

STORMWATER ANALYSIS

OLD GOLF COURSE

4003 PALM TREE BOULEVARD

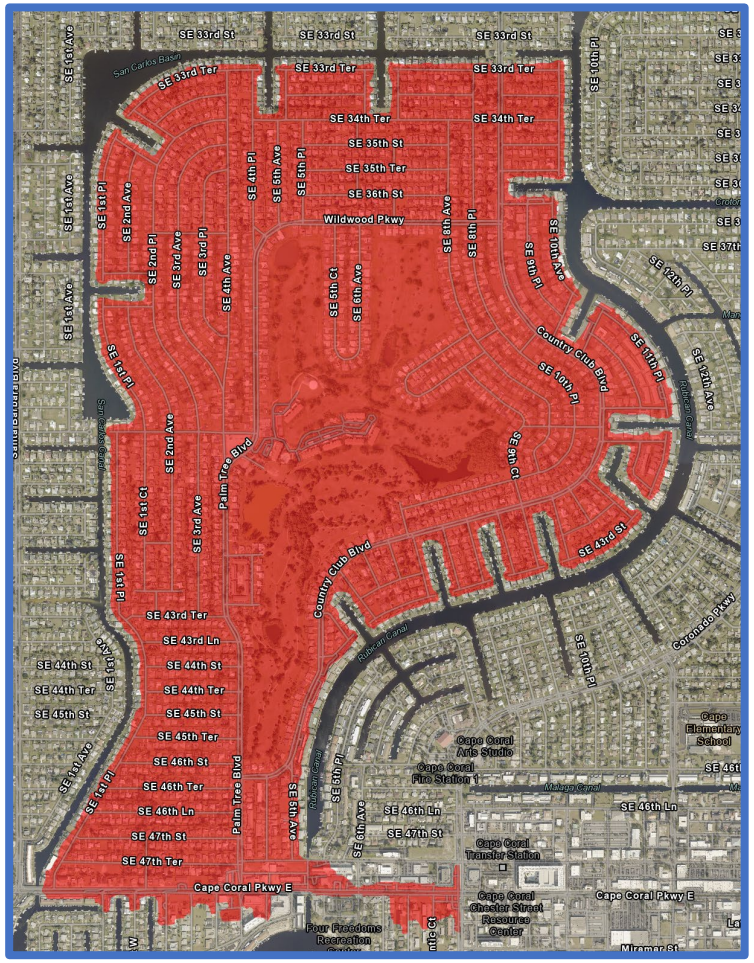
NOVEMBER 2025

Cape Coral
FLORIDA

PROJECT LOCATION

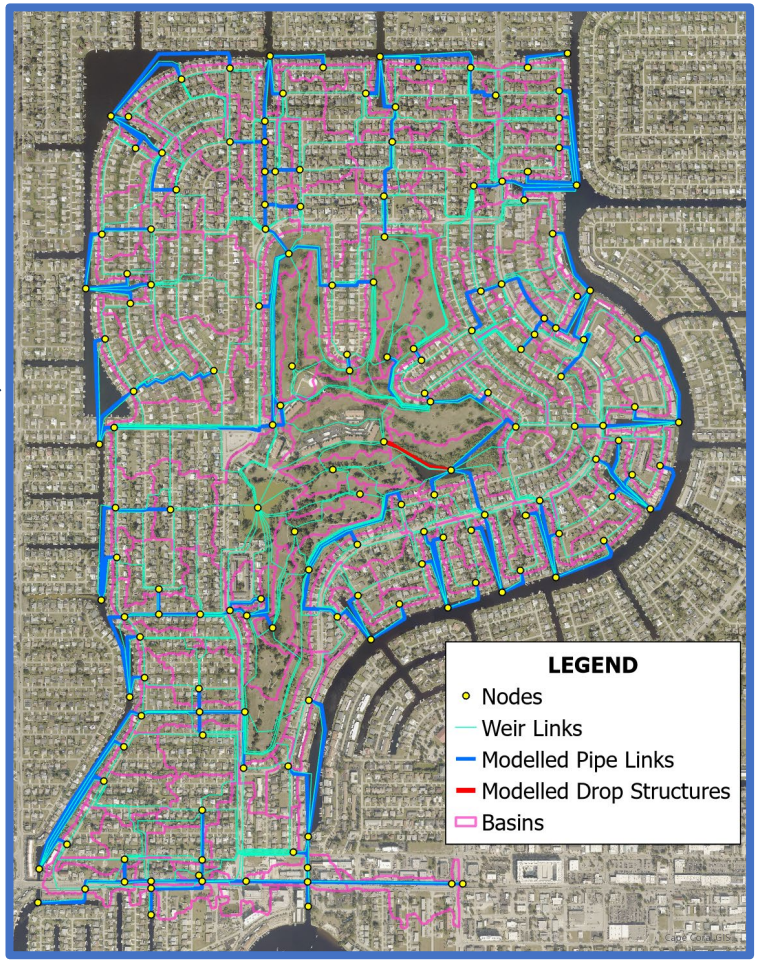
The former golf course at 4003 Palm Tree Boulevard and neighboring drainage areas make up the Study Area (123.8 Acres).

STUDY AREA



MODEL DEVELOPMENT

STUDY AREA WITH EXISTING CONDITIONS DEVELOPPED SO FAR FOR THE MODEL



STORMWATER ANALYSIS PROJECT GOALS

- Assess existing stormwater infrastructure and develop model drainage layouts.
- Preserve and enhance pre-existing natural assets of the site.
- Strengthen the connection of the community to the site through diverse engagement opportunities.
- Develop Design Alternatives to improve flood mitigation and water quality in the area.
- Align Design Alternatives with state and federal grant requirements.

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STORMWATER ANALYSIS PROJECT SCHEDULE

- **May 2025 to November 2026**
  - The Project started in May 2025 and is progressing according to schedule, with several key activities currently underway or recently completed.

  - The Design Alternatives will be developed, refined and modeled during Summer 2026, with a final completion of the study projected for November 2026.

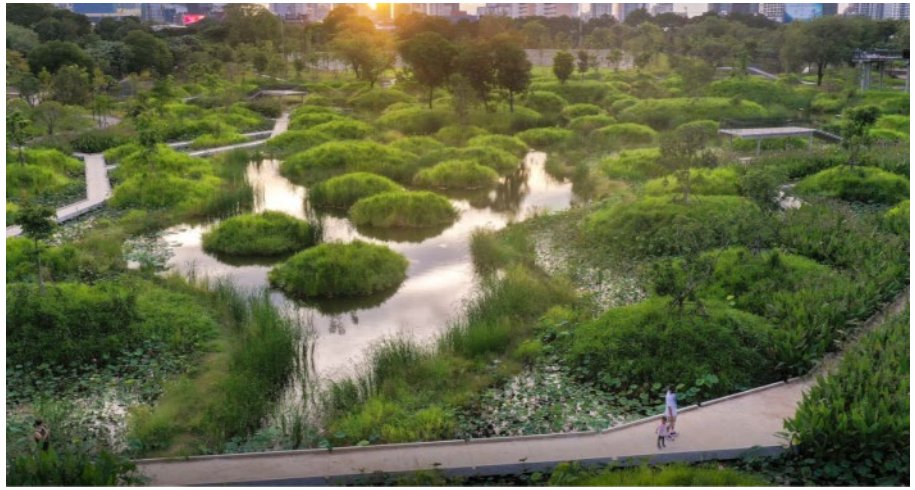
STORMWATER ANALYSIS PROJECT STATUS

1. Ongoing Tasks

- *Existing Conditions Model:* the Consultant is currently developing the model to establish a baseline for stormwater performance.

- *Surveying and Data Processing:* Field surveying is ongoing, and the collected data is being processed to support the modeling and Design Alternatives phases.





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STORMWATER ANALYSIS PROJECT STATUS

2. Completed Tasks

- ***Data Gaps Analysis:*** Analysis that helps identify missing or incomplete information critical to the success of the modeling and Design Alternatives phases.

- ***Review of Existing Damages:*** Evaluation of stormwater-related damages previously documented by the City.

- ***Public Involvement Plan:*** The Plan has been developed. The first public meeting is anticipated to occur on or after February 2026; and will incorporate the feedback and outcomes from the Parks and Recreation Public Involvement Meeting and Planning.

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3. Upcoming Tasks

- ***Pollutant Load Analysis for Regional Water Quality Improvement:*** Establish baseline pollutant loads using land use data, event mean concentrations, and Best Management Practices.

- ***Goals, Opportunities, and Constraints:*** Identify and document project goals, opportunities, and constraints based on site investigations and prior analyses. Focus on recreation access, stormwater management, water quality, wetland creation, environmental features, and land use.

- ***Alternatives Analysis:*** Develop 3 Design Alternatives for stormwater park layouts with associated flood mitigation and water quality improvement.

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STORMWATER ANALYSIS PROJECT STATUS

3. Upcoming Tasks (Continued)

- ***Funding Review:*** Identify up to 4 funding mechanisms (grants, loans) aligned with the project.

- ***Benefit-Cost Analysis:*** Develop cost estimates for design, permitting, environmental needs, land acquisition, and construction for each of the 3 Design Alternatives, and a comparison matrix for decision making. This task also includes the summary of key benefits of each alternative, including roadway service improvements; and the calculation of the FEMA benefit-cost ratios.

- ***Final Report:*** Compilation of a comprehensive report summarizing the full analysis, costs, benefits, and recommendations for the Design Alternatives.

- ***Alternative Selection, Refinement, And Modeling (Optional Task):*** Includes the modeling, design and costs refinement of one of the Design Alternative.

For more information on the Old Golf Course Stormwater Analysis Study, please contact ERD@capecoral.gov