

Cape Coral Golf Course

Concept Alternatives

April 8th, 2026

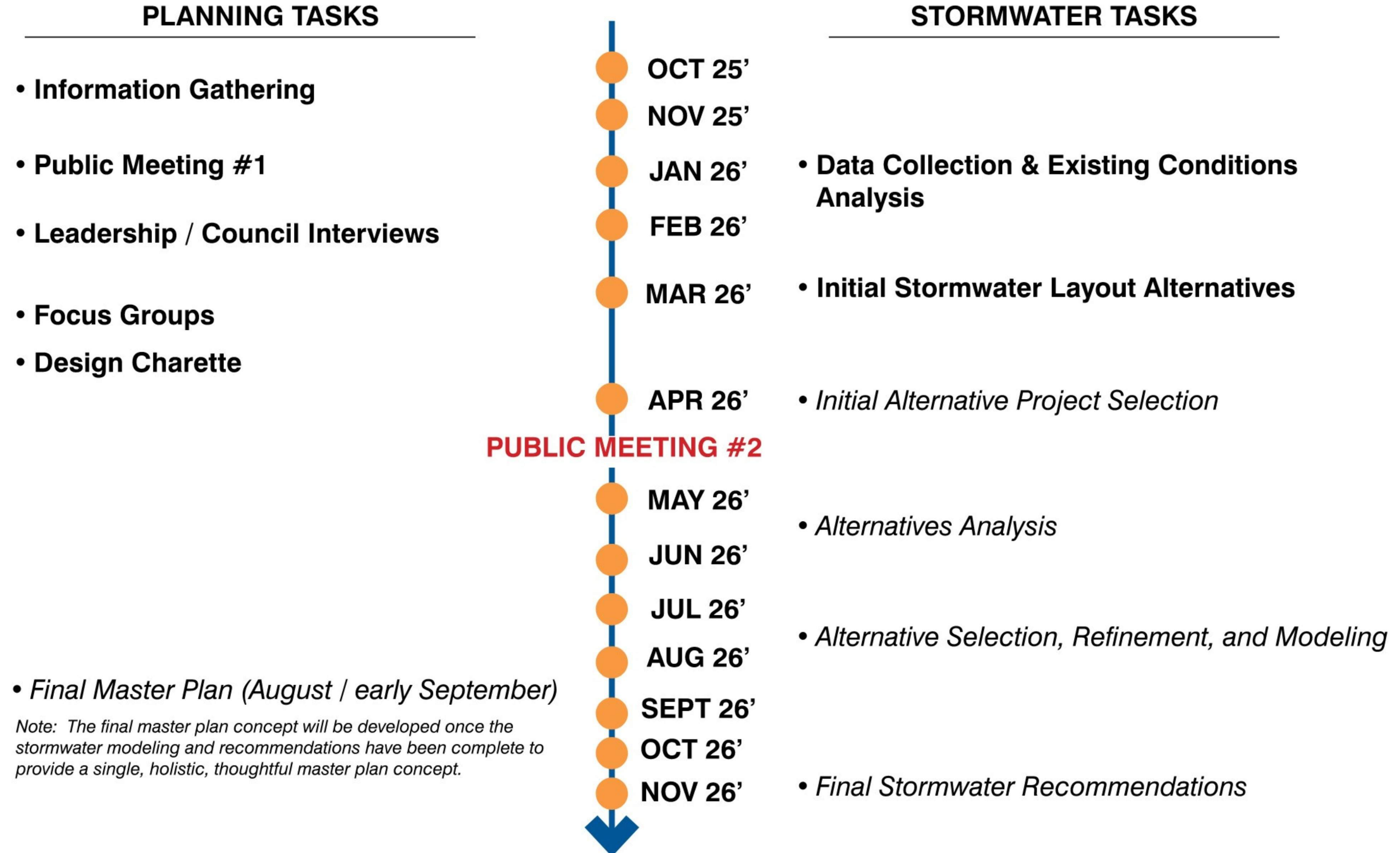


Agenda

- **Project Overview & Process**
- **Site Analysis**
- **Community Input Summary**
- **Stormwater Strategy**
- **Concept Alternatives Review**
- **Site Scale & Experience**
- **Next Steps & Feedback**



The Process & Timeline



Site Analysis



Site Analysis



Considerations:

- Adjacent residential land uses
- Shade
- Site scale; max impervious
- Public access & parking
- Soil & groundwater contamination
- Usability of existing path systems due to pavement condition, width, and slopes



Opportunities:

- Access to nature / green oasis
- Central location & walkable access
- Established habitat
- Naturalized water bodies for recreation & stormwater management

Threats:

- Land disturbance from grading could disturb existing habitat

Public Engagement Summary

On-line Survey

- on-line survey live for 3 weeks
- 1,192 individual contributors
- 3 choice questions; 1 open ended

Public Open House

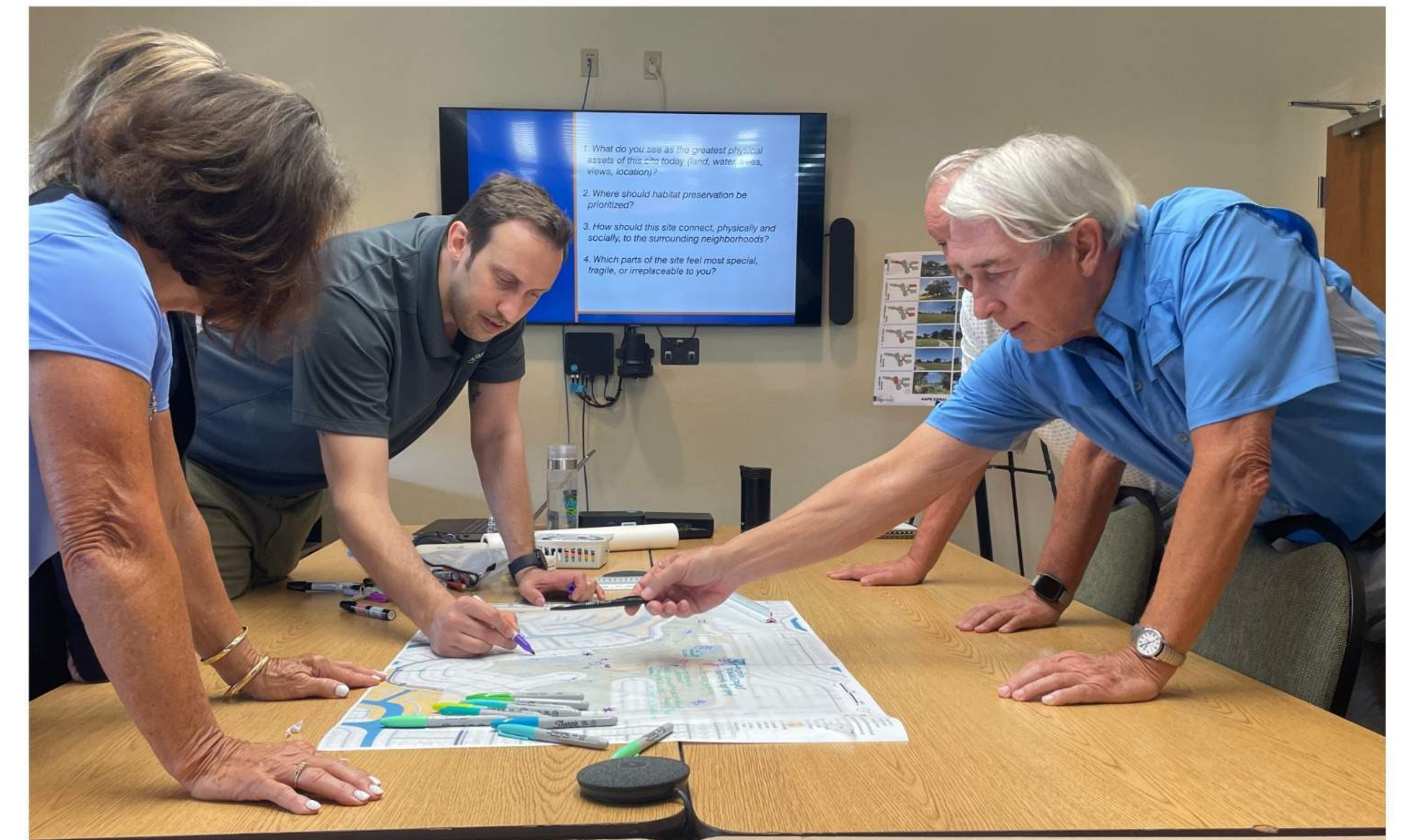
- November 13, 2025
- Nearly 200 attendees
- Presentation & paper survey
- 150 individual contributors

Staff & Stakeholder Meetings

- March 5 & 6
- 3 focus groups
- 1 interdepartment visioning session

City Council and Management Interviews.

- Listening session format
- Pre-set questions



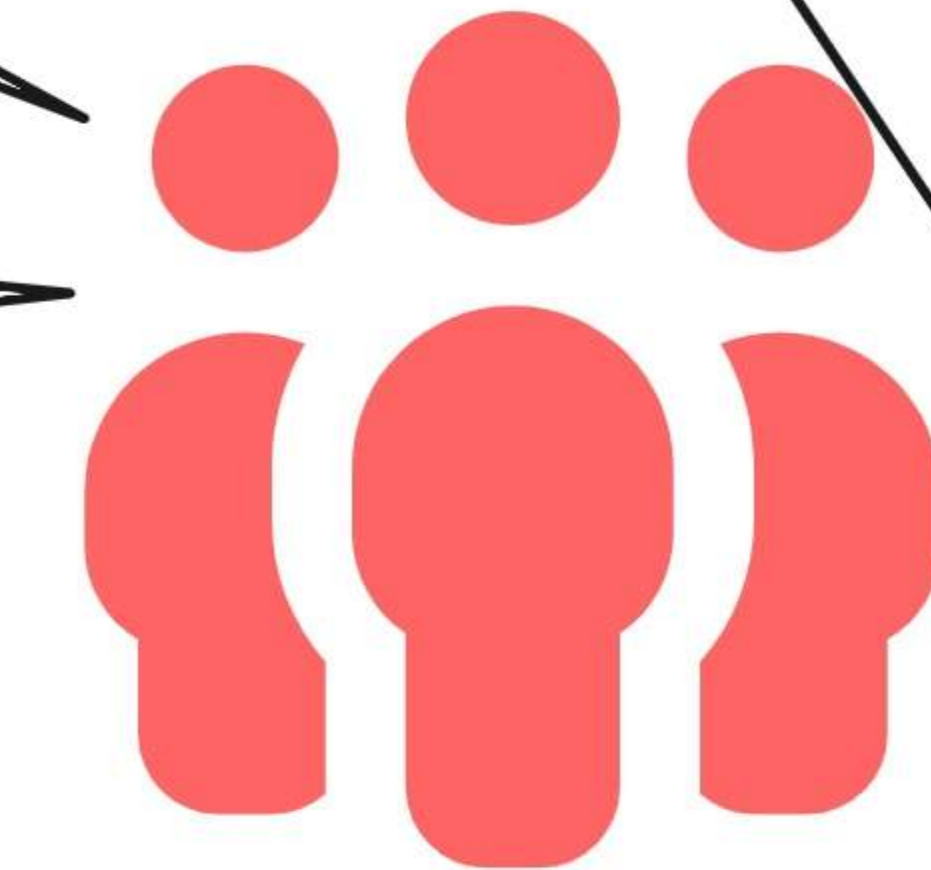
Public Engagement

On-line Survey Responses

Bring back golf—full 18,
9-hole, executive, par-3,
or a driving range

Maintain walking, biking,
multi-use paths and
boardwalks

"Preserve nature / green space
/ wildlife; Keep it natural,
protect habitat, use native
plantings, avoid concrete!"



Open Ended Question



Top Recreation Priorities



Top Env. & Ecological Priorities



Top Desired Amenities

How would you most like to use the park's trails (existing and/or new) and open spaces for recreation?

1. Biking
2. Walking
3. Hiking
4. Attending events
5. Dog walking

When it comes to the park's environment, what are the most important aspects to preserve or create?

1. Wildlife habitat
2. Native plants
3. Native botanic garden
4. Opportunities to view nature
5. Wetland boardwalks

What amenities would you most like to see included in the new park?

1. Comfort station
2. Picnic / shade structure
3. 9-hole golf course
4. Amphitheater
5. Community gardens

Public Engagement

Paper Survey Responses

Trail & Open Space Recreation

*I want to use the existing
and/or new trails for:*

1. Walking
2. Biking
3. Dog Walking
4. Hiking
5. Running

I'd love to use the open space for:

1. Gathering
2. Stargazing
3. Events
4. Informal Sports

The Environment

*I'd love to see the existing
ponds and wetlands used for:*

1. Viewing nature
2. Wetland habitat
3. Flood control
4. Fishing
5. Kayaking

It's important to preserve or create:

1. Wildlife habitat
2. Native plantings
3. Environmental education / awareness
4. Eco-zones
5. Native botanical areas

Amenities

*I'd love if the park included
a/an:*

1. Picnic shelters / shade structures
2. Community gardens
3. Comfort station (restrooms & support)
4. Playground
5. 9-hole golf course
6. Dog park
7. Amphitheater
8. Splash pad
9. Indoor/outdoor aquatic center
10. Indoor fitness center

City Council and Management Interviews

Council Member & Staff Interviews

- (7) Council Members
- (1) City Managers
- (2) Assistant Managers

Shared Vision:

- Predominantly green, park-focused redevelopment
- Create a central destination for the city
- Serve all ages and user groups
- Emphasize public input and getting it right

“Keep it as green as possible while making it a destination the community can use and be proud of.”

Key Considerations

- Environmental remediation
- Flooding / stormwater impacts
- Long-term maintenance + funding
- Balancing adjacent neighborhood concerns

Program Direction

- Trails, open space, and passive recreation
- Community gathering + event spaces
- Nature-based features (habitat, water, botanical)
- Potential civic amenities (community center, pool)
- Mixed opinions on golf (none → partial → reference)

“This is a blank slate — an opportunity to create something special for the entire city.”

Stormwater Analysis

Kimley»Horn

Stormwater Analysis Scope

Data Collection

Existing Conditions Analysis

Public Meeting #1 (Planning Meeting #2)

Alternative Analysis

Funding Review

Benefit Cost Analysis

Final Report

Public Meeting #2

Stormwater Analysis Goal

The primary goal of this study is to maximize funding opportunities for the future Development Phase by evaluating the benefits of integrating Stormwater Design Alternative elements into the Park Master Plan during the Planning Phase.

Stormwater Opportunities

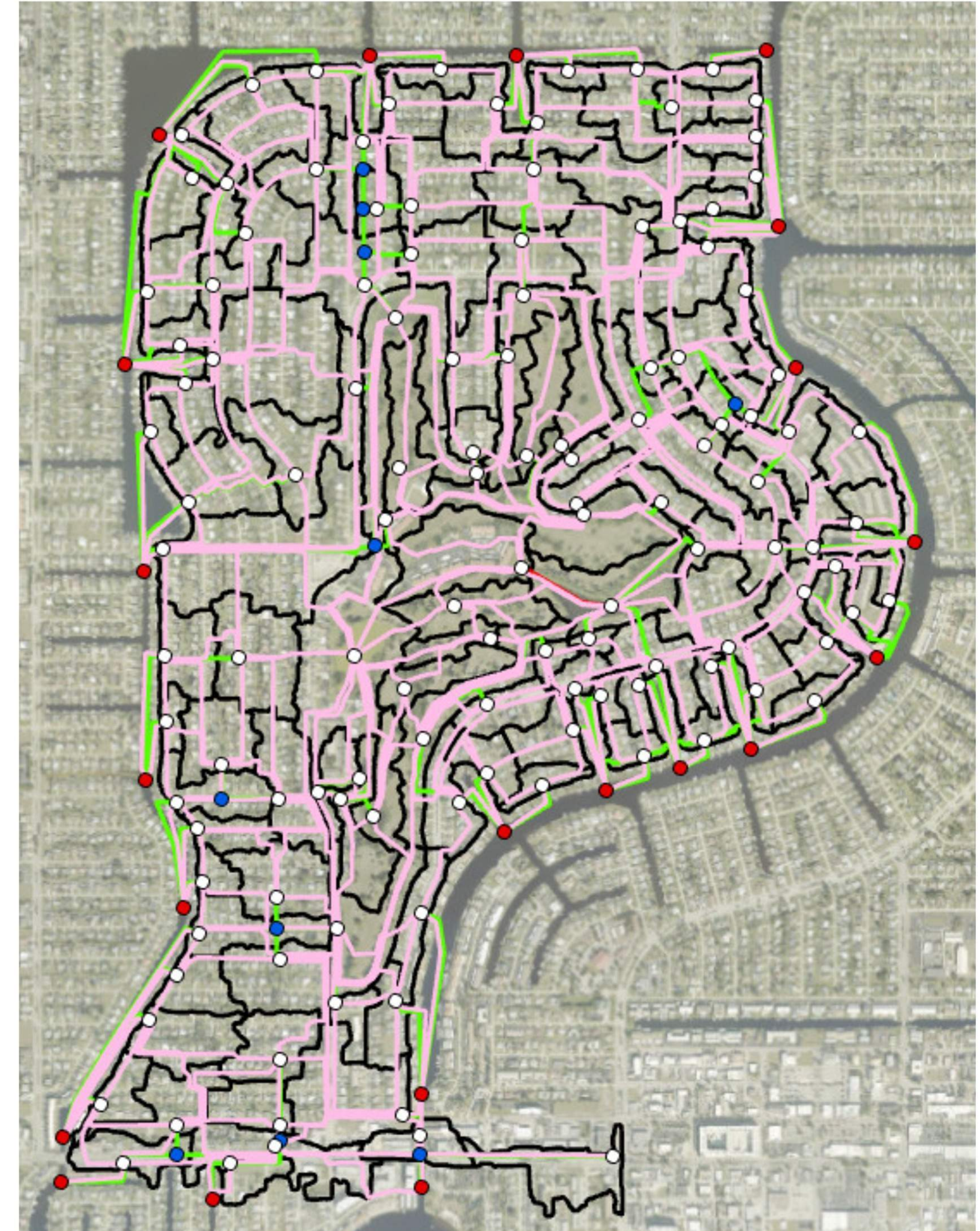
- Reduce flooding
- Increase water quality
- Nature-based solutions
- Replace aging stormwater infrastructure
- Stormwater resiliency

What is an Existing Conditions Model?

Model to represent existing conditions to simulate rainfall and resulting flooding.

Model Inputs

- Land Use
- Soils
- Stormwater Infrastructure
- Onsite Conditions
- Ground Surface Elevations

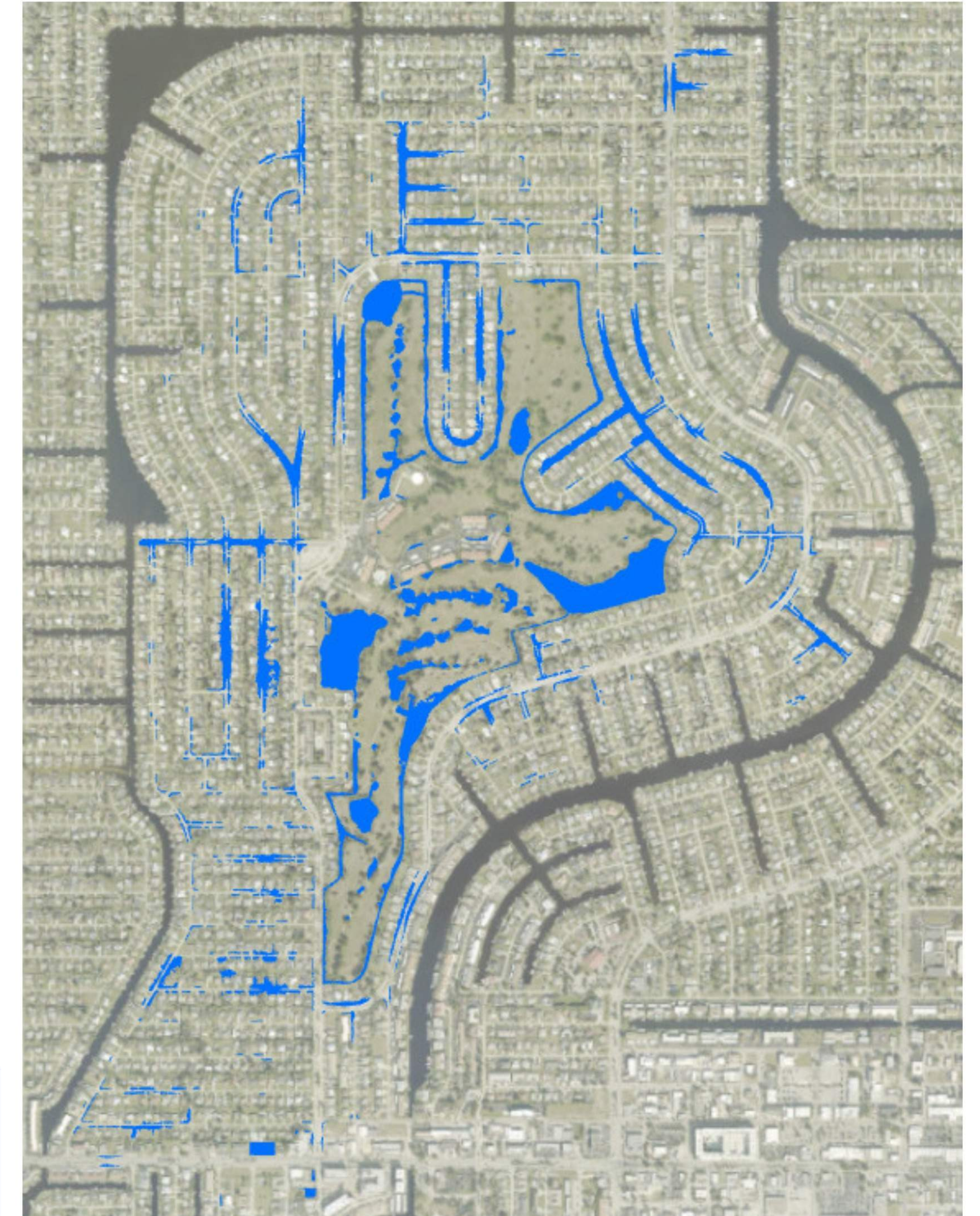


Verification Storm Event (Hurricane Debby)

August 4, 2024 – August 8, 2024

Amount of Rainfall - 5.71 inches

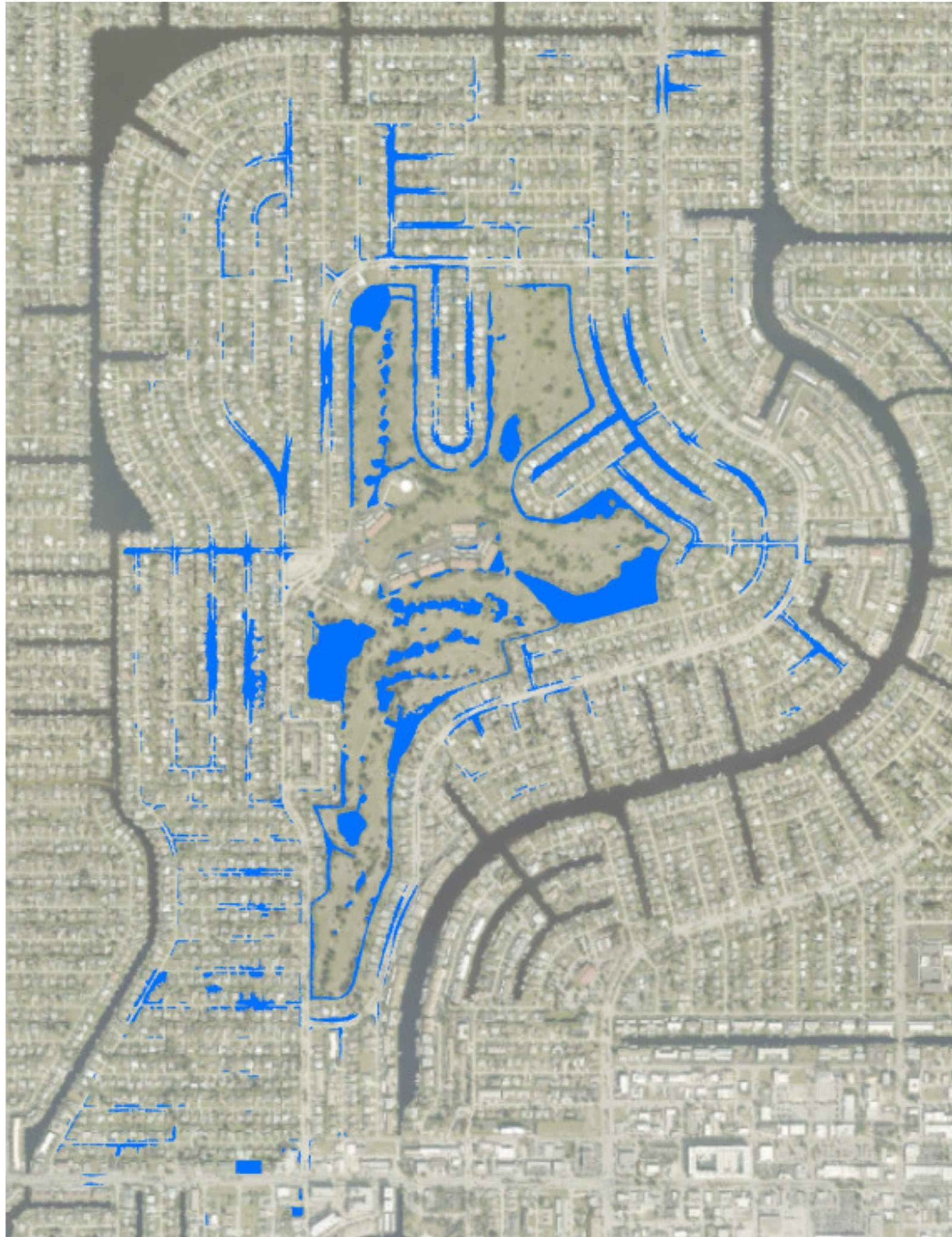
Peak Tidal Elevation - 2.47 Feet



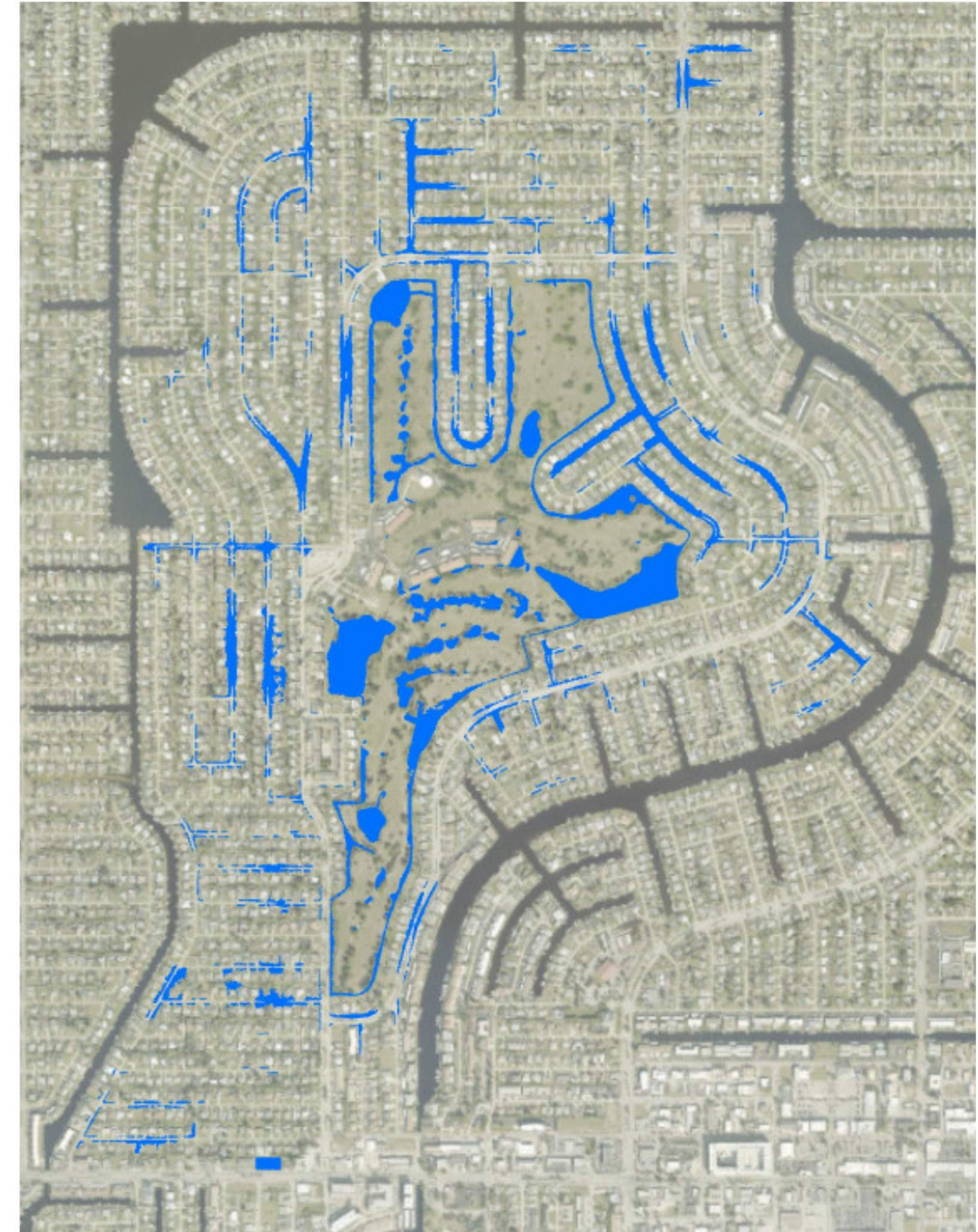
Results indicate areas of peak flooding (water higher than ground elevation). Flood depth and duration varies throughout the storm.

Model Results

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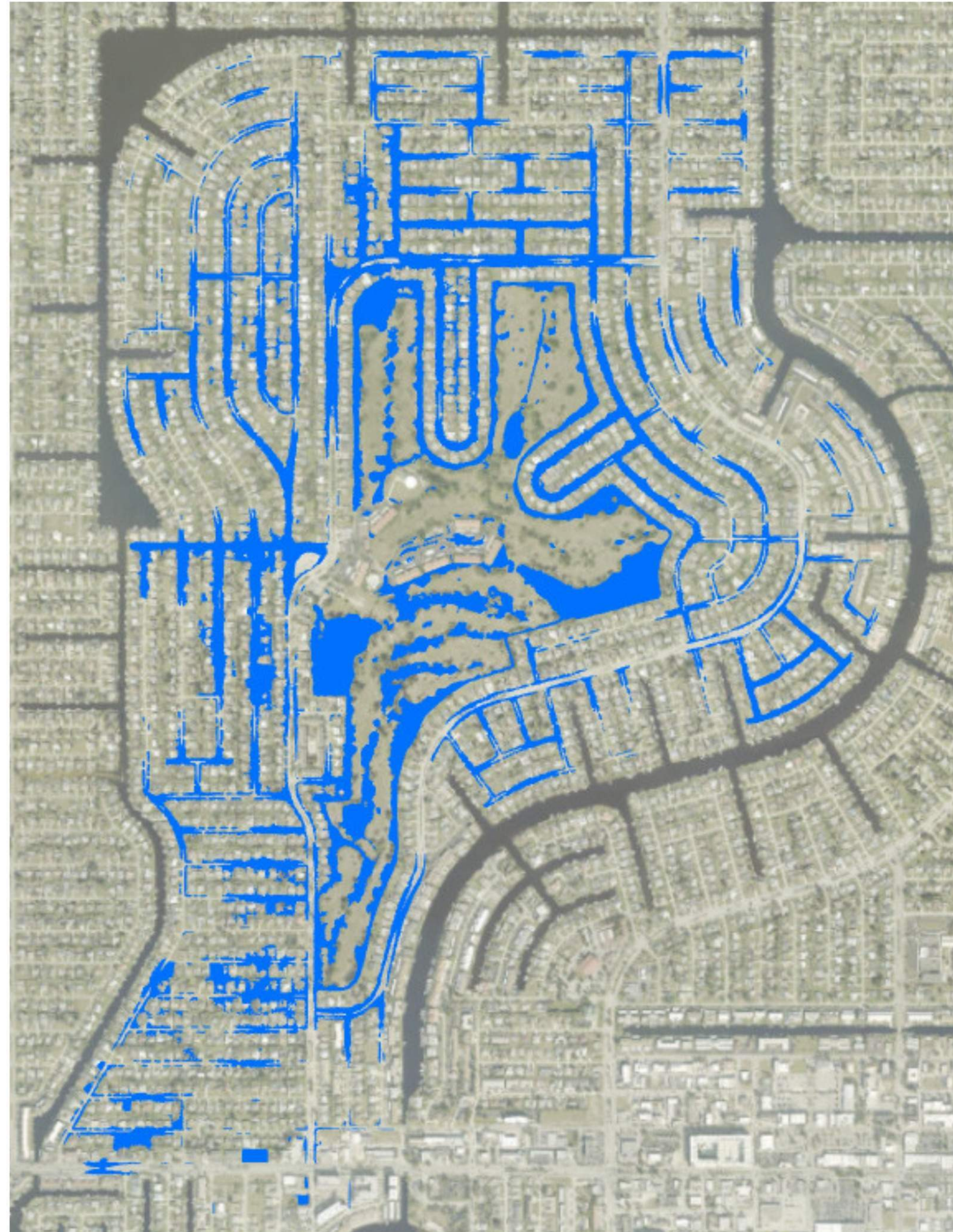
Hurricane Debby - 5.71 inches rainfall,
Variable tidal elevation (max 2.47 ft)



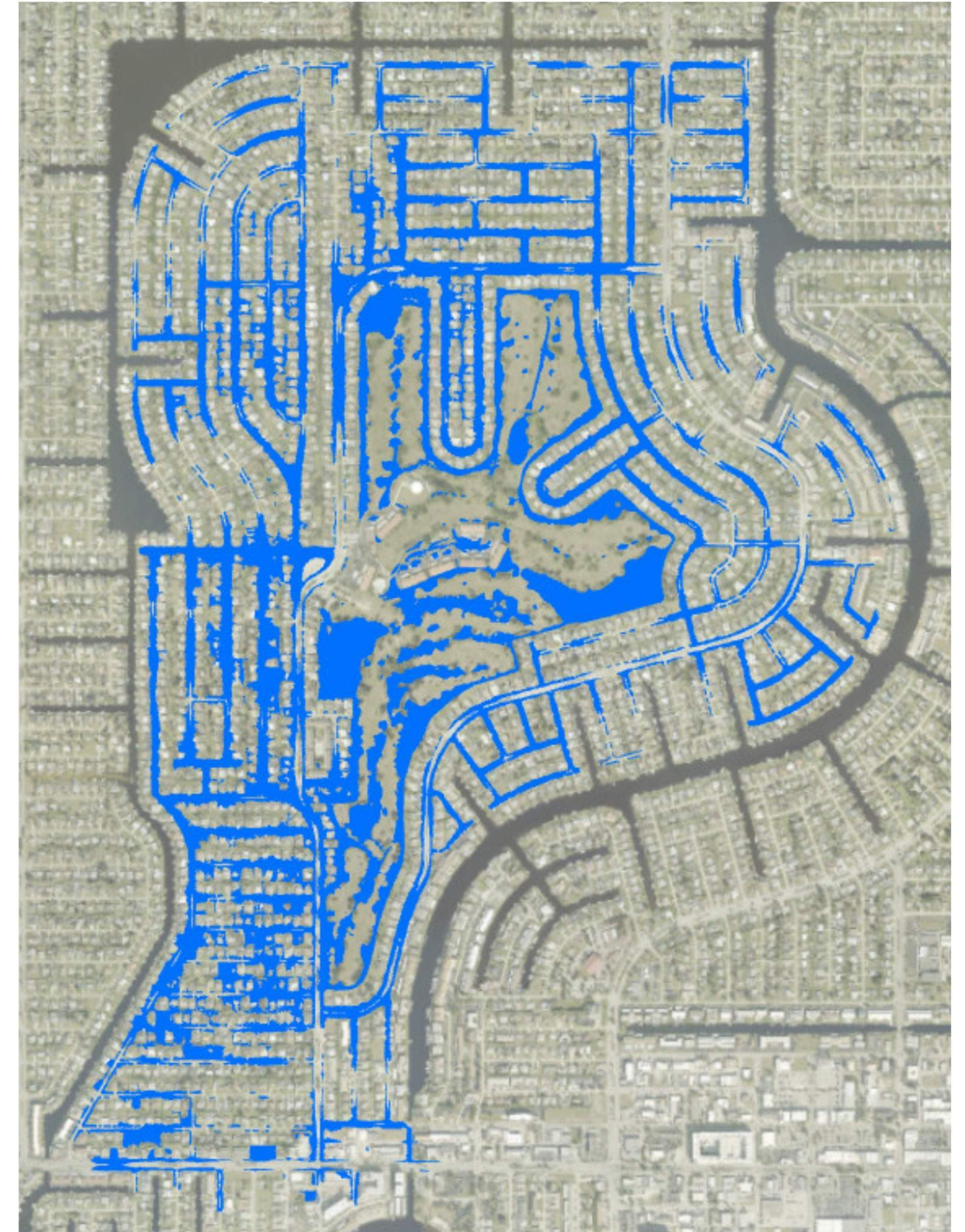
5yr-24hr - 5.6 inches rainfall,
King Tide (static 1.86 ft)

Model Results

Results indicate areas of peak flooding (water higher than ground elevation). Flood depth and duration varies throughout the storm.



100yr-24hr - 9.6 inches rainfall,
King Tide (static 1.86 ft)



100yr-24hr - 9.6 inches rainfall,
2070 Sea Level Rise (static 3.87 ft)

Visioning & Concept Alternatives

City Staff & Stakeholder Visioning



Safe Public Access

Develop a mitigation and remediation strategy that aligns with proposed park uses and allows the site to function safely as a publicly accessible landscape.



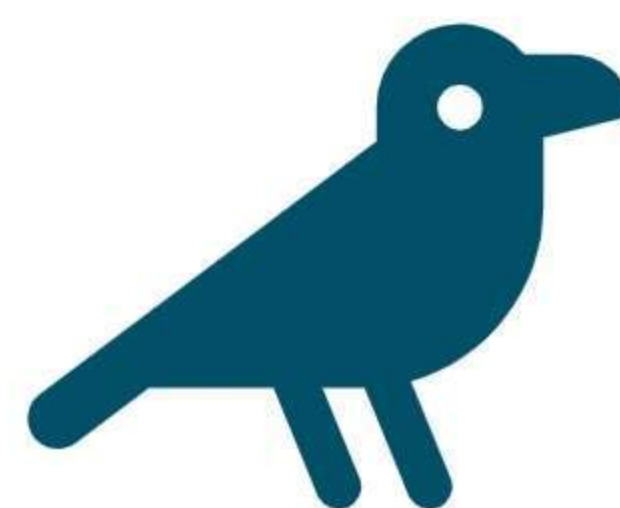
Thoughtful Land Use

Ensure planning decisions consider impacts to surrounding neighborhoods, including stormwater performance, views, access, and compatibility with nearby residential areas.



Flood Relief

Provide maximum flood mitigation benefits for surrounding neighborhoods while improving water quality and supporting groundwater recharge.



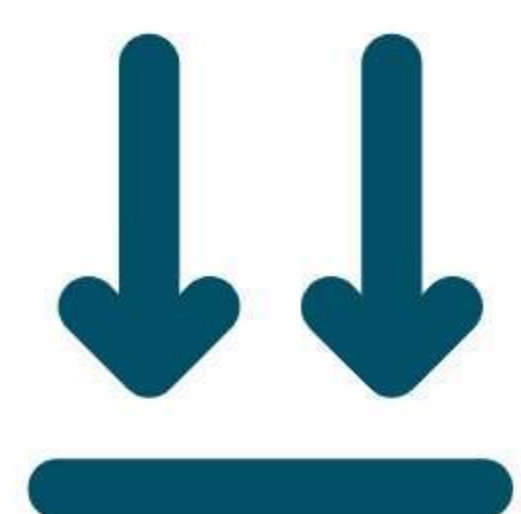
Consider Existing Wildlife

To the extent possible, protect existing wildlife habitat while integrating ecological systems into the park landscape. Provide a mitigation plan where disturbance may occur.



Water Quality

Increase the time stormwater remains within the site (stormwater residence time) to improve water quality treatment and groundwater recharge.



Maximum Impervious Surface Target

Establish a clear expectation for impervious surface limits, with discussion around a maximum target of approximately 10 percent impervious coverage.



Constructed Ecology

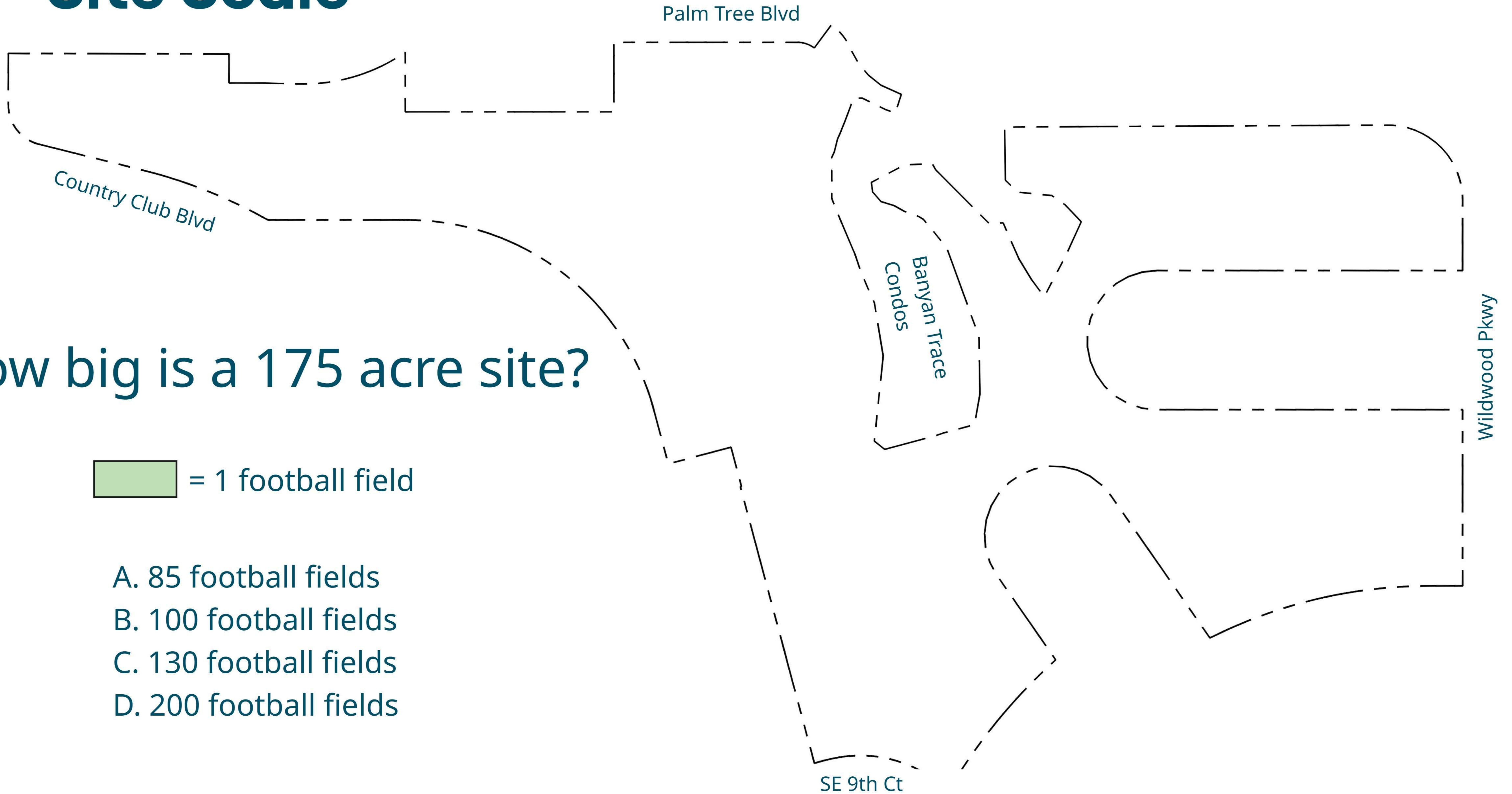
Create diverse, novel / adaptive ecosystems that inherently provide recreational experiences.

Site Scale

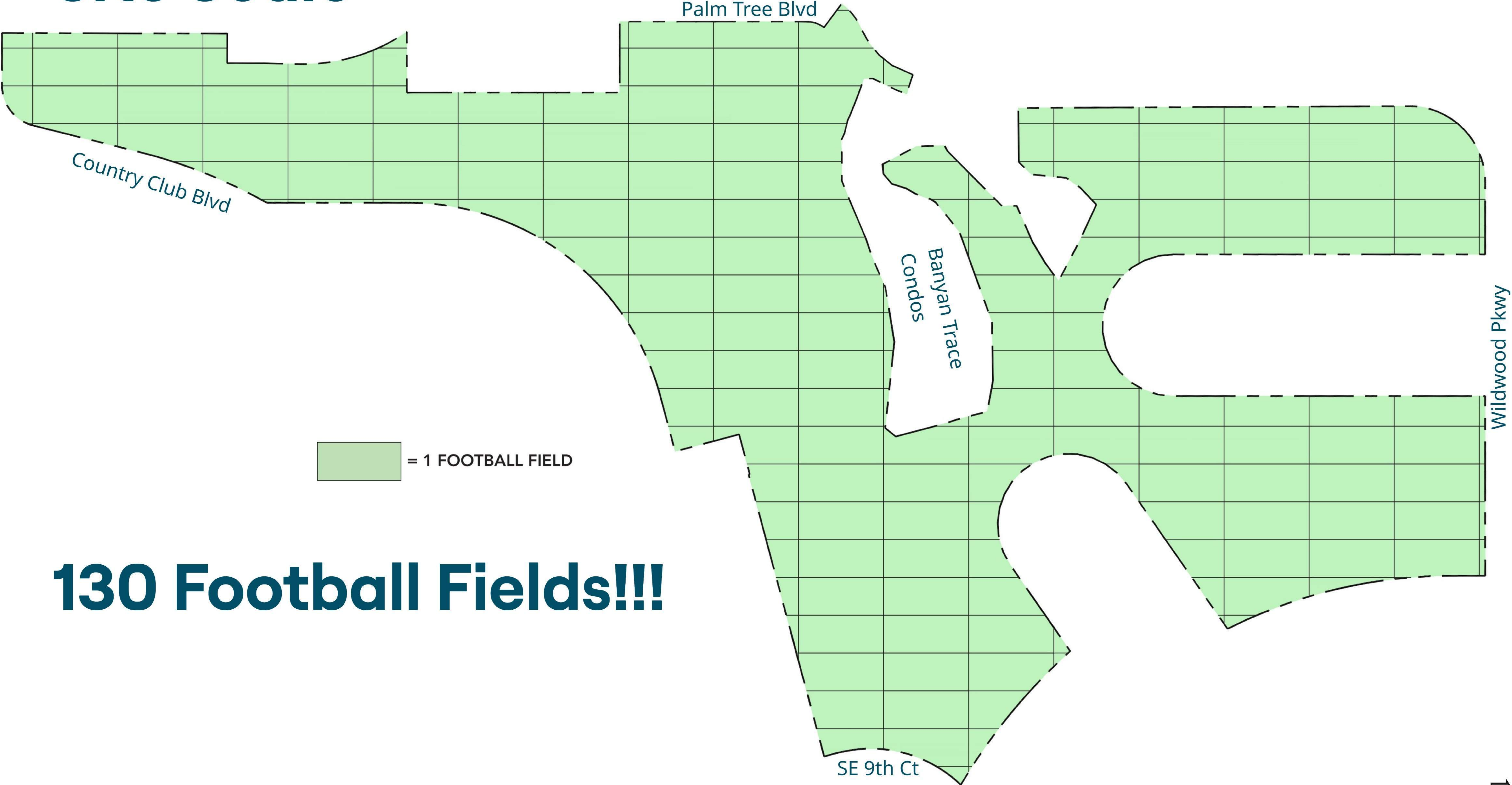
How big is a 175 acre site?

 = 1 football field

- A. 85 football fields
- B. 100 football fields
- C. 130 football fields
- D. 200 football fields

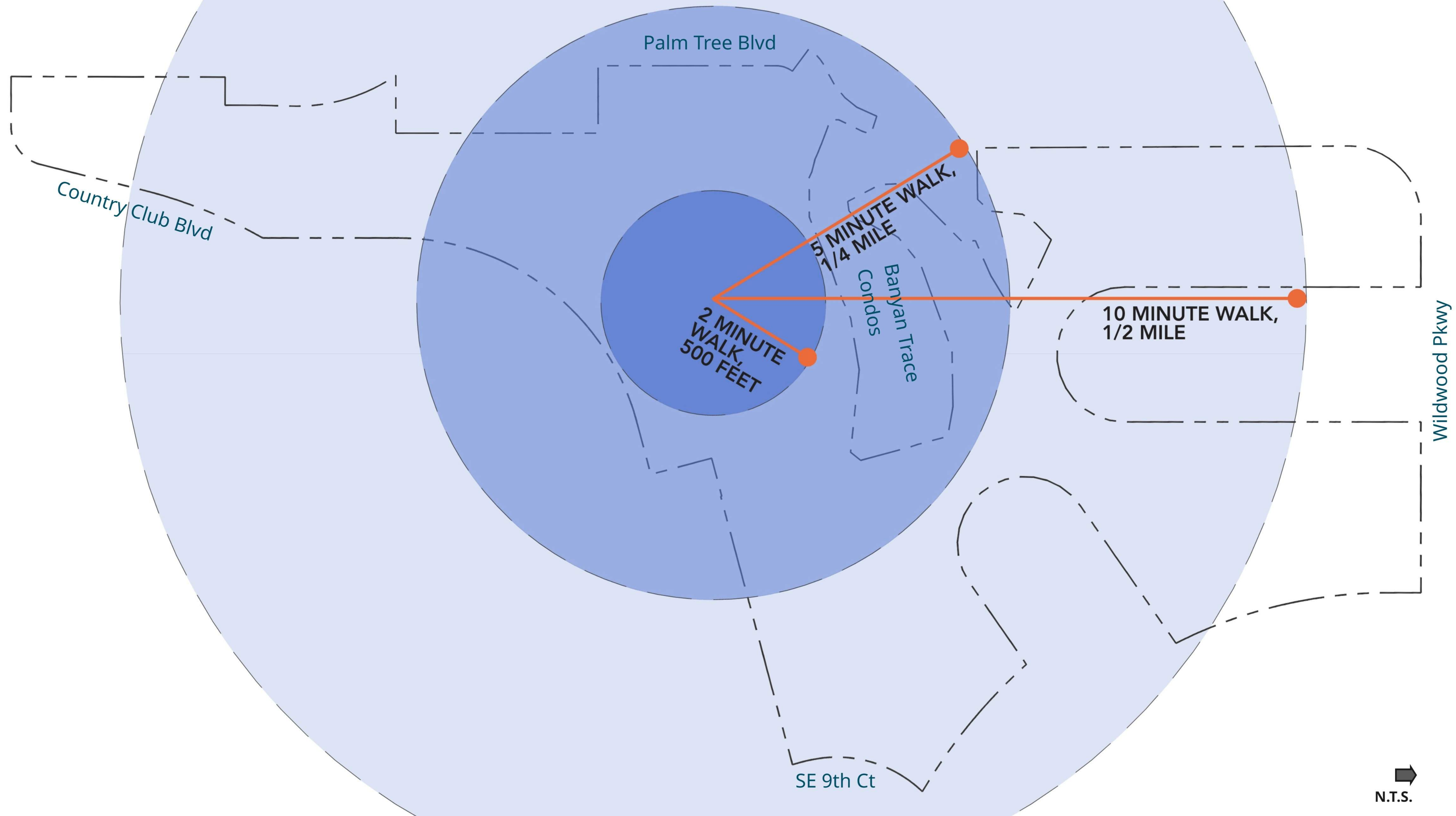


Site Scale



130 Football Fields!!!

Site Scale - walk times



Concept A: Anchor

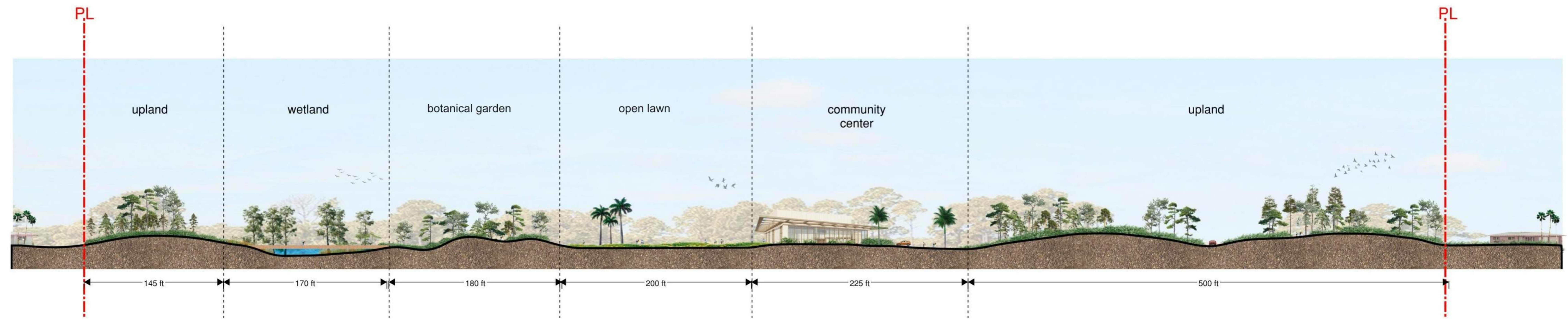
A centralized park organized around a primary civic hub at the entry, concentrating amenities, parking, and vehicular access into a single, active destination. From this hub, the park transitions into a predominantly pedestrian and bike-oriented landscape. A large central lake supports the park’s stormwater system and ecological framework, working in tandem with surrounding basins and wetlands to manage water and create habitat. Berms shape the landform, direct drainage, and define space, allowing the outer park areas to remain quieter, more immersive, and nature-focused. This approach prioritizes habitat creation and passive recreation, with the central hub serving as the primary anchor and organizing element of the park experience.



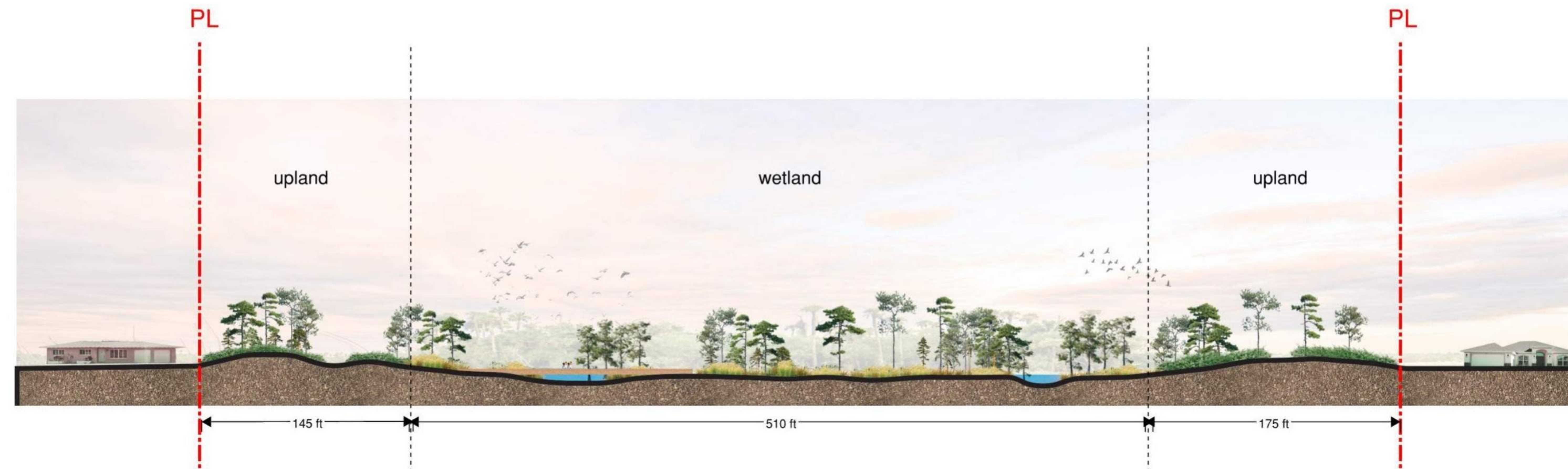
Concept B: Drift

A distributed park framework where vehicular access and parking are provided throughout the site, allowing visitors to arrive at multiple entry points and explore a series of decentralized activity nodes. This creates a more flexible, exploratory park experience without a single dominant center. Water systems are organized as a mosaic of smaller basins and wetlands that shape the landscape, support habitat creation, and manage stormwater across the site. Berms guide drainage and define space, forming distinct landscape rooms that vary in character and use. A small 9-hole golf course is integrated within this broader ecological and passive recreation system, blending recreation with habitat and open space.





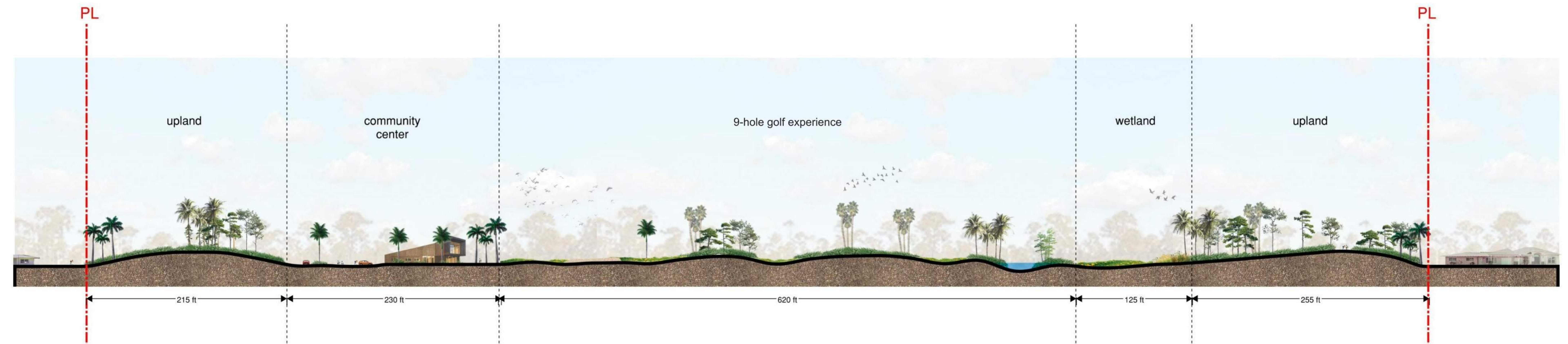
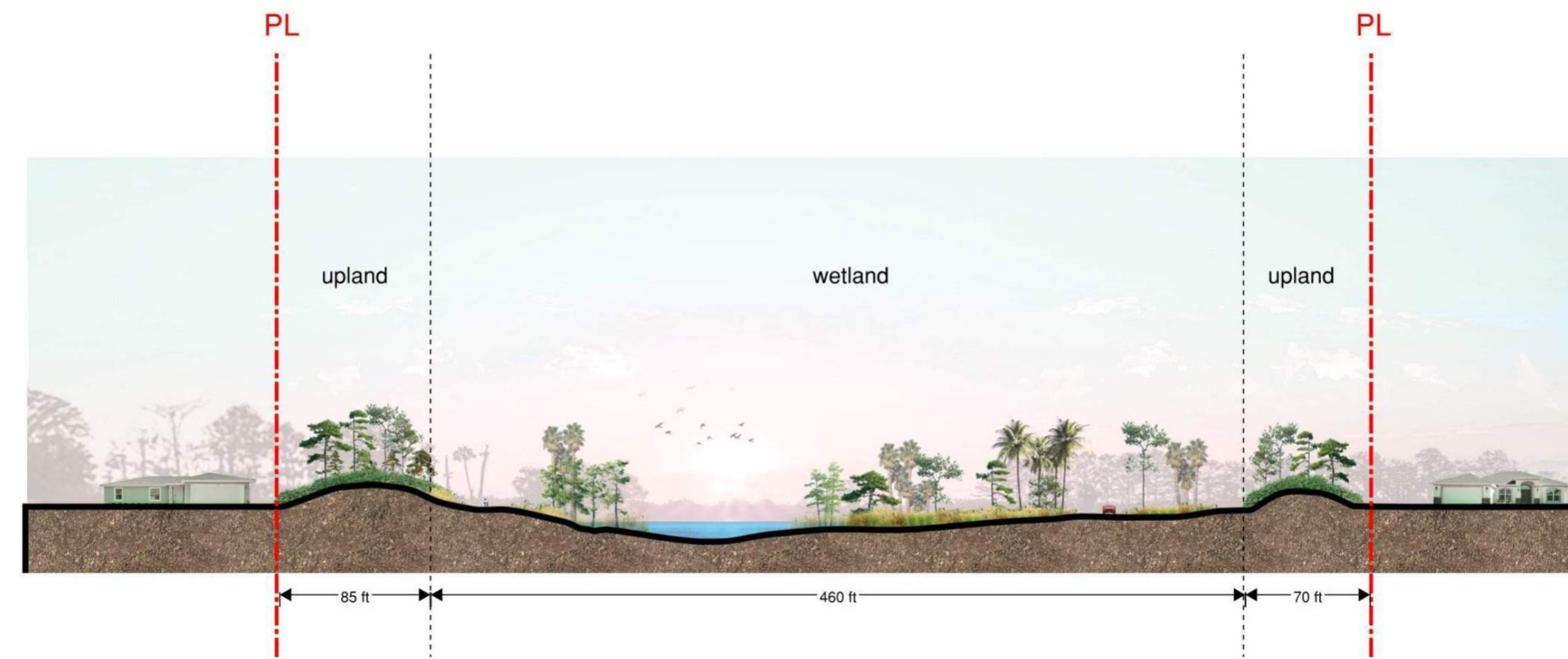
SECTION AA



SECTION BB



Concept A: Anchor



Concept B: Drift

Next Steps

1. Present concept alternatives at public open house & solicit feedback
2. Coordinate comments and concept preferences with stormwater planning project
3. Integrate feedback & refine into single master plan concept in coordination with stormwater planning project
4. Deliver final master plan concept and report for approval and adoption - Fall 2026

How you can help!

We want your input to shape the future of this park.

Share Your Feedback - Tell us what you like, what you don't, and what's missing

Submit Your Input - Complete a public input form tonight or online

Stay Engaged - Social Pinpoint website (*forthcoming*)

Stormwater Experience - In the back of the room, we will have boards showing model results for Hurricane Debby (8/4/24 to 8/8/24). We will be there to hear your experiences of flooding during that event or other storm events.