

Leslie Olson, AICP
District Planning Group
130 South Indian River Drive, Suite 202
Fort Pierce, FL 34950

Project#: 23-07000026

**Subject: Ocean Village Pickleball Courts – Major Site Plan – Parcel ID: 2507-321-0001-000-5 --
Technical Review Committee Comments for December 21, 2023 TRC Meeting**

City of Fort Pierce Planning Department

1. A certified letter of completion by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey with calculations and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Per City Code Section 26-40; Limit hours of operation for the Pickleball Courts to Monday through Saturday 7am-11pm, and Sunday 7am-1pm.
4. Adhere to the recommendations of the Pickleball Sound Analysis Report completed by PSM LLC for Pickleball Sound Mitigation prior to issuance of Final Certificate of Occupancy.
5. Adhere to the following Sound Mitigation recommendations:
 - 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 on all floors of the buildings.***
 - Diagonal corners 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.***
 - The use of paddles and tournament approved paddles that meet the requirements of PSM LLC Pickleball Sound Mitigation firm's latest Blue List of Recommended Paddles listed below:

THE PICKLEBALL PADDLE BLUE LIST
PICKLEBALL SOUND MITIGATION LLC

www.pickleballsound.com

Updated: November 4, 2023

<u>Paddle Vendor</u>	<u>Paddle Model Name</u>	<u>Notes</u>
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

- ½ inch thick polyethylene, Nomex or aluminum core and fiberglass, graphite or composite face paddles are not 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.

LANDSCAPING CHECKLIST - Ocean Village Pickle Ball Courts (Major Site Plan)

	COMPLY	COMMENT
123-36 SINGLE AND TWO FAMILY	NO	
Single-family and two-family dwelling that have less than 4,000 square feet of interior floor area	-	
(1) Slab on Grade go to 123-36(2)	-	
36" High Shrub or Hedge Landscape skirt around building or Stone Wall.	-	
(2) Minimum 4 trees location and maintenance.	-	
(3) Grass and or landscaping for groundcover (comply with 124-37)	-	
(4) Adjacent ROW sodded and trees planted	-	
123-36 GENERAL	GUIDE	<<<<LINK
<u>Does not apply to 123-36</u>		
(1) PLANT MATERIALS - Florida No. 1 - Grades and Standards for Nursery Plants Part 1 and Part 2, Department of Agriculture		
a TREES	-	
a.1 Trees 12ft high DBH 2.5" at 4.5 ft. Palms 10ft clear trunk	-	
a.2 15ft spread and 15ft high at maturity	-	
a.3 50% non-Palm	YES	
a.4 Root system barrier if close to ROW etc.	YES	
a.5 Trees not permitted: Melaleuca, leucadendron (punk tree), Schinus terebinthifolius (Brazilian pepper) and Casuarina sbp. (Australian pine)	-	
Invasive - Category 1 not permitted	INVASIVE	<<<<LINK
SHRUBS AND HEDGES	YES	
b Minimum 24 inches high and form a 36" high continous screen		
Fence /Planting screen minimum 6ft high if Abutting Residential	YES	
c GROUND COVERS	YES	
in lieu of grass - finished appearance within 3 months		
d GRASS	YES	
Permanent Lawn standard		
e EXISTING PLANT MATERIAL	YES	
Credit if incorporated		
(2) LANDSCAPED AREAS	-	
Each area should have at least one tree, shrub, grownd cover.		
(3) LANDSCAPE STRIPS	-	
a. 6 ft wide if lot is <10,000 sq.ft. 10 ft wide if >10,000 sq.ft.	-	
b. One tree for each 300 sq.ft of required landscape area - remainder covered with grass, groundcover or other as approved.	-	
(5) OTHER PROPERTY	-	
Between ROW and Buildings covered with grass or other gound cover as approved		
(6) VEHICULAR USE, BUILDING, RETENTION/DETENTION adjacent to other property	-	
a. Vehicular Use abutting property but not ROW - 10 ft wide.	-	
b. If (6)a required then one tree per 200 sq.ft of required, grass ground cover or other approved.	-	
(7) INTERIOR VEHICLE USE AREAS (urban design options)	-	
a. Lot area > 4,000 sq.ft. 1 sq.ft. Landscaping to every 15 sq.ft. of vehicular use area (1:15). (Exception I-1 & I-2 @ 1:30) Minimum 100 ft x 10 ft	-	
b. One tree for each 100 sq.ft of required landscape area - remainder covered with grass, groundcover or other as approved.	-	
c. Existing Tree Preservation credit - Also refer to Code	-	
DBH @ 4.5 ft above ground >12"=500 sq.ft. 6"-12"=400 sq.ft. 3"- 6"= 100sq.ft		
Adjacent to Street ROW	-	
(8) Department determines planting of shade trees in ROW.	-	
Palms may be required for driveway entrances - clear vision	-	
(9) OTHER AREAS - When C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2	YES	
Site obscuring fence/planted material - noise/visual buffer solid or planted standards.		
(10) SCREENING OF REFUSE COLLECTION AREAS	-	
Screening & Gates		
(11) INSTALLATION STATEMENT	YES	
(12) MAINTENANCE STATEMENT	YES	



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Vennis Gilmore, Assistant Planning Director

FROM : Tracy Telle, Assistant City Engineer *TST*

**RE : Ocean Village Pickleball Courts Site Plan – 2400 S. Ocean Drive
TRC No. 23-07000026**

DATE : December 12, 2023

This is to advise you that we have completed the review of the following documents as received by this office on December 7, 2023:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for advisory comments

ENGINEERING ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually, and a thorough review of the plan will be conducted at time of Site Work Permit application.
2. Required permitting for the project may include South Florida Water Management District and Florida Department of Environmental Protection (NPDES Permit and CCCL General Permit).



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Major Site Plan Amendment - Ocean Village Pickleball Courts - 2400 S. Ocean Drive

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- Shall include a signed and sealed Life Safety Plan
- Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
11. Open permits, requiring attention exist.
12. Shall meet the Fire Prevention Code:
- Sprinkler system is required.
- Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 12/19/23



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 23-07000026

Major Site Plan Amendment - Ocean Village Pickleball Courts - 2400 S. Ocean Drive

Comments

FPUA W/WW Engineering: **Approved.**

FPUA Electric Engineering: **Electric and Gas Engineering has reviewed the application.
Approved.**

Please contact Sal Scimeca for project coordination.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
<sscimeca@fpua.com>
772.466.1600 ext. 6957

FPUA Gas: N/A

FPUANet Fiber: N/A



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www.fpua.com

