



CITY OF FORT PIERCE  
**FORT PIERCE**  
 PLANNING DEPARTMENT

**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

~~SCORP~~ Bryan Arruda

Applicant/Representative, Title, Company

2602 SW Ragsdale Ct S on

Street Address

Palm City FL 34990

City State Zip

772-349-2349

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 acknowledgment 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 on 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](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

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

Bay # 22-28

**From:** [Jennifer Spearman](#)  
**To:** [Alicia Rosenthal](#); [barruda23@gmail.com](mailto:barruda23@gmail.com); [Planning Department](#)  
**Subject:** Conditional Use  
**Date:** Thursday, April 25, 2024 8:59:54 AM  
**Attachments:** [Conditional Use Approval.pdf](#)  
[04232024\\_THE SIINKISE\\_CITV\\_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](#)

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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](http://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

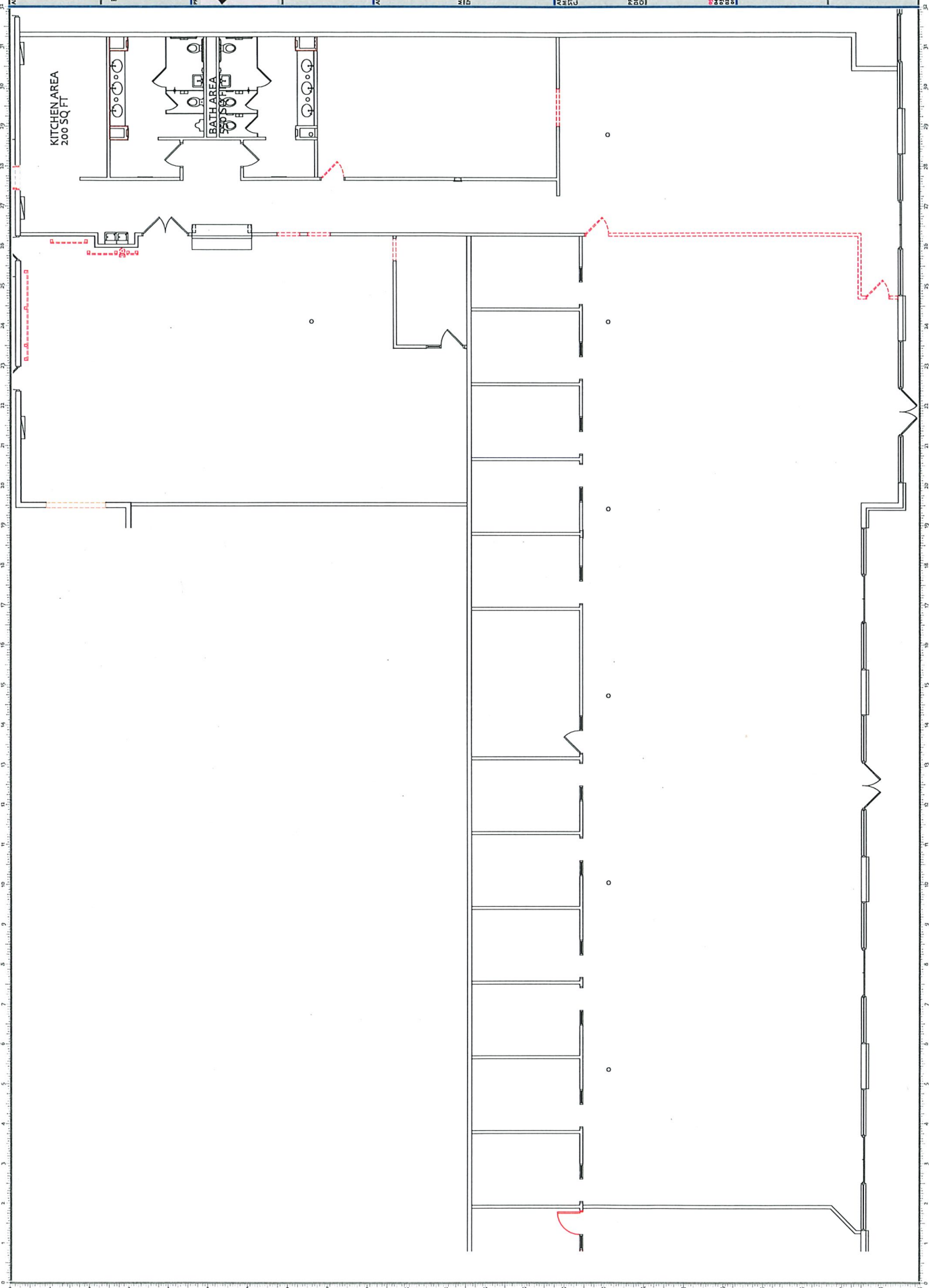
\*There is absolutely NO gambling. This is a family friendly establishment. We look forward to having a large location off Peters Road located strategically between Fort Pierce's turnpike and 95 exit to be a main attraction to The City of Fort Pierce.

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



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

**ARCHITEX DESIGN STUDIOS**  
 172 CATANIA WAY  
 ROYAL PALM BEACH, FL 33411  
 561.977.1128  
 ARCHITEX DESIGN STUDIOS, LLC  
 www.architexdesignstudios.com  
 info@architexdesignstudios.com  
 MARK A. BUCK, P.E.  
 M.A. BUCK ENGINEERING, INC.  
 STEVEN VITKOS, PRINCIPAL  
 STEVEN@MBENGINEERING.COM  
 561.977.1128



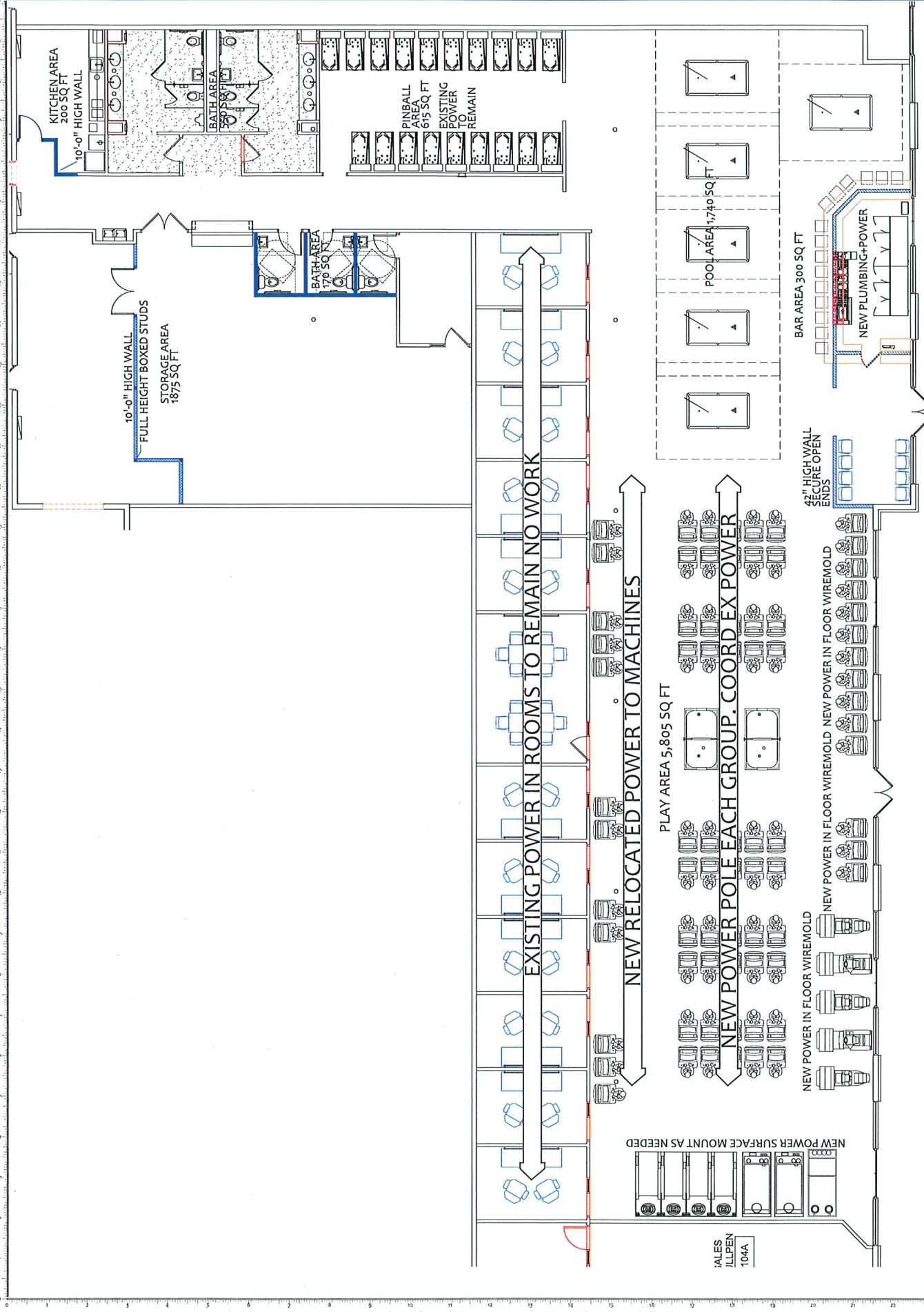
**PLAY MONEY @ FLORIDA NEXUS PARK**  
 2755 PETERS ROAD  
 FORT PIERCE  
 FLORIDA 34945

ARCHITEX DESIGN STUDIOS  
 AND ENGINEER  
 MARK A. BUCK, P.E.  
 M.A. BUCK ENGINEERING, INC.  
 CIVIL  
 PROJECT NO.: 2024  
 DRAWING NO.: MB-24-001  
 DATE: 01/23/2024

**DEMOLITION PLAN**

**D100**

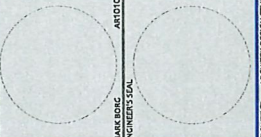
PROJECT: ARCHITEX DESIGN STUDIOS AND ENGINEER  
 MARK A. BUCK, P.E.  
 M.A. BUCK ENGINEERING, INC.  
 CIVIL  
 PROJECT NO.: 2024  
 DRAWING NO.: MB-24-001  
 DATE: 01/23/2024  
 PRELIMINARY REVIEW



**ARCHITECT**  
**ARCHITEX DESIGN STUDIO**  
 172 CAYANIA WAY  
 ROYAL PALM BEACH, FL 33411  
 561-971-7182  
 www.architexdesignstudio.com  
 ARCHITEX DESIGN STUDIO, LLC  
 STEVEN VITALE, PRINCIPAL  
 Steve@architexdesignstudio.com  
 561-971-7182



**PLAY MONEY @ FLORIDA NEXUS PARK**  
 2755 PETERS ROAD  
 FORT PIERCE  
 FLORIDA 34945  
 ARCHITECT'S SEAL



PROJECT NO: 2024  
 DRAWN BY: MJB  
 CHECKED BY: MJB  
 DATE: 09-23-2024  
 PRELIMINARY REVIEW

**OVERALL CONSTRUCTION PLAN**

**A101**

FILES  
 JLLPEN  
 104A

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
BAR SERVICE COUNTER		= 1 PERSON
RESTROOMS/HALL/CIRCULATION SIMULTANEOUS USE		= 0 PEOPLE

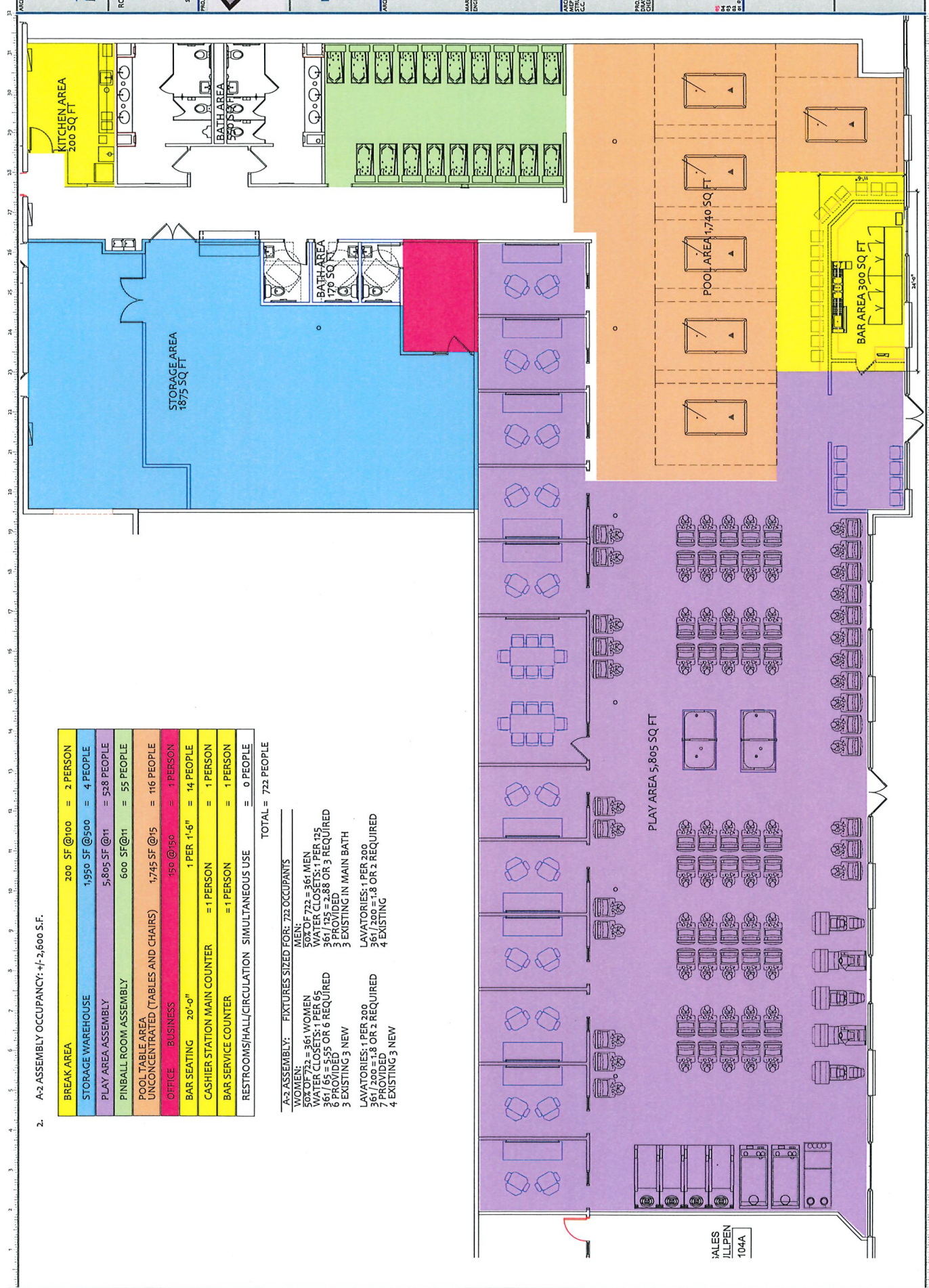
TOTAL = 722 PEOPLE

A-2 ASSEMBLY: FIXTURES SIZED FOR: 722 OCCUPANTS

WOMEN:  
 50% OF 722 = 361 WOMEN  
 WATER CLOSETS: 1 PER 125  
 361 / 125 = 2.88 OR 3 REQUIRED  
 3 EXISTING 3 NEW

MEN:  
 50% OF 722 = 361 MEN  
 WATER CLOSETS: 1 PER 125  
 361 / 125 = 2.88 OR 3 REQUIRED  
 3 EXISTING 3 NEW

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



FILES  
 JLLPEN  
 104A

OVERALL  
 PLAN

A100

ARCHITECT  
**ARCHITECT DESIGN STUDIOS**  
 172 CAYANIA WAY  
 ROYAL PALM BEACH, FL 33411  
 305.977.7188  
 www.architectdesignstudios.com  
 ARCHITECT  
 STEVEN VITKES, PRINCIPAL  
 STEVE@ARCHITECTDESIGNSTUDIOS.COM  
 305.977.7188

PROJECT  
**PLAY MONEY**  
**FLORIDA NEXUS**  
**PARK**  
 2755 PETERS ROAD  
 FORT PIERCE  
 FLORIDA 34945  
 ARCHITECT'S SEAL

ARCHITECT'S SEAL  
 ARCHITECT'S SEAL  
 ARCHITECT'S SEAL

PROJECT NO.  
 DRAWN BY:  
 CHECKED BY:  
 DATE:  
 304  
 A100

ARCHITECTURE  
 MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 STRUCTURAL  
 CIVIL  
 09-13-2024 PRELIMINARY REVIEW

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

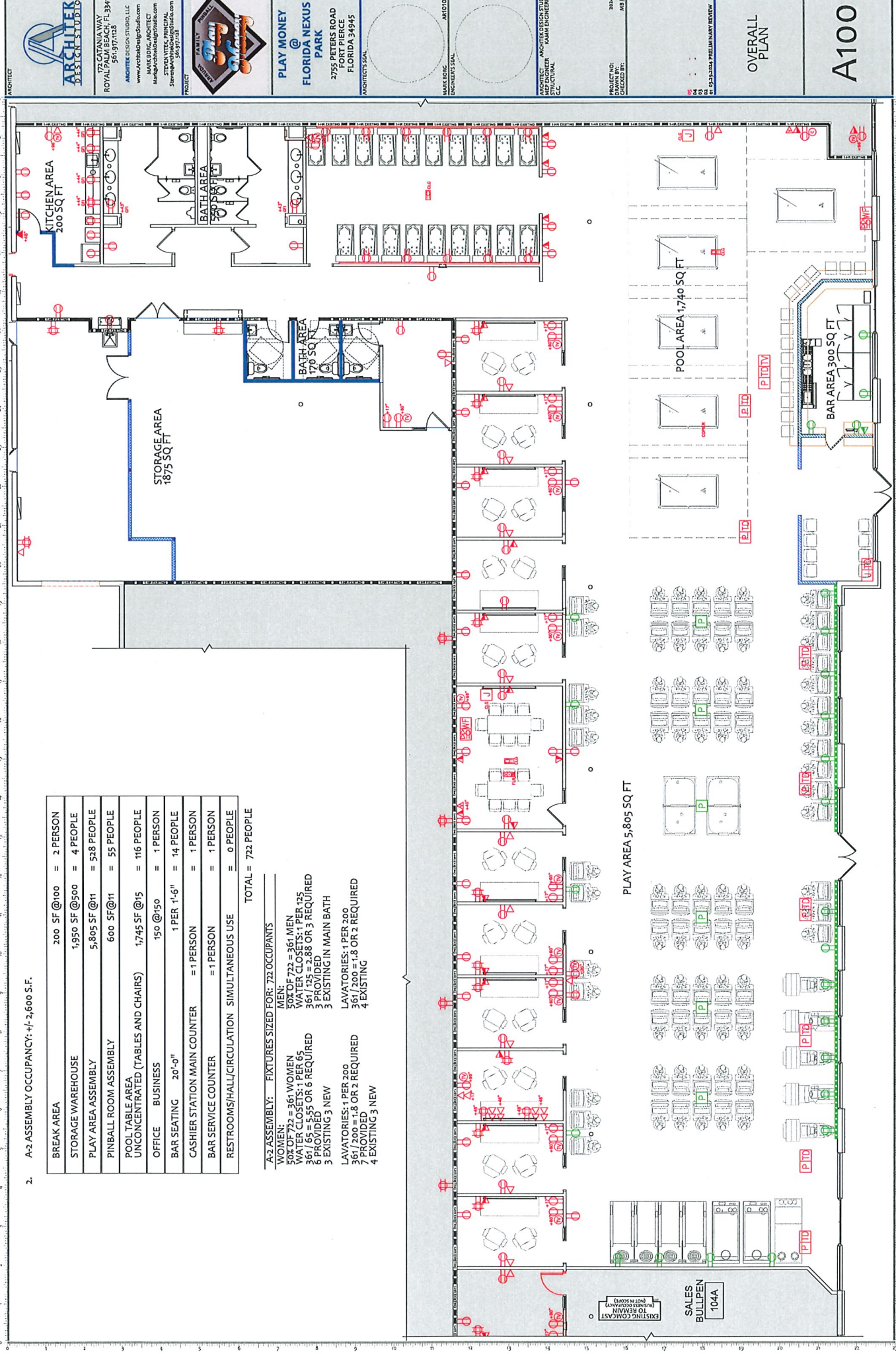
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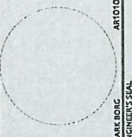
**LAVATORIES:** 1 PER 200  
 361 / 200 = 1.8 OR 2 REQUIRED  
 4 PROVIDED  
 4 EXISTING 3 NEW



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 STEVEN VITEX, PRINCIPAL  
 Steven.Vitex@architexdesignstudios.com  
 561.977.7143



**PLAY MONEY**  
**@**  
**FLORIDA NEXUS**  
**PARK**  
 2755 PETERS ROAD  
 FORT PIERCE  
 FLORIDA 34945  
 ARCHITECT'S SEAL

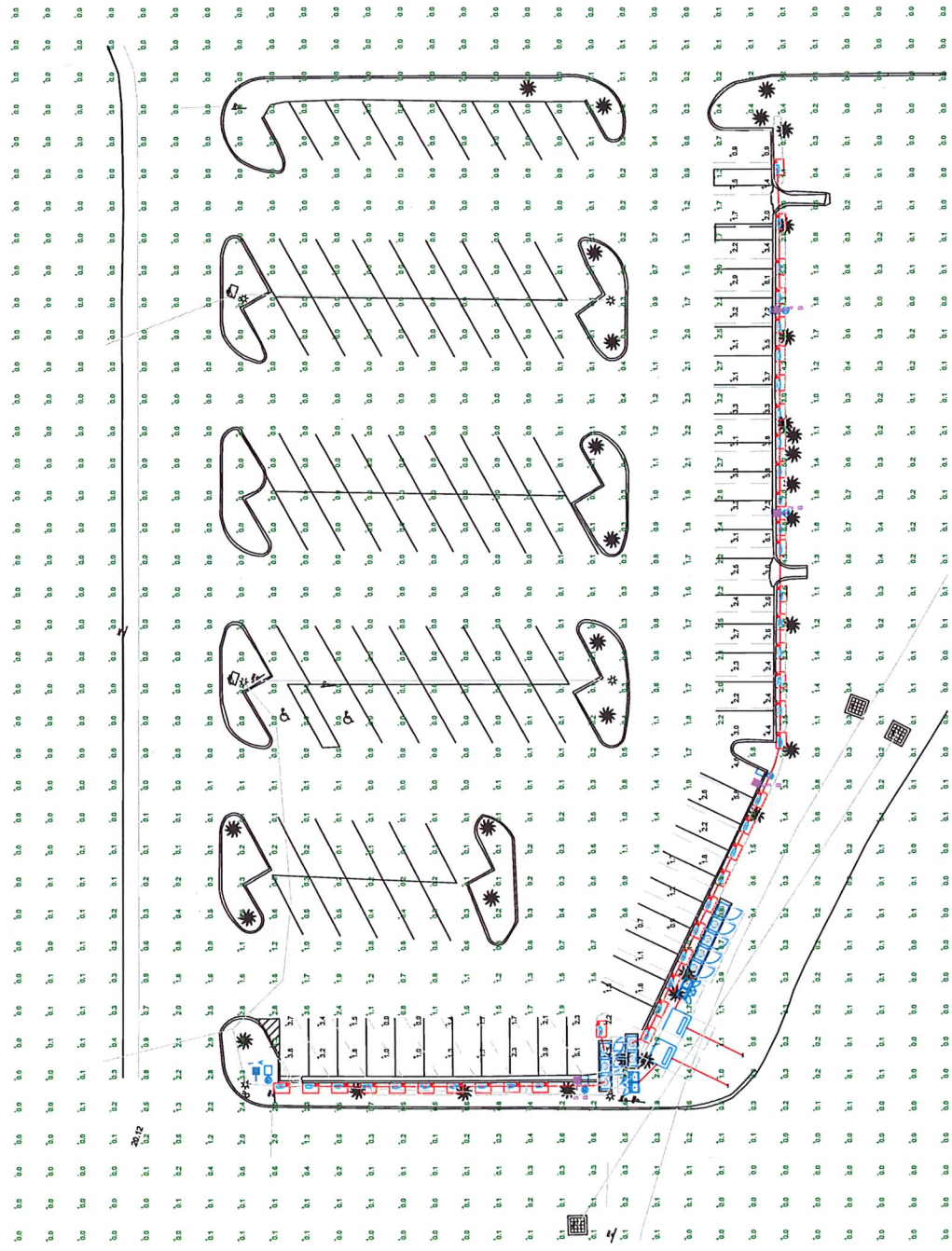


PROJECT NO: 2024  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 DATE: 05-23-2024 PRELIMINARY REVIEW

OVERALL PLAN

A100





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

LUMINAIRE SCHEDULE	
SYMBOL	DESCRIPTION
1	A
4	B

LUMENS	
LF	LF/100
11075	11075

BUS RATINGS	
LF	LF/100
1000	1000

WATTS/LUMINAIRE	
LF	LF/100
85	85

TOTAL WATTS	
AC	DC
300	300

MANUFACTURER	
CREE INC.	Other P/N

CATALOG LOGIC	
XPBWD-SMT-AME-0L-57KX-UL-00A (W/TL-80)	XPBWD-SMT-AME-0L-57KX-UL-00A (W/TL-80)

LUMINAIRE IDENTIFICATION SUMMARY	
LUM. NO.	LABEL
1	A
2	B
3	B
4	B
5	B

LUMINAIRE IDENTIFICATION SUMMARY	
LUM. NO.	LABEL
1	A
2	B
3	B
4	B
5	B

LUMINAIRE IDENTIFICATION SUMMARY	
LUM. NO.	LABEL
1	A
2	B
3	B
4	B
5	B

LUMINAIRE IDENTIFICATION SUMMARY	
LUM. NO.	LABEL
1	A
2	B
3	B
4	B
5	B

LUMINAIRE IDENTIFICATION SUMMARY	
LUM. NO.	LABEL
1	A
2	B
3	B
4	B
5	B

LUMINAIRE IDENTIFICATION SUMMARY	
LUM. NO.	LABEL
1	A
2	B
3	B
4	B
5	B

LUMINAIRE IDENTIFICATION SUMMARY	
LUM. NO.	LABEL
1	A
2	B
3	B
4	B
5	B

LUMINAIRE IDENTIFICATION SUMMARY	
LUM. NO.	LABEL
1	A
2	B
3	B
4	B
5	B



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

LAYOUT BY: JBC  
SCALE: 1" = 10'  
DATE: 08/20/2023  
DRAWN BY: D

REVISIONS

NO.	DATE	DESCRIPTION

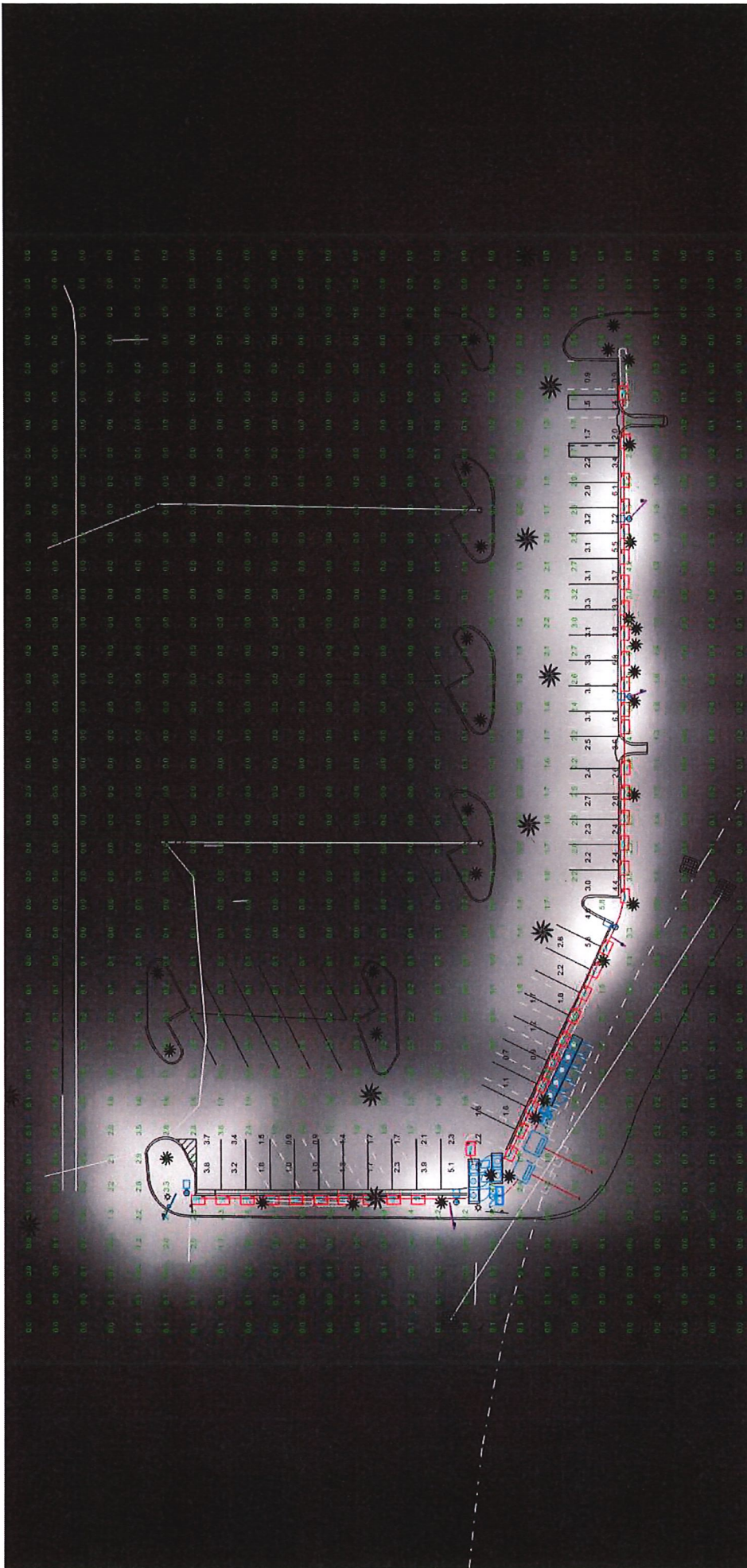
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1540 Sanger Avenue Dr., Fort Pierce, FL 34949  
888-646-6600 | redleonard.com

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

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1345 Karpner Meadow Dr. Forest Park, GA 30034  
 404-875-8200 | redleonard.com

**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

# Specific Purpose Survey & Site Plan Performed for ComNet Realty

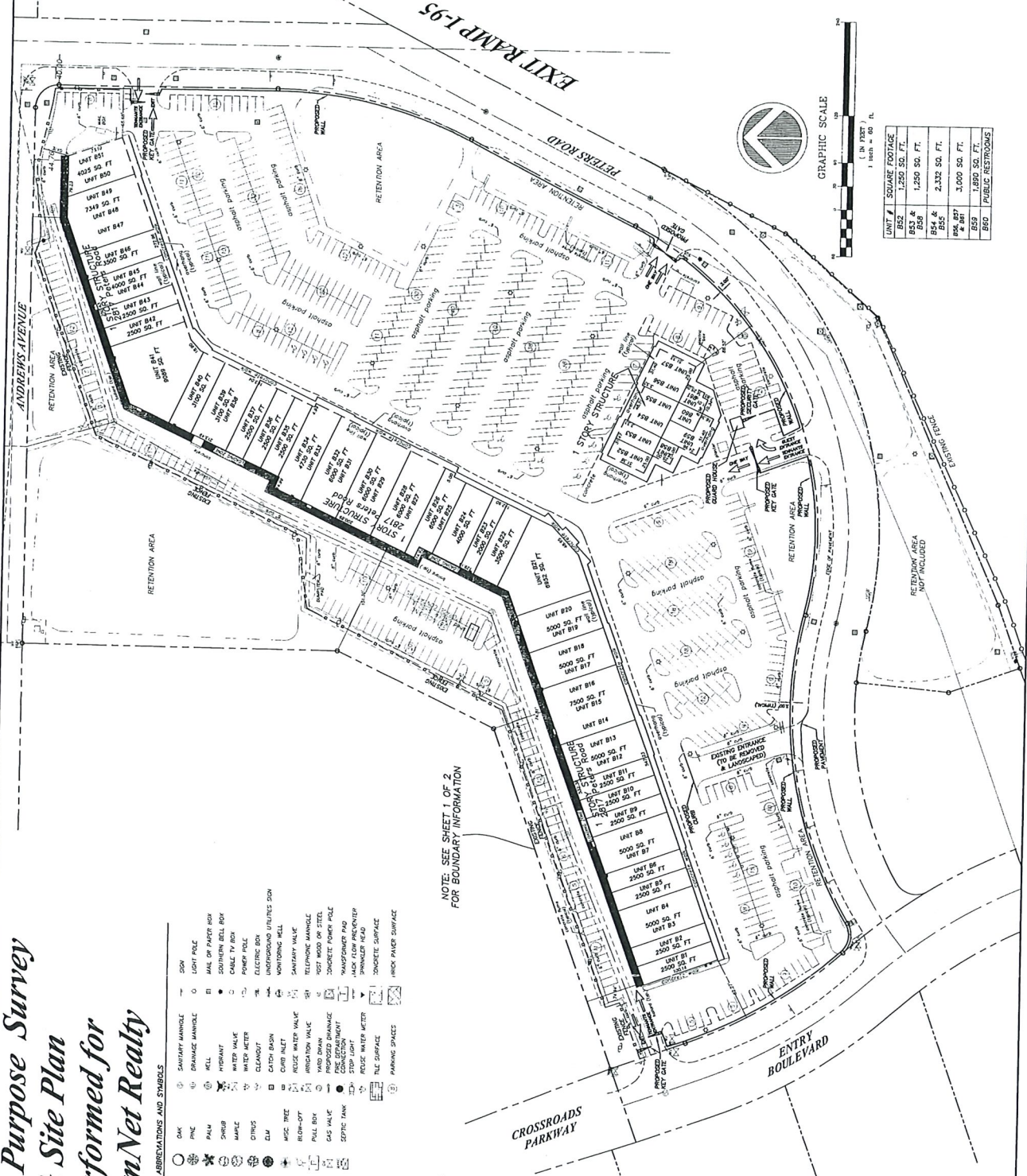
**Masteller, Moter, Reed & Taylor, Inc.**  
Professional Surveyors and Mappers  
Land Surveying Business lb 4644  
1055 NW 57th Street, Suite 200, Boca Raton, Florida 33433  
Phone: (561) 991-1111  
Fax: (561) 991-1112



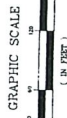
ComNet Realty

MAP OF SURVEY FOR

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



UNIT #	SQUARE FOOTAGE
B52	1,250 SQ. FT.
B53 & B54	1,250 SQ. FT.
B55	2,332 SQ. FT.
B56 & B57	3,000 SQ. FT.
B58	1,800 SQ. FT.
B59	1,800 SQ. FT.
B60	PUBLIC RESTROOMS

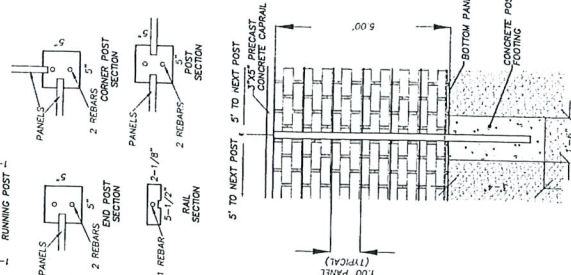


NOTE: SEE SHEET 1 OF 2 FOR BOUNDARY INFORMATION

- ABBREVIATIONS AND SYMBOLS**
- SANITARY MANHOLE
  - 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
  - 100% WOOD OR STEEL
  - SANDSTONE POINT PIPE
  - WOODSOMER PAD
  - SPRINKLER HEAD
  - SPRINKLER HEAD
  - SANDSTONE SURFACE
  - IRONC PANEL SURFACE
  - PARKING SPACES

**WALL WAY USA**  
MANUFACTURERS OF PRECAST CONCRETE WALL SPICES

WALL CONNECTIONS NOT TO SCALE

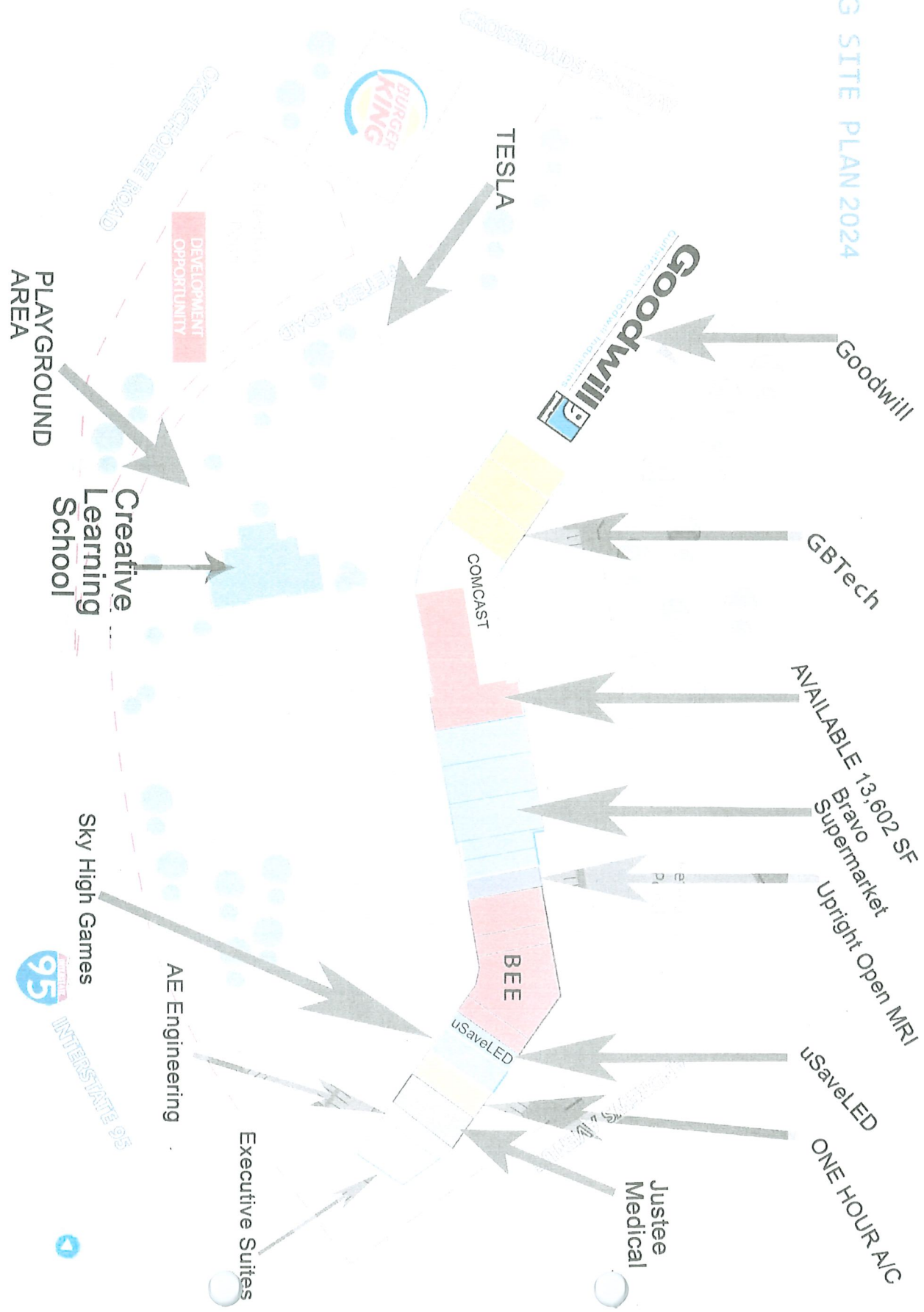


STRUCTURAL DETAILS



FLORIDA NEXUS PARK

LEASING SITE PLAN 2024



TENANTBAY #STR. 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	2731
	41	2729
	42	2727
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
Outparceel 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

## Play Money Pinball Arcade-Bar



We're OPEN regular hours on Easter! Noon-

11pm. Smash Bros Tournament starts at 7pm!

# Wanna Play?

**Old games, new games, team games, solo games, video games, arcade games, pinball games, basketball games, table shuffle board, skee ball, adult karaoke nights, and so much more! (Like beer, mixed drinks, and seltzer drinks!)**

Welcome to Play Money Pinball arcade and bar! We want to bring the Treasure Coast a unique and local experience for people of all ages. We welcome families, and have adults-only hours Friday and Saturday nights for our partiers.

We hope you love our vibe and feel you can “do you!” We offer tons of games, tournaments, parties, discount days and fundraisers, adult karaoke, sodas, beer, seltzer, and mixed drinks. There’s something for everyone here!

\*Note: wristband purchase is required for every person to enter Play Money, including chaperones. Thanks!

Sun, Mon Tues, Wed, Thur: 12:00 noon- 11:00 pm

Fri and Sat: 12:00 noon- 1:00 am \*16 years and up after 9 pm

Children 11 and under must be accompanied by an adult.

872 SW Federal Highway

Stuart, FL 34994

<https://www.facebook.com/PlayMoneyFL> <

>  
<https://www.facebook.com/PlayMoneyFL>>

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PLAY MONEY GAMING ARCADE & BAR

Get ready to level  
up your gaming  
experience!

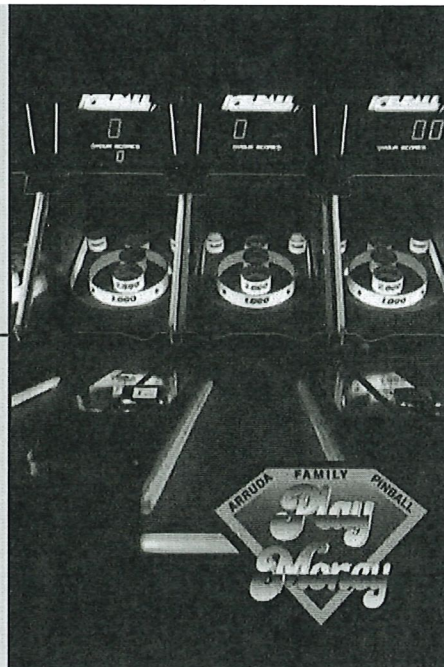
872 SW Federal Hwy Stuart, Fl.

(772) 286-8007

PlayMoneyFl@gmail.com

www.PlayMoneyFl.com @PlayMoneyFl

#PlayMoneyFl



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Bar < <https://playmoneyfl.com/>>

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top ↑



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