THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 2400 South Ocean Drive

Parcel ID #(s) 2507-321-0001-000-5

Project description Development of 5-Court Pickleball amenity for Ocean Village

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 9,990 Site Acreage: .97

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Ocean Village POA	Leslie Olson, AICP, District Planning Group
Property Owner(s)	**Applicant/Representative, Title, Company**
2400 South Ocean Drive	130 South Indian River Drive Suite 202
Street Address	Street Address
Fort Pierce FL 34949	Fort Pierce FL 34950
City State Zip	City State Zip
772.439.0300	(772) 882-5811
Phone Number	Phone Number
maney.gale@frsresidential.com	leslie@districtplanninggroup.com
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.*

Eric C DeBack, President OV POA

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

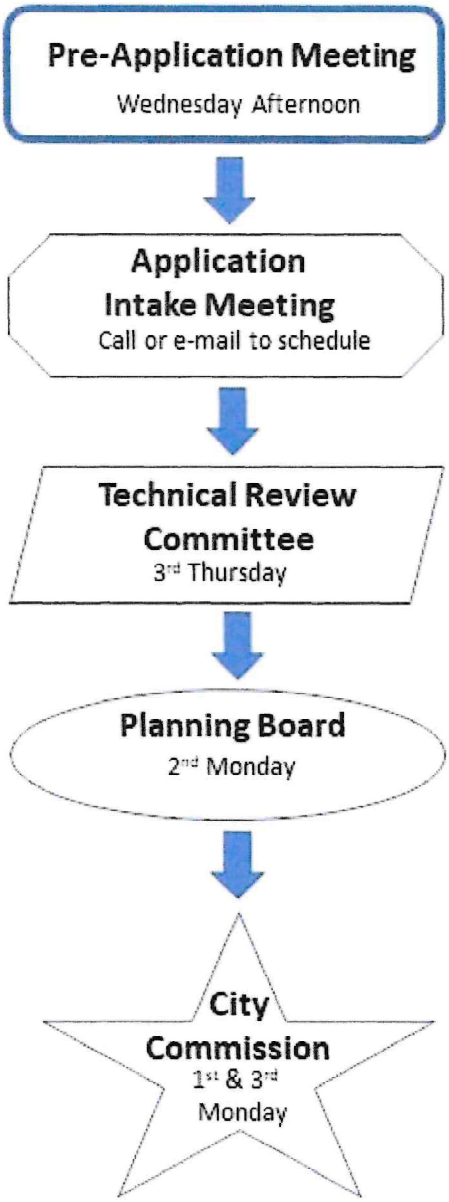
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [ ] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [ ] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [ ] Traffic Impact Report
- [ ] Concurrency Review submittals (see Concurrency Review application)

DISTRICT PLANNING GROUP

Ocean Village 5-Court Pickleball Amenity
Major Site Plan
Detailed Project Narrative

Ocean Village's most recent community upgrade, the Mayor's Gold Hammer award-winning Clubhouse and amenity center site plan, included a pickleball amenity in a slightly different location. But following sound studies by the Property Owner's Association (POA), the decision was made to design five (5) Pickleball Courts in a different area in order to make every effort to minimize potential noise impacts to the closest residents.

This Major Site Plan application is the result of that reconsidered design and siting based on a sound study by an acoustic specialist, PSM LLC Pickleball Sound Mitigation, which is included in this Major Site Plan submittal as background and support for the Major Site Plan at the request of Staff.

This Pickleball amenity has been designed to meet and exceed the City of Fort Pierce Code of Ordinances Sound Level Limitations (Section 26-40) for Residential Uses. While Section 26-40 sets a residential threshold of 60dB between the hours of 7:00 am and 11:00 pm, it was the POA's direction to the acoustic specialist to design the courts to not exceed 50dB at the units nearest the proposed courts. The proposed site plan, landscaping and court buffering materials meet that higher standard, as discussed in the sound study by PSM LLC.

The Pickleball amenity includes:

- Five (5) Pickleball Courts
- Seating for 75 residents to watch or wait for open courts
- Shade sails to mitigate heat in the seating areas
- Bike Parking
- Landscaping to screen the fenced courts from view of residential units
- No lighting, as evening play will not be permitted
- Stormwater upgrades to address the new, impervious court area and paver seating area

Florida Department of Environmental Protection staff, Jason M. Spanier, Office of Resilience and Coastal Protection, visited the site on September 25, 2023 and determined a CCCL Permit will not be necessary for this alteration within the CCCL.

DRAWING INDEX:

LA-1: LANDSCAPE PLAN & PLANT SCHEDULE

LA-2: LANDSCAPE DETAILS & SPECIFICATIONS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of (2.5) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Floratam sod, or approved Paspalum equal.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with an automated irrigation system with rain sensor to provide 100% coverage through the establishment period, not less than 1-year.

811 Know what's below. Call before you dig.

Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
* EXISTING TREES TO REMAIN									
	LCE	7	Livistona chinensis	Chinese Fan Palm	Existing to Remain	8`OA			Non-native
	SSE	12	Sabal palmetto	Cabbage Palmetto	Existing to Remain	15`-22` OA, MIX HTS			Native
	WBE	3	Wodyetia bifurcata	Foxtail Palm	Existing to Remain	16`OA			Non-native
PALM TREES									
	SP	12	Sabal palmetto	Sabal Palm	FG	16` CT, 20` OA		SLK, SP	Native
SHRUBS									
	CHR	21	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native
	COE	96	Conocarpus erectus	Green Buttonwood	25G	6`HT	4`W	F	Native
	COS	14	Conocarpus erectus sericeus	Silver Buttonwood	7G	4` HT	3`W	F	Native
	HAC	31	Hamilia patens `Calusa`	Dwarf Firebush	3G	24" HT	18"W	F	Native
	MCG	48	Muhlenbergia capillaris	Pink Muhly	3G	24" HT	12"W	F	
EXISTING SHRUBS TO REMAIN									
	FGE	49	Ficus microcarpa 'Green Island'	Green Island Ficus	Existing to Remain	4` OA			Non-native
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
GRASSES									
	SPB	100	Spartina bakeri	Sand Cordgrass	1G	18" HT		F	Native
** SOD									
	SOD	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests	

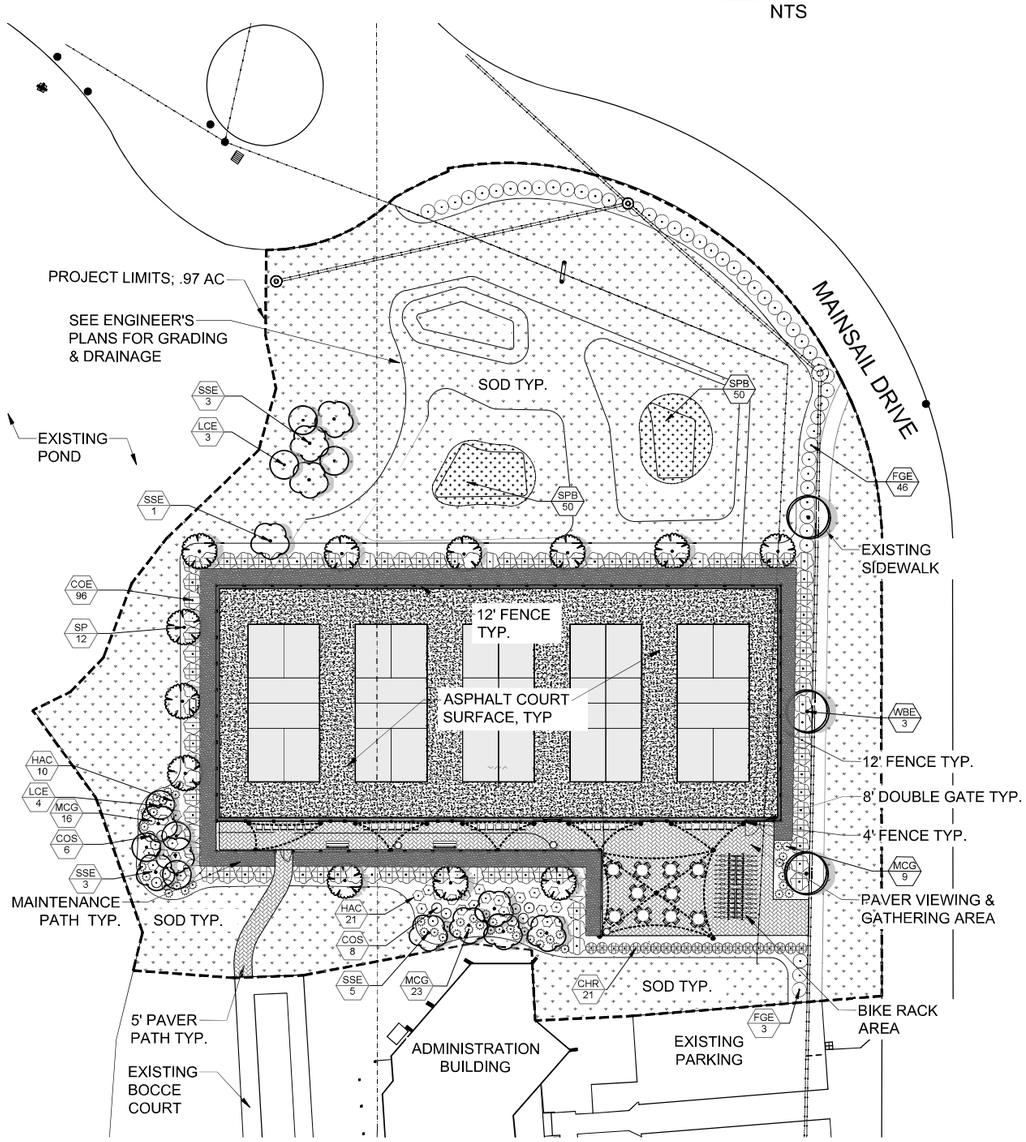
*SEE TREE PROTECTION DETAIL ON SHEET LA-2 FOR ALL TREES TO REMAIN; NO TREES ARE TO REMOVED FROM THE PROJECT SCOPE LIMITS

**MAY BE SUBSTITUTED WITH PASPALUM SPECIES

PROJECT LOCATION



SITE MAP
NTS



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983
(772) 631-8400 | Paul@las-fl.com

Applicant:

Ocean Village POA

OCEAN VILLAGE PICKLEBALL COURTS

Fort Pierce, FL

Landscape Plan

Revisions		
Date	Init.	Description
11.14.23	PG	Landscape Plan

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

LA-1

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well-versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e, damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000,00 per person and $300,000,00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil.
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc, and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all trees larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs,
walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

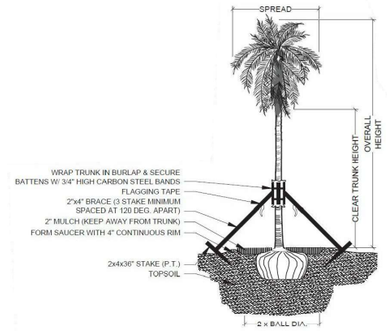
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

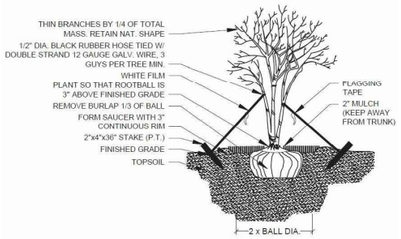
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

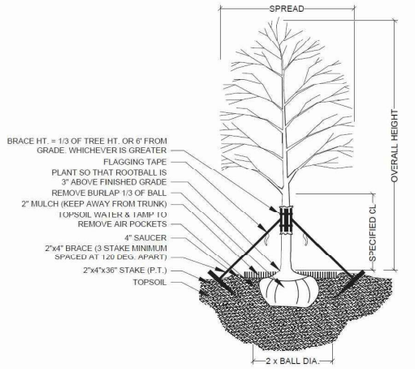
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



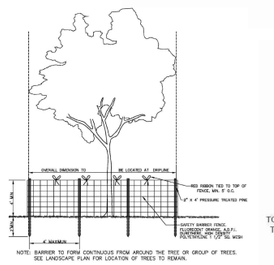
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



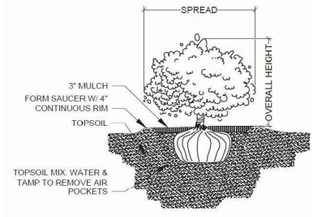
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



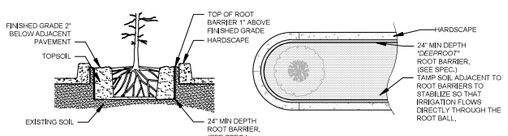
TREE PLANTING & STAKING
NOT TO SCALE



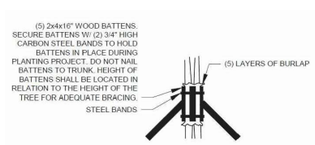
TREE PROTECTION DETAIL
NOT TO SCALE



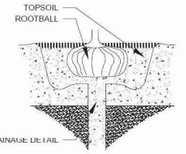
SHRUB PLANTING
NOT TO SCALE



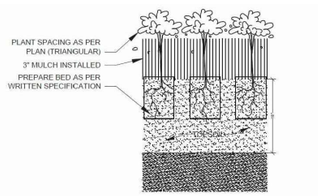
SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
NOT TO SCALE



BRACING DETAIL
NOT TO SCALE



DRAINAGE TESTING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983
(772) 631-8400 | Paul@las-fl.com
Applicant:
Ocean Village
POA

OCEAN VILLAGE PICKLEBALL COURTS
Fort Pierce, FL

Landscape Details & Specifications

Revisions

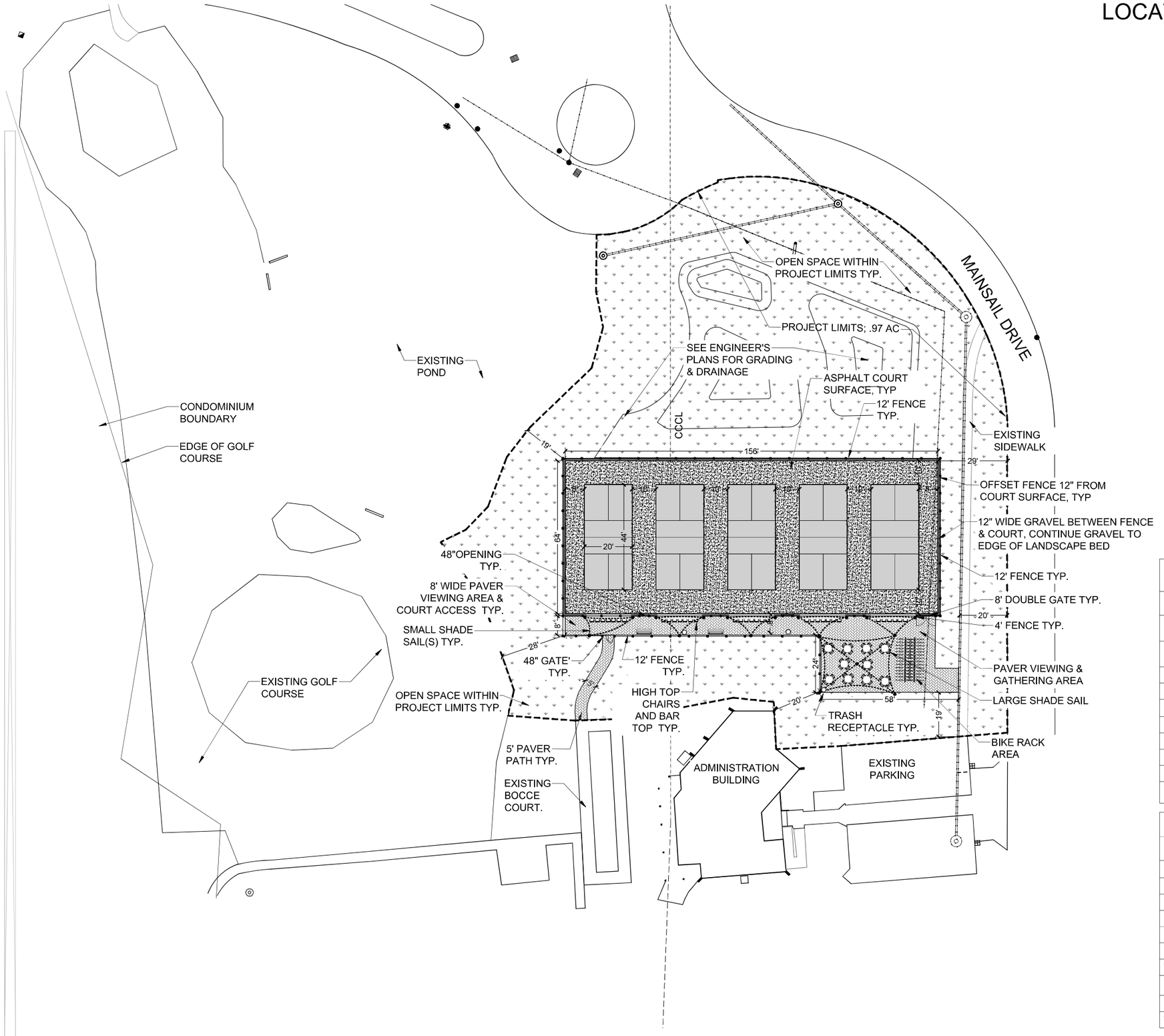
Date	Init.	Description
11.14.23	PG	Landscape Plan

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

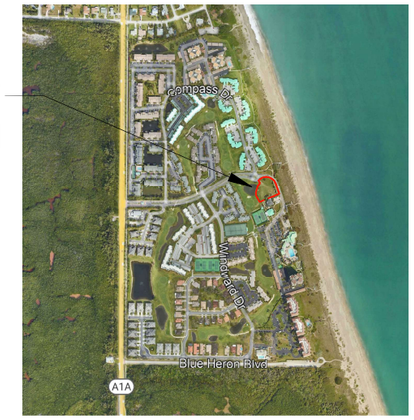
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-2



PROJECT LOCATION



SITE MAP

NTS

LEGAL DESCRIPTION

PORTION OF 7 35 41 GOVT LOT 3–LESS THAT PART ASSD IN SURFSIDE–UNIT 2 AND LESS A1A R/W AND LESS TO CITY OF FT AS IN OR 237–127 AND LESS THAT PART ASSD IN CATAMARAN I+ AND GOVT LOT 4– LESS A1A R/W– AND GOVT LOT 5 – LESS THAT PART GOVT LOTS 3, 4 AND 5 ASSD IN CAPSTAN I AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN OCEAN VILLAS I AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS I AND LESS THAT PART GOVT LOT 4 ASSD IN OCEAN VILLAS II AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS III AND LESS THAT PART GOVT LOT 3 ASSD IN BEACHTREE I CLUSTER AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN GOLF VILLAS AND ASSD IN BEACHTREE II AND LESS THAT PART GOVT LOT 3 ASSD IN SEASCAPE I AND LESS THAT PART GOVT LOT 4 ASSD IN CATAMARAN II AND LESS THAT PART OF GOVT LOT 5 ASSD IN SEASCAPE I AND LESS OCEAN HOUSE AS IN OR 592–2012 AND LESS AS IN OR 592–2011 AND LESS THAT PART OF GOVT LOT 1 ASSD IN OCEANHOUSES AT SOUTHPOINTE AS IN OR 1658–2205 AND LESS THAT PART GOVT LOT 4 MPOAF/FROM SW COR OF SEC RUN S 89 17 30 E ALG S LI OF SEC 70.01 FT TO S R/W LI OF A1A,TH N 00 00 00 W ALG E R/W LI 390.08 FT TO POB,TH N 00 00 00 W ALG E R/W LI 294.63 FT,TH N 89 47 03 E 179.03 FT,TH N 15 51 52 E 89.56 FT TO CURVE CONC SE,R OF 73 FT,TH NELY ALG ARC 100.79 FT TO CURVE CONC NW,R OF 51 FT,TH NELY ALG ARC 61.39 FT TO CURVE CONC W,R OF 22 FT,TH NWLY ALG ARC 31.90 FT TO S R/W LI OF CLIPPER BLVD,TH N 90 00 00 E ALG S R/W LI 49.71 FT TO CURVE CONC N,R OF 724.04 FT,TH ELY ALG ARC AND S R/W LI 10.42 FT,TH S 15 52 03 W 529.09 FT,TH N 83 38 20 W 253.53 FT TO POB (40.02 AC) (OR 1955–808, 815)

PROJECT DESCRIPTION: OCEAN VILLAGE POA PLANS TO ADD A PICKLEBALL FACILITY TO AN EXISTING AMENITY TRACT, THE WORK WILL CONSIST OF FIVE (5) PICKLEBALL COURTS, FENCING, ACOUSTICAL BLOCKING MATERIAL, LANDSCAPING, SEATING AREAS, BIKE RACKS, AND SHADE SAILS. ACOUSTICAL STUDIES HAVE BEEN PERFORMED IN MULTIPLE LOCATIONS WITHIN THE DEVELOPMENT IN AN EFFORT TO MINIMIZE NOISE IMPACTS TO NON-PLAYING RESIDENTS. THIS SITE HAS BEEN FOUND TO BE THE LEAST IMPACTFUL, AND WILL BE DESIGNED TO BE IN COMPLIANCE WITH ALL CITY OF FORT PIERCE NOISE ORDINANCE REQUIREMENTS. PROPOSED CONSTRUCTION WILL BE TAKING PLACE IN PART, EASTWARD OF THE COASTAL CONSTRUCTION CONTROL LINE.

WATER/SEWER: N/A

DRAINAGE: SEE DETAIL GRADING & DRAINAGE PLANS BY CIVIL ENGINEER

TRAFFIC : N/A

SOLID WASTE: THREE (3) TRASH RECEPTACLES WILL BE PROVIDED IN THE VIEWING AREA

SITE DATA	
OWNER:	Ocean Village POA
OWNER ADDRESS:	2400 Ocean Drive City of Fort Pierce, Florida 34949
SITE ADDRESS	2400 Ocean Drive City of Fort Pierce, Florida 34949
PARCEL ID:	PARCEL 1 2507–321–0001–000–5
JURISDICTION:	CITY OF FORT PIERCE
SEC/TOWN/RANGE:	7/35S/41E
PANEL NO.:	0813
FLOOD ZONE:	AE
ZONING:	R4–A
FUTURE LANDUSE:	HIR
LOT SIZE:	42,290 SF; .97 AC.

SITE AREA			
AREAS	S.F.	ACERS	PERCENTAGE
TOTAL SITE AREA	42,076 S.F.	.97 AC	100%
IMPERVIOUS AREAS			
PROPOSED ASPHALT COURT AREA	9,990 S.F.	0.23 A.C.	24.00%
PROPOSED PAVER VIEWING AREA	2,485 S.F.	0.06 A.C.	6.00%
PROPOSE PAVER WALKS	192 S.F.	0.004 A.C.	0.50%
EXISTING CONCRETE WALK	676 S.F.	0.015 A.C.	2.00%
TOTAL IMPERVIOUS AREA	13,343 S.F.	0.31 A.C.	32.00%
PERVIOUS AREAS			
LANDSCAPE AREA	28,733 S.F.	0.65 A.C.	68.00%
TOTAL PERVIOUS AREA	28,733 S.F.	0.65 A.C.	68.00%

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983
(772) 631-8400 | Paul@las-fl.com

Applicant:

Ocean Village POA

OCEAN VILLAGE PICKLEBALL COURTS

Fort Pierce, FL

Site Plan

Revisions

Date	Init.	Description
11.14.23	PG	Site Plan

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

SP-1

CONSTRUCTION PLANS FOR

OCEAN VILLAGE PICKLEBALL COURT

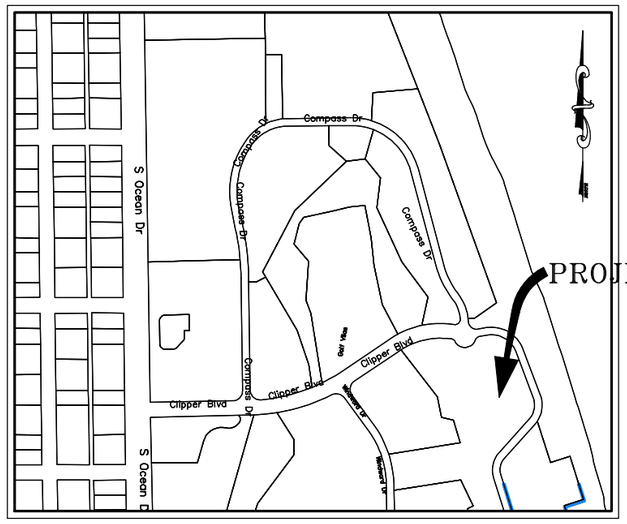
IN

SECTION 07, TOWNSHIP 35 SOUTH, RANGE 41 EAST

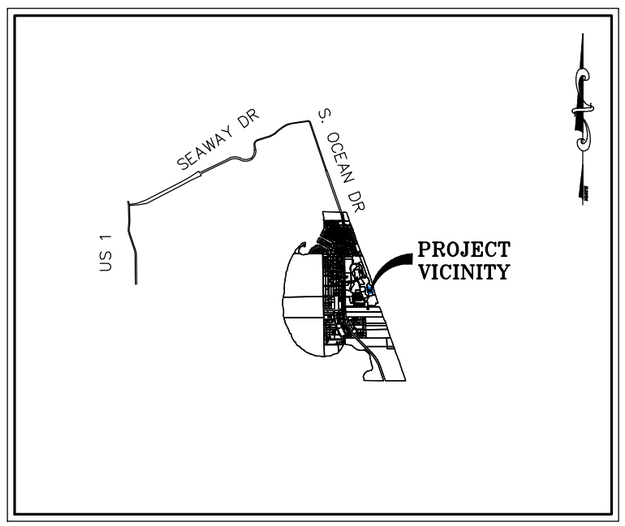
ST. LUCIE COUNTY, FLORIDA

PREPARED FOR

Ocean Village

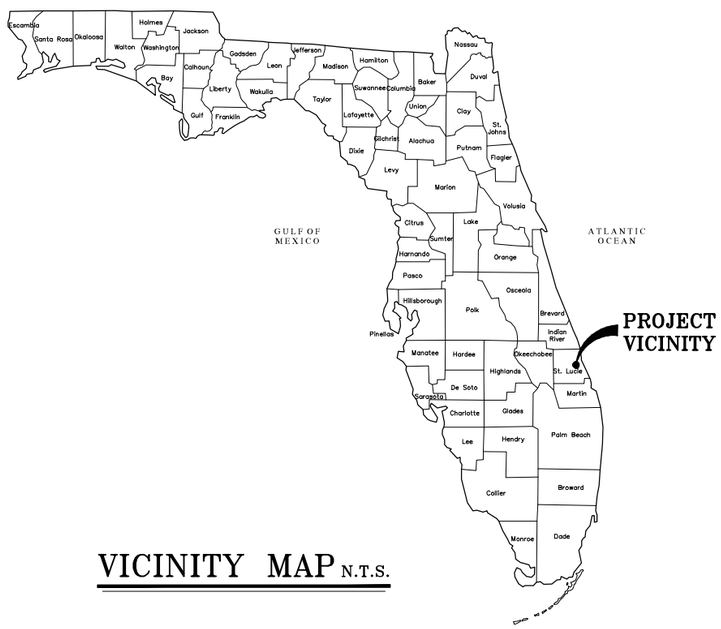


AREA MAP N.T.S.



LOCATION MAP N.T.S.

SECTION 07 TOWNSHIP, 35 SOUTH, RANGE 41 EAST



VICINITY MAP N.T.S.

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	GRADING DRAINGAGE PLAN
3	SPECIFICATIONS

LEGAL DESCRIPTION

PORTION OF 7 35 41 GOVT LOT 3–LESS THAT PART ASSD IN SURFSIDE–UNIT 2 AND LESS A1A R/W AND LESS TO CITY OF FP AS IN OR 237–127 AND LESS THAT PART ASSD IN CATAMARAN I– AND GOVT LOT 4– LESS A1A R/W– AND GOVT LOT 5 – LESS THAT PART GOVT LOTS 3, 4 AND 5 ASSD IN CAPSTAN I AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN CORAL I AND LESS THAT PART GOVT LOT 5 ASSD AS BEACH CLUBHOUSE SITE AND LESS THAT PART GOVT LOT 4 ASSD IN OCEAN VILLAS I AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS II AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS III AND LESS THAT PART GOVT LOT 3 ASSD IN BEACHTREE I CLUSTER AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN GOLF VILLAS AND ASSD IN BEACHTREE II AND LESS THAT PART GOVT LOT 3 ASSD IN SEASCAPE I AND LESS THAT PART GOVT LOT 4 ASSD IN CATAMARAN II AND LESS THAT PART OF GOVT LOT 5 ASSD IN SEASCAPE II AND LESS OCEAN HOUSE AS IN OR 692–2012 AND LESS AS IN OR 692–2011 AND LESS THAT PART OF GOVT LOT 1 ASSD IN OCEANHOUSES AT SOUTHPOINTE AS IN OR 1668–205 AND LESS THAT PART GOVT LOT 4 MPDAF: FROM SW COR OF SEC RUN S 89 17 30 E ALG S LI OF SEC 70.01 FT TO E R/W LI OF A1A,TH N 00 00 00 W ALG E R/W LI 390.08 FT TO POB,TH N 00 00 00 W ALG E R/W LI 294.65 FT,TH N 89 47 03 E 175.03 FT,TH N 15 51 52 E 89.55 FT TO CURVE CONC SE,R OF 73 FT,TH NELY ALG ARC 100.79 FT TO CURVE CONC NW,R OF 51 FT,TH NELY ALG ARC 61.39 FT TO CURVE CONC W,R OF 22 FT,TH NWLY ALG ARC 31.50 FT TO S R/W LI OF CLIPPER BLVD,TH N 90 00 00 E ALG S R/W LI 49.71 FT TO CURVE CONC N,R OF 724.04 FT,TH ELY ALG ARC AND S R/W LI 10.42 FT,TH S 15 52 03 W 529.09 FT,TH N 83 58 20 W 253.63 FT TO POB (40.02 AC) (OR 1955–808, 815)

GENERAL NOTES

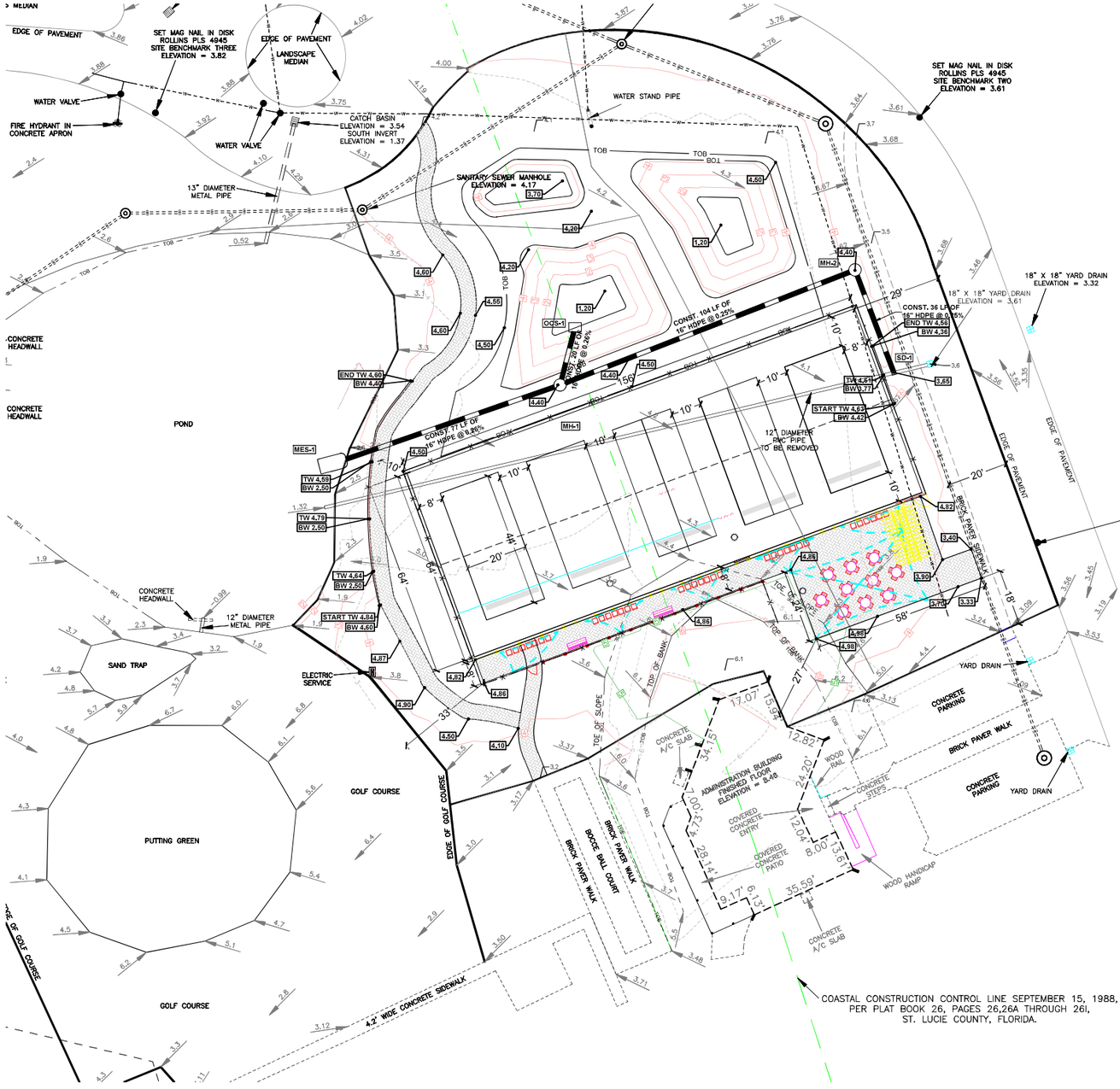
####

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 11–13–2023

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND

??? PROPOSED ELEVATION

??? EXISTING ELEVATION

NOTE

1. THE EXISTING SPOT ELEVATIONS WERE PROVIDED BY THE OWNER AND WERE USED AS THE BASIS FOR GENERATING THE EXISTING CONTOURS AS WELL AS THE PROPOSED.
2. CONTRACTOR SHALL PREFORM AN UNDERGROUND UTILITY SURVEY TO VERIFY EXISTING UTILITIES.
3. ALL PROPOSED SPOT ELEVATIONS ARE AT FINISHED GRADE.
4. PROPOSED SITE PLANS AND SPECIFICATIONS ARE WITHIN COMPLIANCE OF THE CRITERIA ESTABLISHED BY THE CITY OF FORT PIERCE COASTAL CODE; ARTICLE VII, COASTAL CONSTRUCTION CODE.
5. THERE MAY BE UNDERGROUND UTILITIES THAT WHERE NOT MARKED IN THE FIELD AND COULD NOT BE SHOWN ON THIS SURVEY.
6. SD-1 MUST BE FIELD VERIFIED ON ITS TIE IN ELEVATION FOR THE PIPE PRIOR TO INSTALLATION.

DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
MES-1 SIDE DRAIN MES WITH 1:4 SLOPE - 15 IN. SINGLE ROUND HDPE PIPE	RIM = 2.71 E INV = 1.05
MH-1 MANHOLE	RIM = 4.40 N INV = 1.20 W INV = 1.25 E INV = 1.51
MH-2 MANHOLE	RIM = 4.39 S INV = 1.51 W INV = 1.25
OCS-1 CONTROL STRUCTURE	RIM = 4.50 S INV = 1.25
SD-1 YARD DRAIN	RIM = 3.65 N INV = 1.60

THOMAS J. DEGRACE P.E. FL. REG. NO 42354

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
. .	.	.
. .	.	.
. .	.	.
. .	.	.
. .	.	.
. .	.	.

	BY	DATE
DESIGNED	.	.
CALCS.	.	.
DRAWN	.	.
DETAILED	.	.
CHECKED	.	.
APPROVED	.	.

OCEAN VILLAGE PICKLEBALL COURT

PAVING GRADNING AND DRAINAGE PLAN

DATE: 11/12/23
HORIZ. SCALE: SCALE
VERT. SCALE: SCALE
JOB No. 23-111
SHEET 2 of 3

P:\Proj-2023\23-111 Ocean Village Pickleball Courts\Dwg\23-111 Ocean Village-Pickleball.dwg Date: 11/12/2023 5:21 PM By: EDGAR CHAPMAN

1. GENERAL

A. Mobilization: Mobilization shall meet the requirements of FDOT Section 101. This work shall include, but is not limited to, operations necessary for the movement of personnel, equipment, supplies, and incidentals to the project site, and for the establishment of temporary offices, buildings, safety equipment and first aid supplies, sanitary and other facilities, as required by State and local laws and regulations. the costs of bonds and any required insurance, and any other preconstruction expense necessary for the start of work, excluding the cost of construction materials, shall also be included in this section. This section also includes any and all work related to the final cleanup.

B. Construction Surveying: The Owner shall provide horizontal control consisting of four control points. The Owner shall also provide vertical benchmarks as shown on the plans. This control shall be provided one time only. The Contractor is responsible for all other construction surveying. The Contractor is responsible to protect these reference points and the construction staking throughout the job. The Contractor shall bear the cost of any necessary restaking.

C. Soil Testing: Soil Testing shall be performed by a certified testing laboratory. The contractor shall be responsible for payment of any failed tests and inspections.

2. EARTHWORK AND GRADING

Materials and construction methods for earthwork, excavation, embankment and grading shall meet the requirements of FDOT Section 120 and shall be performed to achieve final grades, elevations and typical sections as shown on the plans for the proposed work.

A. Clearing and Grubbing: Clearing and grubbing shall meet the requirements of FDOT Section 110 and shall be performed within the limits of the project work. This work shall include, but is not limited to, the removal of existing trees, brush stumps, roots and other objectionable material to a depth of 18 inches below the natural ground or design grade, whichever is lower. The areas to be cleared and grubbed generally consist of rights-of-way, utility easements, water management tracts, and portions of the lots as detailed on the plans. The Contractor shall confirm with the Owner the removal of any trees for possible preservation. All material shall be removed from the site of the project and shall be disposed of in accordance with local, regional, State and Federal laws, regulations and ordinances.

B. Rough Grade: The Contractor shall grade the rights-of-way and lots to meet the requirements of FDOT Sections 110 and 120 and shall conform to the lines, grades, and typical sections as shown on the plans.

C. Fine Grade: The Contractor shall fine grade the roadway to meet the requirements of FDOT Sections 110 and 120 and shall conform to the lines, grades and typical sections as shown on the plans.

D. Sod: Sod shall meet the requirements of FDOT Section 570, 575, and 981 and shall be placed adjacent to the curbing for a minimum width of 24 inches.

E. Seed and Mulch: Seed and mulch shall meet the requirements of FDOT Sections 570, 575, and 981 and shall be placed in all disturbed areas not otherwise addressed in plans provided by the owner.

3. DRAINAGE IMPROVEMENTS

Materials, trench excavation, pipe laying and backfilling operations for drainage improvements shall meet the requirements of FDOT Sections 125 and 430. Pipe shall be laid in true alignment in a pipe trench with an adequate supporting value and "bedded" to the detail shown in the plans and FDOT Section 430. All backfill shall be compacted to a minimum density of 95 percent of the maximum density as determined by AASHTO T-180, unless otherwise shown on the plans.

The Contractor shall provide all materials and labor to complete the work for drainage improvements at the locations, sizes, and types shown on the plans for the following items:

A. Reinforced Concrete Pipe: Reinforced concrete pipe shall meet the requirements of Class III of ASTM C-76, Wall Thickness "B", Latest Revision, as modified by FDOT Section 941. Gaskets for pipe joints shall be round rubber gaskets and shall meet the requirements of FDOT Section 942.

B. Corrugated Aluminum Pipe: Corrugated aluminum pipe shall meet the requirements of FDOT section 945, and shall be constructed as shown on the plans.

C. Polyviny Chloride (PVC) Pipe: PVC pipe shall meet the requirements of FDOT Section 948 and A.S.T.M. F-794, latest revision, and shall be constructed as shown on the plans.

D. Concrete Collar: Concrete collars shall meet the requirements of F.D.O.T. Standard Index No. 280 and shall be constructed to the detail shown on the plans.

E. Type "E" Inlet with Valley Gutter Top and Grate: Precast concrete catch basins shall meet the requirements of ASTM C-478 and 64T FDOT Section 425. Catch basins shall be Class I concrete and shall be constructed to the detail as shown on the plans. Valley gutter grates shall meet the requirements of ASTM A-123.

F. Storm Manhole: Storm manholes shall meet the requirements of ASTM C-478 and 64T FDOT Section 425. Storm manholes shall be Class I concrete and shall be constructed to the detail as shown on the plans.

4. PAVING IMPROVEMENTS

All paved areas shall meet the requirements of AASHTO Specifications and FDOT, and shall be constructed to the typical sections as shown on the plans.

The Contractor shall coordinate the services of an independent testing laboratory to conduct all required testing and retesting to comply with these Specifications. The Owner shall bear the cost of initial testing and the Contractor shall correct any deficient work at his own expense.

A. Asphaltic Concrete: Asphaltic concrete materials and construction methods shall meet the requirements of FDOT Sections 300, 320, 330 and 331 and shall be as shown in the typical sections. Prime Coats shall meet the requirements of FDOT Sections 300-1 through 300-7 and shall have an application rate of 0.10 gallons per square yard, unless a variation rate is approved by the Engineer.

B. Base: The base course shall be as shown on the typical sections on the plans. The base shall be compacted to 98 percent of the maximum density as determined by AASHTO T-180.

C. Subgrade: The subgrade shall be as shown in the typical sections of the plans, and shall extend six inches beyond the edge of the base course within the limits shown on the plans. Subgrade shall be compacted to 98 percent of the maximum density as determined by AASHTO T-180. If normal compaction methods do not meet the required densities, the subgrade shall be stabilized as directed by the Engineer.

D. 2' Valley Gutter Curb: Concrete 2' valley gutter curb shall meet the requirements of FDOT Section 520 and shall be constructed to the typical section as shown on the plans.

E. Concrete Curb: Concrete curb shall meet the requirements of FDOT Section 520 and shall be constructed to the typical section as shown on the plans.

F. Concrete Sidewalk: Concrete sidewalk shall meet the requirements of FDOT Section 522 and shall be constructed to the typical section shown on the plans.

G. Striping: Striping shall meet the requirements of FDOT Section 711, and shall be as shown in the plans. (Crosswalks , Stop Bars and Parking)

H. Stop Sign and Bar: Stop signs and bars shall meet the requirements of FDOT Section 700 and the Manual of Uniform Traffic Control Devices and shall be constructed in the locations as shown on the plans.

THE WORK

Existing Utilities and Structures:

Existing utilities, structures and facilities shown on the Drawings were located as accurately as possible from the records examined. No guarantee is made that all existing facilities are shown or that those shown are entirely accurate. The Contractor shall assure himself of the actual location of the utilities, structures, or facilities prior to performance of any work in the vicinity. The utility companies or utility agencies will co-operate with the Contractor's operations. Prior to start of the work, the Contractor shall request each utility agency to advise him of the location of their facilities in the vicinity. The Owner will assume no liability for damages sustained or cost incurred because of the Contractor's operation in the vicinity of existing utilities or structures, or to the temporary bracing and shoring of same. In the event that it is necessary to shore, brave, or swing a utility, the utility company or department affected should be contacted and their permission secured as to the method used for any such work.

Restoration of Damaged Structures or Utilities:

It shall be the responsibility of the Contractor to repair, rebuild or restore to its former condition, any and all portions of existing utilities, structures, equipment, appurtenances or facilities, other than those to be paid for under this Contract, which may be disturbed or damaged due to this construction operation, at no cost to the Owner.

Final Cleanup:

Upon completion of the work, but before final payment will be made, the Contractor shall clear and remove from the Project area, all falsework, equipment, surplus and discarded materials, rubbish and temporary structures which result from the work under this Agreement, and shall restore in an acceptable manner, all property which has been damaged during the prosecution of the work.

Record Information:

Upon completion of the work, but prior to submittal of the request for final payment, the Contractor shall obtain and submit record information to the Owner. This information shall include the following:

1. Water and Wastewater Systems:

   As-built plans for water/sewer mains shall be provided by the Contractor/Engineer of Record and shall be comprised of a reproducible mylar copy and three (3) blueline copies of a certified survey. The blueline copies shall bear the original signature and embossed seal of the surveyor who performed the as-built survey. The as-builts shall be submitted after the completion of construction or as otherwise indicated herein, prior to submittal to Port St. Lucie Utilities Systems Department. The as-built survey shall be prepared in plan and profile format by a professional land surveyor registered in the State of Florida, and shall comply with applicable provisions of the Florida Administrative Code and Chapter 472 of the Florida Statutes. The as-built drawing shall be at the same scale and reference the same baseline as the drawings prepared by the Engineer of Record. The horizontal and vertical location of the mains and appurtenances shall be accurately depicted to scale and shall be identified relative to the baseline and relative to readily identifiable permanent reference points existing after the completion of the construction. Locations shall be given for all fittings, valves, hydrants, manholes, sample points, air releases, etc., both horizontal and vertical, and the location of the main at each baseline station as shown on the plans (100 feet maximum) both horizontal and vertical. Underground facilities (i.e. drainage, gas, electric, telephone, etc.) crossing the mains shall be accurately shown both horizontally and vertically and shall identify size, type, facility, material, and clearance. All information shall be based upon measurements and observations made in the field by the surveyor certifying the survey, or by personnel under his employment, direction and supervision. The cost for preparing and maintaining the as-built plans shall be incidental to the construction cost.

2. Drainage System:

   a. High points and low points of swales;

   b. Locations and grate and invert elevations of all structures;

   c. Location, size, type, length and invert of all culverts.

3. Paving and Grading:

Location and elevation of high and low points in roadway and any other changes in grade.

The record information shall be certified by a Florida Professional Land Surveyor. Locations shall be made by reference to centerline stationing and offset or by other means acceptable to the Owner. Elevations shall be according to the North American Vertical Datum (NAVD).

Guarantee: All materials and the installation thereof which are furnished and installed by the Contractor, under the terms of the Agreement, shall be guaranteed by the Contractor against defective workmanship, mechanical and physical defects, leakage, breakage, and other damages and failure under normal operation for a period of one (1) year from the date of final payment, said date to constitute the commencement of the one (1) year warranty period. All materials and installations proving to be defective within the specified period of the guaranty shall be replaced, without cost to the Owner, by the manufacturer or the Contractor. The period of guarantee of each such replacement shall be from and after the date of installation thereof.

UTILITY CONTACTS

Company	Contact	Telephone Numbers
PSLUSD	Laney Southerly, PE	(772) 807-4452
Florida Power & Light	Diana Villegas	(772) 337-7011
Comcast Cable	Rick Johnson	(561) 402-4513
AT&T	Ivan Arlil	(772) 460-4441

GENERAL NOTES

1. Grassing shall be furnished and installed in conformance with the approved landscape plan. All disturbed areas not shown to be planted, mulched, etc. shall be sodded.
2. Sod shall be placed such that the top of the grass is at the same elevation as the top of adjacent finish grade.
3. The location of existing utilities shown is approximate only and must be field verified by the Contractor prior to beginning Work.
4. These plans shall not be used for construction unless they are marked "Approved for Construction" in the title block.
5. Contractor to obtain and review all permits prior to starting construction
6. Drawing scale may change due to reproduction
7. Maintenance of traffic must be in conformance with FDOT Specifications.
8. All nuisance exotic vegetation on-site must be removed in conjunction with site development.

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

811 Know what's below. Call before you dig.

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -	BY	DATE
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	BY	DATE
DESIGNED	-	-
CALCS.	-	-
DRAWN	.	.
DETAILED	-	-
CHECKED	.	-
APPROVED	.	-

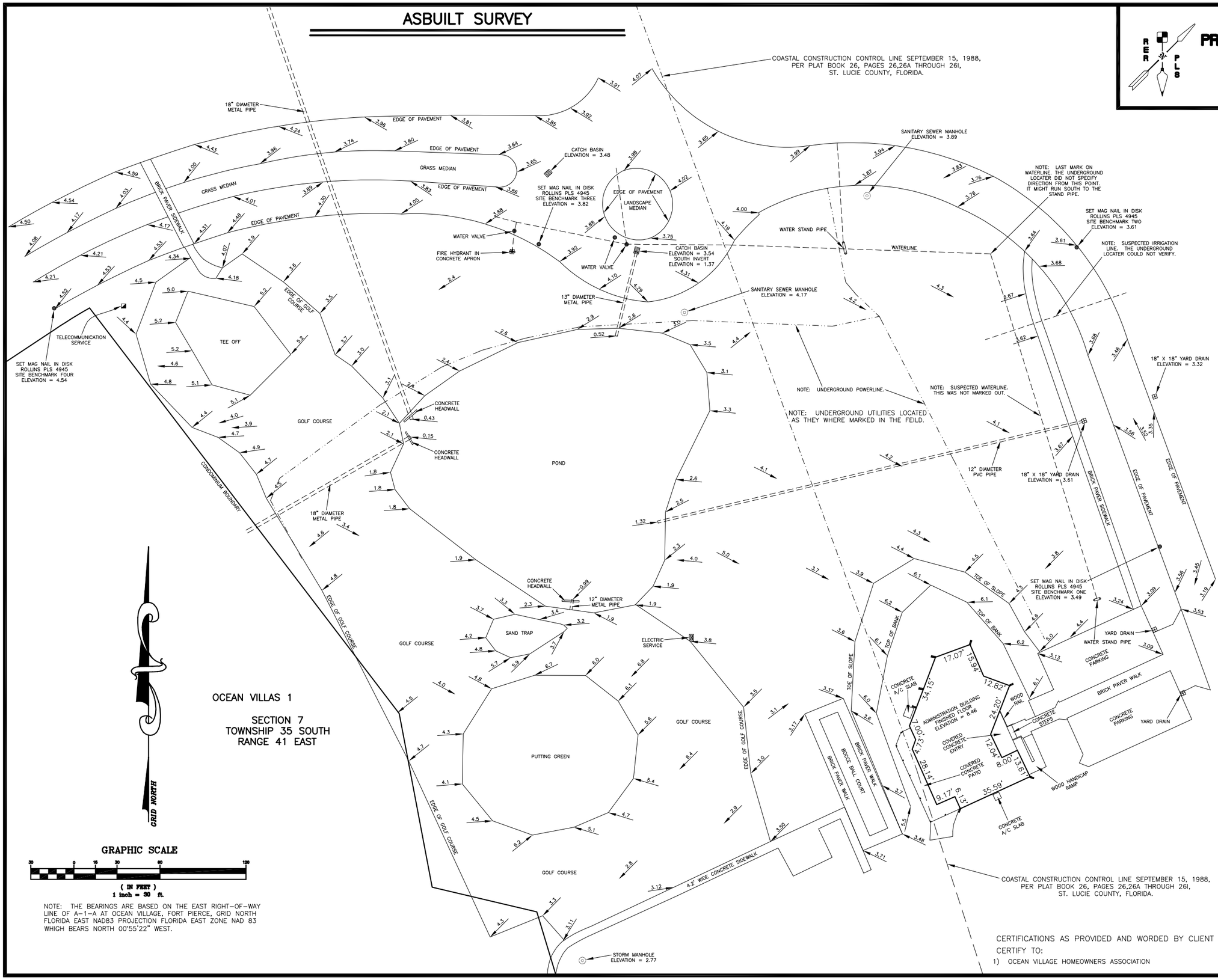
OCEAN VILLAGE PICKLEBALL COURT

SPECIFICATIONS

DATE: 11/13/23
HORIZ. SCALE: -
VERT. SCALE: -
JOB No. 23-111
SHEET 3 of 3

P:\Proj-2023\23-111 Ocean Village Pickleball Courts\Eng\23-111 Ocean Village-Pickleball-specifications.dwg Plotted: 11/12/2023 5:21 PM By: EDGAR COAPMAN

ASBUILT SURVEY



OCEAN VILLAS 1

SECTION 7
TOWNSHIP 35 SOUTH
RANGE 41 EAST

GRID NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTE: THE BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF A-1-A AT OCEAN VILLAGE, FORT PIERCE, GRID NORTH FLORIDA EAST NAD83 PROJECTION FLORIDA EAST ZONE NAD 83 WHICH BEARS NORTH 00°55'22" WEST.

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT CERTIFY TO:

1) OCEAN VILLAGE HOMEOWNERS ASSOCIATION

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

BENCHMARK REFERENCE:

FOUND BRASS DISK IN CONCRETE MONUMENT STAMPED RILEY ST. LUCIE COUNTY 2005 VERTICAL CONTROL DISK. FOUND 177 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF COCONUT DRIVE ON THE EAST SIDE OF STATE ROAD A-1-A 3' PLUS OR MINUS EAST OF THE EAST EDGE OF A 5 FOOT CONCRETE SIDEWALK RUNNING NORTH AND SOUTH, 39 FEET PLUS OR MINUS NORTHWEST OF THE WEST END OF A OCEAN VILLAGE SIGN, 16 FEET PLUS OR MINUS WEST OF A WOOD UTILITY POLE.
ELEVATION = 3.839 N.A.V.D. OF 1988

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 1.0

FLOOD ELEVATION INFORMATION

MAP NUMBER 12111C0183J — DATE OF FIRM FEB. 16TH, 2012
COMMUNITY NUMBER 120286 — PANEL 0183
BASE FLOOD ELEVATION 6.0 — SUFFIX J
FIRM ZONE AE

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
ASBUILT SURVEY	E.F.B.		08/14/2023	R.E.R.	R.E.R.
ASBUILT SURVEY	E.F.B.		10/18/2023	R.E.R.	R.E.R.

LEGEND:

- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- • = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ⊙ = MANHOLE (M.H.)
- = CATCH BASIN (C.B.)
- = FIRE HYDRANT (F.H.)
- = WATER METER (W.M.)
- = WOOD POWER POLE (WD. P.P.)
- = CONCRETE POWER POLE (CONC. P.P.)
- = ANCHOR AND GUY WIRE
- = OVERHEAD WIRES
- = NOT TO SCALE
- = FENCELINE

NOTES:
1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

PLOT DATE AND TIME: 10/24/2023 9:15 AM EST

LOT SQUARE FOOTAGE: N/A

SCALE: 1" = 20'

DATE OF LAST FIELD WORK: 10/18/2023

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER 4945 AS TIME STAMPED AND DIGITALLY SIGNED ABOVE. IF THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES INVALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: RR230801UD

PSM LLC
Pickleball Sound Mitigation

Initial Pickleball Sound Analysis Report

For

Ocean Village, Fort Pierce, FL

November 13, 2023

Robery M Unetich

Executive Summary: We have reviewed the new court site plans and the elevations of buildings and the court surface. These have been entered into ***Noise Tools*** software along with data collected at other pickleball courts concerning likely sound levels of play and the background noise data taken during our site visits in 2022 and 2023.

As the plots on these pages will illustrate, pickleball sound levels without sound barriers may be above American National Standards Institute (ANSI) recommendations and above the ordinary background noise level during low wind conditions.

We have considered a number of sound barrier designs and other pickleball sound mitigation methods to minimize the likely impact of pickleball sound at homes close to this site and our recommendation is that these courts should have **fifteen ft. high mass-loaded-vinyl (mlv) barriers along the north and14 ft high on the west court fences and 12 ft high sound absorbing barriers along the south fence** (to minimize reflected sound traveling to the north) and a 12 ft. wide barrier on the north-east side corner. It is not necessary to have chain link mesh reach above the 10 ft height and 10 or 12 ft chain link is generally available as are long heavy duty pipes for barrier support.

In addition, we recommend the use of paddles and tournament approved paddles that meet the requirements of our firm's latest Blue List of Recommended Paddles, which is attached as an appendix to this report. **We also recommend that ½ inch thick polyethylene, Nomex or aluminum core and fiberglass, graphite or composite face paddles not be permitted on these courts, since those models tend to be loud and to have a pitch above 1,000 Hz. This includes paddle models such as the Onix Z5, the Engage Encore, the Pro-lite Champion and the Paddletek Element and other models.**

If these recommendations are adopted, we believe that sound levels at all nearby homes including condos to the north, will be below 50 dBA for the vast majority of all hits and that other player sounds will also be attenuated to near or below background noise levels.

To be effective, the barrier materials must be of sufficient weight and properly sized and installed. We will provide additional guidance about sizing and mounting these recommended barriers. We are confident that if all of these steps are taken, pickleball sound at this site will be within the requirements stated above. We also have a set of suggestions about the fence design, such as installing diagonal corners to strengthen the fence but those suggestions are options.

Report Summary: This report is a follow-on report to the report delivered to Ocean Village in 2022. Therefore, it does not provide the usual description of pickleball sound and how we measure it. The report does, however, predict pickleball sound levels with and without specific combinations of sound barrier designs.

It also adds updated information about quieter pickleball equipment, a topic that is evolving rapidly because of the increase in attention pickleball sound is receiving nationwide. A benefit of this evolution is that the sound levels of many of the new paddles entering the market are lower and this trend can be expected to continue.

The design of the barriers recommended includes a consideration of noise ordinances, ANSI recommendations and the field experience of PSM LLC. The predictions of sound levels are experience based. The software used for analysis of barrier designs does a calculation of diffraction losses, reflected sound path echos and the insertion loss of barrier materials.

The initial drawing below is a site plan superimposed on a Google Earth satellite view. Local photos taken by PSM staff enable us to consider the heights and elevations of the building surrounding the proposed pickleball site. The software is using satellite photos obtained from Google Earth and elevation information of roof heights to predict sound levels resulting from a sound source placed to simulate players on the courts.

The Sections that follow include:

1. A Site Description

2. A review of local noise ordinances and the ANSI Recommendations

3. A plot of predicted sound levels with no barriers and with ordinary pickleball paddles

4. A plot of predicted sound levels with no barriers and with quieter paddles meeting the requirements of the PSM LLC Blue List or better, which is attached as an Appendix

5. Several plots of predicted sound levels with different height barriers on four sides of the courts

6. Our Conclusions and Recommendations

This report is an “Initial Report” that may be updated or revised when new input from Ocean Village or equipment vendors is received.

Site Description

The Latest Court Layout Drawing



Satellite View with distances to close homes from the center of the court area



The distances to homes from players in the center of the court location is about 250 ft. It is about 70 ft less for players on the west side, making it about 180 ft. The north fence is about 220 feet from the fence to homes The ground surface between the courts and the homes is primarily grass, which has a lower reflection coefficient than asphalt or concrete.

While pickleball sound levels can reach 70 dBA at 100 feet from players over a hard surface, a barrier will reduce the ground reflection component by 3 dB and because of the inverse square law of energy distribution, levels will decrease by 6 dB when the distance doubles. Tests show that the enforced use of **tournament approved quieter paddles**, many of which are listed in Appendix A, will reduce sound levels by 4 decibels. Using these factors we can calculate the predicted levels at the nearby homes with no barriers in place in the following plot



If we add barriers to three sides we will both attenuate the main path levels and attenuate the reflected path sounds. This design adds three 12 ft high (3.7 meter) barriers to the court fencing:



Sound levels are now close to our established goal of under 50 dBA LAFmax but not at the desirable level 0f 50 dBA or less.

It would be possible to reduce the levels by 2.5 decibels by requiring and enforcing the use of a quieter pickleball, such as the Onix Fuse, and this in fact one option. If that selection was made this would be the resulting sound level plot:



These levels are at the identified goal of 50 dBA or lower but it requires the enforced use of a ball such as the Onix Fuse.

Many pickleball players strongly prefer using the most popular tournament approved ball, the Franklin-X or Dura Fast 40. Rather than add a difficult to enforce requirement on all players, we modeled the idea of increasing barrier heights and using the Franklin-X ball in the next soundscape plot:

We also added a 12 ft high by 12 ft. length of barrier covered fence in the north-east corner to reduce sound diffraction around that corner. It is called barrier # 5 in the plot.

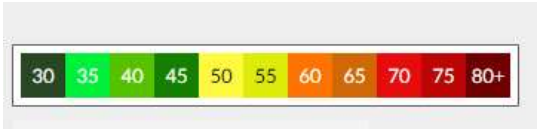
As an alternative design while retaining the use of the Franklin-X ball, we considered raising the barrier heights to 14 ft in two directions, west and north and we then obtained this plot:



The 14 ft high barrier does not need to be fully covered by chain link mesh. Heavy duty support posts, which are readily available, can support a 14 ft high pipe frame. We recommend that a structural engineer be involved in the fence design

Using the color graphics of Noise Tools Software, we see this soundscape in the following plot. This plot uses this color legend below for sound levels in dBA LAFmax metric.





The player in the above has been positioned (on Court 3, assuming a left to right court numbering method) to create the highest distant sound level.

To test that setting, the player is now moved to each court and the new soundscapes are plotted below:

Court 1 player:



Court 2 player:



Court 4 player:



Court 5 player:



The above plots include the placements of hitters on all five courts and the predicted sound level does not exceed 50 dBA at homes. This combination of barriers includes 14 ft high mlv types on the north and west and 1 12 ft high absorbing types along a portion of the south fencing plus a short section of mlv along the north east corner plus the use of quieter but tournament approved paddles and the most common tournament ball.

The next plot adds the suggested diagonal corner fences and barrier sections that increase fence strength and aid in sound reduction by eliminating the natural echo effect of square corners. This design now contains 8 barrier sections including 14 and 12 ft. heights and two barrier types along with quieter gear with predicted frequent pickleball sound levels below 50 dBA at all residences. At the condo to the north, the sound levels shown are at 5 ft above ground level on the sidewalk (42 dBA) and 27 ft high to the right at the third floor (47 dBA)



Increasing barrier heights reduces sound levels about 1 dB/ft. Sound levels are now below the target level of 50 dBA at all homes including on all floors. PSM LLC recommends that 15 ft high barriers also be considered as an option.

The final plot assumes that the north barrier height is increased to 15 ft above the court surface.



Note that this achieves a further reduction in sound levels to the north. A third elevation was added to the calculated predictions. The levels at the north condo now shown are 42 dBA on the sidewalk at 5 ft above ground, 42 dBA at the second story unit and 45 dBA at the third floor unit. Note also that the darg green shading, representing 45 dBA to 50 has a reduced area.

If Ocean Village selects a fencing company that can install a fence of these varying heights, with the diagonal corners recommended and with sufficient wind loading capability, PSM LLC recommends this design should be implemented.

Fort Pierce Noise Ordinances:

Noise is limited in ARTICLE II of the Fort Pierce Code of Ordinances. The followings sections, shown in italics, define the noise limits:

Sec. 26-37. - Purpose.

a) *Excessive, unnecessary or unusually loud noise is a detriment to the public health, comfort, convenience, safety, welfare and prosperity of city residents.*

(b)

b) *It is in the public interest that the regulations contained in this article be adopted as public policy to promote the public health, comfort, safety, welfare and repose of the city and its inhabitants.*

Sec. 26-38. - Terminology, standards, and definitions.

a)Definitions

*b) **Classification of use occupancy**. For purposes of defining the use occupancy, all premises containing habitually occupied sleeping quarters shall be considered residential use. All premises containing transient commercial sleeping quarters shall be considered commercial use. All premises containing businesses where sales, professional or other commercial uses are legally permitted shall be considered commercial use. All premises where manufacturing is legally permitted shall be considered industrial use. In cases of multiple use, the more restrictive use category shall prevail. Hospitals, nursing homes, schools, libraries, churches and all institutional uses shall be considered residential uses. Any area not otherwise classified shall conform to commercial standards.*

(c)

c) *Maximum permissible sound levels by use occupancy. It shall be unlawful to project a sound or noise, from one property into another property within the boundary of the use occupancy, which exceeds either the limiting noise spectra set forth in Table I below or exceeds the ambient noise level by more than three decibels when measured as specified under the noise enforcement practices as adopted by the city commission by ordinance.*

(1)

Sound or noise projecting from one use occupancy into another use occupancy with a different noise level limit shall not exceed the limits of the use occupancy into which the noise is projected.

(2)

The limits hereinabove referred to shall be in accordance with Table 1 in section 26-40.

Sec. 26-40. - Sound level limitations.

No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1 when measured from the real property line of the nearest receiving property, using the slow response setting unless otherwise noted. Such a sound source would constitute a noise disturbance.

Table 1. Sound Level Limits by Receiving Property

Receiving Property Category	*Time*	*Sound Level Limit (dBA)*	*Sound Level Limit (dBC)*	*Sound Level Limit (dBZ)*
Residential	Monday through Saturday, 7:00 a.m.—11:00 p.m.	60	60	60
Residential	Sunday, 7:00 a.m.—1:00 p.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.
Residential	Sunday through Saturday, 11:00 p.m.—7:00 a.m.	See subsection (1) of this section.	See subsection (1) of this section.	See subsection (1) of this section.
Commercial	At all times	65	65	65
Industrial	At all times	70	70	70

(1) It shall be unlawful for any person to make, continue or cause to be made or continued within that portion of the city which has been designated as a residential or mixed use area of the city, between the hours of 11:00 p.m. and 7:00 a.m. of each day, and on Sunday from 7:00 a.m. to 1:00 p.m. any unreasonably loud, excessive, unnecessary, or unusual noise in such manner that noise produced, or the vibration made, by the same would be obvious, or cause discomfort and annoyance to an ordinary, reasonable prudent person at a distance greater than 50 feet from the real property line of the nearest receiving property. A sound level meter or sound level reading shall not be necessary for the enforcement of this subsection.

2) If the noise is an impulsive sound, the fast response setting shall be used and the daytime (7:00 a.m. to 11:00 p.m.) limits of Table 1 shall be increased by ten dBA, dBC, or dBZ.

Analysis of the Ordinances:

We defer to others the meaning of b) ***Classification of use occupancy****. Maximum permissible sound levels "****by use occupancy****",* which limits sound levels to within 3 decibels of background noise levels. While "**Use Occupancy**" may be a legal term, it is, in our view, not well defined in Article II of this code. In addition, this definition of background noise:

"Background sound level means the total sound pressure level in the area of interest excluding the noise source of interest."

is also not well defined here, although it is often the practice in acoustics to measure the average background noise level over a stated period of time, such as 10 minutes or one hour and this ANSI defined metric is called **Leq.**

We are currently analyzing on site noise data and we will calculate an **Leq** in the near future based upon our measurements.

The Sound Level Limits in Table 1 adjustment when impulse noise is being measured:

Table 1 of the ordinance establishes 60 dBA as the normal sound level limit except for impulse noise, which, according to Section 26-40 2), has a limit of 70 dBA as measured in the fast mode with a sound level meter. This is the ANSI defined mode our sound level predictions and measurements employ.

The above teaches us that the actual impulse noise level limit inFort Peirce is 70 dBA.

Conclusions:

Unless sound mitigation is employed, sound levels will exceed the ANSI recommendations and the recommendations of PSM LLC even if quieter gear is employed. It is necessary to add sound barriers to bring the noise levels down to about the background noise level.

Recommendations:

PSM LLC recommends that Ocean Village Install 14 ft high mass-loaded vinyl barriers along the west side of the proposed courts, 15 ft along the north and a 12 ft high absorbing barrier along the south side and enforce the use of quieter paddles. These steps will reduce frequent pickleball sound levels to or below 50 dBA outside of local residences at all floors of the buildings.

We recommend the diagonal corners sections for the fencing in three locations, which will enhance fence strength and reduce sound reflections.

The sound barriers along the north and west fence should not have gates or any openings that would permit sound to pass unobstructed. The fences do not need to have chain link material above the 10 ft height, if that assists in building the fencing. The south fence shields the building from pickleball sound and it avoids reflecting sound to the north because of its absorbing characteristics but it can have one or two gates for entry into the playing area.

PSM LLC is available to recommend vendors and mounting methods for these barriers. Ocean Village will need to develop a hurricane plan to protect the sound barriers and buildings as much as practical during hurricane conditions.

Suggestions:

Diagonal fence corners with triangular piping to change elevations are suggested to strengthen the fence . Tall hedges may be added to improve the appearance of the sound barriers.

We suggest waterproof baseboards along the bottom of the fences for attachment to the sound barriers and to keep the sound barriers from absorbing water or preventing water drainage from the court.

We suggest break away tie wraps along the top of the sound barriers to increase the ability to survive high wind conditions.

PSM LLC is available to assist in obtaining multiple quotes on sound barrier material.

The following pages are the most recent list of quieter paddles published by PSM LLC. A revised list with additional paddles will be released in December of this year.

The Pickleball Paddle Blue List

Quieter Pickleball Paddles

List updated: November 4, 2023

Introduction: The following paddles have been selected and qualified for 'Blue List' status through a testing procedure that uses a combination of metrics in addition to loudness (sound pressure). This includes the 'pitch' and duration of the sound produced when a pickleball is struck by a paddle.

These metrics were selected after reviewing with players and non-players the characteristics of a typical pickleball hit including input from some who consider impulse sounds of this type to be very annoying.

The resulting criteria were established by PSM LLC in 2022 as a means of recommending paddles to communities and pickleball clubs that are attempting to mitigate the sound of pickleball.

Test Procedure: PSM LLC is a pickleball acoustics consulting firm. We have built an echo free (or anechoic) chamber for testing pickleballs and paddles. A calibrated microphone is mounted in this chamber and a computer outside the chamber analyzes the microphone output.

Criteria: The paddles listed have a sound pressure level (SPL) below that generated by standard ½ inch thick fiberglass faced paddles. In addition, these paddles have a main pitch below 1,000 Hz and a decay time of the primary vibration mode under 5 milliseconds.

Using This List: PSM LLC updates the list as it tests and identifies additional paddles that meet the criteria.

Updating This List: To arrange additional paddle or pickleball testing, contact PSM LLC via email at bob@pickleballsound.com.

For an updated version of **The Blue List**, see the PSM LLC web site (pickleballsound.com) as well as the Pickleball Sound Mitigation Facebook group page. **The Pickleball Paddle Blue List** is copyright free.

THE PICKLEBALL PADDLE BLUE LIST
PICKLEBALL SOUND MITIGATION LLC
www.pickleballsound.com
Updated: November 4, 2023

Paddle Vendor	Paddle Model Name	Notes
CRBN	1 and 1x	
CRBN	2	
Diadem	Vice	1
Diadem	Warrior	
E6	16s	
Electrum	E Pro II	
Focus	Silencer	
Franklin	Pro Series 16 mm	
Gamma	Obsidian 16	
Gearbox	CX11	
Gearbox	CX14	
Gearbox	GX5 and GX6	
Joola	Ben Johns 16 mm	
Joola	Simone Jardim 16 mm	
Joola	Radius	
Master Athletics	Q1	1
One More	Vibe	
One More	Pro Custom	
Pickleball Rocks	The Dude	
Pickleball Rocks	Pink Widow	
Pro Drive	DRIVE	
Pro Kennex	Pro Speed	
Pro Kennex	Ovation	
Pro Pickleball	Infinity Widebody 16 MM	
Selkirk	Amped Epic	
Selkirk	Vanguard Invikta	
TMPR	Tantrum and TC-16	
Versix	Pro XL	
Wild Monkeys	Grizzly	
Wowlly	Surge XL	
Wolfe	Bite	

Note 1: Two of the above paddles are not USA Pickleball tournament approved

The Statistical Characteristics of Pickleball Sound

Pickleball sound level can be described as a stochastic process. This means that there are many factors which determine the level and pitch of the sound of any given pickleball hit.

These factors include who is playing and how aggressively a person is playing and environmental factors, such as wind and temperature. This complicates pickleball sound level predictions. If we predict a maximum sound level (SPL) of, for instance, 50 dBA, that level will not be the exact value of the very next hit.. What that number represents is expectation that a particular SPL will not frequently be exceeded. In the terminology of statistics, 50 dBA will be the probable 3 sigma level, and 99.7% of ball hits will be below that 3 sigma level.

This stochastic process limitation to predicting sound levels means that our predictions are for what we call "frequent" sounds and that is how our sound level predictions should be understood.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2393882 OR BOOK 1955 PAGE 815
Recorded:04/30/04 12:08

* Doc Assump: $ 0.00
* Doc Tax : $ 21,700.00
* Int Tax : $ 0.00

PREPARED BY:
David N. Sowerby, Esquire
MELVILLE & SOWERBY, P.L.
2490 South 25th Street
Fort Pierce, Florida 34981

RETURN TO:
Carol Capri Kalliche, Esquire
BECKER & POLAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312-6525

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 23 day of April, 2004, by and between **RCR DEVELOPMENT COMPANY, INC., a Florida corporation**, (hereinafter "Grantor"), and, **OCEAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation,** whose post office address is 2400 South Ocean Drive, Fort Pierce, FL 34949 (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2003;

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor warrants, at the time of the delivery of the Deed, the premises were free from all encumbrances made by Grantor, and that Grantor will defend against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

David N. Sowerby

Maureen Lounsbery

RCR DEVELOPMENT COMPANY, INC.
a Florida corporation

By: _____
Roy Chapin, III, Vice President
2560 RCA Boulevard, Ste. 112,
Palm Beach Gardens, FL 33410

(corporate seal)

[Space Above This Line For Recording Data]

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 23rd day of April, 2004, by ROY CHAPIN, III, as Vice President of RCR DEVELOPMENT COMPANY, INC., a Florida corporation, on behalf of the corporation, [✓] who is personally known to me, or [___] who produced his driver's license as identification.

Notary Stamp:

DAVID N. SOWERBY
MY COMMISSION # DD302396
EXPIRES: March 22, 2008
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

Notary Public, State of Florida at Large
Commission #_____
My Commission Expires:

EXHIBIT "A" - Page 1

Commencing at the Southwest corner of Section 7, Township 35 South, Range 41 East, St. Lucie County, Florida, run South 89°17'30" East along the South line of said Section 7 a distance of 70.0 feet to a point on the easterly right-of-way line of State Road A-1-A, said point being the Point of Beginning.

From the Point of Beginning, run North along the easterly right-of-way line of State Road A-1-A a distance of 872.30 feet; thence run East a distance of 386.47 feet to a point of curvature; thence run along the arc of a curve concave to the North having a radius of 724.04 feet and a central angle 8°30'52" a distance of 107.60 feet to a point at the northwesterly corner of Catamaran, II, A Condominium as recorded in Office Record Book 334, Page 2451 of the Public Records of St. Lucie County, Florida; thence run along the boundary of Catamaran II as follows: run South 32°30'00" East a distance of 119.73 feet thence run South a distance of 59.0 feet; thence run South 38°00'00" West a distance of 239.70 feet; thence run South 19°07'00" West a distance of 270.0 feet; thence run South 70°53'00" East a distance of 255.07 feet; thence North 55°45'07" East a distance of 102.22 feet; thence departing from the boundary of Catamaran II run South a distance of 10.00 feet; thence run East a distance of 283.18 feet to a point on a curve on the westerly right-of-way line of Windward Drive, a 30 foot wide private right-of-way; thence with a radial bearing North 76°20'35" East run southerly along the arc of a curve having a radius of 465.00 feet and a central angle 16°20'35" a distance of 132.64 feet to a point of tangency; thence run South 30°00'00 East along said right-of-way a distance of 342.01 feet; thence run North 60°00'00" East a distance of 30.00 feet to a point on the easterly right-of-way line of Windward Drive and the Southwesterly corner of Ocean Villas III, A Condominium, as recorded in Official Record Book 277, Page 2686, of the Public Records of St. Lucie County, Florida; thence run along the boundary of Ocean Villas III as follows; run North 60°00'00" East a distance of 222.10 feet; thence run North 41°01'14" East a distance of 62.22 feet; thence departing from the boundary of Ocean Villas III, run South 85°35'08" East a distance of 88.57 feet to the Southwesterly corner of Seascape II, A Condominium, as recorded in Official Record Book 362, Page 2576, of the Public Records of St. Lucie County, Florida; thence run North 73°25'28" East along the south line of Seascape II a distance of 141.22 feet to a point on the coastal construction setback line; as recorded on September 15, 1988 in Plat Book 26, Pages 26, and 26A-26I of the Public Records of St. Lucie County, Florida; thence South 16°57'20" East along said coastal construction setback line a distance of 108.35 feet; thence continue along said coastal construction setback line South 17°00'01" East a distance of 546.04 feet to a point on the northerly right-of-way line of Blue Heron Boulevard, a county road; thence run along the northerly right-of-way line of said Blue Heron Boulevard as follows: thence run North 89°17'30" West a distance of 366.26 feet; thence run South 00°42'30" West a distance of 20.00 feet; thence run North 89°17'30" West a distance of 1458.50 feet to a point of intersection with the easterly right-of-way line of State Road A-1-A; thence run North along said easterly right-of-way line of State Road A-1-A a distance of 595.40 feet to the Point of Beginning.

EXHIBIT "A" - Page 2

LESS AND EXCEPT (OCEANHOUSES):

A PART OF SECTION 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 595.43 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD, A DISTANCE OF 1398.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°42'30" EAST, A DISTANCE OF 247.51 FEET TO A POINT; THENCE NORTH 89°17'30" WEST, A DISTANCE OF 163.79 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 165.00 FEET AND SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF WINDWARD DRIVE ACCORDING TO THE PLAT OF SOUTHPOINTE AS RECORDED IN PLAT BOOK 39, PAGES 7 AND 7A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE, THROUGH A CENTRAL ANGLE OF 13°13'15", HAVING A CHORD BEARING OF NORTH 05°09'10" EAST AND A CHORD LENGTH OF 37.99 FEET, A DISTANCE OF 38.07 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 220.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE, THROUGH A CENTRAL ANGLE OF 06°50'26", HAVING A CHORD BEARING OF NORTH 04°53'31" WEST AND A CHORD LENGTH OF 26.25 FEET, A DISTANCE OF 26.27 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 105.17 FEET TO A POINT; THENCE NORTH 23°30'23" EAST, A DISTANCE OF 165.87 FEET TO A POINT; THENCE NORTH 32°52'26" EAST, A DISTANCE OF 161.88 FEET TO A POINT; THENCE NORTH 73°25'28" EAST, A DISTANCE OF 141.22 FEET TO A POINT ON THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 26, PAGES 26, 26A THROUGH 26I OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 72°59'59" EAST, A DISTANCE OF 372.95 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AS LOCATED ON OCTOBER 12, 2000 BY ROLAND E. ROLLINS, PROFESSIONAL LAND SURVEYOR; AT ELEVATION 1.95 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929; THENCE SOUTH 16°51'59" EAST, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 128.71 FEET TO A POINT; THENCE SOUTH 12°22'53" EAST, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 171.22 FEET TO A POINT; THENCE SOUTH 15°36'37" EAST, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 251.58 FEET TO A POINT; THENCE SOUTH 07°15'17" EAST, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 41.59 FEET TO A POINT; THENCE NORTH 89°17'30" WEST, A DISTANCE OF 243.45 FEET TO A POINT; THENCE SOUTH 16°24'50" EAST, A DISTANCE OF 119.30 FEET TO A POINT; THENCE SOUTH 73°35'10" WEST, A DISTANCE OF 51.60 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°59'29", HAVING A CHORD BEARING OF SOUTH 44°29'21" WEST AND A CHORD LENGTH OF 49.24 FEET, A DISTANCE OF 51.48 FEET TO A POINT ON A NON-TANGENT LINE AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 18.74 FEET TO A POINT ON THE SAID COASTAL CONSTRUCTION CONTROL LINE; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 366.26 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 59.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.574 ACRES OF LAND MORE OR LESS.

EXHIBIT "A" - Page 3

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE I):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 58.45 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 255.09 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 383.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 206.24 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTHPOINTE DRIVE ACCORDING TO THE PLAT OF SOUTHPOINTE AS RECORDED IN PLAT BOOK 39, PAGES 7 AND 7A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, THROUGH A CENTRAL ANGLE OF 07°13'02", HAVING A CHORD BEARING OF SOUTH 04°19'01" WEST AND A CHORD LENGTH OF 12.59 FEET, A DISTANCE OF 12.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°42'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 92.44 FEET TO A POINT; THENCE SOUTH 45°39'48" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 28.26 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 37.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 233.25 FEET TO A POINT; THENCE NORTH 00°44'44" EAST, A DISTANCE OF 139.01 FEET TO A POINT; THENCE NORTH 64°56'27" EAST, A DISTANCE OF 52.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.908 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE II)

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 58.45 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 255.09 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 140.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 242.74 FEET TO A POINT; THENCE SOUTH 64°56'27" WEST, A DISTANCE OF 52.94 FEET TO A POINT; THENCE SOUTH 00°44'44" WEST, A DISTANCE OF 139.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 131.99 FEET TO A POINT; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 399.35 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 133.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.367 ACRES OF LAND MORE OR LESS.

EXHIBIT "A" - Page 4

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE III):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 45.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 252.46 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 154.06 FEET TO A POINT; THENCE NORTH 89°17'30" WEST, A DISTANCE OF 283.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 150.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.926 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE IV)

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 196.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°17'30" EAST A DISTANCE OF 149.41 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 212.52 FEET TO A POINT; THENCE SOUTH 89°53'23" WEST A DISTANCE OF 149.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 214.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.733 ACRE OF LAND MORE OR LESS.

EXHIBIT "A" - Page 5

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE V):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 410.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 89°53'23" EAST, A DISTANCE OF 149.40 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 186.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 149.41 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 184.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.637 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (TRACT F):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 595.43 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; A DISTANCE OF 1294.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°41'47" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF WINDWARD DRIVE, A DISTANCE OF 191.04 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE THROUGH A CENTRAL ANGLE OF 17°04'55", HAVING A CHORD BEARING OF NORTH 09°14'58" EAST AND CHORD LENGTH OF 40.10 FEET, A DISTANCE OF 40.25 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE THROUGH A CENTRAL ANGLE OF 06°01'38", HAVING A CHORD BEARING OF NORTH 14°46'36" EAST AND A CHORD LENGTH OF 17.35 FEET, A DISTANCE OF 17.36 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST A DISTANCE OF 163.79 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST A DISTANCE OF 247.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 173.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.983 ACRE OF LAND MORE OR LESS.

EXHIBIT "A" - Page 6

FURTHER LESS AND EXCEPT (GOLF LODGES - NORTH):

A PART OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89°17'30" EAST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 390.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 294.65 FEET TO A POINT; THENCE NORTH 89°47'03" EAST, A DISTANCE OF 175.03 FEET TO A POINT; THENCE NORTH 15°51'52" EAST, A DISTANCE OF 89.55 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 73.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°19'03", HAVING A CHORD BEARING OF NORTH 59°31'24" EAST AND A CHORD LENGTH OF 100.79 FEET, A DISTANCE OF 111.25 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 51.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°58'23", HAVING A CHORD BEARING OF NORTH 68°41'43" EAST AND A CHORD LENGTH OF 57.75 FEET, A DISTANCE OF 61.39 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 22.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°02'01", HAVING A CHORD BEARING OF NORTH 06°48'29" WEST AND A CHORD LENGTH OF 28.88 FEET, A DISTANCE OF 31.50 FEET TO A POINT ON A NON-TANGENT LINE AND BEING ON THE THE SOUTH RIGHT-OF-WAY LINE OF CLIPPER BOULEVARD; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CLIPPER BOULEVARD, A DISTANCE OF 49.71 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 724.04 FEET; THENCE EASTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CLIPPER BOULEVARD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'28", HAVING A CHORD BEARING OF NORTH 89°35'16" EAST AND A CHORD LENGTH OF 10.42 FEET, A DISTANCE OF 10.42 FEET TO A POINT; THENCE SOUTH 15°52'03" WEST, A DISTANCE OF 529.09 FEET TO A POINT; THENCE NORTH 83°58'20" WEST, A DISTANCE OF 253.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.705 ACRES OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (SOUTHPOINTE SUBDIVISION):

All of Southpointe Subdivision, except Tract B thereof, as recorded in Plat Book 39, Page 7, of the Public Records of St. Lucie County,Florida.

Saint Lucie County Property Appraiser

Michelle Franklin CFA

Report generated: Tuesday, November 14, 2023

Parcel Report





Parcel

PARCELNO: 2507-321-0001-000-5
Property ID: 33901
Owner1: Ocean Village POA Inc
SiteAddress: Southpointe DR

PARCELNO: 2507-321-0001-000-5
Property ID: 33901
Owner1: Ocean Village POA Inc
SiteAddress: Southpointe DR

PARCELNO: 2507-321-0001-000-5
Property ID: 33901
Owner1: Ocean Village POA Inc
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Property ID: 33901
Owner1: Ocean Village POA Inc
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Property ID: 33901
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Property ID: 33901
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Property ID: 33901
Owner1: Ocean Village POA Inc
SiteAddress: Southpointe DR

PARCELNO: 2507-321-0001-000-5
Property ID: 33901
Owner1: Ocean Village POA Inc
SiteAddress: Southpointe DR

Owner

Owner1: Ocean Village POA Inc
Owner2:
Owner3:
MailingAddress: 2400 S Ocean Dr Fort Pierce, FL 34949-8018

Owner1: Ocean Village POA Inc
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Owner3:
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Overview

PrimaryLandUse: 7700 - CLUBS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $597,400
FinishedArea: 6,062
Acres: 40.02
TotalArea: 1,743,271

PrimaryLandUse: 7700 - CLUBS
DistrictGroup: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $597,400
FinishedArea: 6,062
Acres: 40.02
TotalArea: 1,743,271

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FinishedArea: 6,062

Acres: 40.02

TotalArea: 1,743,271

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Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2023	$597,400	$335,900	$185,900	$75,600	$563,963	$563,963	$0	$33,437	$0
2022	$891,900	$629,500	$185,900	$76,500	$512,694	$512,694	$0	$379,206	$0
2021	$643,600	$414,200	$185,900	$43,500	$466,086	$466,086	$0	$177,514	$0
2020	$637,400	$407,600	$185,900	$43,900	$423,715	$423,715	$0	$213,685	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel
Download TRIM notice for this parcel

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Exemptions

Description	Tax Year	Grant Year	Amount
HOA/POA No Card	2023	2004	$563,963

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 2,447

Gross Sketched Area: 2,827

Year Built: 1973

Effective Year: 1976

Primary Roof Cover: Dim Shingle

Primary Roof Structure: Hip

Primary Wall: CB Stucco

A/C %: 100

Building Sequence: 2

Bedrooms: 0

Bathrooms: 0

Building Type: INDW - INDUSTRIAL-WAREHOUSE (STORAGE)

Story Height: 1 Story

No of Living Units:

Total Finished Area: 3,615

Gross Sketched Area: 4,015

Year Built: 2001

Effective Year: 2001

Primary Roof Cover: Enam Metal

Primary Roof Structure: Steel Truss

Primary Wall: Corr Metal

A/C %: 24

Building Sequence: 3

Bedrooms: 0

Bathrooms: 0

Building Type: CLHS - Clubhouse

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

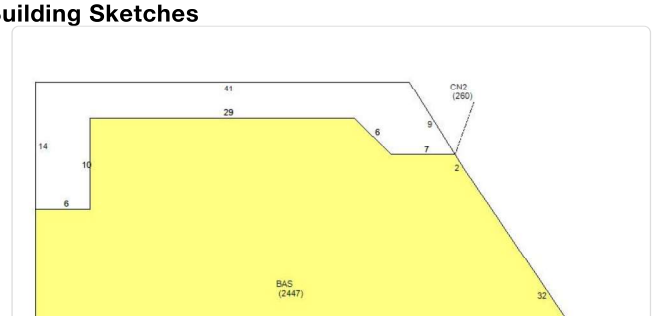
Primary Roof Cover:

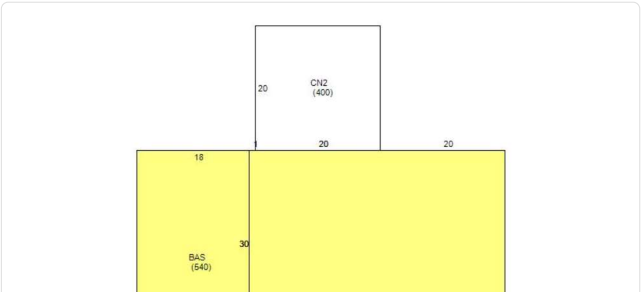
Primary Roof Structure:

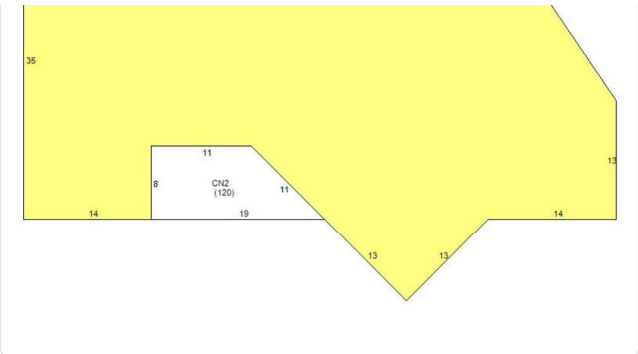
Primary Wall:

A/C %:

Building Sketches









Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	BAS	BASE AREA	2,447	2,447
1	CN2	CANOPY	0	380
2	BAS	BASE AREA	2,871	2,871
2	CN2	CANOPY	0	400
2	IOFL	INTERIOR OFFICE LOW QUALITY	744	744

SFYI

Description	Units	Year Built
CONCRETE LOW	10,612	2001
OHD AVG	282	2001
CHAIN LINK FENCE 6' TALL	417	2001
CLAY TENNIS COURT	13,200	1974
CHAIN LINK FENCE 10' TALL	480	1974
CB/8'	600	1974
Asphalt	16,400	1973
Asphalt	158,400	1973
BOARDWALK	360	1973
CHAIN LINK FENCE 6' TALL	450	1973

Land Lines

Line Number	Units	Unit Type
1	27.21	Acre
2	12.81	Acre

Permits

Permit Number	Issue Date	Description
BP22-0721	04/18/2022	Commercial New Construction
BP22-0722	04/18/2022	Site Work
BP22-0136	01/14/2022	Fence
BP21-3525	06/28/2021	Electric
BP20-3415	10/19/2020	Electric
BP19-2985	09/19/2019	Fence
BP16-1501	10/05/2017	Additions to existing construction
BP17-0387	02/10/2017	Electric
BP16-3268	12/13/2016	Electric
BP16-2964	11/17/2016	Re Roof Permit
BP15-2677	10/06/2015	Electric
BP15-1279	05/22/2015	Electric
BP14-2171	08/19/2014	Electric
BP14-1936	07/28/2014	Electric
BP14-0453	02/24/2014	Electric
BP12-2147	12/05/2012	Alterations/Remodeling
BP10-1923	08/19/2010	Alterations/Remodeling
BP09-0468	04/10/2009	Concrete
IRR200518	01/11/2006	Unknown
TT20052	03/04/2005	Unknown
SIDE20025	07/20/2004	Unknown
QUAD200411	01/01/2004	Unknown
CR2002-24	10/31/2002	Unknown
CR2002-35	10/30/2002	Unknown
SIDE2002-5	10/10/2002	Unknown
CR2002-23	09/27/2002	Unknown
F01-0001017	07/24/2001	Unknown
F000-000934	09/15/2000	Unknown
F88000143B	03/01/1988	Unknown
F88000143P	03/01/1988	Unknown
F88000143S	03/01/1988	Unknown

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/23/2004	$3,100,000	XX02	SPWD	R C R Development Co Inc,	1955-815	Clerk of Courts
05/06/1998	$2,100,000	XX01	WD	OCEAN ESTATES INC	1144-493	Clerk of Courts
02/06/1995	$840,800	XX02	WD	FEDERAL DEPOSIT INSURANCE CORP	940-1266	Clerk of Courts
05/07/1990	$6,500,000	XX01	WD		692-2009	Clerk of Courts

Photos







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