

Marco Island Pickleball Expansion Proposal



City of Marco Island



City Council Presentation

April 20, 2026

Tim Annett

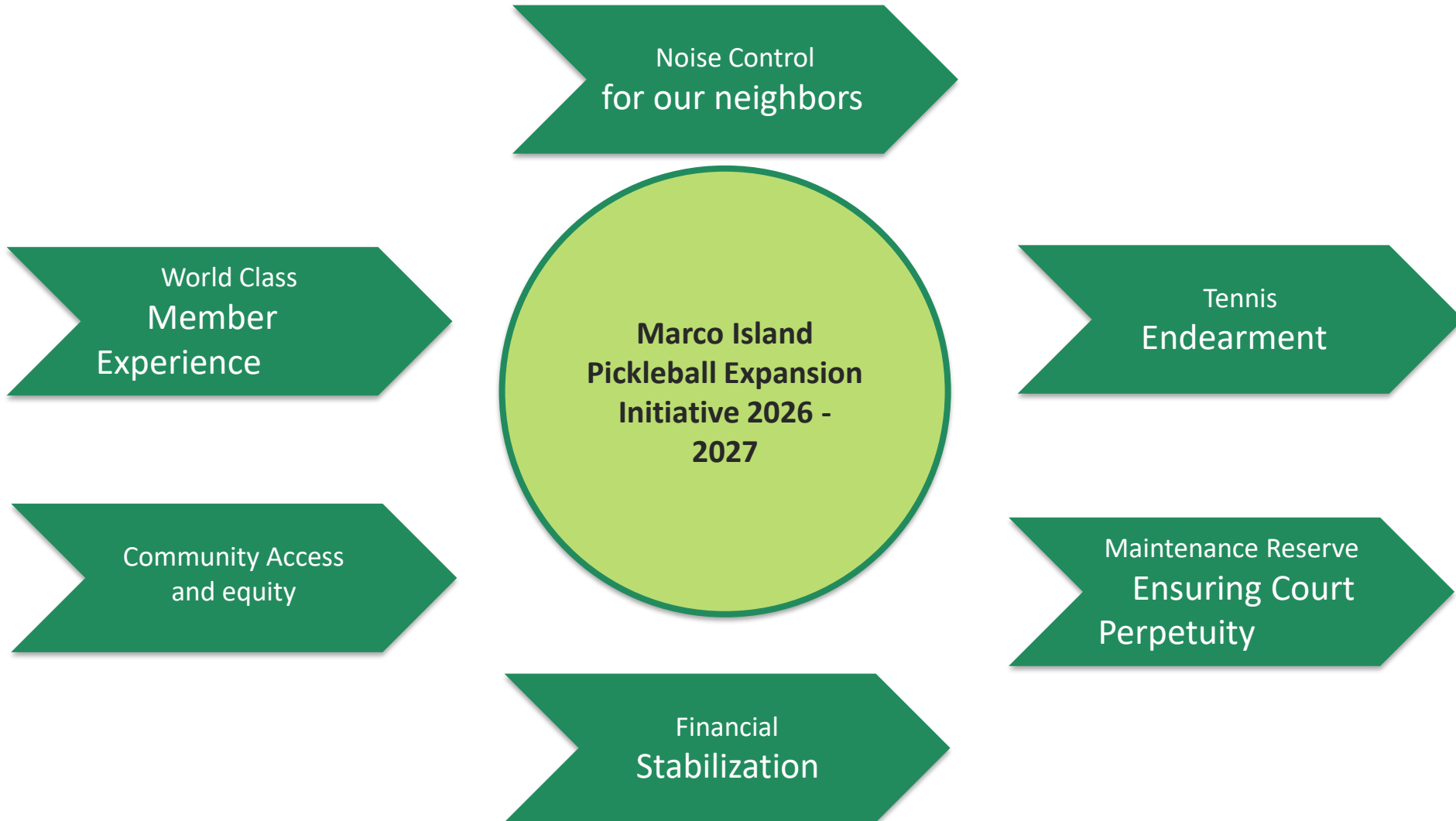
Marco Island Pickleball Expansion Proposal

On behalf of the entire Marco Island Pickleball Community, I want to personally thank the City Council, The Foundation, the Parks & Rec Committee and Dave and Carla Cadwell over the past 18 months.

Your help, insight, dedication and most importantly, your passion during my involvement is so appreciated.

It has been quite a journey!!

Goal: Making Marco Island Pickleball great again



Why are we here?

We are going to gift the City in excess of 2.6 million dollars to build a state-of-the-art Pickleball and tennis facility.

We will reduce neighborhood noise by approximately 50%.

The Racquet Center will generate an annual profit of \$400,000 per year and become a profit machine for the City of Marco Island.

NOISE

The number one issue – NOISE

The “as is” for our neighbors is miserable. The further south you live, the worse it gets.

From day one, I gave the Cadwell’s my word: If adding more pickleball courts meant more noise, I would shut this down.

NOISE

I contacted multiple Noise Engineering companies who could be 100% Objective.

Many of these so called “consultants” come in and do an evaluation and then try to sell you their noise products.

From my point of view, this is a huge conflict of interest.

NOISE

After extensive research, these are the 4 companies evaluated and a proposal received:

Christopher Brooks



Direct: 717.291.9123

Email: chris.brooks@tlc-eng.com, cbrooks@ad-nj.com
www.tlc-engineers.com



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Louis Salz

Field Operations Specialist

ls@osatusa.com

c. 802-777-1011



Billings

Fees and reimbursable expenses will be billed upon issue of the report. Payment is due within thirty (30) days of date of invoice.

Please contact me if you have any comments/questions.

Best regards,

A handwritten signature in blue ink, appearing to read 'Michael Keane'.

Michael Keane, P.E.
President – Keane Acoustics, Inc.



Pickleball Sound Assessment Report with Recommendations:

Marco Island Racquet Center

Marco Island, Florida

NOISE

In the manner of trying to create transparency and trust, I gave the Cadwell's and John Aguis copies of each proposal to let them decide which company we should use. The Cadwell's selected two and John said he had done extensive research and PSM came up. PSM was one of the Cadwell's selections.

PSM was selected and they are here with us tonight to answer any questions you may have.

They are very good, but they are not cheap!

Welcome
Dale Van Scoyk
Joerg (York) Duebel

NOISE

The simple answer is this:

**By implementing Dale and York's
recommendations we can reduce the noise across
the entire neighborhood an average of
9-10 decibels.**

This is a massive win for everyone involved!

ChatGPT answer on a 9-10-decibel reduction:

A 9-10 dB reduction in sound equates to what for the human ear?

A 9–10 decibel (dB) reduction is a very noticeable change to the human ear.

🧠 What it means simply:

About half as loud

🔊 Why:

- The decibel scale is **logarithmic**
- A 10 dB decrease = ~90% less sound energy
- But to people, that translates to ~50% reduction in perceived loudness

📊 In practical terms:

dB Reduction	What you hear
3 dB	Slight change
5 dB	Clearly noticeable
9–10 dB	About half as loud

🏆 In real life:

If the noise today is:

"sharp, noticeable, attention-grabbing"

After a 9–10 dB reduction it becomes:

"still audible, but much softer and far less intrusive"

🌟 Bottom line

A 9–10 dB reduction is roughly like cutting the loudness in half — a major and meaningful improvement to the human ear.

Does more, mean more?

It is completely fair to assume more courts means more noise. But that is not how sound works. The study conducted by PSM does NOT measure how many courts there are, it measures the loudest sound that reaches your home.

Conclusion:

MORE COURTS DOES NOT EQUATE TO MORE NOISE!

What is the Right Choice?

I conducted extensive research on noise absorbing and noise reflecting systems throughout the country. After extensive interviews and research on multiple companies, the answer for us is a company by the name of eNoise Control out of Nobelsville, Indiana. The product we will purchase is the UNC-XT-1. This product and eNoise Control are the BEST in the business.



Noise Video

**To give you an idea of how effective the product is,
please click this link.**

<https://www.youtube.com/shorts/MBt3JvZ7u5A>

This is the product we have selected.

Interesting Connection

eNoise is manufactured by a company called Sound Seal.



It just so happens the Previous CEO of Sound Seal, Joe Lupone, is a Marco Island Resident. Joe has stated: “I live on Marco and I would never let something happen in a bad way. Sound Seal and its distributor, Dan Heston with eNoise, will achieve the anticipated 9-10 dBA reduction.”

The Noise Study

PSM Modeled at least 15 different scenarios to get to the lowest noise configuration possible.

We are going to talk about the 2 best which are in the noise study.

The first option is an expansion plan to 24 Pickleball courts.

The other is a total of 20 pickleball courts in a “L” configuration.

The Noise Study

The first chart represents the current configuration. You can see the amount of red throughout the neighborhood resulting in substandard noise protection for our neighbors.

However, it is significantly BELOW the city noise ordinance level of 68 decibels.

Modeling – As is

VIII. Predicted Sound Levels

A. Current configuration

Sound Source = S4



-x dBA reflects the offset reduction applied for this area of the sound map

Figure 9: Noise Map, Current Configuration, S4

Summary

With a reflective barrier on the east, the predicted sound levels from S4 are:

- predicted sound levels are below the 68 dBA ordinance maximum at all properties

The Noise Study

Next, the 24-court configuration.

This layout involves raising all fences to the 12-foot level with the eNOISE product along the inside perimeter of all the courts (blue color). At the south end of the center, a 16-foot wall would be constructed to enhance the height for the southern buildings. The residences to the south have a higher elevation and we need to have the additional 2 feet. Fencing will not work because the weight of the eNOISE product. You can see the massive noise reduction by the amount of green everywhere.

24 Court Expansion Noise Study

B. Expansion with 12-foot-high barriers to the east, west and 16-foot-high walls to the south-west, south-east and south

Blue = 12-foot-high sound absorbing barriers

Black = 16-foot-high wall

Sound Source = S20



-x dBA reflects the offset reduction applied for this area of the sound map

Figure 11: Noise Map, 12-Foot-High Barriers to the East, West and 16-Foot-High Walls to the South-West, South-East and South

Summary

With 12-foot-high absorptive barriers at the east, west and 16-foot-high walls to the south-west, south-east and south, the predicted sound levels from S20 are:

- predicted sound levels are below the 68 dBA ordinance maximum at all properties
- significantly lower sound pressure levels compared to current configuration

The Noise Study

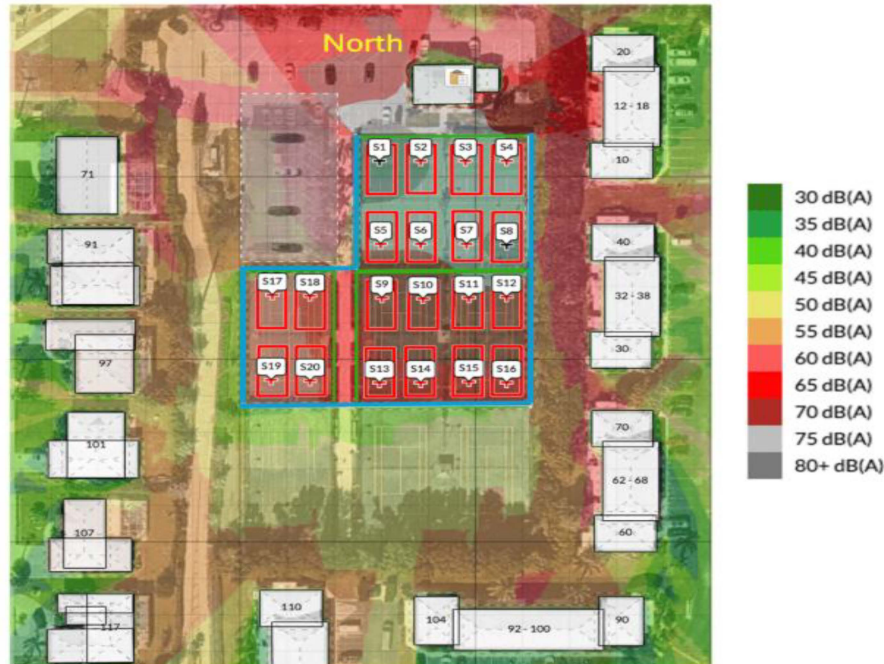
Next, the 20-court configuration in the “L” format. This layout involves raising all fences to the 12-foot level and installing the eNOISE product along the inside perimeter of all the courts (blue color). You can see the extensive noise reduction also on this chart.

20 Court Total “L” Configuration Noise Study

C. L-Shaped Expansion with 12-foot-high barriers to the east, west and south

Blue = 12-foot-high sound absorbing barriers

Sound Source = S1



-x dBA reflects the offset reduction applied for this area of the sound map

Figure 12: Noise Map, L-Shaped Expansion with 12-Foot-High Barriers to the East, West and South

Summary

With 12-foot-high absorptive barriers at the east, west and south, the predicted sound levels from S1 are:

- predicted sound levels are below the 68 dBA ordinance maximum at all properties
- significantly lower sound pressure levels compared to current configuration

The Noise Study

The next slide represents the bottom line

The current noise is represented in blue.

**Yellow represents the noise for the 24-court
expansion**

**Dark purple represents the noise for the 20-court
“L” configuration.**

**Both offer significant improvements in quality of
life for all neighbors.**

Noise Comparisons

IX. Conclusions

To compare the three modeled configurations across multiple source points, results are presented side by side for five representative residential receptors surrounding the pickleball courts. The following residences were selected for comparison:

Residence	Geographic Direction
91 S Heathwood Dr	West
101 S Heathwood Dr	West
32-38 Marco Villas Dr	East
62-68 Marco Villas Dr	East
92-100 Marco Villas Dr	South

The graph below illustrates the minimum and maximum predicted sound levels for each residence, accounting for all 24 modeled sound sources.

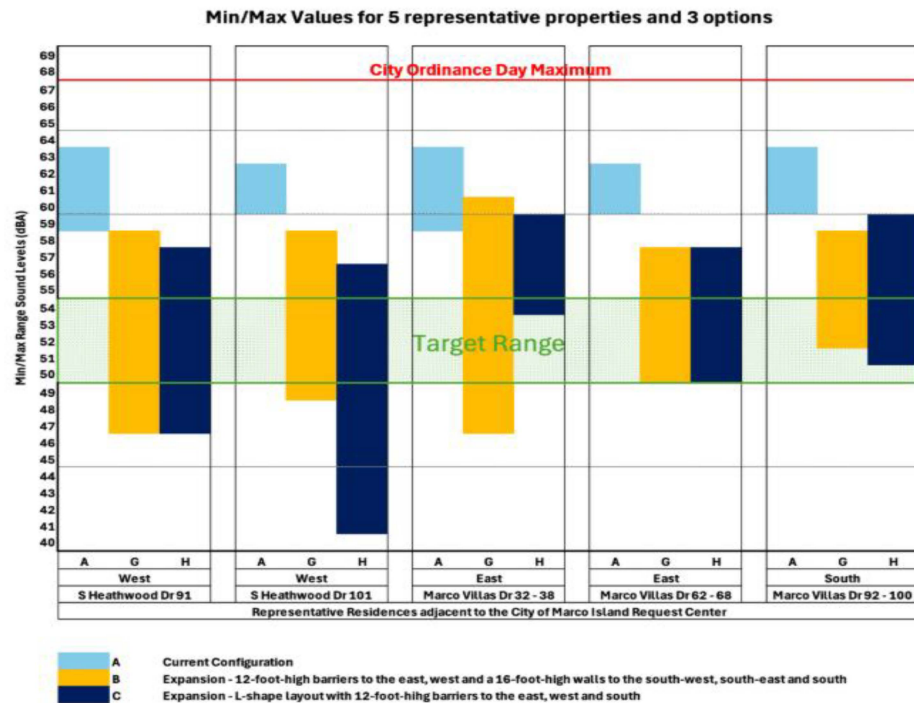


Figure 13: Option Comparison for 5 Representative Properties

Noise Reductions

While we do are not able to get the decibel rating to the target zone at times, it is critical to remember we are significantly below the City ordinance level of 68 decibels, and we are fundamentally shifting the noise level to a typical quiet office environment as compared to a much louder restaurant setting.

Decibel Chart



Figure 6: dB Values of Common Noise Sources, A-weighted

The Noise Study

However, what is the “BEST” option for neighbors?

**I ran the entire PSM report through ChatGPT and
the results were:**

The Study



WHICH IS BETTER FOR THE NEIGHBORS?

The 24-court layout (with the full barrier system) is better for neighbors than the "L" configuration.



WHY THE 24-COURT LAYOUT IS BETTER

1. Lower noise at the homes (this is what matters most)

- Both layouts improve noise compared to today
- The 24-court layout results in the lowest sound levels at the neighboring homes

Marco Island Sound Report 20060...

👉 What matters is not the number of courts — it's what you hear at your house

2. Taller, more complete sound protection

- The 24-court layout includes taller (16') barrier walls on the most exposed sides
- The "L" configuration uses shorter (12') barriers

👉 That added height:

- blocks more sound
- reduces direct line-of-sight noise
- performs better where neighbors are most impacted

3. Better performance where neighbors are closest

- The 24-court layout provides stronger protection on the south and west sides
- These are typically the most sensitive areas

👉 This is where reducing noise matters most

4. Greater real-world noise reduction

- "L" configuration → noticeable improvement
- 24-court layout → significantly greater reduction (often ~9–10 dB or more)

👉 That level of reduction:

sounds roughly half as loud to the human ear



HOW TO SAY THIS SIMPLY



"Both layouts improve the situation, but the 24-court layout reduces the noise the most at your home"

The Gift!

Our Gift to you is

\$2,600,000 dollars!

We will raise the funds, manage the construction
and **give everything back** to the City
under a P3 (Public – Private Partnership) structure.

Making Pickleball and Tennis the BEST it can be!

We will:

Expand the number of pickleball courts to a total of 24

Completely repair the existing 8 pickleball courts which are fast approaching unplayable status.

Refurbish 2 dilapidated tennis courts with new HarTru Hydro Courts that have clay court surfaces, made of crushed meta basalt stone and an underground watering system. (Go to Hideaway to view)

Beautification of the facility including benches, shading and new pavers running the entire walkway.

Increase fence height to 12' and build a 16' wall

Install a new world-class LED lighting system which will last for decades. Old lights and foundations will be eliminated

Fencing around the entire property to ensure NOBODY is playing when the park is not open.

Expand bicycle parking

Installing eNOISE acoustical panels according to the PSM Consulting specs

Create a WORLD Class Pickleball and Tennis facility for the World to enjoy on Marco Island

Our Partners, Mateo Hernandez & Carlos Guapacha

Total Cost: \$2,297,534.00



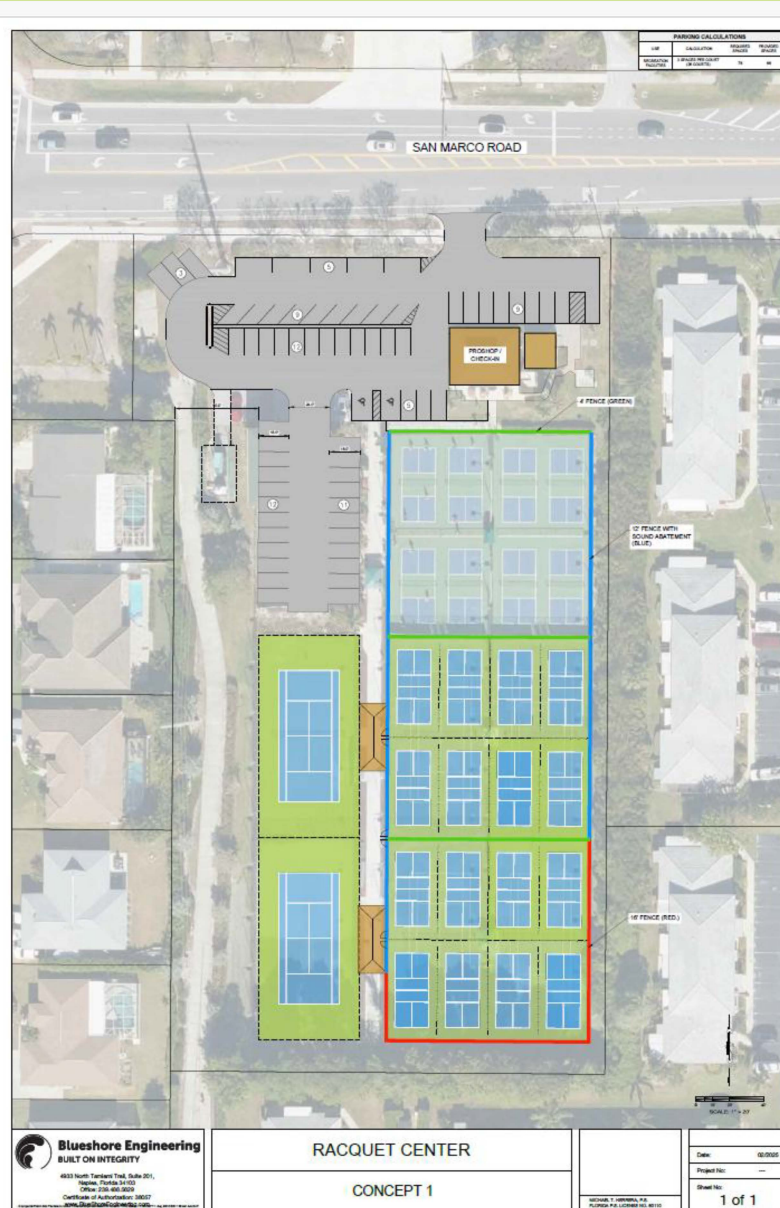
PROPOSAL

**CONSTRUCTION OF TWENTY-FOUR (24) NEW
PICKLEBALL COURTS, RENOVATION OF TWO (2)
EXISTING TENNIS COURTS.**

CITY OF MARCO ISLAND RACQUET CENTER, FLORIDA

Ritzman Courts, as Contractor, offers to furnish materials, labor and equipment to undertake the demolition, sitework and construction for the sport courts additions and renovations at City of Marco Island Racquet center, as Owner, according to the following terms and conditions.

Engineer Michael Herrera, Blueshore Engineering



New light layout



Luminaire Schedule							
Project: CITY OF MARCO ISLAND RACQUET CENTRE							
Symbol	Qty	Label	Arrangement	Description	CUF	Luminaire Lumens	Total Watts
	24	A1	Single	ZNM-RSL-CT-90 (ZONE MEDIUM) @ 22' HTS. INT.	0.940	53525	436
	12	B1	TWIN 180	ZNM-RSL-CT-90 (ZONE MEDIUM) @ 22' HTS. INT.	0.940	53525	436

Calculation Summary					
Label	Qty	Area	Area	Area	Area
COURT 1	1	28.62	88	22	1.78
COURT 2	1	28.62	88	22	1.84
COURT 3	1	28.62	88	22	1.84
COURT 4	1	28.62	88	22	1.78
COURT 5	1	28.62	88	22	1.84
COURT 6	1	28.62	88	22	1.84
COURT 7	1	28.62	88	22	1.84
COURT 8	1	28.62	88	22	1.84
COURT 9	1	28.62	88	22	1.84
COURT 10	1	28.62	88	22	1.84
COURT 11	1	28.62	88	22	1.84
COURT 12	1	28.62	88	22	1.84
COURT 13	1	28.62	88	22	1.84
COURT 14	1	28.62	88	22	1.84
COURT 15	1	28.62	88	22	1.84
COURT 16	1	28.62	88	22	1.84
COURT 17	1	28.62	88	22	1.84
COURT 18	1	28.62	88	22	1.84
COURT 19	1	28.62	88	22	1.84
COURT 20	1	28.62	88	22	1.84
COURT 21	1	28.62	88	22	1.84
COURT 22	1	28.62	88	22	1.84
COURT 23	1	28.62	88	22	1.84
COURT 24	1	28.62	88	22	1.84



**ZONE Medium -
Sport/Court Light**
(ZNM)

The light levels shown are calculated using a 24 light
hour factor (CUF) light use factor are used to adjust
the light output of a luminaire operating in a controlled
luminaire environment to the actual intended use of the
field conditions. The CUF used in these calculations includes
both measurable and non-measurable factors. Measurable
factors include luminaire dirt depreciation (DD),
non-measurable factors include optical system variations,
and depreciation in initial luminaire lumen output. The use of the
light use factor allows engineering to make assumptions about
the lighting system, the specific application, and the maintenance
of the system over time. Therefore, actual light levels measured
in the field may vary from the calculated values, especially in
regards to individual location measurements.

Calculations use a 1.00 Measured Light Use Factor based upon 70,000
hours of life, derived from IES TM-30-12, and based upon an average
temperature of 85°F.

Based on the information provided, all dimensions and luminaire
locations are representative of the proposed system. The engineer
and/or architect shall determine applicability of the layout
to existing or future field conditions.

Filename: MARCO ISLAND PRELIM
Date: 01/01/2024

Project: City of Marco Island Racquet Center
Location: Marco Island, FL

Frasure Reps
3343 Lookout Drive
Cincinnati, OH 45208
Phone: 513-666-4242
Email: patrick@frasurereps.com



Current State Financial Overview

The Racquet Center currently loses \$55,000 per year before the annual membership increase.

Current State Financial Overview

The increase in dues along with the 24-court expansion project, the City of Marco Island has the opportunity to turn a \$55,000 annual loss into a \$400,000 annual profit.

Here's how:

The Opportunity is massive

The math:

An additional 450 wait list members x \$360.00 per year equates to \$162,000 in additional revenue.

**Increase the guest fee to \$25.00 per day multiplied by a minimum of 20 guests per day @ 180 days (1/2 a year).
Additional revenue \$90,000**

Hold tournaments! Each Tournament should generate a minimum of \$50,000. Do 3 of these a year equates to \$150,000

Total INCREASE in revenue would be 402,000!

Proposed Solution: P3 Partnership

Our presentation was made to the Marco Island Community Parks Foundation and they approved our request

Public–Private Partnership between City and community

Use the existing 501(c)(3): Marco Island Community Parks Foundation

**Create new nonprofit: Marco Island Pickleball Expansion
All donations tax-deductible**

Funding Strategy

Funds raised entirely through nonprofit

No taxpayer burden

No hard fundraising deadline, but momentum is critical

Permitting Requirements

Site plan amendment

Demolition permits (if applicable)

Building permits as required by scope

Parking and Fence Zoning Variances

62 parking spaces after racquetball demolition and stadium court.

Overflow parking across street and at Mackle Park

Additional bicycle racks to reduce parking demand

Increase in fence height and wall construction would need to be approved.

The future is up to you

Council Members,

**At its core, this decision comes down to one simple question:
Do we leave things the way they are today—or do we fix them?**

Today, the reality is clear. The current facility is aging, operating at a loss, and for our neighbors, the noise is already a daily frustration. Doing nothing is not a neutral decision—it is choosing to keep those problems exactly as they are.

What we are offering is different.

We are bringing you a fully funded, \$2.6 million solution at no cost to taxpayers. A plan that not only modernizes the facility, but significantly reduces noise across the neighborhood, based on independent expert analysis. A plan that transforms a \$55,000 annual loss into a projected \$400,000 annual profit for the City. And a plan that creates a world-class community asset for residents and visitors alike.

This is a rare opportunity to solve a current problem, improve quality of life, and do it with private funding and community partnership.

A “yes” vote moves Marco Island forward.

A “no” vote keeps things exactly as they are today.

We respectfully ask for your support.

Thank you for your time today.