing application performance. Beyond substantial energy savings and reduced maintenance, Cree Lighting delivers greater optical control with our NanoOptic Precision Delivery Grid™ optic when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Collector roads, major roads, parking lots, and general area spaces

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 11,875

Efficiency: Up to 125 LPM

CRI: Minimum 70 CRI

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty: 10 years on luminaire, 10 years on Colorfast DeltaGuard® finish, up to 5 years for Sprague® accessories, 1 year on luminaire accessories

*See [LED light output \(lm\) calculator](#) for warranty details. For Sprague accessories, consult Sprague open source for details on warranty terms.

Accessories

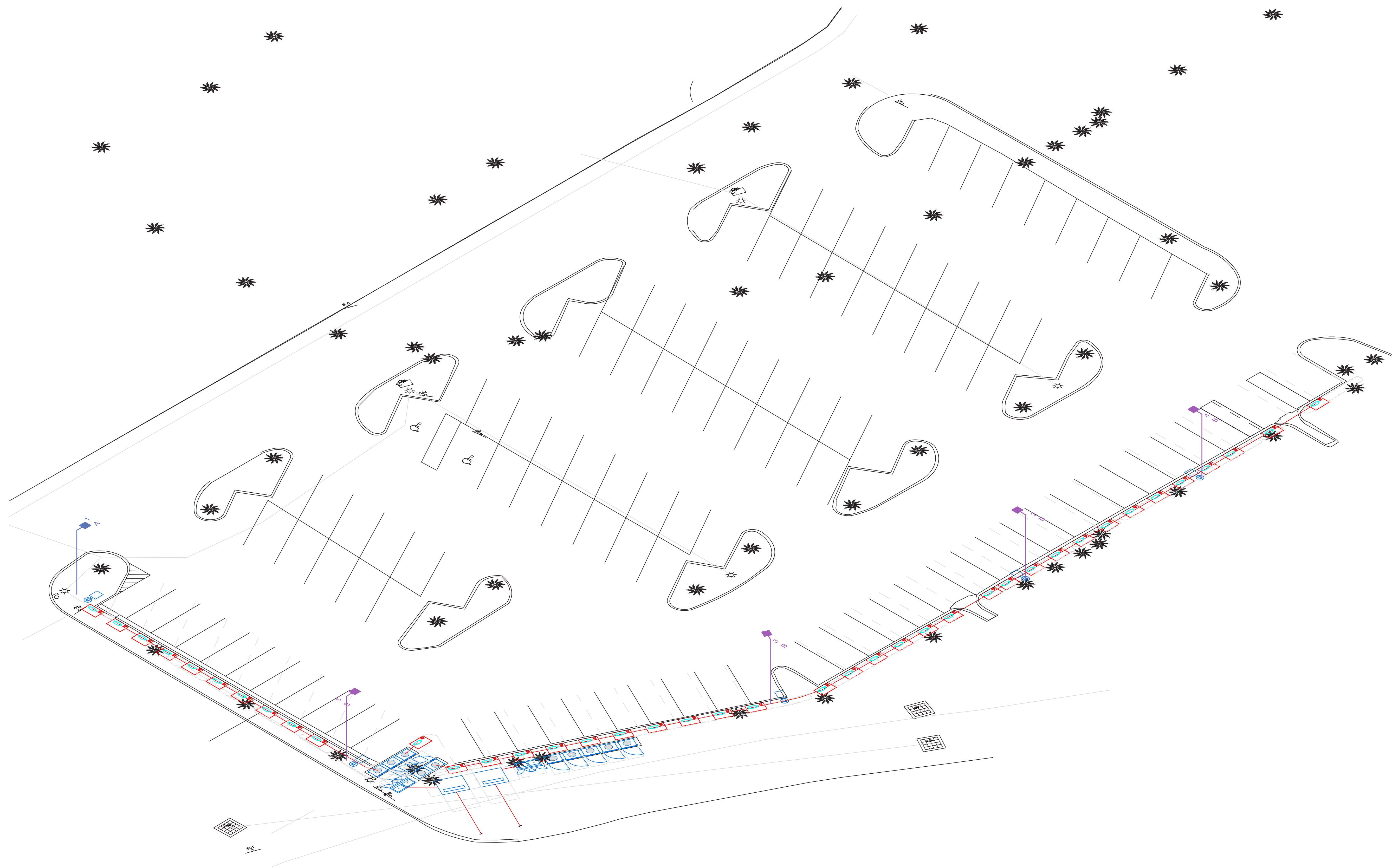
Field Indicator	End Spikes	Starting Cap
End Spikes 1.5" (38.1mm) 1. Polycarbonate construction 2. Made to order delivered turner tables for luminaire output	End Spikes End application	Starting Cap 4x (63.5mm)

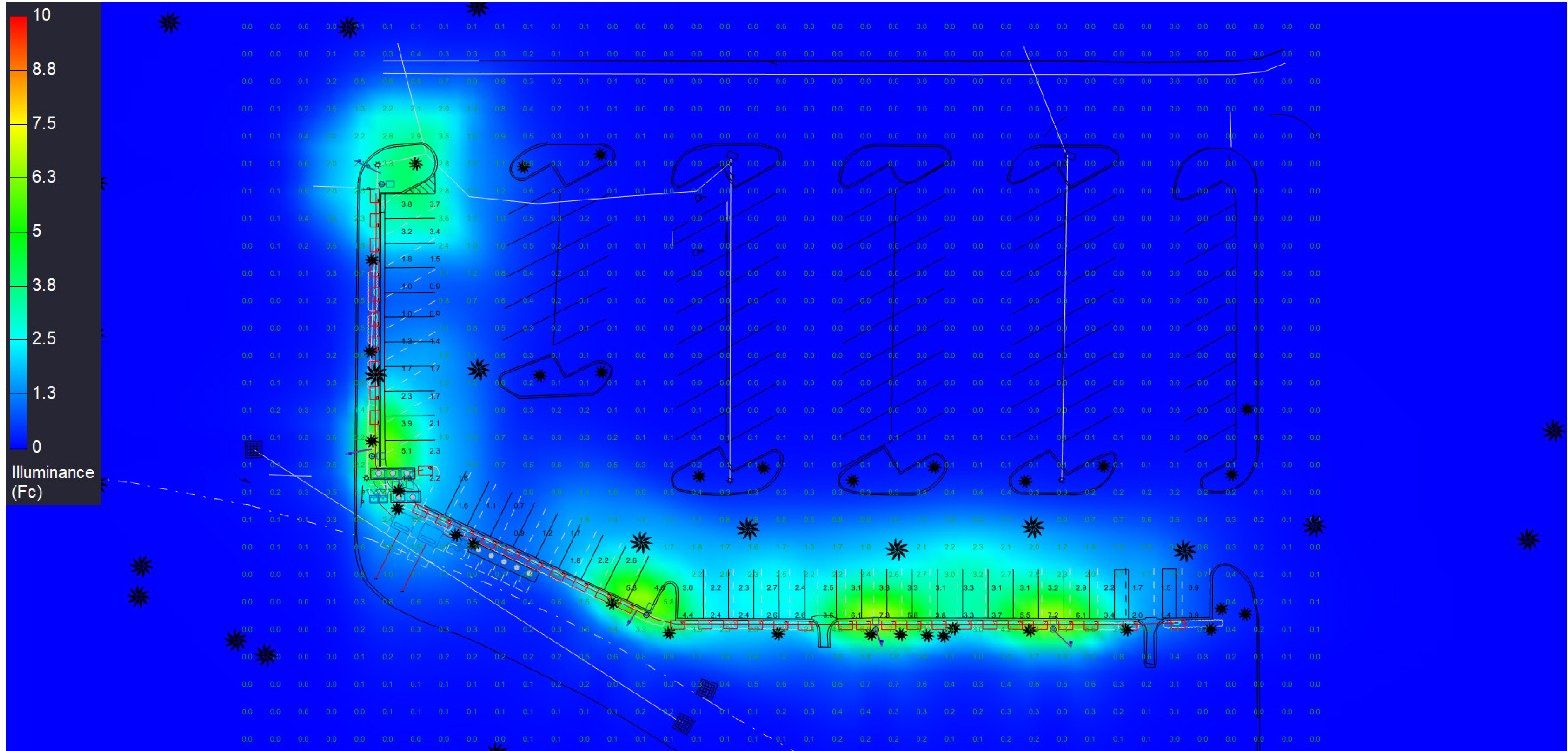
Ordering Information

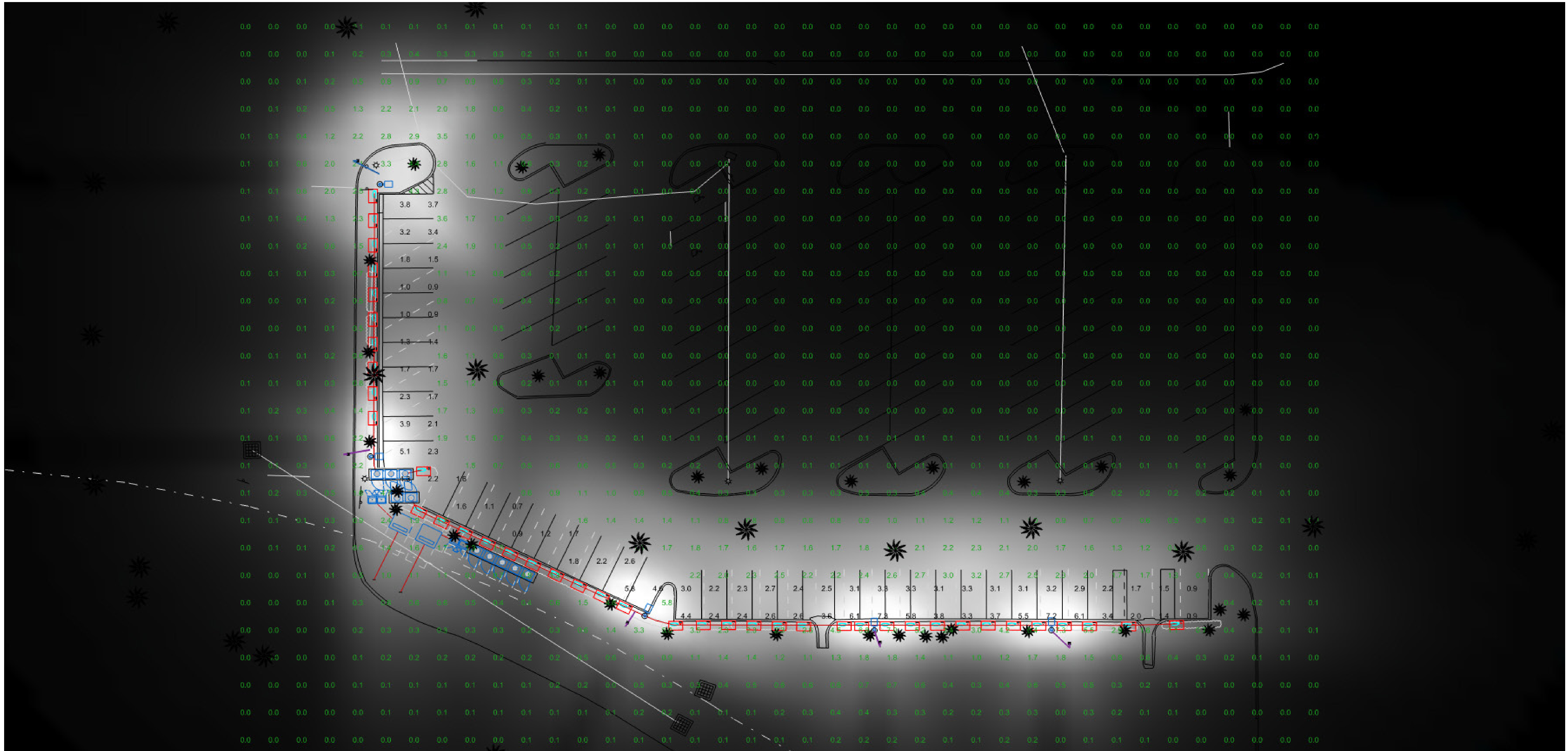
Example: XSPMD-D-HT-12L-12L-12L-20K7-UL-5R-4

XSPMD	D	HT	UL	LS	Lumen Package	CCT/CRI	Voltage	Color Options	Utility Labels/Receptacle	Options
XSPMD	D	HT	UL	LS	12000	20K7	120-277V	Black	None	None
					4800K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	120-277V	Black	None	None
					3000K	20K7	120-277V	Black	None	None
					4000K	20K7	120-277V	Black	None	None
					5000K	20K7	120-277V	Black	None	None
					5700K	20K7	12			

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