



STORMWATER ANALYSIS AND OPTIONAL SERVICES FOR 4003 PALM TREE BOULEVARD

UPDATE

OCTOBER 29, 2025

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

[illegible]

LEGEND

- Nodes
- Weir Links
- Modelled Pipe Links
- Modelled Drop Structures
- Basins



MODEL DEVELOPMENT

PROJECT OVERVIEW (1/2)

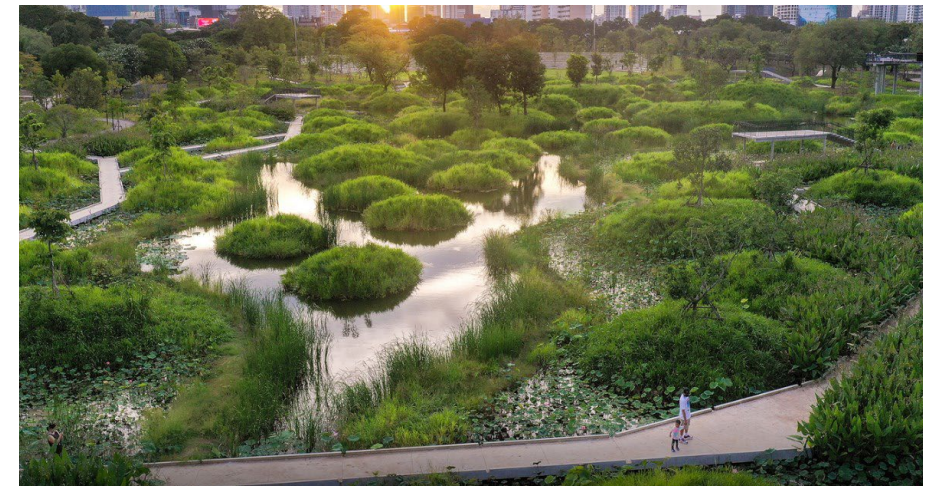
1. Strategic Vision

The City acquired the Old Golf Course property in 2025 to transform it into a Park for the benefit of the community; integrated into the future of the Community Redevelopment Agency area and focused on resiliency.

The property is in proximity of 3 major evacuation routes and bordered by a dynamic tidal canal system. It also includes pre-existing natural assets, such as extensive stormwater ponds and open spaces.

The careful consideration of the above elements during the Planning Phase will enable the City to maximize future funding eligibility and synergetic improvement opportunities.

The City engaged a Consultant to conduct a comprehensive Stormwater Analysis in parallel with the development of a Park Master Plan to start the Planning Phase. The Stormwater Analysis will evaluate the benefits of integrating site Design Alternatives to improve flood control, water quality and environmental sustainability within Parks elements.



PROJECT OVERVIEW (2/2)

2. Project Goals and Key Benefits

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

3. Schedule - Project Management from 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.

PROJECT STATUS (1/2)

1. Ongoing Tasks

- a) Existing Conditions Model: the Consultant is currently developing the model to establish a baseline for stormwater performance.
- b) Surveying and Data Processing: Field surveying is ongoing, and the collected data is being processed to support the modeling and Design Alternatives phases.

2. Completed Tasks

- a) Data Gaps Analysis: Analysis that helps identify missing or incomplete information critical to the success of the modeling and Design Alternatives phases.
- b) Review of Existing Damages: Evaluation of stormwater-related damages previously documented by the City.
- c) 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.

PROJECT STATUS (2/2)

3. Upcoming Tasks

- a) Pollutant Load Analysis for Regional Water Quality Improvement: Establish baseline pollutant loads using land use data, event mean concentrations, and Best Management Practices.
- b) 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.
- c) Alternatives Analysis: Develop 3 Design Alternatives for stormwater park layouts with associated flood mitigation and water quality improvement.
- d) Funding Review: Identify up to 4 funding mechanisms (grants, loans) aligned with the project.
- e) 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.
- f) Final Report: Compilation of a comprehensive report summarizing the full analysis, costs, benefits, and recommendations for the Design Alternatives.
- g) Alternative Selection, Refinement, And Modeling (Optional Task): Includes the modeling, design and costs refinement of one of the Design Alternative.

Questions?

