



CITY OF FORT PIERCE

PLANNING BOARD

June 10th 2024

Play Money Family Fun Center
2765 Peters Road

APPLICANT

Bryan Arruda

PROPERTY OWNER(S)

Crossroads Plaza FP I LLC

PARCEL ID #(S):

2324-311-0005-000-1

PLAY MONEY FAMILY FUN CENTER: Conditional Use, No New Construction



SUMMARY

A 'conditional use: no new construction' application has been submitted for review, proposing to operate Play Money Family Fun Center at 2765 Peters Rd., bay #'s 22-28.

The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial.

All games are set on free play: no coins or cards. A wristband format for unlimited play access to games such as pinball and skee ball.



CONDITIONAL USE

Article V: Section 125-325

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.



SITE LOCATION

Zoning: C-3, General Commercial

FLU: GC, General Commercial

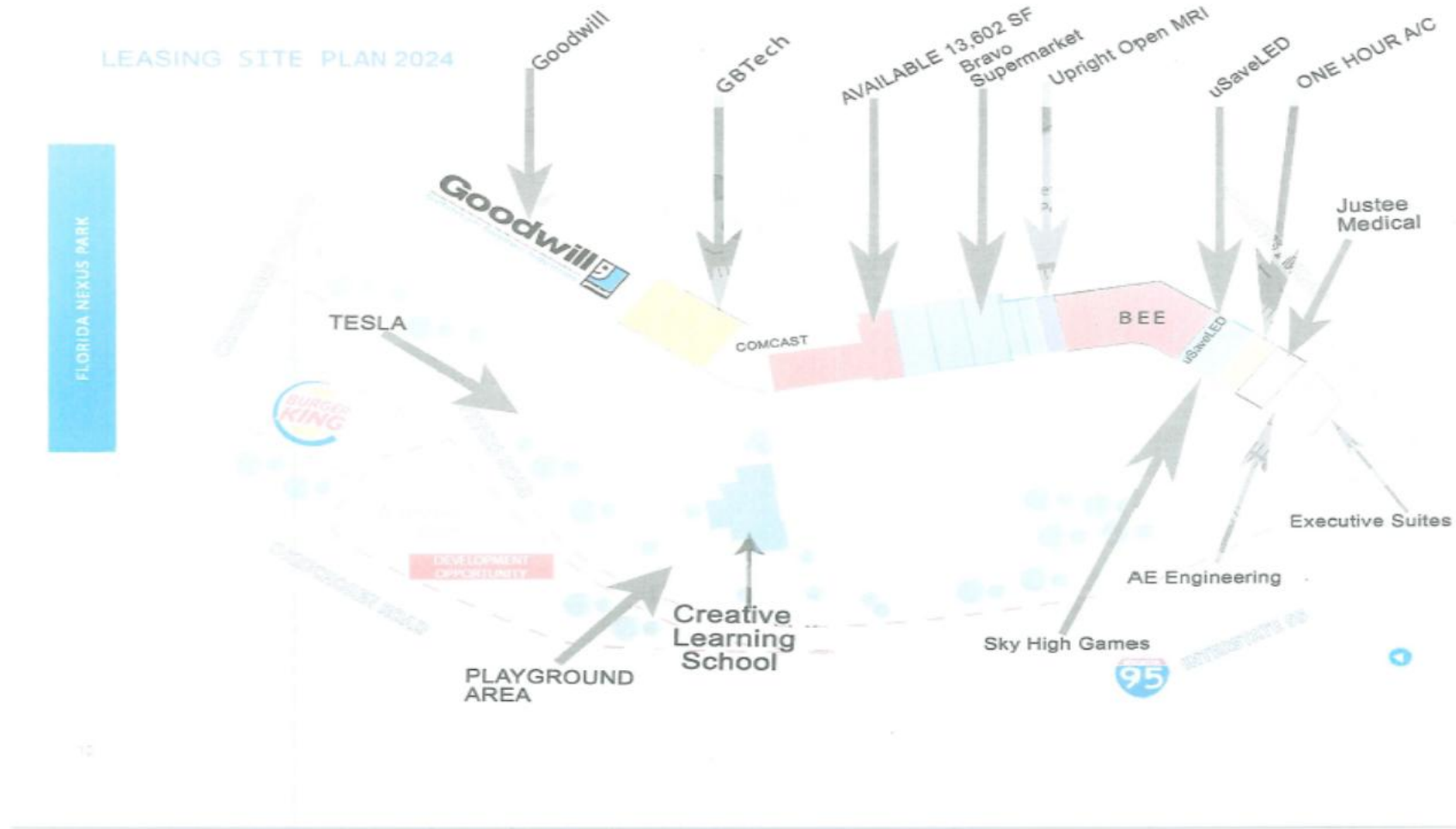


SITE AREA= 18.61+/- Acres

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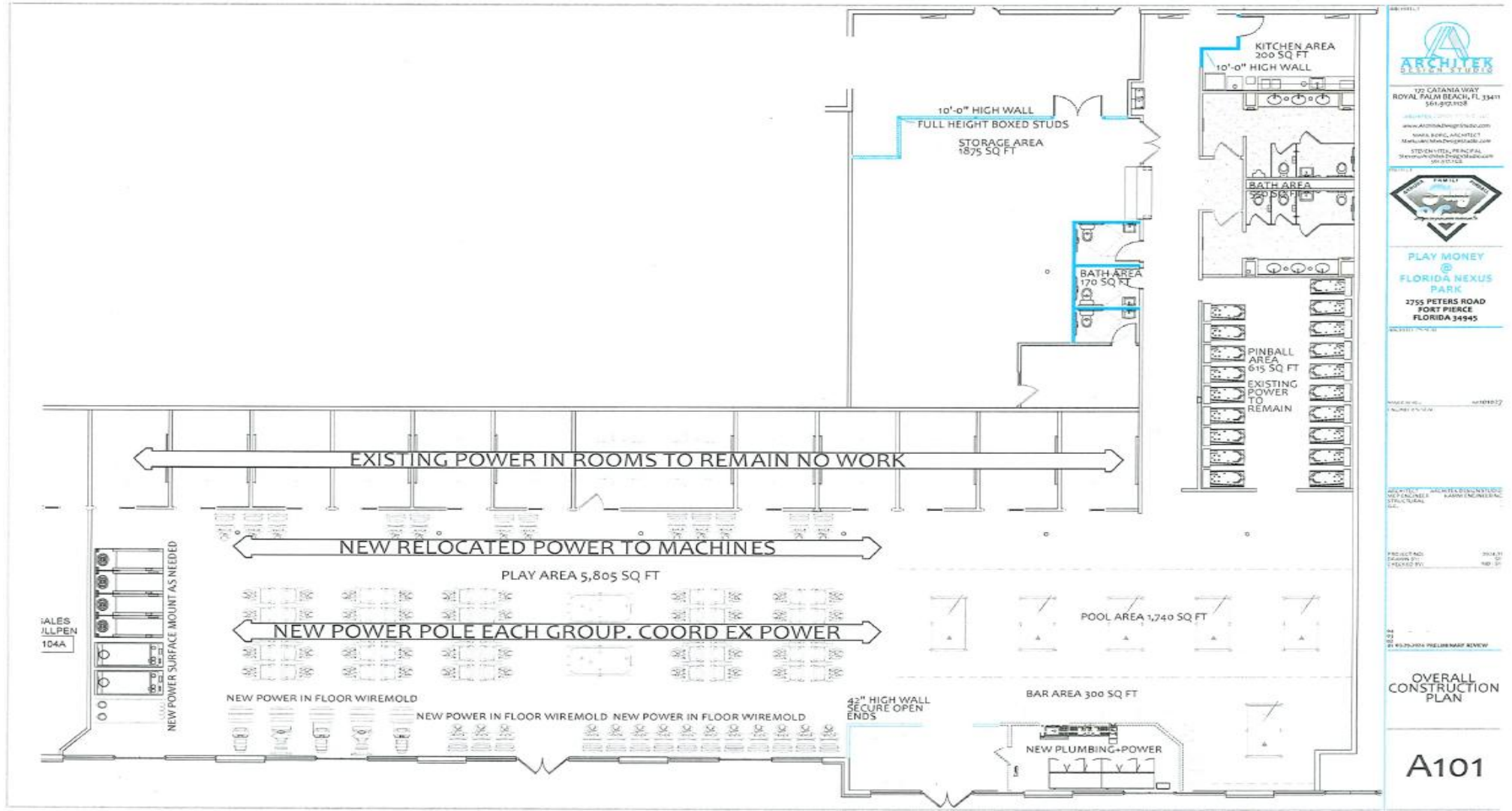
EXISTING BUSINESSES IN PLAZA



PLAY MONEY FAMILY FUN CENTER: Conditional Use, No New Construction



SITE PLAN



ARCHITECT
SYSTEM STUDIOS
 122 CATANIA WAY
 ROYAL PALM BEACH, FL 33411
 561.995.9328
 www.ArchitectSystemStudios.com
 NARA BERIC, ARCHITECT
 NARA.BERIC@ARCHITECTSYSTEMSTUDIOS.COM
 STEVEN VITEL, PRINCIPAL
 STEVEN.VITEL@ARCHITECTSYSTEMSTUDIOS.COM

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

OVERALL CONSTRUCTION PLAN

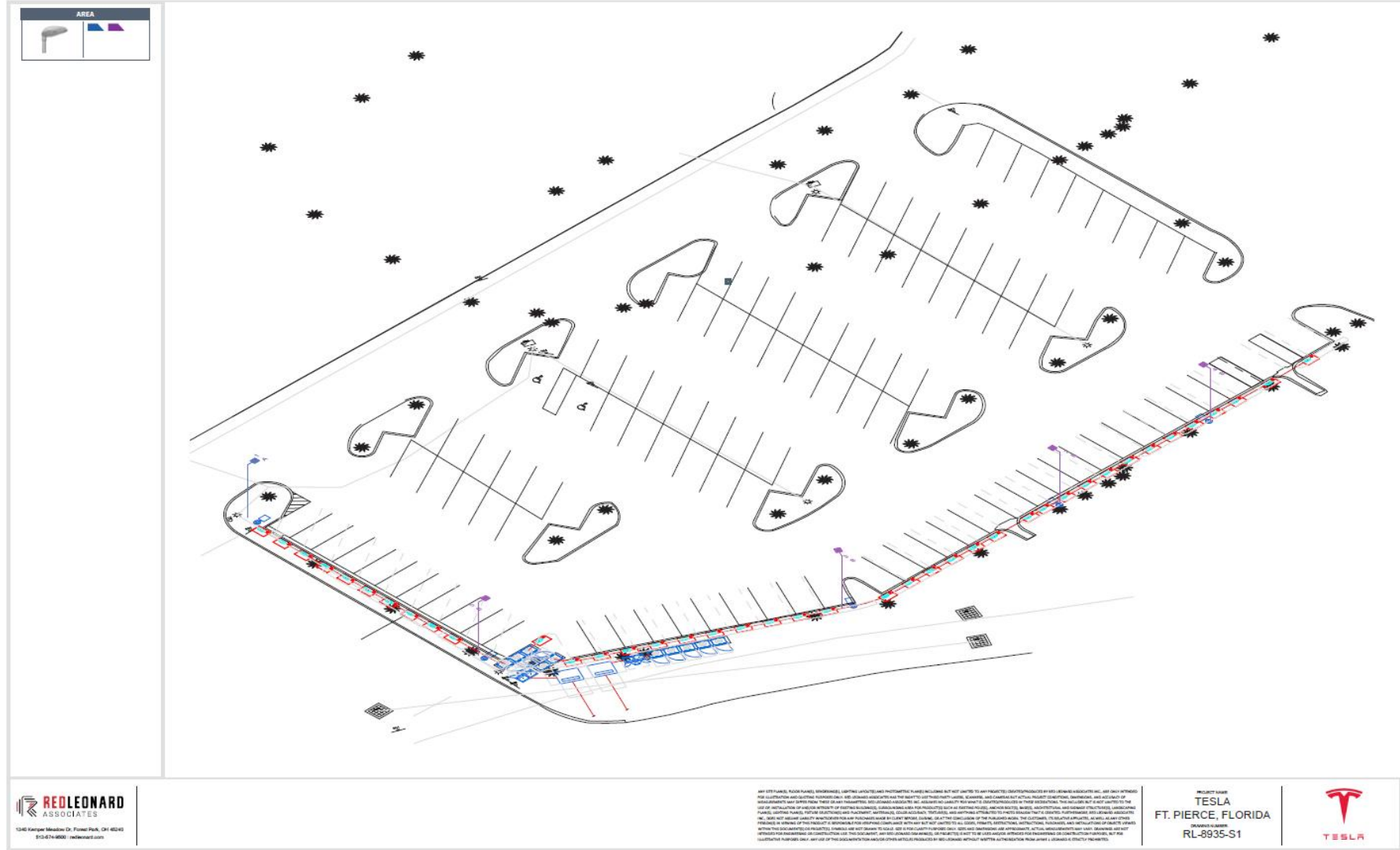
A101

PLAY MONEY FAMILY FUN CENTER: Conditional Use, No New Construction



EXISTING LIGHTING PLAN

5 FOOT
CANDLES



REDLEONARD ASSOCIATES
1340 Kinyard Meadow Dr., Fort Pierce, FL 34949
888-674-6600 | redleonard.com

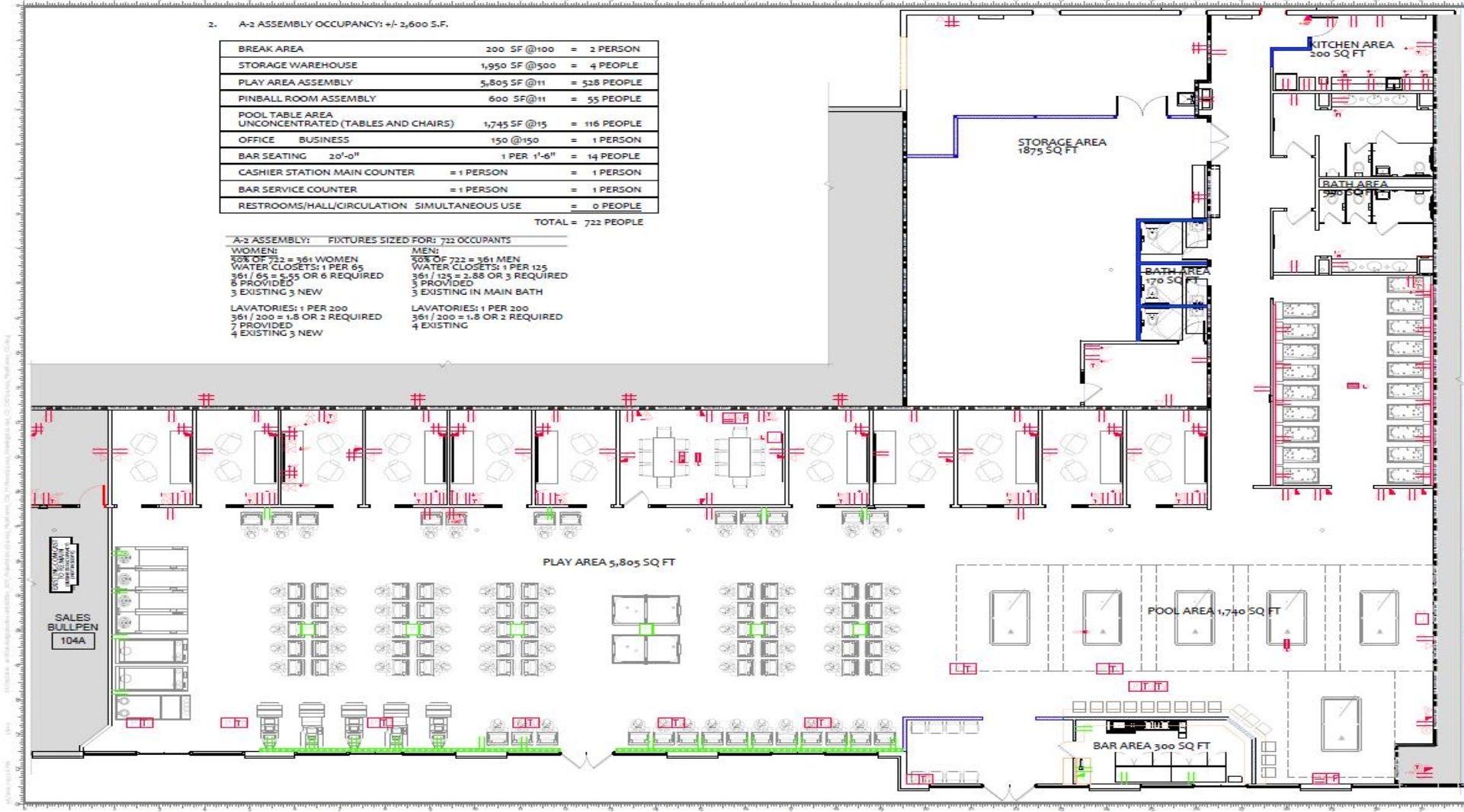
ALL SITE PLANS, FLOOR PLANS, DIMENSIONS, LIGHTING AND/OR LANDSCAPE PLANS ARE SUBJECT TO ANY PROJECTS DEVELOPED BY REDLEONARD ASSOCIATES, INC. AND ONLY WITHIN THE LIMITS OF THE PROJECT. REDLEONARD ASSOCIATES, INC. AND ITS ASSOCIATES AND THE SERVICE PROVIDERS SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT OR ANY OTHER PROJECTS DEVELOPED BY REDLEONARD ASSOCIATES, INC. AND ITS ASSOCIATES AND THE SERVICE PROVIDERS. THE SERVICE PROVIDERS SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT OR ANY OTHER PROJECTS DEVELOPED BY REDLEONARD ASSOCIATES, INC. AND ITS ASSOCIATES AND THE SERVICE PROVIDERS. THE SERVICE PROVIDERS SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT OR ANY OTHER PROJECTS DEVELOPED BY REDLEONARD ASSOCIATES, INC. AND ITS ASSOCIATES AND THE SERVICE PROVIDERS.

PROJECT NAME
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER
RL-8935-S1



NAME OF PROJECT

FLOOR PLAN



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
2 PROVIDED	4 EXISTING
4 EXISTING 3 NEW	



170 CATANIA WAY
ROYAL PALM BEACH, FL 33411
561.972.4128

ARCHITEK DESIGN STUDIO, LLC
www.ArchitekDesignStudio.com
MARK BOSE, ARCHITECT
www.ArchitekDesignStudio.com
STEVEN VITEL, PRINCIPAL
www.ArchitekDesignStudio.com
561.972.4128



PLAY MONEY
@
FLORIDA NEXUS
PARK
2795 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITECT'S SEAL



MARK BOSE ARCHITECT
REGISTERED PROFESSIONAL

ARCHITECT ARCHITECT DESIGN STUDIO
REGISTERED PROFESSIONAL
STRUCTURAL

PROJECT NO. 104A
DRAWN BY: MSB/ST
CHECKED BY: MSB/ST

DATE: 02-23-2016 PRELIMINARY REVIEW

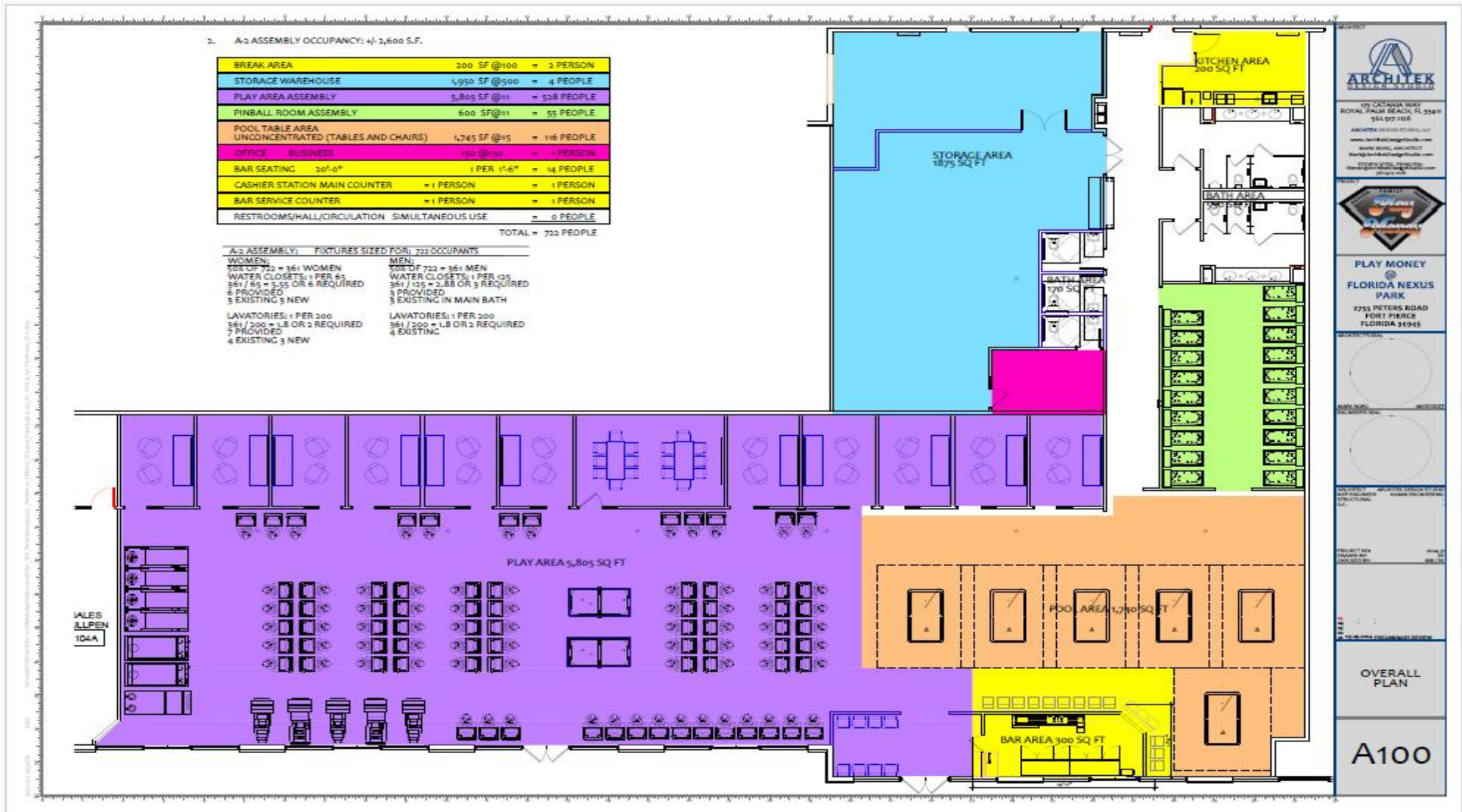
OVERALL PLAN

A100

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FLOOR PLAN cont'd



PLAY MONEY FAMILY FUN CENTER: Conditional Use, No New Construction



EXISTING LOCATION IN NEIGHBORING COUNTY



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CONDITIONS OF APPROVAL

1. No game shall be played by persons who are under 18 years of age unless “exception” is granted by City Commission.
2. Alcohol sales or consumption shall be prohibited in amusement arcades and arcade centers unless “exception” is granted by City Commission.
3. Amusement arcades or arcade amusement centers shall not exceed 9,000 square feet unless “exception” is granted by City Commission.

PLAY MONEY FAMILY FUN CENTER: Conditional Use



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed application type for approval to City Commission with the 3 previous listed conditions.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.
2. Recommend Disapproval.

NAME OF PROJECT





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