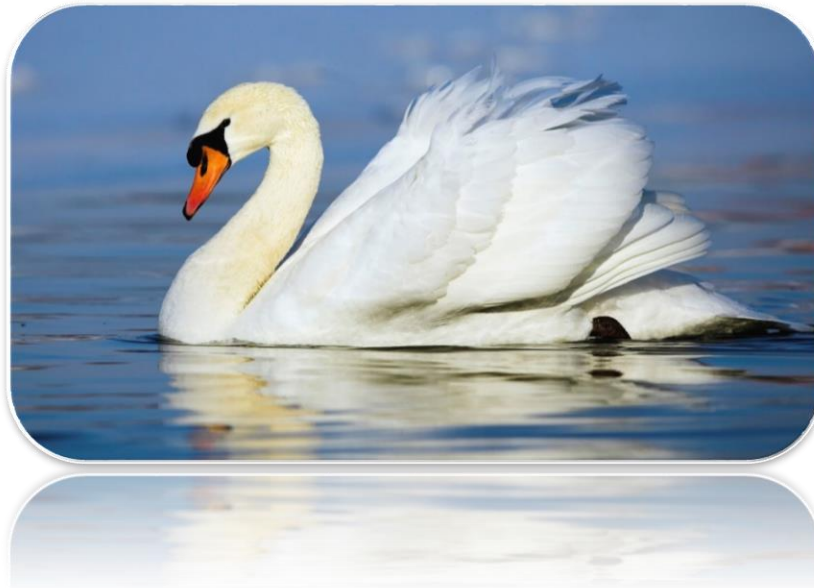


# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

MAY 19, 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

May 12, 2022

Board of Supervisors  
Flow Way Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District (the “**District**”) will be held on **Thursday, May 19, 2022, at 1:00 P.M.** at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e109152f10d80cc054e1cf5202d31fb38>

Access Code: **2348 774 7836**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2348 774 7836** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Public Comments for non-agenda items. These are limited to three (3) minutes and individuals are permitted to speak on items on the agenda and will be announced by the chairperson.
3. Consideration of Minutes:
  - I. April 11, 2022 - Meeting. [page 6]
  - II. April 21, 2022 – Meeting. [page 12]
4. Continued Discussion – Fiscal Year 2023 Budget and Five (5) Year Capital Plan.
  - I. Fiscal Year 2023 Budget and Five (5) Year Capital Plan. (pages 24, 102, 284)
  - II. Consideration of Amendments by Board of Supervisor’s to Proposed Budget.
  - III. Consideration of **Resolution 2022-3**, a resolution of the Board of Supervisors approving the Fiscal Year 2023 Proposed Budget and setting the Public Hearing on **Thursday, July 21, 2022, at 1:00 P.M.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.** [page 308]
  - IV. Required Mailed Notice Letter to Property Owners. [page 344]

5. Staff Items.

- I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick.
  - a. Status Report on Litigation.
    - i. Depositions of Current Director have been requested.
    - ii. Deposition of Former Engineer scheduled for May 27, 2022.
    - iii. Deposition of Former Attorney around the last week of May 2022.
  - b. Update on mediation held on April 26, 2022.
  - c. Non-Binding new Arbitration Hearing scheduled for May 31, 2022
  - d. Former Directors' Motion for Summary Judgement scheduled for Hearing on June 21, 2022.
  - e. Anticipated trial period between July 11, 2022, and August 5, 2022.
  - f. Update on discussions with HOA as to potential new litigation.
- II. District Engineer – Calvin, Giordano & Associates.
  - a. Engineer's Report. [page351]
    1. Strategic Operational Plan.
    2. SFWMD Water Use Permit & Pump Maintenance.
    3. Water Quality Report.
- III. District Manager – JPWard & Associates, LLC.
  - a. Financial Statements for period ending April 30, 2022 (unaudited). [page 396]
  - b. Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities.

6. Audience Comments: - Public comment period is for items NOT listed on the Agenda, comments are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

7. Executive Session of the Board of Supervisors (Closed to Public).

**The sole purpose of the executive attorney/client session is to discuss a settlement in the Flow Way Community Development District's lawsuit, File Number: 20-CA-4147.**

***The executive session is expected to last approximately thirty (30) minutes. At the conclusion of the executive session the Board of Supervisors will go back into Regular Session to conduct the balance of the regular agenda items.***

***The attending parties shall be the following members of the Board of Supervisors, Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla: District Attorney Greg Woods and Jessica Tolin, District Manager James Ward.***

***At the close of the executive session the Board will reopen the meeting for any additional items to be considered by the Board of Supervisors.***

8. Announcement of Next Meeting – June 16, 2022.

Quorum Call for June 16, 2022

- Zack Stamp,
- Ronald Miller
- Tom Kleck
- Martinn Winters
- Bart Bhatla

9. Adjournment.

**Staff Review**

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The first order of business is to call the meeting to order and to conduct the roll call.

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The second order of business is public comments for non-agenda items.

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The third order of business is consideration of the April 11, 2022, and April 21, 2022, regular meeting minutes.

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The fourth order of business is a continued review of the District’s Budget for the Fiscal Year 2023 and the three (3) reports evaluating the assets of the District, which include a Capital Improvement Plan, an Asset Replacement Cost Plan, and a Stormwater Erosion Plan, and approval of **Resolution 2022-3**, which approves the Fiscal Year 2023 Proposed Budget and sets the public hearing date, time, and location.

The Budget timeline is as follows:

Date of Action	Action Required	Description	Status
<b>March 17, 2022</b>	None	Presentation	Completed
<b>April 21, 2022</b>	None	Continued Workshop	Completed
<b>May 19, 2022</b>	Final Decision on Proposed Budget	Final Workshop	
<b>May 19, 2022</b>	Approval of <b>Resolution 2022-3</b>	Approve Proposed Budget Required	
<b>Week of June 13, 2022</b>	Mailed Notices to Residents	Manager Responsibility	
<b>July 21, 2022</b>	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED	
<b>Week of August 22, 2022</b>	Adopted Assessment Rate to County	Manager Responsibility	

Following the budget discussions at the March 17, 2022, and April 21, 2022, meetings, the approval of the Fiscal Year 2023 Budget is now required at this meeting. However, the Board may continue to discuss the Fiscal Year 2023 Budget with the one limitation that no changes may be made after approval that would increase the Fiscal Year 2023 Expenditures/Assessment Rate.

**Resolution 2022-3** approves the Fiscal Year 2023 Proposed Budget and sets the public hearing date, time, and location for **Thursday, July 21, 2022**, at **1:00 P.M.** at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119**.

Once the Fiscal Year 2023 Proposed Budget is approved, the District will provide the required mailed notices to all property owners in the District.

A form of mailed notice to property owner's is included for the Board's information.

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The sixth order of business are staff reports. Both the District Attorney and the District Engineer are present and will present on their current items.

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The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

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Yours sincerely,  
Flow Way Community Development District



James P. Ward  
District Manager

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**MINUTES OF MEETING  
FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Monday, April 11, 2022, at 10:00 A.M. at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

**Present and constituting a quorum:**

Zack Stamp	Chairperson
Ron Miller	Vice Chairperson
Martinn Winters	Assistant Secretary
Bart Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
James Messick	District Engineer
Greg Woods	District Counsel
Jessica Tolin	District Counsel

**Audience:**

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Chairperson Zack Stamp called the meeting to order at approximately 10:00 a.m. Roll call was conducted, and all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**Public Comments for non-agenda items (Limited to three (3) minutes). Individuals are permitted to speak on items on the agenda during that item and will be announced by the Chairperson.**

Chairperson Stamp reviewed public comment protocols.

**THIRD ORDER OF BUSINESS**

**Consideration of Service Agreement**

**Consideration of approval of the Service Agreement, between HGS, LLC, d/b/a Angler Environmental, LLC and the District dated April 11, 2022, for consulting and expert testimony services related to litigation; HGS provides specialized litigation services**

49 *Mr. Greg Woods: We had a conference with the potential expert last week and we are going to use her*  
50 *as a consulting expert with her thoughts, but not as a testifying expert. She doesn't have a lot of*  
51 *testifying experience. She has generated some materials for us and has some very good ideas, but we*  
52 *don't think we want to move forward with her as a testifying witness. I guess we need approval to sign*  
53 *off on her agreement, but her services have mostly been performed already. There won't be a great deal*  
54 *of stuff in the future, maybe just periodic questions and issues.*

55  
56 *Mr. Bhatla: What kind of expertise is that?*

57  
58 *Ms. Jessica Tolin: She is an environmental engineer. She works with a big engineering company. She*  
59 *basically walks through the various permits, the South Florida Water Management District permits, the*  
60 *Army Corps of Engineers permits, and so we have been working with her on that to have a better*  
61 *understanding of the permit conditions, terms, the process with the District and the Corps.*

62  
63 *Chairperson Stamp: Do we have any kind of resume?*

64  
65 *Mr. Bhatla: Is this to deal with the water? Is it do deal with the preserves? It is going to be implied that*  
66 *the preserves are a benefit to the community, and I think we need also an expert to verify what is the*  
67 *benefit. We have an idea what the benefits are, but I think odds are only comments. We need expertise*  
68 *on that. I don't understand what kind of expertise we need on the water end.*

69  
70 *Ms. Tolin: She has expertise on both the South Florida Water Management District permit and the Corps*  
71 *permit, so we have been consulting with her as to both.*

72  
73 *Mr. Miller: So, the intention of this consultant is to help us with the preserve suit or is it with other*  
74 *things?*

75  
76 *Chairperson Stamp: It is with litigation we have filed.*

77  
78 *Mr. Miller: As we go down the path with the preserve suit we are seeking, it seems to me there were*  
79 *three things which are essential: one is what is the cost of maintaining these preserves, a second would*  
80 *be what would be the inflation factor in the future; and the third would be the preserves are to be*  
81 *maintained in perpetuity in the permits, so with the perpetuity factor you need a sum of money or*  
82 *principal amount that is in an escrow fund that does not deplete. The interest on that fund is intended to*  
83 *provide the maintenance in perpetuity. It's a pretty big number. (Indecipherable). I've been involved*  
84 *since the get go and I do have some background in finance. If it were to please the Board I would be*  
85 *happy to be a liaison with these people, so that the Board can stay involved. We know we can't have*  
86 *more than one involved because that would become a Board Meeting.*

87  
88 *Mr. Bhatla: I think we need that expertise for the Board. I don't think we need it for the legal because*  
89 *it's a cost issue and we have a historical need for it too because the preserve has been maintained for the*  
90 *past three years. Once a number is established it is strictly an economical analysis really. I understand*  
91 *that the consultant we are retaining is for environmental purposes, for the permit, not the preserve. The*  
92 *preserve is still under observation as far as the remediation is concerned, the success criteria. The other*  
93 *thing is, what is the cost involved for this consultant?*

94  
95 *Ms. Tolin: It has her rates in the agreement.*

96

97 *Mr. Bhatla: It is open ended?*

98

99 *Mr. Ward: It is depending on what is authorized by Greg and Jessica to do the work, so I don't know*  
100 *what the total cost will be, but the rate schedule is in the agreement. It's like \$175 to \$280 a billing hour.*

101

102 Discussion ensued regarding the consulting rates.

103

104 Mr. Miller offered to serve as a liaison between the Board and the finance consulting experts.

105

106 Mr. Bhatla offered to serve as a liaison between the Board and the environmental consulting experts.

107

108 Chairperson Stamp stated any Board Member could communicate with the lawyers at any point about  
109 anything they wished. He stated it certainly made sense for Mr. Bhatla to talk with the lawyers about  
110 the environmental issues and for Mr. Miller to talk about the financial issues. He noted Martinn Winters  
111 also had a financial background. He called for a motion.

112

113 **On MOTION made by Mr. Ron Miller, seconded by Mr. Bart Bhatla,**  
114 **and with all in favor, the Service Agreement, between HGS, LLC, d/b/a**  
115 **Angler Environmental, LLC and the District dated April 11, 2022, for**  
116 **consulting and expert testimony services related to litigation was**  
117 **approved.**

118

119 **FOURTH ORDER OF BUSINESS**

**Staff Items**

120

121 **I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick**

122

123 **a) Request to call Executive Attorney/client shade session. Discussion of lawsuit, File Number: 20-**  
124 **CA-4147**

125

126 *Mr. Woods: Our mediation has been continued and will adjourn on Tuesday, April 26. That was*  
127 *the nonbinding arbitration date. The nonbinding arbitration date is going to be moved to May,*  
128 *probably in the May 20 to May 27 time period. The judge moved us back one trial period, so we*  
129 *are now in the July 11 to August 5 range trial docket. The defendants filed one motion for*  
130 *summary judgment as to the individual board members. The attorney has indicated that they will*  
131 *be filing another motion for summary judgment as to Taylor Morrison. The judges will work in*  
132 *some time to get those motions for summary judgment heard prior to trial, but that will probably*  
133 *occur in June. That's kind of an update of what has transpired in terms of scheduling and where*  
134 *we are at.*

135

136 *Mr. Miller: We have had a mediation session and it has been continued to a later session?*

137

138 *Mr. Woods: Correct.*

139

140 *Mr. Miller: Based upon what has transpired in the first session do we have what need to have a*  
141 *shade session? Or do we have to wait until the next mediation?*

142



143 *Mr. Woods: I think we should go ahead and have the shade session to discuss the proposals that*  
144 *came out and to kind of talk to the board perhaps about a potential range of things that might be*  
145 *acceptable to the Board. I think for those purposes the shade session and settlement discussions*  
146 *would be worthwhile.*

147  
148 *Mr. Ward: What he is saying is, the mediation has happened. Apparently, there is some offer on*  
149 *the table. He would like to discuss that with you. That can be the subject of the shade session. It's*  
150 *recommended that that be Thursday, April 21, at the end of your meeting. We put in here who the*  
151 *attendees will be. It will be Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla,*  
152 *District Attorney Jessica Tolin and Greg Woods, and myself as your District Manager. We will be*  
153 *limited to that. There will be a court reporter that takes that session, and then we will go back in*  
154 *open session. If that is acceptable to you, then you will need a motion to set that as an executive*  
155 *session.*

156  
157 **On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and**  
158 **with all in favor, an Executive Attorney/client shade session was set**  
159 **for April 21, 2022.**

160  
161 **II. District Engineer – Calvin, Giordano & Associates**

162  
163 *Mr. Bhatla: We are interested in the status of permitting. How is that going?*

164  
165 *Mr. James Messick: We submitted the permit transfer application and required documents at the*  
166 *beginning of the month. It is currently under process by the District. It will take over a month for*  
167 *them to address and give us approval for that.*

168  
169 *Mr. Bhatla: Approval to install another well?*

170  
171 *Mr. Messick: No, this is for permit transfer for us to be the applicant and permittee of the*  
172 *consumptive use permit.*

173  
174 *Mr. Bhatla: What about the well?*

175  
176 *Mr. Messick: I had the well as an action item I was to discuss next week with you, but the well –*  
177 *further investigation was done with a more detailed camera and the existing casing is actually in*  
178 *good condition, so we've ordered the new pump. It's going to take several weeks, maybe up until the*  
179 *end of the month before it can get installed. We are looking into whether or not we can drill a third*  
180 *well which would include permit modifications and we haven't heard back from the District on*  
181 *whether or not that would be acceptable or not.*

182  
183 *Mr. Bhatla: I think we should keep that in the back of our mind because we have only two wells and*  
184 *these are essentially mechanical devices which can easily fail. If we had a redundancy, it would be*  
185 *prudent because water is the lifeline of this community.*

186  
187 *Mr. Messick: We understand that. We definitely need some sort of redundancy. Based on our*  
188 *budget and what we can afford, we are looking to purchase a third well during this upcoming rainy*

189 *season, so that we are ready for next dry season with a backup pump. I think that would be the*  
190 *redundancy that we would need right away.*

191  
192 *Mr. Bhatla: As you have some information from the groundwater experts as to the condition of the*  
193 *well, I would like to take a look at the information.*

194  
195 *Mr. Messick: I know they investigated the well casing further. I don't know if there is a copy of that*  
196 *video.*

197  
198 *Mr. Bhatla: Okay, we can talk about that afterwards.*

199  
200 *Mr. Kleck: A question on the related photos and videos I sent to Jim Ward. Have you had a chance*  
201 *to analyze what can be done with the lakes when the water is so low right now in regard to*  
202 *eliminating some of the growth and the weeds and the swamp grasses that are in there?*

203  
204 *Mr. Messick: We have a current aquatic vendor that's spraying the lakes. That's the tried and true*  
205 *method of containing and not letting these littorals get out of hand. I know our budget for that is*  
206 *somewhat limited right now and I think that's maybe why we see a little bit of the growth that*  
207 *you've documented in your emails. We are trying to address and pinpoint which of those littoral*  
208 *shelves we can address now. But certainly, as a whole, as of 2023, we have the budget to start being*  
209 *more aggressive and spraying those on a weekly basis.*

210  
211 *Mr. Kleck: Okay, because I know we did that with the golf course driving range pretty easily and*  
212 *efficiently and I thought now would be the time to do it before the waters come up, to do it to the*  
213 *rest of the lakes that need it. We don't have to do them all at once, but if we can effectively start an*  
214 *active program of doing that while the lakes are low.*

215  
216 *Mr. Messick: We do have an active program. I think we are going to look at seeing which lakes we*  
217 *can focus on, if there are some that are getting out of hand.*

218  
219 *Mr. Miller: The golf personnel, for spraying the aqua range, they have advised me that has been*  
220 *very helpful for them to accumulate golf balls and they wouldn't mind if we actually sprayed that a*  
221 *second time.*

222  
223 *Mr. Bhatla: Who is our contractor for spraying and other things?*

224  
225 *Mr. Ward: I don't know. I can get that for you.*

226  
227 *Mr. Messick: I think it's Ecologic Solutions.*

228  
229 *Mr. Ward: I think it's the same vendor the HOA has.*

230  
231 **III. District Manager – JPWard & Associates, LLC**

232  
233 **No report.**

234  
235 **FIFTH ORDER OF BUSINESS** **Audience Comments**

236

237 **Audience Comments: Public comment period is for items NOT listed on the Agenda, comments are**  
238 **limited to three (3) minutes per person, assignment of speaking time is not permitted, however the**  
239 **Presiding Officer may extend or reduce the time for the public comment period consistent with**  
240 **Section 286.0114, Florida Statutes**

241  
242 Chairperson Stamp asked if there were any additional comments or questions from the Board Members  
243 or audience members; there were none. He noted there were no audience members present.

244  
245 **SIXTH ORDER OF BUSINESS** **Announcement of Next Meeting**

246  
247 **Announcement of Next Meeting – April 21, 2022**

248  
249 **SEVENTH ORDER OF BUSINESS** **Adjournment**

250  
251 Chairperson Stamp adjourned the meeting at approximately 10:25 a.m.

252  
253 **On MOTION made by Mr. Tom Kleck, seconded by Mr. Ron Miller, and**  
254 **with all in favor, the Meeting was adjourned.**

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257 Flow Way Community Development District

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James P. Ward, Secretary

\_\_\_\_\_  
Zack Stamp, Chairperson

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**MINUTES OF MEETING  
FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, April 21, 2022, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

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**Present and constituting a quorum:**

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Zack Stamp	Chairperson
Ron Miller	Vice Chairperson
Bart Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary

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**Absent:**

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Martinn Winters	Assistant Secretary
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**Also present were:**

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James P. Ward	District Manager
James Messick	District Engineer
Jessica Tolin	District Counsel

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**Audience:**

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Ms. Jackson (ph)  
Mr. Mike Tepero (ph)  
Mr. Dave Boguslawski

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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Chairperson Zack Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all Members of the Board were present, with the exception of Mr. Martinn Winters, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**Public Comments for non-agenda items (Limited to three (3) minutes). Individuals are permitted to speak on items on the agenda during that item and will be announced by the Chairperson.**

Chairperson Stamp reviewed public comment protocols.

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**THIRD ORDER OF BUSINESS** **Consideration of Minutes**

**March 17, 2022 – Regular Meeting**

Chairperson Stamp asked if there were any corrections or deletions.

Mr. Ron Miller made some comments regarding the Minutes, but made no corrections.

**On MOTION made by Mr. Ron Miller, seconded by Mr. Bart Bhatla, and with all in favor, the Minutes for the March 17, 2022 Regular Meeting were approved.**

**FOURTH ORDER OF BUSINESS** **Continued Discussion**

**Continued Discussion – Fiscal Year 2023 Budget and Five (5) Year Capital Plan**

- I. Fiscal Year 2023 Budget and Five (5) Year Capital Plan**
- II. Resolution 2022-3, approving the Proposed Budget and Setting the Public Hearing date, time and location for Fiscal Year 2023 (this item will also be considered at the May 19, 2022, meeting)**

Chairperson Stamp noted this item would continue to be on the Agenda for the next few months to give the public the opportunity to learn, understand, and comment on the upcoming Fiscal Year 2023 Budget and Five Year Capital Plan. He stated at the public hearing he would allow the Board Members to offer amendments to increase or decrease the budget; however, he asked the Board Members to inform Mr. Jim Ward of these amendments prior to the public hearing. He stated he would like to have the Budget as close to final form as possible before the public hearing. He asked if there were any comments about the Budget.

*Mr. Ron Miller asked that the board consider looking at the \$211, 000 for the external persevere maintenance reflected in the proposed budget and reduce it down, much of this was (Indecipherable).*

*Mr. Bart Bhatla: Are you referring to the preserve area?*

*Mr. Ron Miller: Yes, the external preserves.*

*Mr. Bhatla: We are presuming that it is our responsibility to do and to fund it. I'm just concerned if we keep maintaining it, maybe by precedent we have taken responsibility of doing it and funding it. Is there concern if we don't do it and do absolutely the emergency stuff only. At some point in time, we might want to inform the court that we don't have the budget. We have the property. It was an incomplete transfer, so we are at an impasse and allow the court to comment. What could be the downside? The downside could be the court cannot cancel the permit. It's not in our name, it's in the name of the builder. Let's see what happens. If we keep funding it, I think it will be very difficult to argue that we don't have the money. The basic element is, we do not have the permit. It's in the*

95 *name of the builder and the Corps has not agreed to transfer it over to anyone else yet because the*  
96 *Corps was asked this question by the builder and they said no, there's no need to do it at this time.*

97  
98 *Chairperson Stamp: The Corps did transfer the permit to the HOA in the last couple of weeks before*  
99 *they turned over, so the HOA is technically now the permittee.*

100  
101 *Ms. Jessica Tolin: That is correct. Taylor Morrison transferred the Corps permit over to the HOA.*  
102 *Taylor Morrison is now off the Corps permit. To the extent that the Corps would take any action at*  
103 *this point it would likely be against the HOA.*

104  
105 *Mr. Bhatla: the Corp essentially signed off on the permit modification?*

106  
107 *Ms. Tolin: The HOA signed off on the modification to transfer the permit to the HOA.*

108  
109 *Chairperson Stamp: That was when it was still Taylor Morrison controlled HOA though just to be*  
110 *clear. It was not resident controlled.*

111  
112 *Mr. Bhatla: Both the Corps and the Fish and Wildlife organization have to approve it before they can*  
113 *transfer it. I don't know if they have gone through all the paperwork.*

114  
115 *Ms. Tolin: There is still a final signoff required by Fish and Wildlife, but that is after all success*  
116 *criteria has been met which we are not there yet. But in the meantime, they still transferred the*  
117 *permit over to the HOA.*

118  
119 *Mr. Kleck: By transfer of the property, did that mean the preserves and where the residents live, the*  
120 *whole property?*

121  
122 *Chairperson Stamp: They transferred the permit, not the property.*

123  
124 *Ms. Tolin: The permit status is, the CDD is the owner by way of deeds that they had executed and*  
125 *the HOA is the permittee.*

126  
127 *Mr. Bhatla: So, essentially the preserve property is a standalone property, and we own it, the CDD*  
128 *owns it. The property was transferred to us. So, to transfer the permit to the HOA doesn't make any*  
129 *sense. It should be to the CDD who is the owner of the property. How do we square that?*

130  
131 *Chairperson Stamp: I think you are absolutely right, and in the deposition, the Taylor Morrison*  
132 *representative made it clear that the owner ought to be the permittee, but then she went on to say*  
133 *that the CDD wouldn't take it, so they gave it to the HOA. It makes no sense at all. But that's the*  
134 *legal status if you look at the documents today. The turnover happened the 31<sup>st</sup> of May and the*  
135 *permit transfer happened the 21<sup>st</sup> of May, right before they went out the door, and that complicates*  
136 *things immensely.*

137  
138 *Ms. Jackson: I think last time you were talking about reducing the landscaping maintenance. It was*  
139 *\$106,000 dollars. Is it \$95,000 dollars moving forward? Is that your reduction? For the landscape*  
140 *maintenance of the community entrance?*

141

142 *Mr. Ward: If you are looking at the Fiscal Year 2022 budget that is only a partial year since we*  
143 *started operations in January.*

144  
145 *Ms. Jackson: I'm looking at the top. It's the year 2023 budget. It says \$95,000 to that item.*  
146

147 *Mr. Ward: So, the level of service anticipated in 2023 is the same level of service that the HOA had*  
148 *prior to the District taking it over and what we are doing now.*

149  
150 *Ms. Jackson: So, not reducing it. What would you anticipate the increase would be to homeowners*  
151 *for the CDD assessment for the year?*

152  
153 *Mr. Ward: Based on the proposed budget, I'm going to recommend one change today, but the*  
154 *assessment goes to \$1494.09 per unit per year beginning with the November tax bills that you get. It*  
155 *was \$525 in your last year.*

156  
157 *Chairperson Stamp: So, roughly \$900 dollars.*

158  
159 *Mr. Mike Tepero (ph): I don't understand the difference between the permit and the success factors.*  
160 *(Indecipherable). If not, wouldn't that then say we don't have to fund it because they haven't*  
161 *reached the success factors?*

162  
163 *Ms. Tolin: In terms of the status, I don't think we know specifically where Taylor Morrison is at, other*  
164 *than some of the smaller preserve areas have (indecipherable), the larger preserve areas have not*  
165 *yet through a deposition of (indecipherable). I'm not quite sure where they are at with that. The*  
166 *lawsuit that the CDD currently involved with against Taylor Morrison is challenging the ownership of*  
167 *the preserves and the permit obligation that we (indecipherable).*

168  
169 *Chairperson Stamp: I think we would probably agree with your assessment where we ought to be,*  
170 *but the developer controlled CDD was paying those. That's the question now. They, the developer,*  
171 *are also claiming that they are spending a lot of money unbeknownst to us, that they've been still*  
172 *doing stuff because of the goodness of their heart. They made it very clear they don't have an*  
173 *obligation to do it, but because they are good citizens, they are doing it. These are all issues that are*  
174 *going to play out in the lawsuit one way or another and we can't answer them it's because the*  
175 *documentation and the testimony is a little confusing at this point. But yes, it is certainly our*  
176 *position that they should not have turned them over to us and we should not be paying for them yet,*  
177 *but they have been. That goes to Bart's question too: are we setting a precedent. And just because*  
178 *we paid in 2019, 2020 and 2021, do we have to continue to pay going forward, and if we don't pay,*  
179 *what is the hammer fall?*

180  
181 *Mr. Bhatla: The transfer of the property happened but it is incomplete, because it was called for that*  
182 *it transfers along with a sustaining fund. It means that the transfer is defective and incomplete. I*  
183 *don't know if that's a case we can make.*

184  
185 *Chairperson Stamp: That's the basis of the lawsuit, but we clearly have the deeds. The deeds have*  
186 *been signed and recorded that we are the owner. It is a question of whether they should have been*  
187 *or were they properly transferred. That's the lawsuit. There were several conditions they had to*  
188 *meet, most of which they had not when they made the transfer.*

189

190 *Mr. Ron Miller: (Indecipherable) none of them had been met.*

191

192 *Chairperson Stamp: At the time of the transfer none of them had been met. They may have ticked*  
193 *off a couple of boxes since then.*

194

195 *Mr. Bhatla: I think if we don't maintain it and we object and, in this case, we don't even pull the*  
196 *permit, we inform the Corps, the Corps would have to have a ruling, and at that ruling, the people*  
197 *would comment, and I think that opens the can of worms we want to open. I think everybody*  
198 *involved they're accountability would be in question. I don't know if that is worth pursuing. At some*  
199 *point in time, we may consider a parallel action indicating to the court it is not our responsibility.*

200

201 *Ms. Tolin: So, the Corps was provided a copy of our complaint. They have not responded.*

202

203 *Mr. Bhatla: They haven't responded because we haven't forced them. We just asked them would*  
204 *you like to join, and I think they, being a governmental agency, if we say we are not going to*  
205 *maintain it, it was an incomplete transfer, we will maintain it if we have the funds, and we don't*  
206 *have the funds, we cannot maintain it. We are asking Corps, what are you going to do, and the*  
207 *Corps has to make a ruling as to the permit. They would have to call in the permit order, even that is*  
208 *HOA. Still, I think the same argument would carry through. I think we need to call them on this*  
209 *because only the lawsuit, I don't think it is enough.*

210

211 *Chairperson Stamp: Frankly, they have threatened to go to the Corps and turn us in as being bad*  
212 *boys, but then I think they are going to say, hammer the HOA. We are not on the permit anymore.*  
213 *We are just out here. It's a little more complicated. It would have been nice if the Corps had come in*  
214 *and played and said, yes, this wasn't proper, but they chose not to. We will talk about that when we*  
215 *go into shade session.*

216

217 *Mr. Boguslawski: So, when we talk about the numbers and the impact on a home here, are we*  
218 *talking the O&M piece or the all-including budget?*

219

220 *Mr. Ward: It's the O&M piece only.*

221

222 *Mr. Boguslawski: So, we are not talking the whole budget. If I recall the operations and*  
223 *maintenance expense portion of the budget is a fraction of the total for most homes.*

224

225 *Mr. Ward: Yes, it's not anywhere near what the debt assessment is.*

226

227 *Chairperson Stamp: For me, it's about a fifth, about 20% of it. Jim had one other thing, because of*  
228 *the pump situation, Jimmy can talk about that. Jim Ward will talk about making an addition to the*  
229 *budget for the pump situation, and then Jimmy (Messick) can talk about it a little bit later.*

230

231 *Mr. Ward: One change to the budget we are going to make is that due to the well problem we had*  
232 *this year, we are going to include in the budget an additional backup pump and motor to have on*  
233 *standby in case one of the two pumps and motors goes down, so we are going to add \$25,000*  
234 *dollars to the budget that I will prepare for you in anticipation of your next board meeting. That will*  
235 *raise the assessment to the \$1494.09 number that I referenced to you last month. The other change*  
236 *is, we put in one of the meters with the new pump and motor that went in the last couple of weeks,*  
237 *so I will be able to take out \$3,000 from one of the meters that was anticipated to go in next year.*



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*Mr. Bhatla: \$25,000 dollars for a pump?*

*Mr. Ward: Yes, \$25,000 dollars for a pump and motor.*

*Mr. Bhatla: We need to look into that.*

*Mr. Ward: That's what we just paid for the one that's in there. It was pretty hard to find.*

*Mr. Bhatla: Is that the installed price?*

*Mr. Ward: Just the pump and motor. This is a reserve pump. We will put it in reserve and if it has to be installed, we will have to pay to get it installed. But we do have a new one in there now, so that's a good thing.*

*Chairperson Stamp: The resolution is there for informational purposes. This concludes the budget portion.*

#### **FIFTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

**Mr. Ron Miller - Discussion of additional Taylor Morrison lawsuit for construction defects and deferred maintenance.**

*Chairperson Stamp: Ron, I would ask to hold Supervisor's Requests, Item 5, until the shade session. I think we can have a better discussion of it next month. But if you want to address it you can.*

*Mr. Ron Miller: I think want to address it. I think it is in the CDD's best interest to file the second lawsuit before going to court. I still think it would be a good idea to file a second lawsuit. The motion I would make a motion to authorize the law firm to file the second suit prior to us going to court but delaying it as long as possible in the hopes that the HOA lawsuit (indecipherable).*

*Mr. Bhatla: I thought we talked about this last meeting, and we resolved that we had authorized in the past our counsel to do that. It is only the advice of the counsel and our input as to when it should be done. Am I right?*

*Chairperson Stamp: Correct. The discussion last month determined I had the discretion to do that, and it was my discretion not to do it at this point. But if you want to reaffirm that or revoke it that's certainly an option. If you remember, we tried to add the 558 claims to the existing lawsuit and the judge rejected that, and I authorized trying to include that in the original lawsuit, so I still think I have that authority, when the time comes, when the time is right, but on advice of counsel we are holding at this point.*

*Mr. Miller: I agree that has been done and you have that discretion. My motion is move forward with the second lawsuit.*

*Mr. Tom Kleck: What position does our attorney think we will have if there might be a second or third lawsuit coming after these guys? How will that effect the outcome do you think?*

285 *Ms. Tolin: Our position has consistently been that we need to partner with the HOA in bringing a second*  
286 *suit. We have been meeting with the HOA on that. The need to wait extends a large part from, with 558*  
287 *claims there is a specific statutory process that is in place, and there is that line that has to be followed*  
288 *as prerequisites before you can even bring a claim. Some of the HOAs claims are still coming through the*  
289 *558 process, so the HOA's claims would not be ready to file. If we are going to combine forces, we would*  
290 *want to wait until that time period has lapsed, which we would probably need another 55 days or so on*  
291 *that.*

292  
293 *Chairperson Stamp: 558 is construction defects.*

294  
295 *Mr. \_\_\_\_\_ 33:05: (Indecipherable).*

296  
297 *Chairperson Stamp: Sure.*

298  
299 *Mr. Ward: They are not on the website. I could put them on there. They are public information. If you*  
300 *give me three or four days, I will get them from Jessica and put them on the website for you.*

301  
302 *Mr. Miller: If all of that resolves itself the intention is (indecipherable).*

303  
304 *Chairperson Stamp: What's the urgency that it has to be done before the July docket?*

305  
306 *Mr. Miller: to get in on record, and to make people well aware that (Indecipherable).*

307  
308 *Chairperson Stamp: Certainly, Taylor Morrison is aware since they got our 558 letters. There's no*  
309 *surprise in that. And we can't combine them at trial so we can't even mention them, so it gives us*  
310 *nothing strategically or tactically other than filing the lawsuit, but if that's the wish of the Board we can*  
311 *do that.*

312  
313 *Mr. Dave Boguslawski: We on the HOA side, for the 558 letters, we have one that will be posted on our*  
314 *website in the next couple of days, if it's not there already. We have a second one that was filed*  
315 *yesterday or the day before. That one, I've asked to have posted on the website no later than Monday.*  
316 *That one covers lots of the building and grounds issues. It covers the golf course issues. It does not*  
317 *cover, because it's not an appropriate way to file it, it doesn't cover the financial audit claims that will be*  
318 *coming. That process is underway, and we have asked the firm who is doing it to fast track it, but that*  
319 *will be a trailing item coming in the next couple of weeks.*

320  
321 *Chairperson Stamp: Any more comments?*

322  
323 *Mr. Bhatla: Why is the HOA important to us? We are an independent governmental body. We have a*  
324 *beef with the builder, we proceed and then HOA comes in and they have a suit. Is there any specific*  
325 *advantage? I just want to make sure we don't have this impression that we are working for the HOA.*  
326 *Everything we do is for HOA, but we have an independent fiduciary responsibility to act. I think that part,*  
327 *as long as we don't compromise that, I'm okay.*

328  
329 *Chairperson Stamp: There are some overlaps, particularly on the lakes and lake maintenance that are*  
330 *claims for which our claims interrelate which is one of the reasons we are doing it. There are some*  
331 *where they clearly won't, like the golf course, but the thought was there will be some and there's no*

332 sense having dual tracks out there doing discovery, and having us depose witnesses, and them depose  
 333 witnesses, etc. That's the reason. So, we've got a motion and a second. Roll call?  
 334

335 **On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and**  
 336 **with all in favor, the law firm was authorized to file the second suit**  
 337 **prior to the CDD's court date, but hold until the HOA files suit.**

338

339 **SIXTH ORDER OF BUSINESS**339 **Staff Items**

340

341 **I. District Attorney – Woods, Weidenmiller, Michetti, & Rudnick**

342

343 **a) Status Report on Litigation**344 **b) Continued Mediation – April 26, 2022**345 **c) Non-Binding new Arbitration Hearing date – Rescheduled to May 2022. Final date to be**  
 346 **determined**347 **d) Anticipated trial period between July 11, 2022, and August 5, 2022**348 **e) Update on discussions with HOA as to potential new litigation**

349

350 *Ms. Tolin: A couple things leading up to the trial itself. There was previously a mediation held with*  
 351 *Taylor Morrison and the mediation was continued to April 26, so that will be ongoing. There is also*  
 352 *a deposition set in the meantime for a former Board Member. Then Mr. Miller is being deposed on*  
 353 *April 25, so on Monday, and we've already previously deposed Barbara Kininmonth for Taylor*  
 354 *Morrison, as a representative. There is also a nonbinding arbitration that we have now set for*  
 355 *May 31, that should be ongoing as well. In terms of what's been filed in the meantime by the*  
 356 *defendants, there is, from the Taylor Morrison former Board Members of the CDD, who are*  
 357 *individual defendants in the case, they have filed a motion for summary judgment on the two*  
 358 *claims relative to them. They've also served (indecipherable), by motion, which we can discuss*  
 359 *implications of in terms of settlement. The jist of what those types of motions are is that they*  
 360 *could object to (indecipherable). We Individual board members also have a counter claim in the*  
 361 *suit already. The motions for summary judgment likely will be heard (indecipherable).*

362

363 *Chairperson Stamp: Did you want to request a shade session for the May meeting?*

364

365 *Ms. Tolin: Yes. Because we have a mediation set on the 26<sup>th</sup>, we'd like to go ahead and set a*  
 366 *shade session so we can discuss any offers that may arise during that mediation.*

367

368 *Chairperson Stamp: That will be May 19<sup>th</sup>. He noted the Board Members could not attend the*  
 369 *shade session remotely; in-person attendance was required.*

370

371 **II. District Engineer – Calvin, Giordano & Associates**

372

373 **a) Engineer's Report**374 **1. Strategic Operational Plan**375 **2. SFWMD Water Use Permit & Pump Maintenance**376 **3. Lake Drainage System Maintenance**

377

378 *Mr. James Messick: For the Strategic Operational Plan, there are really no updates. The next*  
379 *couple of itmes in the reports I would like to go over; The South Florida Water Management*  
380 *District Water Use Permit, or consumptive use permit. I did submit the application for the permit*  
381 *transfer on March 31 and it's currently with the permit coordinator with SFWMD. I think we will*  
382 *get permit approval by May, maybe by the next Board Meeting. The other item for the water*  
383 *use permit is the recharge pump maintenance. Apparently, those two wells can draw water*  
384 *from the aquifer at a rate of 385 gallons per minute per well. It was noted that the replaced*  
385 *pump is keeping up with that which is good, and we are starting to catch back up to the lake*  
386 *levels. Initially, the casing was thought to be broken, but a second more intensive video*  
387 *investigation found the case was still intact and did not need to be replaced. The flow meters*  
388 *were both broken. One has since been replaced. The other will be included in the 2023 budget*  
389 *for replacement. We also looked into the significance of insuring backup and what the permits*  
390 *would require if we were to pump, drill another well in its entirety, as a redundant system. We*  
391 *recommend having a backup pump in place and then we will do further investigations in 2023 to*  
392 *see what the costs are for drilling a new well, and what the permit requirements are. Right now,*  
393 *the new pump, in 2023, is estimated at \$25,000 dollars. That should carry until (indecipherable).*

394  
395 *Mr. Bhatla: Do we have an explanation of why (Indecipherable). In the past was it pumping 385*  
396 *and now it's pumping (indecipherable)?*

397  
398 *Mr. Messick: It was pumping 30. It was designed to pump 385. We have since replaced that*  
399 *pump, so now both pumps should be pumping to capacity at 385. They pulled the pump and*  
400 *investigated what the reasons were, and it just wasn't pumping at the proper flow.*

401  
402 *Mr. Miller: How deep are these wells?*

403  
404 *Mr. Messick: They are 150 feet deep, anywhere between 65 and 75 feet of casing, so you can*  
405 *drop the pump 60 feet down in that casing to draw the water up.*

406  
407 *Mr. Miller: (Indecipherable).*

408  
409 *Mr. Bhatla: To get another pump in, another well installed, I think we can start an informal*  
410 *inquiry because usually that is a very (indecipherable).*

411  
412 *Mr. Messick: The inquiries are slated for 2023, but certainly we will look into it in the rainy*  
413 *season and try to have something prepared for a recommendation before the dry season.*

414  
415 *Mr. Bhatla: Because it is a terribly involved process. We need to get the information.*

416  
417 *Mr. Messick: I did speak with the reviewers at the SFWMD about whether or not modeling*  
418 *would be required. They basically did a grid based on the coordinates and a scaling factor. If*  
419 *you propose the third backup, not primary but backup well, within that same grid, they won't*  
420 *require you to remodel prior to a permit. So, we may be able to get away with a letter mod and*  
421 *we just have to find out the cost to drill the well. The next item is lake drainage system*  
422 *maintenance. At the last Board Meeting a request was made for me to reach out to the*  
423 *Audubon's Country Club to ask about their lake program to achieve high water quality levels.*  
424 *After speaking with their Course Manager and their aquatic vendor who maintains the 27 lakes,*  
425 *they feel their approach is typical industry standard, but are using weekly spray. He mentioned*

426 *the occasional visitors may seem to think that their system is in great shape, but he did*  
427 *experience similar ups and downs as the other water systems in the area. The water levels are*  
428 *not necessarily superior in water quality. Their existing soil condition and drainage system both*  
429 *geographically layout and the aquatic wetland species included in initial planting play a big part*  
430 *in how a system may function and every system in South Florida is a little bit different in the*  
431 *layout and species initially planted. They have their own typical problems that they deal with in*  
432 *any given season, but they do recommend keeping that weekly spraying to address problems*  
433 *early on before they get out of hand. We had a follow up conversation on the different*  
434 *approaches to take during dry season versus the rainy season. The other item on the lake bank*  
435 *system maintenance is the littoral maintenance. Mr. Jim Harder (ph) had brought to the Board's*  
436 *attention several trees that were growing in the littoral shelves. At the request of the District*  
437 *arborist Michael Conner as well as the District Engineer reviewed this request and takes no*  
438 *exception to them removing the identified volunteer species as long as no damage is made to the*  
439 *adjacent permanent species. This determination is an exception and should not set ground for*  
440 *future maintenance for landscaping for littoral shelves by the golf and country club. The CDD*  
441 *still shall have the final and sole authority over these decisions. Additionally, overgrown littoral*  
442 *shelves have been brought up in Lake 23. The length and width exceed the minimum*  
443 *requirements. Coordination with our aquatic vendor in this area has been addressed and they*  
444 *have sprayed those areas. We do plan on increasing the level of service to weekly, in 2023. As*  
445 *mentioned before that's kind of the standard in South Florida. Right now, we are looking at two*  
446 *to three times per month but staying on top of it is important and our budget will allow us to in*  
447 *2023. We are also forming a reporting function in fiscal year 2023 which includes water quality*  
448 *testing three times per year to ensure the system meets water quality standards prior to*  
449 *discharge to the Flow Way. Lastly, we are implementing a quarterly report for each lake that*  
450 *includes wetland plantings and littoral shelf conditions. These reports will highlight any*  
451 *conditions and concerns.*

452  
453 *Mr. Kleck: Question on Mr. Jim Hadder's request. Didn't we vote on giving approval for that?*  
454

455 *Chairperson Stamp: We gave him permission to meet with the engineers.*  
456

457 *An unidentified member of the audience: There is so much talk about littorals. I'm a little*  
458 *confused. Some of the lake beds have absolutely no littorals. Is there anything in the budget to*  
459 *address getting littorals into areas that have absolutely nothing?*  
460

461 *Mr. Messick: There are lakes that have minimal littoral plantings that were spreading to make*  
462 *sure it doesn't overcome the whole shelf and part of the lake bank restoration is to make sure*  
463 *the littorals are per permits. If it's not required, that would be in addition to the permit*  
464 *requirements, but that's something I'd have to look into after we get through the typical*  
465 *maintenance of the littorals. I think we are addressing the minimum permit requirements first*  
466 *and then as we go forward, we will be addressing some of the others.*  
467

468 *Chairperson Stamp: The minimum is 20% roughly?*  
469

470 *Mr. Messick: Typical minimum is 20%, but it varies by basin.*  
471

472 *Chairperson Stamp: 20% of the lake bank has to have littorals. That's what Taylor Morrison had*  
473 *to do.*

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*Mr. Messick: It's 20% per basin. Some basins have multiple lakes, so you'll see some littorals on some lakes and maybe not on others. It's based on their water quality calculations which is typically 20% per basin.*

### III. District Manager – JPWard & Associates, LLC

#### a) Financial Statements for period ending March 31, 2022 (unaudited)

*Mr. Ward: There is a requirement in the statute that you determine the number of registered voters within the District as of April 15 of each year. The information comes from the Supervisor of Elections here in Collier County. As of April 15<sup>th</sup> of this year, you have 1,232 active registered voters. It doesn't require you to make an action today but the recording requirement and the obligation to make it of record doesn't go away pursuant to the statute. As you know, you do have elections coming up in November of this year. The qualifying periods will be June 13 through June 17 and early registration begins on May 25 this year. Seat 1 (Bart Bhatla), Seat 2 (Tom Kleck), and Seat 4 (Ron Miller) will be up this year. You will need to go down and qualify at the appropriate time this year for the November elections.*

### SEVENTH ORDER OF BUSINESS

#### Audience Comments

**Audience Comments: Public comment period is for items NOT listed on the Agenda, comments are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes**

Chairperson Stamp asked if there were any additional comments or questions from the Board Members or audience members; there were none. He dismissed the public for purposes of entering a shade session. He stated following the shade session the meeting would be reopened and adjourned. He noted the audience was welcome to wait outside until the shade session was complete.

### EIGHTH ORDER OF BUSINESS

#### Executive Session

Chairperson Stamp called for the executive session to begin at approximately 2:05 p.m.

Mr. Ward ordered the video recording to cease so the executive session could be called to order. [The audio and video recording ceased at this point.]

#### Executive Session of the Board of Supervisors (Closed to Public)

**The sole purpose of the executive attorney/client session is to discuss a settlement in the Flow Way Community Development District's lawsuit, File Number: 20-CA-4147.**

**The executive session is expected to last approximately thirty (30) minutes. At the conclusion of the executive session the Board of Supervisors will go back into Regular Session to conduct the balance of the regular agenda items.**

521 **The attending parties shall be the following members of the Board of Supervisors, Zack Stamp, Ron**  
522 **Miller, Tom Kleck, Martinn Winters, Bart Bhatla: District Attorney Greg Woods and Jessica Tolin,**  
523 **District Manager James Ward.**

524  
525 **At the close of the executive session the Board will reopen the meeting for any additional items to be**  
526 **considered by the Board of Supervisors.**

527  
528 At approximately 2:38 p.m. Chairperson Stamp indicated the continued public meeting was back in  
529 session. He noted the attorney/client shade session (executive session) was closed. He called for a  
530 motion to adjourn.

531  
532 **NINTH ORDER OF BUSINESS** **Announcement of Next Meeting**

533  
534 **Announcement of Next Meeting – May 19, 2022**

535  
536 **TENTH ORDER OF BUSINESS** **Adjournment**

537  
538 The meeting was adjourned at 2:38. P.M.

539  
540 **On MOTION made by Mr. Ron Miller, seconded by Mr. Tom Kleck, and**  
541 **with all in favor, the Meeting was adjourned.**

542  
543  
544 Flow Way Community Development District

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549 James P. Ward, Secretary Zack Stamp, Chairperson

*Flow Way*  
COMMUNITY DEVELOPMENT DISTRICT

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**Flow Way**  
**Community Development District**  
***Capital Improvements Program***  
***FY2023-2027***

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CGA Project No. 21-4271

March 2022

Prepared by:



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS™

**James Messick, P.E.**  
**Florida Professional Registration No. 70870**  
**March 2022**





## TABLE OF CONTENTS

TABLE OF CONTENTS.....	3
EXECUTIVE SUMMARY .....	4
CAPITAL IMPROVEMENTS PROGRAM WORKSHEET .....	5
CAPITAL IMPROVEMENT PROJECTS.....	7
Stormwater Management Services – Improvements to Water Quality .....	8
Stormwater Management Services – Erosion Restoration.....	10
Drainage Pipes .....	42
External Preserve Perimeter .....	45
Irrigation Pump Station.....	53
Community Entrance .....	55
APPENDIX.....	59
Appendix A – Flow Way CDD Lakes Map .....	60
Appendix B – Flow Way CDD Drainage Maps .....	62
Appendix C – Flow Way CDD Preserves Map.....	75
Appendix D – Flow Way CDD Irrigation Map .....	77

## EXECUTIVE SUMMARY

The Flow Way Community Development District's (CDD) Capital Improvement Program (CIP) establishes, prioritizes, and plans funding for programs to improve existing infrastructure and facilities. A CIP promotes better use of the CDD's limited financial resources, reduces costs, and assists in the coordination of community asset maintenance. The CDD's CIP is a five-year plan, which identifies the major expenses over and above routine annual operating expenses. While the CIP services as a long-range plan, it is reviewed and revised annually. Priorities may be changed due the funding opportunities or circumstances that cause more rapid deterioration of the community's assets. To better cover anticipated capital costs, the erosion restoration projects include a "Contingencies" and "Construction Engineering", in addition to the budgeted project's construction costs.

Capital Improvements Projects are described separately following the CIP budget worksheet and Flow Way CDD Maps are referred to in this report and included in the Appendix. Additional Reports have been prepared to support the project descriptions, which help identify the needs throughout the Esplanade Golf and Country Club of Naples community. These reports can be made available at the Flow Way District Manager's office. Furthermore, all maps and reports are anticipated to be provided on the Flow Way CDD website in the future.

**CAPITAL IMPROVEMENTS PROGRAM WORKSHEET**

**Flow Way Community Development District**  
**Proposed Budget - General Fund - DRAFT**  
**Fiscal Year 2023**  
**Capital Plan - Fiscal Years 2023 - 2027**

Description of Item	2023	2024	2025	2026	2027
<b>Stormwater Management Services</b>					
<b>Improvements to Water Quality</b>					
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>Sub-Total:</b>	<b>\$ 4,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
<b>Erosion Restoration</b>					
Lake 1 (No Capital Required)					
Lake 2		\$ 33,165			
Lake 3			\$ 19,058		
Lake 4 (No Capital Required)					
Lake 5A					\$ 3,465
Lake 5B (No Capital Required)					
Lake 6					\$ 1,485
Lake 7		\$ 30,443			
Lake 8					\$ 1,485
Lake 9		\$ 20,790			
Lake 10 (No Capital Required)					
Lake 11			\$ 5,198		
Lake 12	\$ 48,461				
Lake 13					\$ 15,098
Lake 14			\$ 21,780		
Lake 15A			\$ 22,770		
Lake 15B (No Capital Required)					
Lake 16					\$ 8,910
Lake 17		\$ 62,865			
Lake 18-19			\$ 22,176		
Lake 20-21	\$ 108,059				\$ 11,385
Lake 22				\$ 53,213	
Lake 23				\$ 16,830	
Lake 24 (No Capital Required)					
Lake 25					\$ 12,870
Lake 26 (No Capital Required)					
Lake 27 (No Capital Required)					
Flow-Way				\$ 11,800	
Miscellaneous Repairs				\$ 1,485	\$ 20,000
Contingencies (7%)	\$ 10,956	\$ 10,308	\$ 6,369	\$ 5,833	\$ 5,229
Construction Engineering (8%)	\$ 15,652	\$ 14,726	\$ 9,098	\$ 8,184	\$ 5,470
<b>Sub-Total:</b>	<b>\$ 183,128</b>	<b>\$ 172,298</b>	<b>\$ 106,449</b>	<b>\$ 97,345</b>	<b>\$ 85,397</b>
<b>Drainage Pipes</b>					
Video Drainage System				\$ 36,000	\$ 36,000
Stormwater Pipe Repairs	\$ 31,000				\$ 24,000
<b>Sub-Total:</b>	<b>\$ 31,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,000</b>	<b>\$ 60,000</b>
<b>Total - Stormwater Management System</b>					
	<b>\$ 218,128</b>	<b>\$ 182,298</b>	<b>\$ 116,449</b>	<b>\$ 143,345</b>	<b>\$ 155,397</b>
<b>Internal and External Preserves</b>					
Fencing and Gates	\$ 25,000	\$ 60,000	\$ 115,000		
Internal: Hazardous Tree Removal	\$ 5,000	\$ 4,000	\$ 3,000	\$ 2,000	2000
External: Hazardous Tree Removal	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500	2500
Internal: Cleaning Out - Fire Prevention	\$ 15,000	\$ 2,500	\$ 2,500	\$ 10,000	2500
Exeranl: - Cleaning Out - Fire Prevention	\$ 2,500	\$ 1,000	\$ 1,000	\$ 2,500	1000
<b>Total - External Preserves</b>	<b>\$ 55,000</b>	<b>\$ 75,000</b>	<b>\$ 124,000</b>	<b>\$ 17,000</b>	<b>\$ 8,000</b>
<b>Irrigation Pump Station</b>					
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
<b>Total - Irrigation Pump Station</b>	<b>\$ 6,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Community Entrance</b>					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000
<b>Total - Community Entrance</b>	<b>\$ 10,000</b>	<b>\$ 15,000</b>	<b>\$ 20,000</b>	<b>\$ 56,000</b>	<b>\$ 56,000</b>
<b>Total - All Capital</b>					
	<b>\$ 289,128</b>	<b>\$ 257,298</b>	<b>\$ 240,449</b>	<b>\$ 160,345</b>	<b>\$ 163,397</b>
<b>Cost Per Residentl Unit</b>	<b>\$ 253.96</b>	<b>\$ 226.00</b>	<b>\$ 211.21</b>	<b>\$ 140.84</b>	<b>\$ 143.52</b>

## **CAPITAL IMPROVEMENT PROJECTS**

The following projects are defined asset improvements projects located in the Flow Way Community Development District (CDD), which encompasses portions of the Esplanade Golf and Country Club of Naples community. Flow Way CDD owns and maintains several assets and this list of projects has been prepared to protect these assets from deterioration and disrepair. Review of these assets and associated replacement should be included in Flow Way Estates CDD's plan and budgeted for the years identified in this Capital Improvements Program. Projects are broken down into separate Initiative Title categories and match the District's Capital Improvements budget worksheet.

**Stormwater Management Services – Improvements to Water Quality**

## Littoral Shelf Plantings FY 2023-2027

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**Initiative Title:** Stormwater Management Services - Improvements to Water Quality

**Lead Department:** District Engineer - Environmental Services & CEI

**Description and Rationale:** Littoral shelf plantings have the potential to serve as the “first line of defense” against polluted water reaching our Gulf Coast. Wet detention areas or lakes are the primary stormwater treatment method within Flow Way CDD due to the high ground water table and existing surrounding wetlands. If not properly cared for, they could become the most widespread source of pollution to the downstream receiving body, the Cocohatchee Canal located along Immokalee Road. As our ponds age, the maintenance costs incurred to keep them healthy is expected to increase unless proper steps are taken early in their life to maintain shape and functionality.

The Flow Way CDD will select ponds for the Capital Improvements Projects per fiscal year based on needs identified in the Stormwater Erosion Report (March 2022). These needs are based on erosion to lake bank, algae concerns, fish kills, and public complaints. The ponds will be accessed for these littoral shelf planting improvements through existing Lake Maintenance Easements and improvements based on criteria established in the South Florida Water Management District Environmental Resources Permit. Continuous monitoring and reporting will be conducted which includes photos, vegetation surveys and water quality monitoring per existing permit conditions.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum littoral planting shelf requirements. Stormwater Erosion Report – Section 4 identifies littoral planting shelf conditions and recommended improvements. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix A.

**Support Services:** District Engineer Environmental Services will provide littoral planting improvements recommendations and obtain contractor for improvements and Construction Engineering and Inspection (CEI) will monitor contractor’s progress. District Engineer will provide ongoing environmental services to monitor lake littoral shelf plantings per SFWMD ERP No. 11-02031-P permit requirements.

**Outputs:** This initiative will enhance the aesthetic appearance of the CDD and protect lake bank erosion and provide water quality for the lake drainage system.

Line Item	2023	2024	2025	2026	2027
Littoral Shelf Plantings	\$4,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00



**Stormwater Management Services – Erosion Restoration**

**Lake 1**  
**FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 1	-	-	-	-	-

**Lake 2  
FY 2024**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 2	-	\$33,165.00	-	-	-

**Lake 3  
FY 2025**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 3	-	-	\$19,058.00	-	-

**Lake 4**  
**FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 4	-	-	-	-	-

**Lake 5A  
FY 2027**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 5A	-	-	-	-	\$3,465.00

**Lake 5B  
FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 5B	-	-	-	-	-

**Lake 6  
FY 2027**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

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**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 6	-	-	-	-	\$1,485.00



**Lake 7  
FY 2024**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

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**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 7	-	\$30,443.00	-	-	-

**Lake 8  
FY 2027**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

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**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 8	-	-	-	-	\$1,485.00

**Lake 9  
FY 2024**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

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**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 9	-	\$20,790.00	-	-	-

**Lake 10**  
**FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 10	-	-	-	-	-

**Lake 11  
FY 2025**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

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**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 11	-	-	\$5,198.00	-	-

**Lake 12  
FY 2023**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 12	\$48,461.00	-	-	-	-

**Lake 13  
FY 2027**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 13	-	-	-	-	\$15,098.00

**Lake 14  
FY 2025**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 14	-	-	\$21,780.00	-	-



**Lake 15A  
FY 2025**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 15A	-	-	\$22,770.00	-	-

**Lake 15B**  
**FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 15B	-	-	-	-	-

**Lake 16  
FY 2027**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 16	-	-	-	-	\$8,910.00

**Lake 17  
FY 2024**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 17		\$62,865.00	-	-	-

**Lake 18-19**  
**FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 18-19	-	-	-	-	-

**Lake 20-21  
FY 2023, 2027**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 20-21	\$108,059.00	-	-	-	\$11,385.00

**Lake 22  
FY 2026**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 22	-	-	-	\$53,213.00	-

**Lake 23  
FY 2026**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 23	-	-	-	\$16,830.00	-



**Lake 24**  
**FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 24	-	-	-	-	-

**Lake 25  
FY 2027**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Lake 25	-	-	-	-	\$12,870.00

**Lake 26**  
**FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 26	-	-	-	-	-

**Lake 27**  
**FY (N/A)**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** NO EROSION RESTORATION EFFORTS ARE ANTICIPATED AT THIS TIME.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** N/A

Line Item	2023	2024	2025	2026	2027
Lake 27	-	-	-	-	-

## Flow Way FY 2026

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks. Please review the Stormwater Erosion Report for details on the projected lake bank restoration projects and corrective measures associated with the “Stormwater Management Services- Erosion Restoration” task.

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and/or storm or disaster events along with drainage and rainwater leader installations. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s). These installations are located at the top of and within the lake bank slopes or terminated at the water’s edge. The Stormwater Erosion Report provides the linear footage per lake for reconstruction and the expected corrective action with materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slope to comply with SFWMD permits.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. The Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf planting improvements coordination are required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Flow-Way	-	-	-	\$11,800.00	-

## Miscellaneous Repairs FY 2026-2027

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting to both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks.

Miscellaneous repairs are anticipated to come up during construction and this separate Capital Improvements Program project captures these additional repairs.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf plantings improvements coordination required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Miscellaneous Repairs	-	-	-	\$1,485.00	\$20,000.00

**Contingencies (7%)  
FY 2023-2027**

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting to both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks.

Contingencies have been included for the erosion restoration project and are covered during this separate Capital Improvements Program project which captures these additional costs. Seven percent (7%) of construction costs are included to cover these additional expenses.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf plantings improvements coordination required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Contingencies (7%)	\$10,956.00	\$10,308.00	\$4,816.00	\$5,833.00	\$5,229.00

## Construction Engineering (8%) FY 2023-2027

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**Initiative Title:** Stormwater Management Services – Erosion Restoration

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting to both residential and non-residential development areas, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issues by the South Florida Water Management District (SFWMD) concerning eroded lake banks.

Construction Engineering and Inspection will be required as part of the erosion and restoration projects and have been included in this separate Capital Improvements Program project which captures these additional repairs. Eight percent (8%) of construction costs are included to cover these additional expenses.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes maximum lake bank slope requirements. Stormwater Erosion Report identifies details of the CIP lake bank restoration project. Adjacent littoral shelf plantings improvements coordination required for lake bank improvement projects. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer will provide lake bank improvements recommendations and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality of the stormwater management system asset and protect residents’ property interest to adjacent lake bank slopes.

Line Item	2023	2024	2025	2026	2027
Construction Eng. (8%)	\$15,652.00	\$14,726.00	\$6,881.00	\$8,184.00	\$5,229.00



# Drainage Pipes

## Video Drainage System FY 2025-2026

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**Initiative Title:** Drainage Pipes

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** The existing stormwater management system is considered a balanced or equalizer drainage system. This means that all of the subbasins are interconnected via storm drainage piping and the stormwater stage-storage curve is based on each subbasin holding their share of the rainwater during high intensity storm events. If heavier rains are seen in segments of the stormwater management system, then the storm drainage pipes will balance the runoff equally throughout the system. The most important criteria for a properly working stormwater management system is that there are no pipes blocked or sediment which prevents flow between subbasins. In conjunction with erosion prevention measures, maintenance of the system is required to prevent sediment buildup and address any pipe failure or construction deficiencies from inadequate performance.

The Flow Way CDD recommends televising existing piping to identify sediment buildup and structural damage to the existing piping network. The piping network will be accessed through existing catch basins within the existing drainage system and a report with video will document areas of additional maintenance or failure of existing drainage network. Permitted minimum pipe diameter and percent slopes have been established in the South Florida Water Management District Environmental Resources Permit.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum drainage system criteria. Drainage piping and structures identified in the Flow Way CDD – Assets Map in Appendix.

**Support Services:** District Engineer – Civil Engineering will coordinate with 3<sup>rd</sup> party contractor to investigate and provide televised report and recommendation and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

**Outputs:** This initiative will maintain the performance of the Stormwater Management System piping network.

Line Item	2023	2024	2025	2026	2027
Video Drainage Systems	-	-	-	\$36,000.00	\$36,000.00

## Stormwater Pipe Repairs FY 2027

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**Initiative Title:** Drainage Pipes

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** The existing stormwater management system has been investigated by a 3<sup>rd</sup> party contractor and cleared of sediment and debris to address critical and immediate needs to the drainage piping system. Three individual areas were identified as needing additional work to meet the original design for the permitted system. The Flow Way CDD recommends addressing these three areas immediately, to maintain a properly functioning system. These improvements include repairing portions of reinforced concrete pipe (RCP), replacing portion of reinforced concrete pipe and removing substantial amounts of debris which would need to be cleared.

Additional budget is included in years 2026 and 2027 to address future Stormwater Pipe Repairs. Pipe repairs can be as simple as clearing debris or replacing a broken catch basin grate or manhole cover.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum drainage system criteria. Drainage piping and structures identified in the Flow Way CDD – Assets Map in Appendix.

**Support Services:** District Engineer – Civil Engineering will coordinate with 3<sup>rd</sup> party contractor to perform pipe repairs and Construction Engineering and Inspection (CEI) monitor contractor’s progress.

**Outputs:** This initiative will maintain the performance of the Stormwater Management System piping network.

Line Item	2023	2024	2025	2026	2027
Stormwater Pipe Repair	\$31,000.00	-	-	\$36,000.00	\$12,000.00

**External Preserve Perimeter**

## Fencing and Gates FY 2023-2027

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**Initiative Title:** External Preserve Perimeter

**Lead Department:** District Engineer – Civil Engineering

**Description and Rationale:** Flow Way Community Development District (CDD) staff has performed an investigation of the existing perimeter fencing conditions of the external preserves. A field investigation was conducted to document these existing conditions and determined that perimeter fencing and access gates need repair and/or replacement. Improvements are recommended to bring the external preserve’s security to a satisfactory level with regards to the perimeter and ingress/egress points of access. Recommended Improvements are in three (3) main areas: Northern Area, Collier Boulevard Access and Eastern Private Property Areas, and Western Property Limits. This report provided to Board of Supervisors in 2021 which includes an exhibit showing the recommended improvements.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum requirements for restrict encroachment into protected wetland/buffer zones/upland preservation areas/conversation areas. Complete Preserves Perimeter Investigations report can be obtained from the Flow Way Community Development District Manager’s office.

**Support Services:** District Engineer will monitor contractor’s progress.

**Outputs:** This initiative will maintain functionality and meet permit conditions established in the South Florida Water Management District (SFWMD) Environmental Resources Permit.

Line Item	2023	2024	2025	2026	2027
Fencing and Gates	\$25,000.00	\$60,000.00	\$115,000.00	-	-

## Internal: Hazardous Tree Removal FY 2023-2027

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**Initiative Title:** Internal Preserve Perimeter – Hazardous Tree Removal

**Lead Department:** District Engineer – Landscape Architecture & Environmental Services

**Description and Rationale:** The Flow Way CDD Board of Directors often receive complaints and concerns from residents regarding dead trees that are in close proximity to their homes, property, or sidewalks within the community. As a result, the Flow Way CDD Board of Directors directed the District Engineer to perform an inspection of the trees located along the perimeter of the internal preserve areas to determine if they pose a hazard to the residents and the public. This inspection was performed by District Engineer- Landscape Architecture & Environmental Services staff and identified thirty (30) trees which could be considered potentially hazardous due to their close proximity to property, sidewalks, or the golf cart path within the community. These trees were considered as being the highest priority because they are located where they could fall and damage physical property (i.e., pools, screen enclosures, etc.), or fall on more highly pedestrian trafficked areas, such as public sidewalks and the golf cart paths, within the community. After meeting on site with staff from the SFWMD, permission was granted to remove fourteen (14) of these dead or hazardous trees within the internal preserve areas. This work is scheduled to be done in FY 2023. The perimeters of the internal preserve areas shall be re-inspected on an annual basis, and any additional trees that have identified as potentially hazardous since the previous inspection will be documented in a report and submitted to the SFWMD for review and approval, and then removed.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes guidelines for the maintenance of the trees and vegetation contained in the internal preserve areas. Selective removal or topping of dead trees is allowed with prior permission from SFWMD staff. Preserve areas are shown on the Flow Way CDD – Preserves Map in Appendix C.

**Support Services:** District Engineer, Landscape Architect & Environmental Services will provide annual inspections, reports, coordination with SFWMD staff, and monitor contractor’s progress. Also, procedures will be established to deal with any urgent resident’s complaints or emergency situations.

**Outputs:** This initiative will minimize the risk of damage from falling trees during hurricanes, storm events, and other natural disasters, and enhance the aesthetic appearance of the internal preserves.

Line Item	2023	2024	2025	2026	2027
Internal: Hazardous Tree Removal	\$5,000.00	\$4,000.00	\$3,000.00	\$2,000.00	&2,000.00

## External: Hazardous Tree Removal FY 2023-2027

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**Initiative Title:** External Preserve Perimeter – Hazardous Tree Removal

**Lead Department:** District Engineer – Landscape Architecture & Environmental Services

**Description and Rationale:** The Flow Way CDD Board of Directors sometimes receives concerns from residents regarding dead trees along the perimeter of the external preserves that are in close proximity to the walking/nature trail that goes along the perimeter of the community adjacent to the preserve areas. As a result, the Flow Way CDD Board of Directors directed the District Engineer to perform an inspection of the trees located along the perimeter of the external preserve areas to determine if they pose a hazard to the residents and the public that may use this pathway. This inspection was performed by District Engineer- Landscape Architecture & Environmental Services staff and identified ninety-eight (98) trees which could be considered potentially hazardous due to their close proximity to the perimeter pathway within the community. These trees are considered to pose only a low to moderate risk since there is only periodic pedestrian/bicycle traffic on this trail. Nonetheless, these trees do pose a risk and should be addressed through a phased removal program. With permission from SFWMD staff, most of this removal work is scheduled to be done in FY 2023 and 2024. Then, the amount budgeted for this work in subsequent years will be significantly reduced. The perimeters of the external preserve areas shall be re-inspected on an annual basis, and any additional trees that have identified as potentially hazardous since the previous inspection will be documented in a report and submitted to the SFWMD for review and approval, and then scheduled for removal.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes guidelines for the maintenance of the trees and vegetation contained in the external preserve areas. Selective removal or topping of dead trees is allowed with prior permission from SFWMD staff. Preserve areas are shown on the Flow Way CDD – Preserves Map in Appendix C.

**Support Services:** District Engineer, Landscape Architect & Environmental Services will provide annual inspections, reports, coordination with SFWMD staff, and monitor contractor’s progress.

**Outputs:** This initiative will minimize the risk of damage from falling trees during hurricanes, storm events, and other natural disasters, and enhance the aesthetic appearance of the external preserves.

Line Item	2023	2024	2025	2026	2027
External: Hazardous Tree Removal	\$7,500.00	\$7,500.00	\$2,500.00	\$2,500.00	&2,500.00

## **Internal: Cleaning Out – Fire Prevention FY 2023-2027**

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**Initiative Title:** Internal Preserve – Cleaning Out and Fire Prevention Measures

**Lead Department:** District Engineer – Landscape Architecture, Environmental Services, & CEI

**Description and Rationale:** The Flow Way CDD Board of Directors has received concerns from residents regarding the risk of fire from dead and fallen trees, dried brush, and natural debris located within the internal preserves that are in close proximity to their homes and property. As a result, the Flow Way CDD Board of Directors has directed the District Engineer to look into the approvals necessary to be able to periodically clear out some of the dried brush and dead trees lying on the ground in order to reduce the risk from wildfires. The District Engineer, Landscape Architect & Environmental Services staff have inquired with the SFWMD staff about obtaining permission to do this type of maintenance work in the internal preserve areas. The SFWMD staff allow for, and encourage, all Community Development Districts to develop a Long Term Management Plan for these preserve areas once they have been released from the agency's monitoring requirements (typically after 5 years). At Flow Way, all the internal preserve areas have already been released. The District Engineer, Landscape Architect & Environmental Services staff will prepare a Long Term Management Plan for these areas, and once approved by SFWMD staff, shall oversee the implementation of this plan. The acceptable methods to reduce the risk from fire is through periodic cleaning out of fallen logs and dried brush, especially in those areas close to homes and property. However, in some cases the use of prescribed burns is also allowed, which would need to be coordinated with the Florida Division of Forestry. This work would be started in FY 2023 and would be comprehensive, and then the next two years would be less comprehensive, followed by another comprehensive effort in FY 2026. Then, the amount budgeted for this work in subsequent years would follow the same pattern.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes guidelines for the management of the internal preserve areas. The establishment of a Long Term Management Plan which also addresses Fire Prevention measures is encouraged by the SFWMD. After approval of this plan, the selective removal of downed trees, dried brush and natural debris to reduce the risk from wildfires will be scheduled on an annual basis. Preserve areas are shown on the Flow Way CDD – Preserves Map in Appendix C.

**Support Services:** District Engineer, Landscape Architect, Environmental Services, and CEI staff will provide annual inspections, coordination with SFWMD staff, and oversee the implementation of the work outlined in the Long Term Management Plan for the internal preserve areas.

**Outputs:** This initiative will minimize the risk of property damage from wildfires and enhance the aesthetic appearance of the internal preserves.



Line Item	2023	2024	2025	2026	2027
Internal: Cleaning Out – Fire Prevention	\$2,500.00	\$1,000.00	\$1,000.00	\$2,500.00	\$1,000.00

## External: Cleaning Out – Fire Prevention FY 2023-2027

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**Initiative Title:** External Preserve – Cleaning Out and Fire Prevention Measures

**Lead Department:** District Engineer – Landscape Architecture, Environmental Services, & CEI

**Description and Rationale:** The Flow Way CDD Board of Directors has received concerns from residents regarding the risk of fire from dead and fallen trees, dried brush, and natural debris located within the external preserves that are in proximity to their homes and property. As a result, the Flow Way CDD Board of Directors has directed the District Engineer to look into the approvals necessary to be able to periodically clear out some of the dried brush and dead trees lying on the ground in order to reduce the risk from wildfires. The District Engineer, Landscape Architect & Environmental Services staff have inquired with the SFWMD staff about obtaining permission to do this type of maintenance work in the external preserve areas. The SFWMD staff allow for, and encourage, all Community Development Districts to develop a Long Term Management Plan for these preserve areas once they have been released from the agency’s monitoring requirements (typically after 5 years). At Flow Way, some, but not all, of the external preserve areas have been released. The District Engineer, Landscape Architect & Environmental Services staff will prepare a Long Term Management Plan for these areas, and once approved by SFWMD staff, shall oversee the implementation of this plan. The acceptable methods to reduce the risk from fire is through periodic cleaning out of fallen logs and dried brush, especially in those areas close to homes and property. However, in some cases the use of prescribed burns is also allowed, which would need to be coordinated with the Florida Division of Forestry. This work would be started in FY 2023 and would be comprehensive, and then the next two years would be less comprehensive, followed by another fairly comprehensive effort in FY 2026. Then, the amount budgeted for this work in subsequent years would follow the same pattern.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes guidelines for the management of the external preserve areas. The establishment of a Long Term Management Plan which also addresses Fire Prevention measures is encouraged by the SFWMD. After approval of this plan, the selective removal of downed trees, dried brush and natural debris to reduce the risk from wildfires will be scheduled on an annual basis. Preserve areas are shown on the Flow Way CDD – Preserves Map in Appendix C.

**Support Services:** District Engineer, Landscape Architect, Environmental Services, and CEI staff will provide annual inspections, coordination with SFWMD staff, and oversee the implementation of the work outlined in the Long Term Management Plan for the external preserve areas.

**Outputs:** This initiative will minimize the risk of property damage from wildfires and enhance the aesthetic appearance of the external preserves.

Line Item	2023	2024	2025	2026	2027
External: Cleaning Out Fire Prevention	\$2,500.00	\$1,000.00	\$1,000.00	\$2,500.00	\$1,000.00

**Irrigation Pump Station**

## Recharge Wells (2 New Meters) FY 2023

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**Initiative Title:** Irrigation Pump Station

**Lead Department:** District Engineer – Civil Engineering & CEI

**Description and Rationale:** Existing Consumptive Use Permit establishes irrigation water use criteria by the use of surface water from the on-site lakes that are recharged with groundwater from the Lower Tamiami aquifer for landscape irrigation of 204.2 acres of turf and golf course irrigation of 81.65 acres of turf using a sprinkler irrigation system with an annual allocation of 374.3 million gallons. Permit conditions require reporting of various components of the sprinkler irrigation system. Of the components which need to be reported to the South Florida Water Management District (SFWMD), the recharge well meters are currently broken and need replacing for permit reporting. If not replaced, SFWMD may levy fines to Permittee for not meeting permit conditions for reporting requirements. Permit transfer is anticipated to be completed and permit in Flow Way Community Development District' name by Summer of 2022.

**Linkage:** SFWMD Environmental Resource Permit No. 11-02031-P establishes minimum littoral planting shelf requirements. Stormwater Erosion Report – Section 4 identifies littoral planting shelf conditions and recommended improvements. Lake numbers are identified in the Flow Way CDD - Lakes Map in Appendix.

**Support Services:** District Engineer – Environmental Services will provide littoral planting improvements recommendations and Construction Engineering and Inspection (CEI) monitor contractor's progress. Existing reporting services for the SFWMD ERP No. 11-02031-P will monitor lake littoral shelf conditions per permit reporting requirements.

**Outputs:** This initiative will enhance the aesthetic appearance of the CDD and protect lake bank erosion and provide water quality for the lake drainage system.

Line Item	2023	2024	2025	2026	2027
Recharge Wells (2 New Meters)	\$6,000.00	-	-	-	-

**Community Entrance**

**Bridge (Painting)  
FY 2026**

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**Initiative Title:** Community Entrance

**Lead Department:** District Engineer - Environmental Services & CEI

**Description and Rationale:** Esplanade Golf and Country Club of Naples’ main entrance to Immokalee Road is highlighted by the bridge crossing at the Cocohatchee Canal. While the canal is owned and maintained by the South Florida Water Management District, the bridge spanning the canal is the responsibility of the Flow Way Community Development District (CDD). The existing bridge consists of two faux and one actual bridge span of approximately 40’ long and 55’ wide. The entire bridge is asymmetrical and varies in both length and width. This concrete structure was originally painted to protect the bridge from the corrosive conditions of both the natural (canal) and unnatural (vehicular exhausts) environments.

This capital improvements project will maintain bridge structural integrity by painting and keeping the aesthetic look of the main entrance in the pristine shape that the residents have become accustomed to. Paint colors will match existing colors and minimal interruption will be seen by the bridge painting activity.

**Linkage:** Flow Way CDD is responsible for main entrance and neighborhood components such as the bridge is dedicated to owner for maintenance responsibilities.

**Support Services:** District Engineer – Construction Engineering and Inspection (CEI) will coordinate with 3<sup>rd</sup> party contractor to perform bridge painting and monitor contractor’s progress.

**Outputs:** This initiative will enhance the aesthetic appearance of the CDD and protect bridge from corrosive south Florida environment.

Line Item	2023	2024	2025	2026	2027
Bridge (Painting)	-	-	-	\$31,000.00	-

## Monuments (Painting) FY 2027

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**Initiative Title:** Community Entrance

**Lead Department:** District Engineer - Environmental Services & CEI

**Lead Department:** District Engineer - Environmental Services & CEI

**Description and Rationale:** Esplanade Golf and Country Club of Naples’ main entrance to Immokalee Road is showcased by the monument signs and fountain attracting residents and visitors alike. Maintenance of the monument signs and fountains are responsibility of the Flow Way Community Development District (CDD). The existing monument signs are located just east of the main entrance along Immokalee Road and include stem walls, columns and monument signs which will be painted to match the existing color pallet of the community. The entire monument sign is asymmetrical and varies in both length and width. This concrete structure was originally painted to protect the sign from the sun and water that south Florida typically is accustomed to.

This capital improvements project will maintain structure’s aesthetic in the pristine shape that the residents have become accustomed to. Paint colors will match existing colors and minimal interruption will be seen by the monument sign painting activity.

**Linkage:** Flow Way CDD is responsible for main entrance and neighborhood components such as the bridge is dedicated to owner for maintenance responsibilities.

**Support Services:** District Engineer – Construction Engineering and Inspection (CEI) will coordinate with 3<sup>rd</sup> party contractor to perform bridge painting and monitor contractor’s progress.

**Outputs:** This initiative will enhance the aesthetic appearance of the CDD and protect monument sign from corrosive south Florida environment.

Line Item	2023	2024	2025	2026	2027
Monuments (Painting)	-	-	-	-	\$31,000.00



## Landscaping FY 2023-2027

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**Initiative Title:** Community Entrance and East Buffers

**Lead Department:** District Engineer – Landscape Architecture, Environmental Services, & CEI

**Description and Rationale:** The Esplanade Golf and Country Club of Naples’ main entrance from Immokalee Road is showcased by lush landscaping on both sides leading up to the security gates, as well as extensive landscaping surrounding the monument signs and fountains, and on the large berms and landscape buffers along Immokalee Road. Maintenance of these landscape areas shall become the responsibility of the Flow Way Community Development District (CDD). The existing landscape design and plant material in these areas consists of mostly Live Oak trees, Ligustrum trees, ‘Medjool’ Date Palms, Sabal Palms, and Silver Saw Palmetto, as well as a colorful variety of shrubs and ground covers. In addition, the CDD is also responsible for the maintenance of the landscaping along some of the buffers on the east side of the community. These landscape strips often provide visual screening as well as a physical buffer (wall) for some of the residential neighborhoods from the main roadway (Esplanade Blvd.) and other common areas. The existing landscape design and plant material in these areas consists mostly of Slash Pines, Live Oak trees, Seagrape trees, and Sabal Palms, as well as a variety of hedges and ground covers.

This capital improvements project will provide for the enhancements of some of the landscape areas in certain locations where it is needed most. This work will be in addition to the routine maintenance of these areas and the replacement of dead or missing plant materials. The District Engineer – Landscape Architecture staff will evaluate the landscaping on an annual basis and prepare a plan for the enhancement of the areas most in need. Then, the work will be scheduled accordingly. It is anticipated that the extent of the enhancements will gradually increase over the next 3 to 4 years and then level off.

**Linkage:** Flow Way CDD is responsible for the maintenance and any enhancements to the existing landscaping at the main entrance and some of the landscape buffers on the east side of the community.

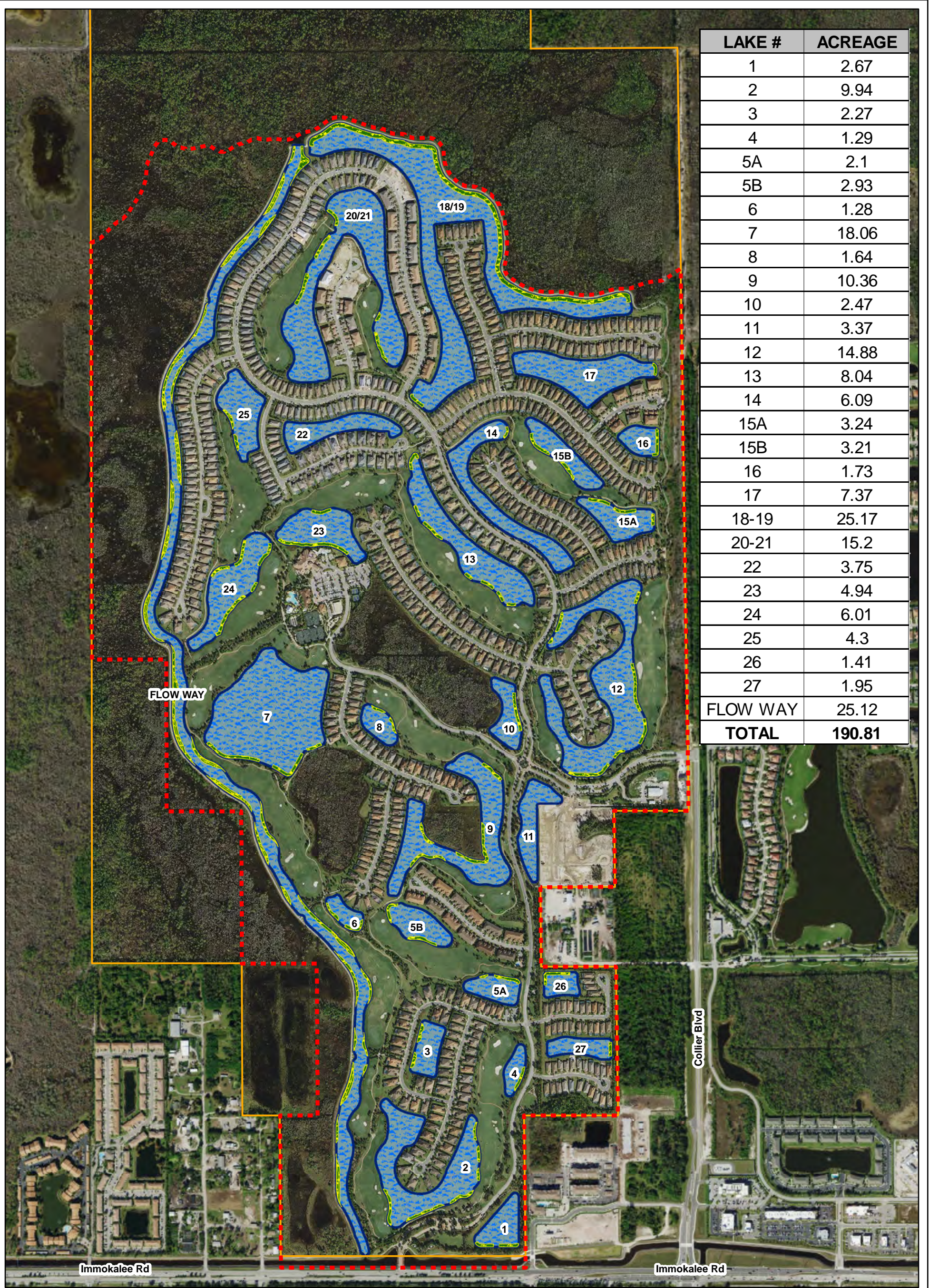
**Support Services:** District Engineer – Landscape Architecture, Environmental Services, and Construction Engineering and Inspection (CEI) will coordinate with 3<sup>rd</sup> party contractor to provide maintenance and enhancements of these landscape areas on an annual basis.

**Outputs:** This initiative will enhance the aesthetic appearance of the CDD and the main entrance into the community from Immokalee Road.

Line Item	2023	2024	2025	2026	2027
Landscaping	\$10,000.00	\$15,000.00	\$20,000.00	\$25,000.00	\$25,000.00

**APPENDIX**

**Appendix A – Flow Way CDD Lakes Map**

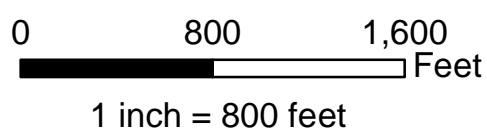


## Flow Way CDD Lakes

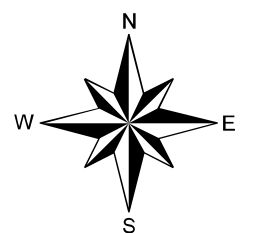
Date: 3/7/2022

### Legend

- - - CDD Boundary
- Property Boundary
- Lakes
- Permitted Littoral Shelf



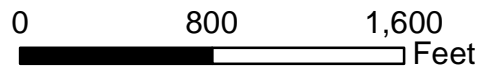
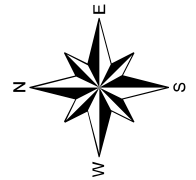
 Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS<sup>SM</sup>



**Appendix B – Flow Way CDD Drainage Maps**



### Flow Way CDD Drainage Key Sheet



1 inch = 800 feet

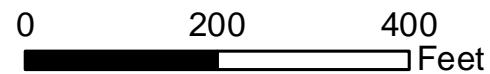
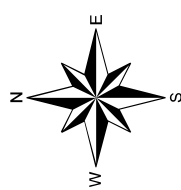
SHEET 1

### Legend

- Map Grid Line
- CDD Boundary
- Lakes
- Property Boundary



# Flow Way CDD Drainage Map - SHEET #2



1 inch = 200 feet

SHEET 2

### Legend

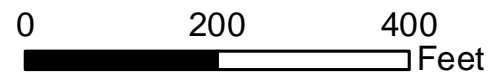
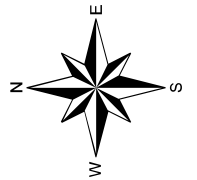
- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |



# Flow Way CDD Drainage Map - SHEET #3



Date: 2/24/2022



1 inch = 200 feet

SHEET 3

### Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |

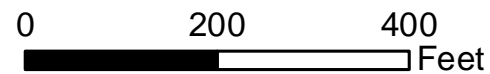
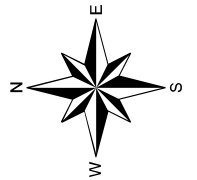




# Flow Way CDD Drainage Map - SHEET #4



Date: 2/24/2022

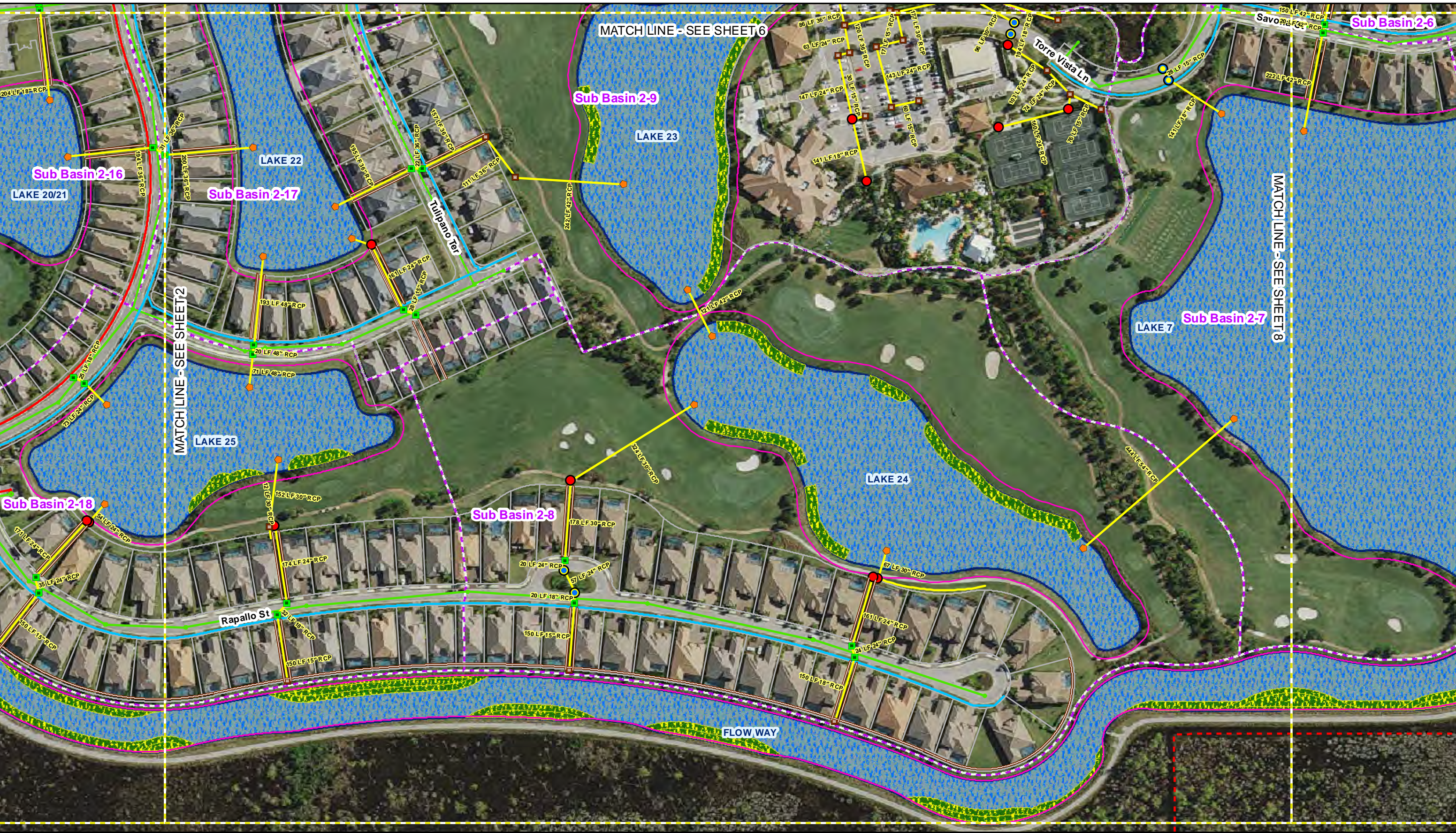


1 inch = 200 feet

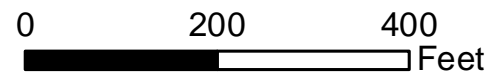
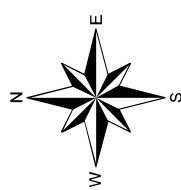
SHEET 4

## Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |



# Flow Way CDD Drainage Map - SHEET #5



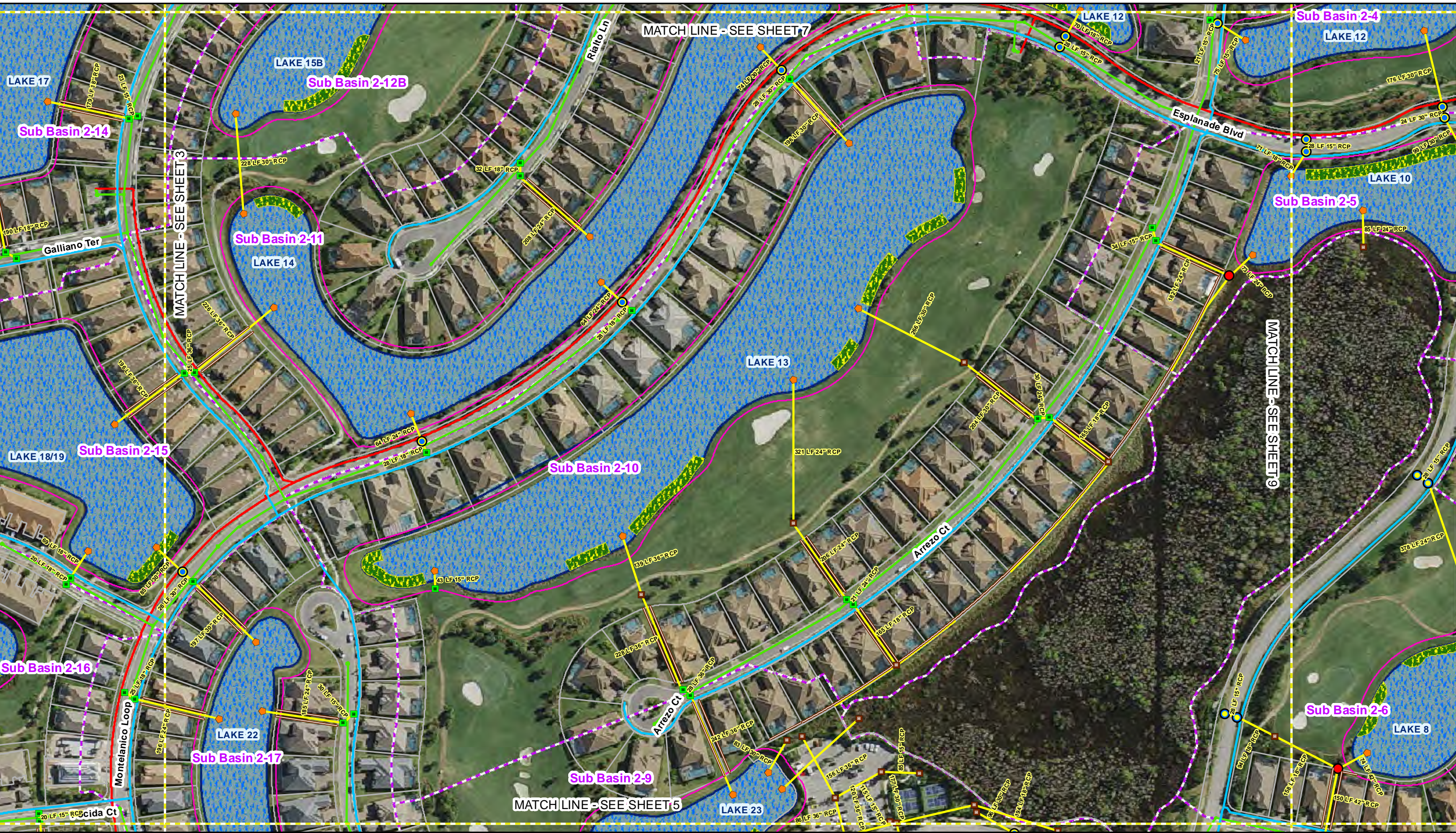
1 inch = 200 feet

SHEET 5

### Legend

- |  |                     |  |                     |  |                   |  |                           |  |               |
|--|---------------------|--|---------------------|--|-------------------|--|---------------------------|--|---------------|
|  | Control Structure   |  | Type 6 Curb Inlet   |  | Drainage Pipes    |  | CDD Boundary              |  | Lakes         |
|  | Grate Inlet         |  | Type 9 Curb Inlet   |  | Drainage Easement |  | Property Boundary         |  | Sub Basin     |
|  | Type 5 Curb Inlet L |  | Valley Gutter Inlet |  | Water Main        |  | Lake Maintenance Easement |  | Lots          |
|  | Type 5 Curb Inlet R |  | Junction Boxes      |  | Sewer Line        |  | Permitted Littoral Shelf  |  | Map Grid Line |
|  | Outfall             |  | Force Main          |  |                   |  |                           |  |               |

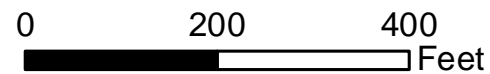
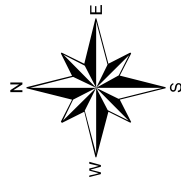
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# Flow Way CDD Drainage Map - SHEET #6



Date: 2/24/2022



1 inch = 200 feet

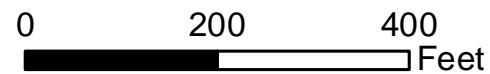
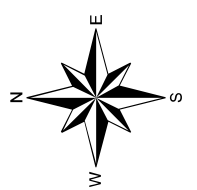
SHEET 6

### Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |



# Flow Way CDD Drainage Map - SHEET #10



1 inch = 200 feet

SHEET 10

### Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |

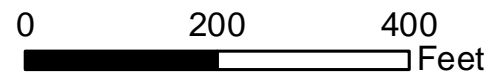
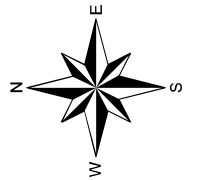
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# Flow Way CDD Drainage Map - SHEET #11



Date: 2/24/2022

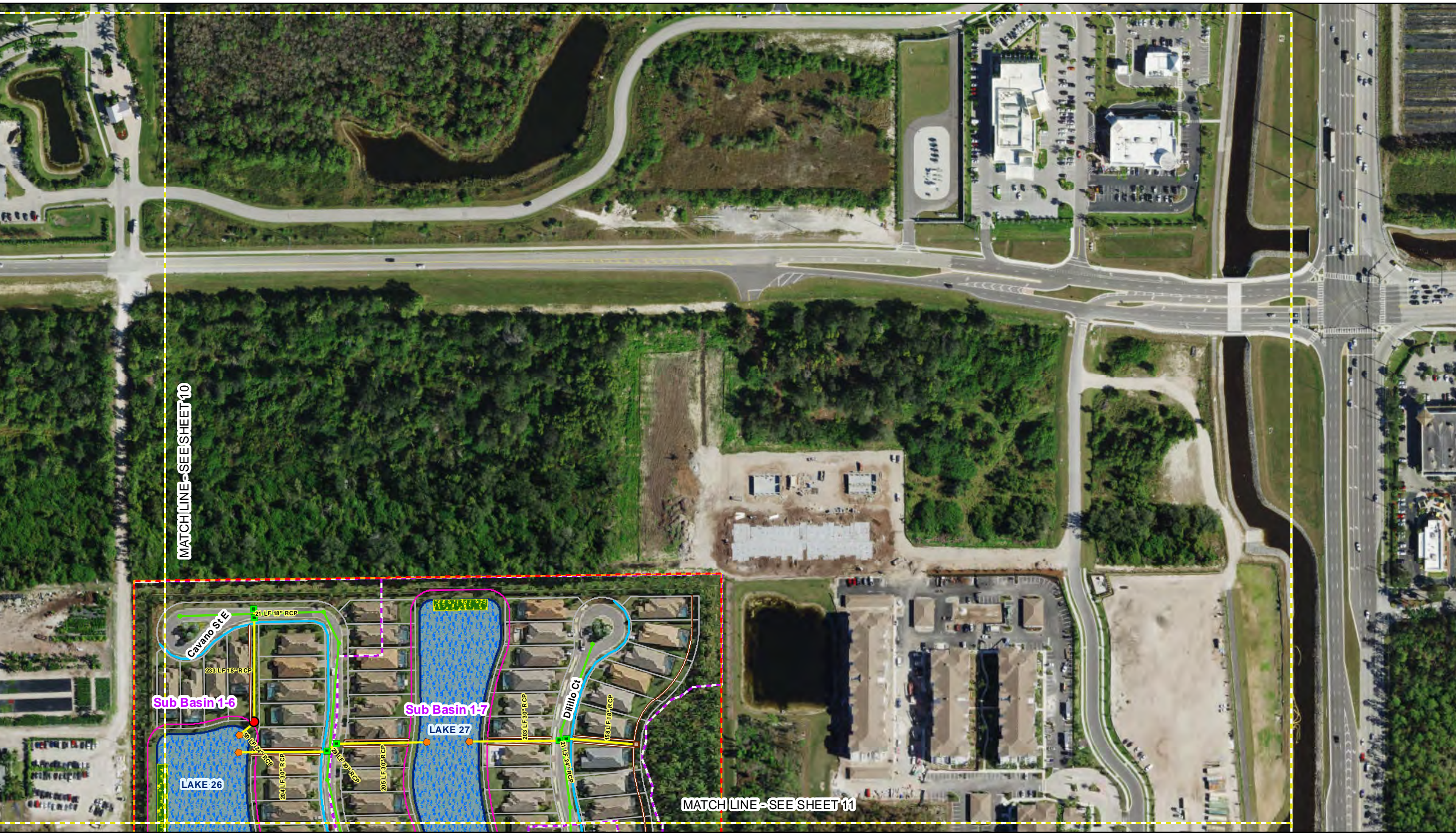


1 inch = 200 feet

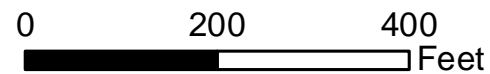
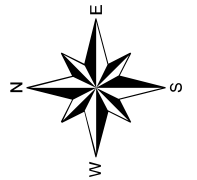
SHEET 11

### Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |



# Flow Way CDD Drainage Map - SHEET #12



1 inch = 200 feet

SHEET 12

### Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |

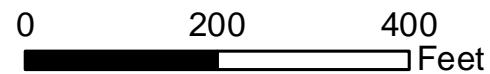
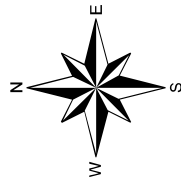
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# Flow Way CDD Drainage Map - SHEET #9



Date: 2/24/2022



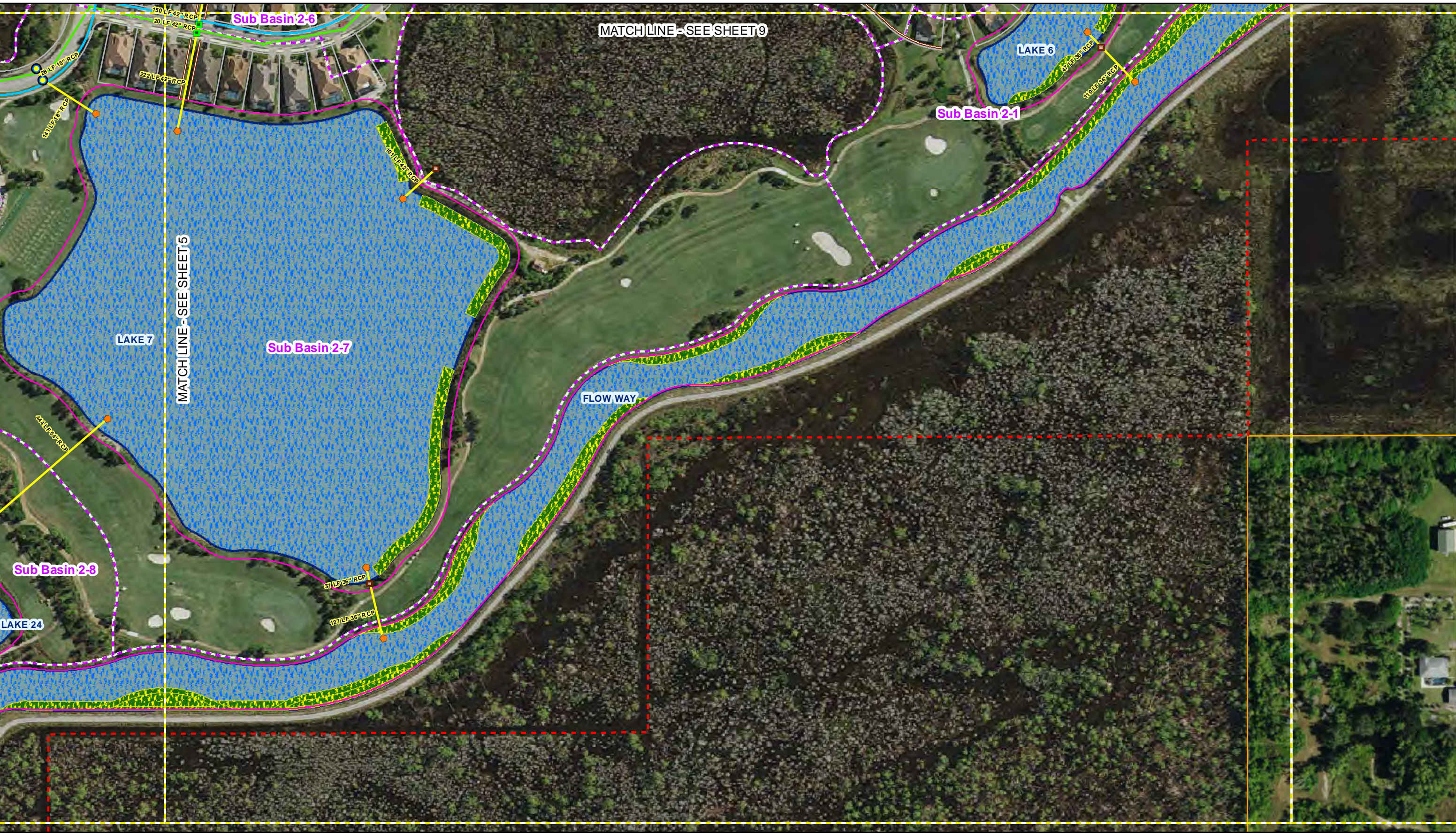
1 inch = 200 feet

SHEET 9

### Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |

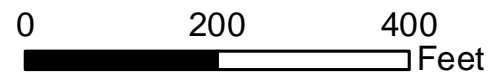
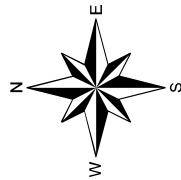
Document Path: J:\Atlas\fl\_CollierCounty\Projects\2021\Sub Basin Detail\Location Maps\FlowWayCDD\_DrainageMap.mxd



# Flow Way CDD Drainage Map - SHEET #8

Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022



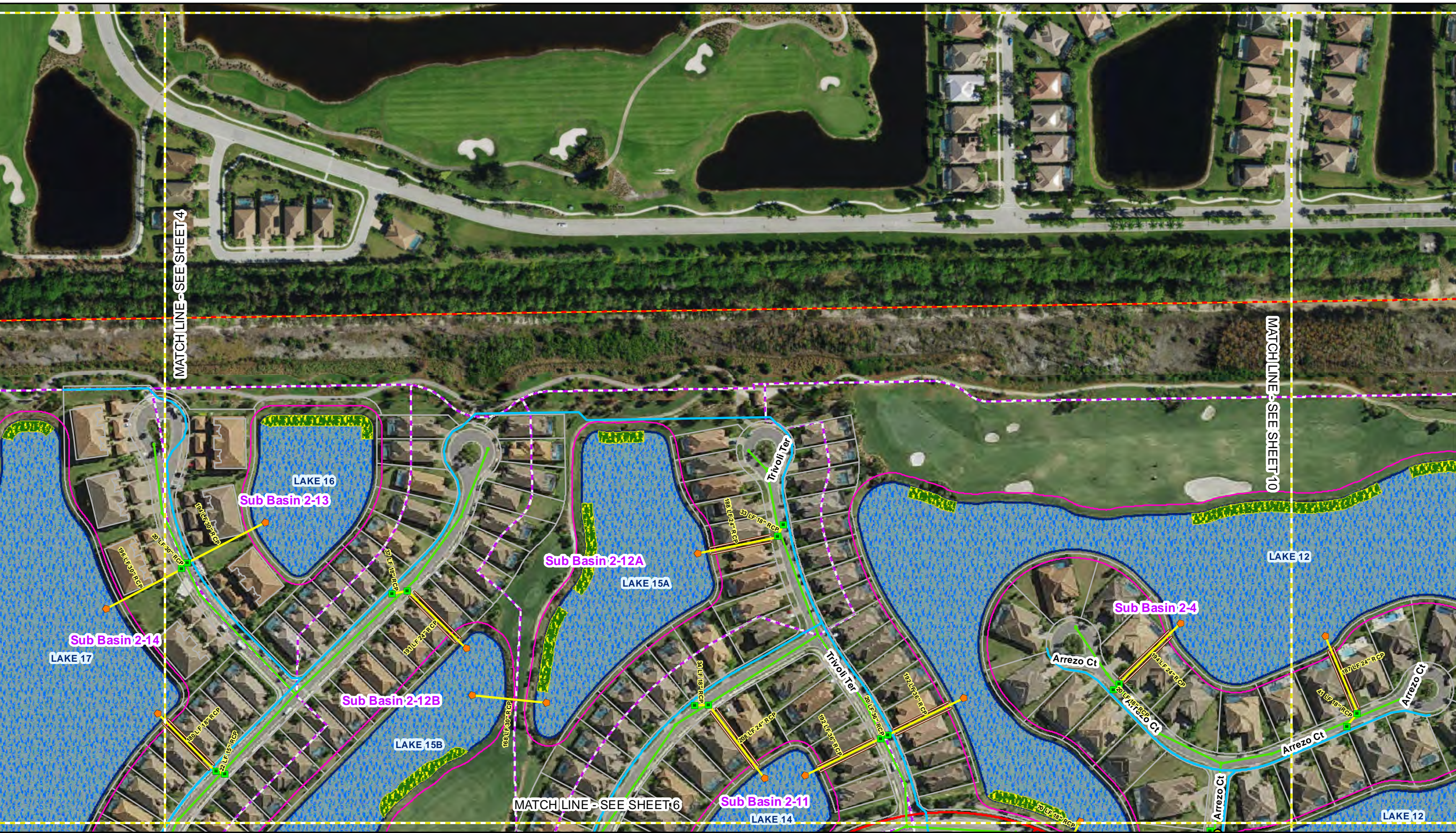
1 inch = 200 feet

SHEET 8

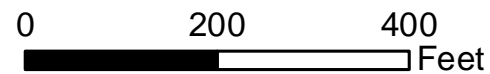
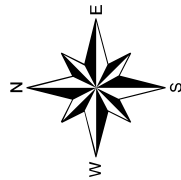
### Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |





# Flow Way CDD Drainage Map - SHEET #7



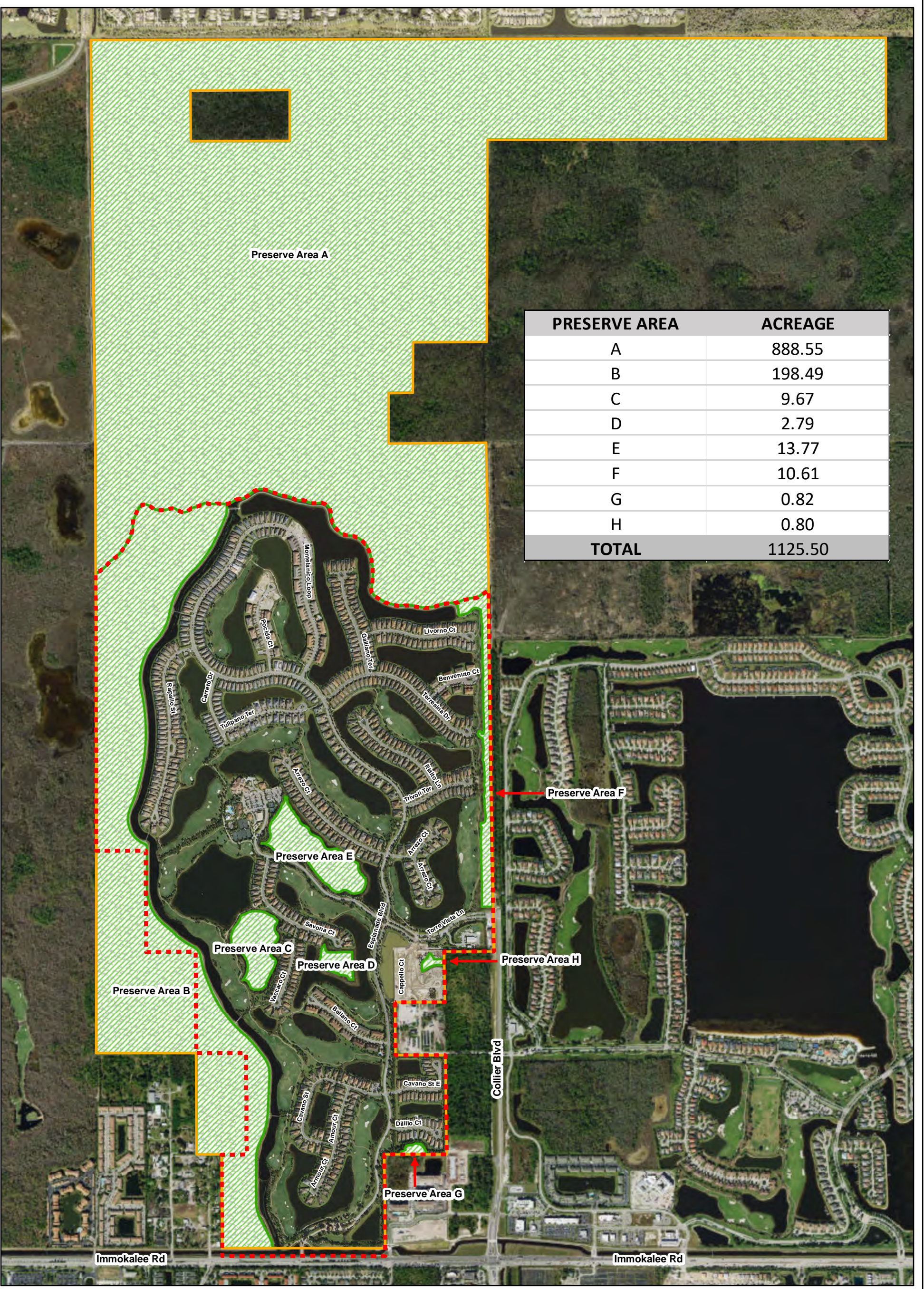
1 inch = 200 feet

SHEET 7

### Legend

- |                     |                     |                   |                           |               |
|---------------------|---------------------|-------------------|---------------------------|---------------|
| Control Structure   | Type 6 Curb Inlet   | Drainage Pipes    | CDD Boundary              | Lakes         |
| Grate Inlet         | Type 9 Curb Inlet   | Drainage Easement | Property Boundary         | Sub Basin     |
| Type 5 Curb Inlet L | Valley Gutter Inlet | Water Main        | Lake Maintenance Easement | Lots          |
| Type 5 Curb Inlet R | Junction Boxes      | Sewer Line        | Permitted Littoral Shelf  | Map Grid Line |
| Outfall             | Force Main          |                   |                           |               |

**Appendix C – Flow Way CDD Preserves Map**



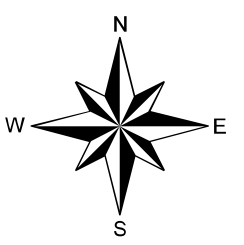
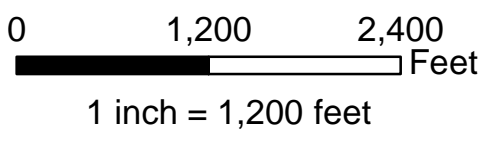
PRESERVE AREA	ACREAGE
A	888.55
B	198.49
C	9.67
D	2.79
E	13.77
F	10.61
G	0.82
H	0.80
<b>TOTAL</b>	<b>1125.50</b>

### Flow Way CDD Preserves

Date: 2/24/2022



- Legend**
- Roads
  - CDD Boundary
  - Property Boundary
  - Preserve Areas



**Appendix D – Flow Way CDD Irrigation Map**



# Flow Way CDD Irrigation Map

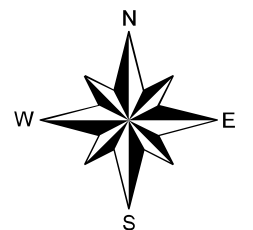
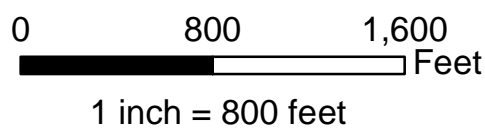
Date: 2/28/2022



## Legend

- AREA**
- Pump House
  - CDD Boundary
  - Property Boundary
  - Recharge Wells

- IRRIGATION MAIN DIAMETER**
- 4"
  - 6"
  - 8"
  - 10"
  - 12"
  - 16"





**Esplanade Golf & Country Club**  
**Flow Way Community Development District**

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**STORMWATER EROSION REPORT**

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**March 2022**

**Prepared By:**



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS™

## **TABLE OF CONTENTS**

INTRODUCTION PAGE

SECTION 1 – ESPLANADE GOLF AND COUNTRY CLUB SFWMD PERMIT

SECTION 2 – FLOW WAY CDD LAKE BANK EROSION FINANCIAL IMPACTS  
SPREADSHEET, AND CORRECTIVE MODIFACATIONS

SECTION 3 – FLOW WAY CDD LAKE MAPS AND PHOTOS

SECTION 4 – LITTORAL SHELF PLANTINGS AND LAKE BARRIERS

# **Introduction**



## Flow Way Community Development District

The following report contains information pertaining to related subjects of the Flow Way Community Development District (CDD) Surface Water Management System:

1. Flow Way CDD South Florida Water Management District Permits
2. Flow Way CDD Subdivision Lake Bank Erosion, HOA Drainage Installations and Corrective Modifications, and Financial Impacts Spreadsheet
3. Flow Way CDD Subdivision Photos and Maps

Flow Way Community Development District (CDD) professional staff have performed an assessment of current lake bank conditions, abutting residential / non-residential units / properties, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance with the CDD permits issued by the South Florida Water Management District.

In Staff's investigation of the erosion of the existing lake banks, it is evident that both that Homeowner Associations' (HOA'S) Lake Maintenance Easement (LME) maintenance responsibilities are recommended to be addressed over a 5-year period, beginning in fiscal year 2023, to comply with the various water management permits issued by the South Florida Water Management District (SFWMD).

Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, storm, or disaster events, along with drainage and rainwater leader installations within the lakes and ponds. The lake maintenance easement slopes within many of the communities have deteriorated and have been compromised in many instances by the installation of yard drains installed by various contractor(s) as these installations are located at the top or within the lake bank slopes or terminated at waters the edge. The significance of this lake bank erosion is evident primarily in Lake 12 where the majority of the residents' rainwater leaders discharge roof gutters directly to the ground surface. Over time this condition leads to significant amounts of lake bank erosion. Rip Rap has been installed, to prevent further erosion, but this condition has not been permitted by the Flow Way CDD. It is the CDD's recommendation to not allow any future rainwater leader discharges directly to ground surface, and the homes or their affiliated association, will be responsible for rectifying these conditions by making direct connections to lakes (via underground piping or other district approved means) prior to associated lake bank restoration projects commence.

The report provides the linear footage of the amount of lake bank (residential or non-residential shoreline) that will require corrective action or reconstruction, an explanation as to the material required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slopes to comply with current SFWMD permits. The report also contains the estimated fiscal impact to provide these community improvements.

**Esplanade Golf and  
Country Club  
South Florida Water  
Management Permits**



FORM #0157  
Rev. 07/09

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
ENVIRONMENTAL RESOURCE  
PERMIT MODIFICATION NO. 11-02031-P  
DATE ISSUED: NOVEMBER 5, 2012**

**PERMITTEE:** I M COLLIER JOINT VENTURE  
(MIRASOL)  
6080 CYPRESS HOLLOW WAY,  
NAPLES, FL 34109

**ORIGINAL PERMIT ISSUED:** FEBRUARY 14, 2002

**ORIGINAL PROJECT DESCRIPTION:** AN ERP TO AUTHORIZE THE CONSTRUCTION AND OPERATION OF A SWM SYSTEM WHICH SERVES A 1713.7 ACRE RESIDENTIAL AND GOLF COURSE DEVELOPMENT AND THE CONSTRUCTION OF A 52.76 ACRE CONVEYANCE CHANNEL WHICH EXTENDS OFF-SITE THROUGH THE ADJACENT WILDEWOOD LAKES AND OLDE CYPRESS DEVELOPMENTS. THE SYSTEM DISCHARGES TO THE COCOHATCHEE CANAL.

**APPROVED MODIFICATION:** MODIFICATION OF AN ENVIRONMENTAL RESOURCE PERMIT AUTHORIZING CONSTRUCTION AND OPERATION OF A SWM SYSTEM SERVING 1,790.38 ACRES OF RESIDENTIAL AND GOLF COURSE DEVELOPMENT AND 7.97 ACRES OF CONCEPTUAL DEVELOPMENT, WITH DISCHARGE INTO THE COCOHATCHEE CANAL.

**PROJECT LOCATION:** COLLIER COUNTY , SECTION 10, 15, 22 TWP 48S RGE 26E

**PERMIT DURATION:** See Special Condition No:1. Pursuant to Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Permit Application No. 120425-8, dated April 25, 2012. This action is taken pursuant to the provisions of Chapter 373, Part IV, Florida Statutes (F.S.), and the Operation Agreement Concerning Regulation Under Part IV, Chapter 373 F.S., between South Florida Water Management District and the Department of Environmental Protection.

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit Modification is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57 and Section 120.569, or request a judicial review pursuant Section 120.68, Florida Statutes.
2. The attached 19 General Conditions.
3. The attached 34 Special Conditions.
4. The attached 3 Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition, please provide written objections, petitions and/or waivers to:

Elizabeth Veguilla, Deputy Clerk, MSC2440  
South Florida Water Management District  
Post Office Box 24680  
West Palm Beach, FL 33416-4680

Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that the Staff Report, Conditions and Notice of Rights have been mailed to the Permittee (and the persons listed on the attached staff report distribution list) no later than 5:00 p.m. on this 6th day of November, 2012, in accordance with Section 120.60(3), Florida Statutes, and a copy has been filed and acknowledged with the Deputy District Clerk.

By Elizabeth Veguilla  
DEPUTY CLERK  
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Attachments

### SPECIAL CONDITIONS

1. The conceptual phase of this permit shall expire on November 5, 2017.  
The construction phase of this permit shall expire on November 5, 2017.
2. Operation of the surface water management system shall be the responsibility of the Homeowner's Association.
3. Discharge Facilities:

Basin: Basin 1-1, Structure: CS-DC

1-24" W X 36" H DROP INLET weir with crest at elev. 18.4' NGVD 29.

1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.4' NGVD 29.

Receiving body : Lake #1

Control elev : 13.4 feet NGVD 29.

Basin: Basin 1-2, Structure: DS1-2

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.2' NGVD 29.

1-12" W X 7.1" H RECTANGULAR ORIFICE with invert at elev. ' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.4 feet NGVD 29.

Basin: Basin 2-1, Structure: DS2-1

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.

1-10.2" W X 6" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.

1-16" W X 5" H RECTANGULAR ORIFICE with invert at elev. 14' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-2, Structure: CS2-2 / PA2

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve D

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-4b, Structure: CS-MF

1-24" W X 36" H DROP INLET weir with crest at elev. 15.5' NGVD 29.

1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.5' NGVD 29.

Receiving body : Lake #11

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-5, Structure: CS 2-5 / PA3

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve E

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-7, Structure: CS 2-7 / PRES C

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve C

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-7, Structure: DS 2-7

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.

1-14.1" W X 6" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.

1-19.5" W X 5" H RECTANGULAR ORIFICE with invert at elev. 14' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-9, Structure: CS 2-9 / PRES3  
1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.  
Receiving body : Preserve C  
Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-9, Structure: CS CH  
1-24" W X 36" H DROP INLET weir with crest at elev. 15.5' NGVD 29.  
1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.5' NGVD 29.  
Receiving body : Lake #23  
Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-16, Structure: DS 2-16  
1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.  
1-12" W X 10" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.  
Receiving body : ON-SITE FLOW WAY  
Control elev : 13.5 feet NGVD 29.

Basin: Flowway, Structure: Intake Weir  
1-100' W RECTANGULAR weir with crest at elev. 14.95' NGVD 29.  
2-3.5' W X 0.95' H RECTANGULAR ORIFICE with invert at elev. 14.0' NGVD 29.  
Receiving body : ON-SITE FLOW WAY  
Control elev : 14.0 feet NGVD 29.

Basin: Flowway, Structure: Outfall Weir  
1-175' W RECTANGULAR weir with crest at elev. 13.4' NGVD 29.  
Receiving body : COCOHATCHEE CANAL  
Control elev : 13.4 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water

resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
13. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
14. Minimum building floor elevation:  
  
BASIN: Basin 1 - 16.70 feet NGVD 29.  
BASIN: Basin 2 - 16.70 feet NGVD 29.
15. Minimum road crown elevation:  
Basin: Basin 1 - 16.20 feet NGVD 29.  
Basin: Basin 2 - 16.20 feet NGVD 29.
16. Minimum parking lot elevation:  
Basin: Basin 1 - 15.4 feet NGVD 29.  
Basin: Basin 2 - 15.5 feet NGVD 29.
17. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering, coordination with other entities on adjacent construction projects, wetland/buffer protection methods, and endangered species protection with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Lower West Coast Service Center at 239-338-2929 to schedule the pre-construction meeting.
18. Success of the mitigation activities proposed herein is heavily dependent on proper grading to achieve the design ground elevations necessary to recruit the expected vegetation or to sustain the proper hydrology for the targeted vegetation communities. The permittee shall submit as-built topography of the proposed created marsh areas prior to planting (31.86-acre woodstork habitat creation areas). The permittee shall correct any deficiencies in the project grade within 14 days of being notified of such deficiencies by District staff.
19. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
20. A mitigation program for Mirasol shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The permittee shall preserve and enhance 127.92 acres of uplands and 995.96 acres of wetlands (1123.88 acres total).

21. A maintenance program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6 for the preserved/enhanced wetlands and uplands on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 and Category 2 exotic vegetation immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 4% total cover in the internal preserves and 5% of total cover in the external preserves between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.
22. Prior to the commencement of construction, the perimeter of protected wetland/buffer zones/upland preservation areas/conservation areas shall be staked/roped/fenced to prevent encroachment into the protected areas. Using Global Positioning System (GPS) technology, the perimeter of the preserve area(s) shall be identified for future reference. The data shall be differentially corrected and accurate to less than a meter (+/- one meter or better). Electronic copies of the GPS data shall be provided to the District's Environmental Resource Compliance staff in accordance with Exhibit 3.7. The permittee shall notify the District's Environmental Resource Compliance staff in writing upon completion of staking/roping/fencing and schedule an inspection of this work. The staking/roping/fencing shall be subject to District staff approval. The permittee shall modify the staking/roping/fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Staking/roping/fencing shall remain in place until all adjacent construction activities are complete.
23. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species. Please see Exhibits 3.9 and 3.10 for endangered species management plans.
24. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule attached as Exhibit No. 3.7. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.
25. Prior to the commencement of construction and in conformance with the work schedule in Exhibit 3.7, the permittee shall provide original bonds in the amount of \$612,112, \$117,513, \$310,635, \$1,229,911, and \$343,816 to ensure the permittee's financial ability and commitment to complete the proposed mitigation, monitoring and maintenance plan as shown on Exhibit Nos. 3.5 and 3.6. The financial assurance shall be in substantial conformance with Exhibit No. 3.12. The financial assurance shall be in effect for the entire period of the mitigation and monitoring program. Notification to the District by the financial institution or surety that the financial assurance will not be renewed or is no longer in effect shall constitute non-compliance with the permit.

Should the permit be transferred from the construction to operational phase prior to the completion of the mitigation and monitoring program, it will be incumbent upon the original permittee to either keep the existing financial assurance in force or provide replacement financial assurance in the name of the operational entity. The existing financial assurance cannot be released until a replacement document is received and accepted by the District.

26. A monitoring program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff.

For the Internal Preserves, the replanting plan is as follows:

The internal preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if supplemental planting is necessary. If no immediate seed source is available, replanting will help to re-establish any

denuded areas more rapidly and contributes to the restoration success. The preserve areas will be evaluated once the initial exotic removal activities are completed and any plantings that are necessary will be coordinated with District staff as part of the Time Zero Monitoring Report.

Replanting will also be considered one year after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after two years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.5 for details.

For the External Preserves, the replanting plan is as follows:

The supplemental planting plan for the external preserve areas differs from that of the internal preserve areas. The preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if complete replanting is necessary. In areas that are more than 75% melaleuca and that have no suitable groundcover vegetation present, replanting may be done immediately following the exotic eradication activities. If no immediate seed sources are available in these areas, immediate replanting will re-establish the denuded areas more rapidly and contributes to the success of the enhancement. The entire preserve area will be evaluated once the initial exotic removal activities are completed and any planting that is necessary will be proposed and coordinated with District staff as a part of the Time Zero Report.

Replanting will also be considered two years after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after three years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.6 for details.

Replanting will occur immediately after any mechanical removal of exotic vegetation. Areas disturbed by the removal will be re-graded to match adjacent elevations and remove any rutting, then planted with the appropriate plant palette.

Target Success Criteria:

All exotic vegetation will be killed within the preserve areas. The hydric flatwood and pine/cypress target condition is a very open canopy with little to no shrub layer, prairie-type groundcover, and widely spaced trees. Trees will be a mix of slash pine and cypress depending on site specific hydrology. Tree density in the open flatwood and pine cypress areas should be between 10 to 50 trees per acre. Cypress dome target conditions are as a more closed canopy (110 to 175 trees per acre) with more sparse ground cover. A minimum of 80% appropriate vegetative coverage will be maintained in all strata. Mesic pine areas will contain tree densities in the 50 to 100 trees per acre range with midstory vegetation of saw palmetto, wax myrtle, and other appropriate plantings. Ground cover densities may vary depending on canopy coverage.

Forested and Prairie Habitats:

After two years, all preserve areas will contain a minimum of 50% coverage by appropriate vegetation in all three strata combined. After three years, all preserve areas will contain a minimum of 75% coverage by appropriate vegetation in all three strata combined. After five years, preserves will contain a minimum of 80% coverage by appropriate vegetation in all three strata combined. Any areas not meeting the minimum appropriate vegetative coverage will be subject to supplemental planting plans as outlined in Exhibit 3.6.

Created Marsh Habitats:

Since the main component of these areas is foraging improvement, dense vegetative coverage is not desired. Shallow open water areas and sparse emergent vegetation will be the desired condition during the wet season in these freshwater marsh areas. More vegetation may grow in the depressional areas during the dry season, but should die off or substantially thin out as water levels rise. Vegetative coverage of 50% will be considered successful in these foraging improvement areas. Please see Exhibit 3.6 for details.



27. Prior to commencement of construction and in accordance with the work schedule in Exhibit 3.7, the permittee shall submit the following in an electronic or hard copy version for review and approval. Electronic versions shall be submitted via the District's ePermitting/eCompliance website and hard copy versions shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted.

The applicant shall submit a:

- 1) Project map identifying conservation area(s)
- 2) Legal description of conservation area(s)
- 3) Signed conservation easement
- 4) Sealed boundary survey of conservation area(s) by professional Land surveyor
- 5) Title insurance commitment for conservation easement naming District as beneficiary using approved valuation.
- 6) Formatting in accordance with paragraph F (below) if available.

The above information shall be submitted to the Environmental Resource Compliance staff in the District service center where the application was submitted or via the District's ePermitting website.

B) The real estate information referenced in paragraph (A) above shall be reviewed by the District in accordance with the District's real estate review requirements described in the attached Exhibit 3.7. The easement shall not be recorded until such approval is received.

C) The permittee shall record a conservation easement(s) over the real property designated as a conservation / preservation / mitigation area(s) on attached Exhibit 3.5 and 3.6. The easement shall be granted free of encumbrances or interests which the District determines are contrary to the intent of the easement. The conservation easement shall be granted to the District utilizing the form attached as Exhibit 3.11. Any proposed modifications to the approved form must receive prior written consent from the district.

D) The permittee shall record the conservation easement in the public records within 14 days of receiving the District's approval of the real estate information. Upon recordation, the permittee shall submit two certified copies of the recorded conservation easement for the mitigation area and associated buffers and title insurance policy, to the Environmental Resource Compliance staff in the District service center where the application was submitted.

E) In the event the conservation easement real estate information reveals encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests. If such are not obtained, permittee shall be required to apply for a modification to the permit for alternative acceptable mitigation.

F) The permittee shall submit an electronic or hard copy version of the recorded conservation easement for the mitigation area(s) and associated buffer(s). Electronic versions shall be submitted via the District's ePermitting/eCompliance website and hard copy versions shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted. The data should also be supplied in a digital CAD (.dxf) or GIS (ESRI Coverage) format. The files should be in the Florida State Plane coordinate system, East Zone (3601) with a data datum of NAD83, HARN with the map units in feet.

28. The Urban Stormwater Management Plan shall be implemented in accordance with Exhibit No. 2.1.

29. The permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan (Exhibit No. 2.2) and on

the applicable approved construction drawings for the duration of the project's construction activities.

30. In order to maintain adequate conveyance capacity during construction, the flowway shall be constructed concurrently with the filling of the site. The flowway shall be constructed starting from the southern property boundary and fill material may only be placed as far north as the location of the northern extent of the flowway.
31. The following exhibits for the permit are incorporated by reference herein and are located in the permit file. In addition, these exhibits can be viewed on the District's ePermitting website under this application number.

Exhibit No. 2.1- Stormwater Pollution Prevention Plan

Exhibit No. 2.2- Urban Stormwater Management Program

Exhibit No. 3.10- Listed Species Management Plans

Exhibit No. 3.11- Conservation Easements

Exhibit No. 3.12- Cost Estimate, Performance Bonds, Standby Trust Fund Agreements (financial assurances documents)

32. If monitoring reports or other information show the preserved wetlands have been negatively affected by the permitted development in a manner that is irreversible (such as impounding the wetland and drowning the existing vegetation or a reduction in the hydroperiod resulting in the transition of wetlands into upland/transitional habitat), the permittee shall be required to submit a remediation plan within 30 days of notification by the District's Environmental Resource Compliance staff of such conditions. The remediation plan may include onsite or offsite mitigation as necessary to address any deficiencies.
33. All contractors must be provided with a copy of the staff report and permit conditions prior to the commencement of construction. The permittee is responsible for ensuring that all contractors adhere to the project construction details and methods indicated on the attached permit Exhibits and described herein.
34. The internal preserve areas include 8.19 acres of 100% secondarily impacted habitat. This includes a total of 7.57 acres of wetland and 0.62 acres of upland within Preserve Areas C, D, E and F. While these areas have been mitigated in full, the applicant has proposed to preserve these areas in the onsite conservation easements. Temporary wetland impacts to these areas during construction are allowed, but any such areas that are temporarily impacted must be restored to natural conditions, consistent with the proposed mitigation, monitoring, and maintenance plan.

### GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved

responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

## NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

### **Filing Instructions**

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

### **Initiation of an Administrative Hearing**

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

### **Mediation**

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Last Date For Agency Action: November 20, 2012

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

**Project Name:** Mirasol  
**Permit No.:** 11-02031-P  
**Application No.:** 120425-8      **Associated File:** 120525-17 WU Concurrent  
    120525-16 WU Concurrent

**Application Type:** Environmental Resource (Conceptual Approval And Construction/Operation Modification)

**Location:** Collier County, S10, 15, 22/T48S/R26E

**Permittee :** I M Collier Joint Venture

**Operating Entity :** Property Owners Association

**Project Area:** 1,798.35 acres

**Project Land Use:** Residential

**Special Drainage District:** NA

**Total Acres Wetland Onsite:** 1495.82

**Total Acres Wetland Preserved Onsite:** 967.02

**Total Acres Impacted Onsite :** 506.84

**Total Acres Presv/Mit Compensation Onsite:** 1109.49

**Mitigation Previously Permitted:** Yes

**Conservation Easement To District :** Yes

**Sovereign Submerged Lands:** No

**FINAL APPROVED BY  
EXECUTIVE DIRECTOR  
NOVEMBER 5, 2012**

**PROJECT PURPOSE:**

This application is a request for modification of an Environmental Resource Permit authorizing construction and operation of a surface water management system serving 1,790.38 acres of residential and golf course development and 7.97 acres of conceptual development, with discharge to the Cocohatchee Canal.



**PROJECT EVALUATION:****PROJECT SITE DESCRIPTION:**

The site is located on the north side of the Cocohatchee Canal, just west of the intersection of Immokalee Road and Collier Boulevard in Naples, Collier County, Florida. A location map is attached as Exhibit 1.0.

The site currently consists of undeveloped lands which were previously permitted (Permit No. 11-02031-P) for residential and golf course development in February 2002 under Application No. 000518-10 and substantially modified in September 2007 under Application No. 060524-2. The majority of the site has been infested to varying degrees by exotic vegetation such as melaleuca and Brazilian pepper. Large portions of the site have been used in the past as forested cattle pasture and continue to be used as such presently. This modification proposes to add 84.95 acres of land to the project area. The 84.95 acres includes 15.64 acres of uplands and 69.31 acres of wetlands and is located primarily in the southwestern portion of the property, with a small addition in the northeastern portion of the project. The total project area contains approximately 302.53 acres of uplands and 1,495.82 acres of wetlands. Please see the wetlands sections for additional information.

**PROJECT BACKGROUND:**

In February 2002, the District authorized Application No. 000518-10 / Permit No. 11-02031-P for the construction and operation of two 18 hole golf courses, single family residential areas, a golf course clubhouse and parking area, golf course maintenance facilities, a sales facility and parking area, and a surface water management system. As part of the surface water management system, the February 2002 permit also included a conveyance channel and flowway along the northern and western development boundaries. This flowway and conveyance channel was part of the project's surface water management system, to address floodplain compensation criteria and the conveyance of off-site flows. The flowway consisted of a shallow meandering conveyance channel with control structures. The channel continued off-site onto the Wildewood Lakes development (Permit #11-02055-P / Application No. 970923-12) and Olde Cypress development (Permit #11-01232-S / Application No. 010419-6). Special Condition 36 of the February 2002 Permit required construction of the flowway and associated control structures to be completed prior to construction of impervious surface within the development site. The flowway and associated control structures and surface water management system were never constructed.

In September of 2007, the permit was modified under Application No. 060524-2 to include the removal of the previously authorized flow-way and associated control structures and proposed revisions to the previously permitted surface water management system. The revisions to the surface water management system included replacing the previously permitted flowway with a series of interconnected lakes within the development. The interconnected lakes were proposed to allow for the passage of flows from the north of the development site to the Cocohatchee Canal on the south side of the development site. The flowway and its associated weir structure was designed to ensure that there would be no increase in stage elevation upstream of the project. Application No. 060524-2 also proposed the modification of the original permit by revising the wetland preservation, wetland impacts, and wetland mitigation areas contained within the internal preserve areas within the development site and the modification of the proposed flow-way within the external preserve areas. Please see Application No. 060524-2 for additional details.

**PROPOSED PROJECT:**

The previously approved landplan included 799 single and multifamily residential units, 36 golf holes, clubhouses, and the required lakes and infrastructure to support the development. This modification proposes to add approximately 84.95 acres to the project (primarily in the southwestern portion of the project), to revise the project landplan to include additional residential units, reduce the number of golf

holes from 36 to 18, revise the project's surface water management system, and to revise the project's development footprint. The development footprint will be decreased in size, resulting in a net reduction in wetland impacts.

As noted above, the surface water management system is proposed to be modified in this application to accommodate the proposed landplan changes. The modifications include a relocation of the previously permitted flowway; the flowway is designed to convey flows from areas upstream of the project site to the Cocohatchee Canal. The previously permitted flowway was located in the center of the development and consisted of a series of lakes interconnected with culverts. This application proposes to relocate the flowway to the western side of the development footprint and to modify the flowway design from a series of interconnected lakes to a continuous open conveyance. The modified flowway design is consistent with the upstream peak stages, tailwater elevations in the Cocohatchee Canal, and peak flow rates that were included in the previous permit authorizations. The upstream stages, tailwater elevations in the Cocohatchee Canal, and peak flow rates used in the design of the flowway were modeled in the South Lee County Watershed Plan and the Big Cypress Basin Cocohatchee Canal Study. The rate of flow into the flowway will be regulated by an intake weir at the upstream end of the flowway and discharge into the Cocohatchee Canal will be controlled by the outfall weir at the southern end of the proposed flowway. The flowway will be operated and maintained by the project's Homeowners Association.

The modified surface water management system for the project is proposed to encompass 682.26 acres. The 682.26 acres proposed to encompass the surface water management system includes 619.73 acres of development area, 26.24 acres of conservation area that is incorporated into the surface water management system, and the 36.29 acre flowway.

The 619.73 acres of development area have been divided into Basin 1 (104.64 acres) and Basin 2 (515.09 acres). Basin 1 includes the southern portion of the proposed development and consists of six sub-basins containing roadways, surface water management facilities (wet and dry detention), golf course, single family residential areas, multifamily residential areas, and a sales center (the sales center will provide one-half inch of dry-pretreatment volume on-site prior to outfall into wet-detention areas). Outfall from Basin 1 will be from Lake #2 to the flowway through control structure DS 1-2. Basin 2 includes the northern portion of the proposed development and consists of 23 sub-basins containing roadways, surface water management facilities (wet and dry detention), golf course, single family residential areas, multifamily residential areas, the golf course maintenance facility, a clubhouse, and a passive park. The golf course maintenance facility and the clubhouse site will provide one-half inch of dry-pretreatment prior to outfall into wet-detention areas. The passive park and a portion of the clubhouse site are requested for conceptual authorization in this application and will require modification of the permit prior to the commencement of construction within the conceptually approved areas. Outfall from Basin 2 will be to the internal preserve areas (Preserve Areas C, D, and E) following water quality treatment in the wet and dry detention areas of Basin 2 and to the flowway. Discharge to the flowway from Basin 2 will be from Lake #6 (through DS 2-1), Lake #7 (through DS 2-7) and Lake #19 (through DS 2-16).

#### **LAND USE:**

The land use categorized below as "Impervious" is associated with impervious surfaces within the future conceptual areas. The land use categorized as "Other" includes the flowway, the portions of the Cocohatchee Canal within the project ownership, and berm backslopes outside of the project's controlled basin area.

**Conceptual**

		Area (ac)
Basin 2	Impervious	5.58
	Pervious	2.39
<b>Total:</b>		<b>7.97</b>

**Construction****Project:****Total Project**

Building Coverage	91.28	acres
Golf Course	86.41	acres
Impervious	5.57	acres
Lake	144.64	acres
Other	54.74	acres
Pavement	92.10	acres
Pervious	199.73	acres
Preserved	1123.88	acres
<b>Total:</b>	<b>1798.35</b>	

**Basin :** Basin 1

	This Phase	Total Basin	
Building Coverage	11.72	11.72	acres
Golf Course	20.28	20.28	acres
Lake	21.05	21.05	acres
Pavement	14.86	14.86	acres
Pervious	36.73	36.73	acres
<b>Total:</b>	<b>104.64</b>	<b>104.64</b>	

**Basin :** Basin 2

	This Phase	Total Basin	
Building Coverage	79.53	79.53	acres
Golf Course	66.13	66.13	acres
Impervious		5.58	acres
Lake	123.59	123.59	acres
Pavement	77.52	77.25	acres
Pervious	160.62	163.01	acres
<b>Total:</b>	<b>507.39</b>	<b>515.09</b>	

**Basin :** Flowway

**Basin :** Flowway

	<b>This Phase</b>	<b>Total Basin</b>	
Open Water	24.92	24.92	acres
Pavement	2.01	2.01	acres
Pervious	9.36	9.36	acres
<b>Total:</b>	<b>36.29</b>	<b>36.29</b>	

**WATER QUANTITY :**

**Discharge Rate :**

The project site is located within the Cocohatchee Canal watershed. An allowable discharge rate of 0.04 cfs / acre for the Cocohatchee Canal watershed has been established per Collier County Ordinance 2001-27 and the Cocohatchee Canal Plan. The peak allowable discharge in the 25 Year - 3 Day Storm Event for the 645.96 acres of controlled basin area is 25.8 cfs; the proposed peak discharge from the surface water management system to the flowway is 24.8 cfs.

As shown in the table below, the proposed discharge from the surface water management system to the flowway is within the allowable limit for the area.

As discussed in the Proposed Project Section, this application includes modification of the proposed flowway. The information used in the modified flowway design is consistent with the upstream peak stages, tailwater elevations in the Cocohatchee Canal, and peak flow rates included in the previous permit authorizations. The upstream stages, tailwater elevations in the Cocohatchee Canal, and peak flow rates used in the design of the flowway were modeled in the South Lee County Watershed Plan and the Big Cypress Basin Cocohatchee Canal Study.

Flows from the north of the development site will enter the flowway through the intake weir at the north end of the flowway. The intake weir will receive flows from the intake spreader swale located between the weir and the conservation areas north of the development footprint. The intake weir will consist of a concrete wall with two rectangular notches (3.5 feet wide by 0.95 feet high) at elevation 14.0 ft-NGVD and a 100 foot wide weir crest at elevation 14.95 ft-NGVD. The design of the weir allows for approximately 185 cfs to enter the flowway in the 25 Year - 3 Day Storm Event with a corresponding upstream peak stage of 15.6 ft-NGVD. In the 100 Year - 3 Day Storm Event, the design of the weir allows for approximately 286 cfs to enter the flowway based on an upstream peak stage of 15.89 ft-NGVD.

Discharge Storm Frequency : 25 YEAR-3 DAY

Design Rainfall : 11.28 inches

<b>Basin</b>	<b>Allow Disch (cfs)</b>	<b>Method Of Determination</b>	<b>Peak Disch (cfs)</b>	<b>Peak Stage ( ft, NGVD 29)</b>
Basin 1	4.19	Conveyance Limitation	4.17	16.18
Basin 2	21.65	Conveyance Limitation	20.59	16.13

**Finished Floors :**

Building Storm Frequency : 100 YEAR-3 DAY

Design Rainfall : 14.27 inches

**Basin**

<b>Basin</b>	<b>Peak Stage ( ft, NGVD 29)</b>	<b>Proposed Min. Finished Floors ( ft, NGVD 29)</b>	<b>FEMA Elevation ( ft, NGVD 29)</b>
Basin 1	16.67	16.7	14.73
Basin 2	16.69	16.7	14.73

**Road Design :**

Road Storm Frequency : 25 YEAR-3 DAY

Design Rainfall: 11.28 inches

<b>Basin</b>	<b>Peak Stage ( ft, NGVD 29)</b>	<b>Proposed Min. Road Crown ( ft, NGVD 29)</b>
Basin 1	16.18	16.2
Basin 2	16.13	16.2

**Control Elevation :**

<b>Basin</b>	<b>Area (Acres)</b>	<b>Ctrl Elev ( ft, NGVD 29)</b>	<b>WSWT Ctrl Elev ( ft, NGVD 29)</b>	<b>Method Of Determination</b>
Basin 1-1	8.33	13.4	13.40	Previously Permitted
Basin 1-2	37.90	13.4	13.40	Previously Permitted
Basin 1-3	11.40	13.4	13.40	Previously Permitted
Basin 1-4	16.10	13.4	13.40	Previously Permitted
Basin 1-5a	15.95	13.4	13.40	Previously Permitted
Basin 1-5b	14.95	13.4	13.40	Previously Permitted
Basin 2-1	7.69	13.5	13.50	Previously Permitted
Basin 2-2	42.20	13.5	13.50	Previously Permitted
Basin 2-3	11.17	13.5	13.50	Previously Permitted
Basin 2-4a	15.95	13.5	13.50	Previously Permitted
Basin 2-4b	30.77	13.5	13.50	Previously Permitted
Basin 2-5	9.56	13.5	13.50	Previously Permitted
Basin 2-6	15.07	13.5	13.50	Previously Permitted
Basin 2-7	40.10	13.5	13.50	Previously Permitted
Basin 2-8	31.31	13.5	13.50	Previously Permitted
Basin 2-9	27.81	13.5	13.50	Previously Permitted
Basin 2-10a	23.16	13.5	13.50	Previously Permitted
Basin 2-10b	11.70	13.5	13.50	Previously Permitted
Basin 2-11	31.22	13.5	13.50	Previously Permitted
Basin 2-12a	11.41	13.5	13.50	Previously Permitted
Basin 2-12b	14.22	13.5	13.50	Previously Permitted
Basin 2-13	6.46	13.5	13.50	Previously Permitted
Basin 2-14	21.97	13.5	13.50	Previously Permitted
Basin 2-15	46.63	13.5	13.50	Previously Permitted
Basin 2-16	11.55	13.5	13.50	Previously Permitted
Basin 2-17	12.76	13.5	13.50	Previously Permitted
Basin 2-18	17.92	13.5	13.50	Previously Permitted
Basin 2-19	51.38	13.5	13.50	Previously Permitted
Basin 2-20	23.07	13.5	13.50	Previously Permitted
Preserve C	9.67	13.5	13.50	Previously Permitted
Preserve D	2.79	13.5	13.50	Previously Permitted
Preserve E	13.78	13.5	13.50	Previously Permitted
Basin 1	104.64	13.4	13.40	Previously Permitted
Basin 2	515.09	13.5	13.50	Previously Permitted
Flowway	36.29	13.4	13.40	Previously Permitted

**Receiving Body :**

<b>Basin</b>	<b>Str.#</b>	<b>Receiving Body</b>
Basin 1-1	CS DC	Lake #1

**Receiving Body :**

Basin	Str.#	Receiving Body
Basin 1-2	DS 1-2	ON-SITE FLOW WAY
Basin 2-1	DS 2-1	ON-SITE FLOW WAY
Basin 2-2	CS 2-2 / PR	Preserve D
Basin 2-4b	CS-MF	Lake #11
Basin 2-5	CS 2-5 / PR	Preserve E
Basin 2-7	CS 2-7 / PR	Preserve C
Basin 2-7	DS 2-7	ON-SITE FLOW WAY
Basin 2-9	CS 2-9 / PR	Preserve C
Basin 2-9	CS CH	Lake #23
Basin 2-16	DS 2-16	ON-SITE FLOW WAY
Flowway	Intake Weir	Flowway
Flowway	Outfall Weir	Cocohatchee Canal

**Discharge Structures:** Note: The units for all the elevation values of structures are ( ft, NGVD 29)

**Bleeders:**

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Basin 1-1	CS DC	1	Circular Orifice				3"		13.4
Basin 1-2	DS 1-2	1	Rectangular Orifice	12"	7.1"				
Basin 2-1	DS 2-1	1	Rectangular Orifice	10.2"	6"				13.5
Basin 2-1	DS 2-1	1	Rectangular Orifice	16"	5"				14
Basin 2-16	DS 2-16	1	Rectangular Orifice	12"	10"				13.5
Basin 2-4b	CS-MF	1	Circular Orifice				3"		13.5
Basin 2-7	DS 2-7	1	Rectangular Orifice	14.1"	6"				13.5
Basin 2-7	DS 2-7	1	Rectangular Orifice	19.5"	5"				14
Basin 2-9	CS CH	1	Circular Orifice				3"		13.5
Flowway	Intake Weir	2	Rectangular Notch	3.5'	.95'				14

**Weirs:**

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Basin 1-1	CS DC	1	Drop Inlet	24"	36"			18.4 (crest)
Basin 1-2	DS 1-2	1	Rectangular	49"	8"			16.2 (crest)
Basin 2-1	DS 2-1	1	Rectangular	49"	8"			16.1 (crest)
Basin 2-16	DS 2-16	1	Rectangular	49"	8"			16.1 (crest)
Basin 2-2	CS 2-2 / PRES D	1	Drop Inlet	24"	36"			14 (crest)
Basin 2-4b	CS-MF	1	Drop Inlet	24"	36"			15.5 (crest)
Basin 2-5	CS 2-5 / PRES E	1	Drop Inlet	24"	36"			14 (crest)
Basin 2-7	CS 2-7 / PRES C	1	Drop Inlet	24"	36"			14 (crest)
Basin 2-7	DS 2-7	1	Rectangular	49"	8"			16.1 (crest)
Basin 2-9	CS 2-9 / PRES3	1	Drop Inlet	24"	36"			14 (crest)
Basin 2-9	CS CH	1	Drop Inlet	24"	36"			15.5 (crest)
Flowway	Intake Weir	1	Rectangular	100'				14.95 (crest)
Flowway	Outfall Weir	1	Rectangular	175'				13.4 (crest)

**WATER QUALITY :**

The proposed surface water management system provides the required 51.64 ac-ft of water quality treatment volume based on one inch over the 619.73 acre area included in Basin 1 and 2. The surface water management system provides an additional 50% water quality treatment volume above the amount required per Section 5.2 of the Basis of Review. The additional water quality treatment volume is provided to provide reasonable assurances that the proposed project will not contribute to impairments of downstream receiving bodies. The project is located within the Cocohatchee (Inland Segment) watershed (FDEP WBID No. 3278D); the Cocohatchee (Inland Segment) is considered to be impaired for Dissolved Oxygen.

In addition to the required water quality treatment volume, the applicant has provided an analysis demonstrating that the post-development nutrient loadings are less than the pre-development nutrient loadings. A Construction Pollution Prevention Plan and Urban Stormwater Management Program specifications and guidelines are part of the water quality requirements. Construction and daily operation of the project shall be conducted in accordance with Special Condition Nos. 29 and 30. No adverse water quality impacts are anticipated as a result of the proposed project.

Basin	Treatment Method		Vol Req.d (ac-ft)	Vol Prov'd
Basin 1	Treatment	Wet Detention	8.72	13.08
Basin 2	Treatment	Wet Detention	42.92	64.39

#### **WETLANDS:**

This modification proposes to add 84.95 acres of land to the previously permitted project area of 1713.4 acres. The 84.95 acres consists of 15.64 acres of uplands and 69.31 acres of wetlands making the total project area 1,798.35 acres (302.53 acres of uplands and 1,495.82 acres of wetlands). The majority of the newly added lands are located in Preserve B and include 14.55 acres of uplands that will be converted into wetland habitat, and 17.31 acres of hydric farm field that will be restored to native wetland habitat.

The newly added on-site uplands consist of pine flatwoods with less than 25% exotic coverage, pine flatwoods with less than 50% exotic coverage, and a commercial services area.

The newly added on-site wetlands consist of cypress with less than 25% exotic coverage, melaleuca dominant habitat, pine/cypress/cabbage palm with less than 25% exotic coverage, hydric pine flatwoods with less than 25% exotic coverage, pine/cypress with less than 50% exotic coverage, and hydric pasture. The other existing wetland habitat types on-site, as discussed in the previous permit authorizations, include cypress, hydric pine, wet prairie, and pine/cypress. A FLUCCS Map is attached as Exhibit 3.0.

#### **Wetland Impacts:**

The following discussion includes a comparison of the previous authorizations (Application Nos. 000518-10 and 060524-2) with the currently proposed site plan and associated wetland impacts. The internal preserves described below (Preserve Areas C, D, E and F) are conservation areas to be maintained internal to the development boundary and are part of the project's surface water management system, with the exception of Preserve F. External preserve areas (Preserve Areas A and B) are contiguous preserve areas located outside of the development boundary, and are outside of the project's surface



water management system.

Application No. 000518-10:

The permit authorized 568.66 acres of direct wetland impacts. An additional area of 39.5 acres of narrow, linear wetlands within the Development Site were considered to be secondarily impacted due to their proximity to adjacent development. Although these internal wetland areas were considered to have reduced functions, they were not reflected in the wetland impact total for direct impacts, because the wetlands were not physically impacted. The permitted flow-way construction was not considered a wetland impact and was not included in the total wetland impact acreage.

Application No. 060524-2:

The permit included a proposal to impact 595.52 acres of wetlands. The areas that were previously considered secondarily impacted were then proposed to be directly impacted (filled). At the same time, some of the linear internal preserve areas and wetlands adjacent to the offsite preserve areas were expanded to incorporate 13.32 acres of wetlands that were previously authorized to be filled. In addition, the area previously designated as a flow-way was not be constructed and remained part of the external preserve area outside of the Development Site. Overall the modified site plan resulted in an increase of 26.86 acres of direct wetland impacts in the controlled (internal) basin, of which 28.16 acres were previously considered to be secondarily impacted and 0.68 acres resulted from slight changes in the internal site design.

Proposed Modification:

The development plan proposes to directly impact approximately 506.84 acres of wetlands and 100% secondarily impact approximately 7.57 acres of wetlands within the internal preserves. The 100% secondarily impacted wetlands comprise the outer edge of the internal preserve areas that are immediately adjacent to the development boundary. While these areas have been fully mitigated for, they will be preserved and maintained within the proposed conservation easements. Potential temporary impacts to these areas during construction are outlined in Special Condition 34. The combined direct and 100% secondary wetland impacts total 514.41 acres.

A total of 14.39 acres of wetlands are also considered partially secondarily impacted under the proposed project. These secondary impacts comprise the portion of Preserve Areas A and B that are located within the first 50 feet of the development boundary, and therefore are located along the western edge of the proposed flowway and the northern boundary of the development. Approximately 4.02 acres of Preserve A and 10.37 acres of Preserve B will be secondarily impacted, totaling 14.39 acres. Reductions to wildlife, groundcover, buffer, hydrology, and water quality components are reflected in the Wetland Rapid Assessment Procedure (WRAP) analysis. Wetland Impact Maps are attached as Exhibit 3.1.

The direct impacts proposed under this permit modification result in a decrease of approximately 80.8 acres of direct wetland impacts from the previously authorized project (Application No. 060524-2). Some of this reduction will occur due to the elimination of one of the proposed golf courses in the revised site design. The wetlands proposed to be directly impacted are all degraded to some extent by exotic vegetation and hydrological impacts and have already been assessed under the previous applications. There are no new direct wetland impacts associated with this modification.

#### **Mitigation Proposal:**

The applicant proposes to preserve a total of 995.96 acres of wetlands and 127.92 acres of uplands for a total mitigation area of 1123.88 acres (please see Exhibit 3.2). The 1123.88 acres includes 14.39 acres of partially secondarily impacted wetlands in Preserves A and B. An additional 7.57 acres of wetlands and

0.62 acres of uplands will be physically preserved within the Internal Preserves, adjacent to the development boundary, but are considered 100% secondarily impacted. The following discussion will provide a comparison between the previous authorizations (Application Nos. 000518-10 and 060524-2) and the currently proposed site plan and associated wetland mitigation.

Application No. 000518-10:

The staff report indicated that 860.59 acres of wetlands and 111.91 acres of uplands (972.50 total acres) would be preserved and enhanced as compensation for the permitted direct and secondary wetland impacts. Of the area designated as wetland preserve, a total of 39.5 acres of wetlands were also considered secondarily impacted due to their proximity to development. As a result, these areas were not anticipated to provide the same amount of wetland functions as in their undeveloped state. The acreages are as follows:

External Preserve (Wetlands) - 780.37 acres  
 External Preserve (Uplands) - 103.53 acres  
 Total External Preserve - 883.90 acres

Internal Preserve (Wetlands) - 80.22 acres (includes 39.5 acres of secondarily impacted wetlands)  
 Internal Preserve (Uplands) - 8.38 acres  
 Total Internal Preserve - 88.60 acres

Total External & Internal Preserve Areas: 972.50 acres

Application No. 060524-2:

The staff report indicated that a total of 940.47 acres of wetlands and uplands would be preserved. This included a proposal for larger, contiguous mitigation areas within the Development Site to offset the direct impacts to previously preserved, but secondarily-impacted wetlands and the preservation/ enhancement of the External Preserve Area. In addition, the applicant proposed to purchase a total of 5.68 credits from the Panther Island Mitigation Bank.

External Preserve (Wetlands) - 776.83 acres  
 External Preserve (Uplands) - 106.88 acres  
 Total External Preserve - 883.71 acres\*

Internal Preserve (Wetlands) - 54.06 acres  
 Internal Preserve (Uplands) - 2.70 acres  
 Total Internal Preserve - 56.76 acres

Total External & Internal Preserve Areas: 940.47 acres

\* There was a slight (0.19 acre) decrease in the total External Preserve Area acreage due to a previous survey error corrected in that application.

Current Modification:

Since the majority of the project's proposed wetland impacts were reviewed and approved by the District under the previous permits, an assessment of only the proposed changes was conducted for this permit modification application. The assessment of the changes to the permitted wetland impacts and mitigation was conducted using the Wetland Rapid Assessment Method (WRAP), as described further in the Wetland Inventory section below. The applicant is proposing to preserve a total of 1123.88 acres of wetlands and uplands to offset the proposed wetland impacts.

External Preserve (Wetlands) - 961.21 acres

External Preserve (Uplands) - 125.83 acres

Total External Preserve - 1087.04 acres

(This mitigation acreage includes the 84.95 acre property addition, and the 14.39 acres of secondarily impacted wetlands within Preserve Areas A and B.)

Internal Preserve (Wetlands) - 34.75 acres\*

Internal Preserve (Uplands) - 2.09 acres

Total Internal Preserve - 36.84 acres

(This mitigation total does not include the 0.62 acres of uplands and 7.57 acres of wetlands, totaling 8.19 acres, that will be preserved in conservation easements but are considered 100% secondarily impacted)

\*Please note that there is a decrease of 19.31 acres within the internal wetland preserves from Application No. 060524-2 to the newly proposed project. This is because this 19.31 acres is now within the external preserve area (Preserves A and B).

Total External and Internal Mitigation Areas: 1123.88 acres (see Exhibit 3.2)

Total External and Internal Preserve Areas: 1132.07 acres (see Exhibits 3.5 and 3.6. Includes the 8.19 acres of 100% secondarily impacted areas)

Total Conservation Easement Area: 1119.19 acres (please see the Legal Section for further discussion)

#### Current Wetland Mitigation Evaluation:

The current modification proposes to reduce the development footprint by 117.59 acres. This reduction in acreage is comprised of 80.80 acres of direct wetlands impacts, 19.76 acres of secondary wetland impacts, 16.41 acres of upland impacts and 0.62 acres of right-of-way along Immokalee Road. A WRAP analysis of the formerly impacted wetlands (80.80 acres of direct and 19.76 acres of secondary) results in a functional gain of 27.48 WRAP functional units.

The applicant also proposes to increase the amount of preserved land by incorporating a total of 84.95 acres of land located primarily west of the flow-way into the project area. This 84.95 acres is comprised of 69.31 acres of wetlands and 15.64 acres of uplands. A WRAP analysis of the newly added lands results in a functional gain of 8.8 WRAP functional units. Therefore, the total wetland functional gain associated with this application is 36.28 WRAP functional units. The WRAP analysis for the 14.39 acres of secondarily impacted wetlands resulted in a functional loss of 3.60 functional units, resulting in a net functional gain of 32.68 WRAP units.

Maps depicting the newly added lands are attached as Exhibit 3.3.

The 2007 permit authorization required the purchase of 5.68 wetland credits, in addition to on-site mitigation efforts to offset the permitted impacts. Since this application will result in a net increase in wetland functional values (with the addition of the new lands and the reduction in impact area) that exceeds the wetland functional values that will be lost as a result of the project's wetland impacts, the proposed on-site wetland mitigation will fully compensate for the proposed project wetland impacts and off-site credits are no longer required.

The on-site mitigation will involve conducting wetland enhancement and creation activities and the enhancement of uplands within the preserves. The wetland mitigation areas total approximately 1123.88 acres, 995.96 acres of which are wetlands (includes 14.55 acres of created wetlands). Major components of the anticipated mitigation activities include:

- Eradication and control of Category 1 and Category 2 invasive exotics identified in the Florida Exotic Pest Plant Council's (EPPC) List of Invasive Species.

- Eradication and control of nuisance plant species as necessary (target control less than 5% cover by nuisance species).
- Grading (mainly excavating) and contouring the areas listed on Exhibit 3.4 as wetland creation and enhancement areas for woodstork foraging improvements. This will include a total of 31.86 acres of farm land/uplands that will be used to create/restore wetlands. This plan also involves the removal or breaching of the existing perimeter berm along the northern and eastern border of the farm field during the grading process, to ensure a more natural hydrologic connection to adjacent preserve areas.

#### Mitigation Within the Internal Preserves:

There are four distinct areas that will be preserved within the project's development footprint. These are labeled as Preserve C, Preserve D, Preserve E, and Preserve F on Exhibit 3.5 and total 36.84 acres (34.7 acres of wetlands and 2.09 acres of upland buffers). All of the exotic vegetation will be cut by hand and removed from these areas, and all of these areas will be placed under a conservation easement. These areas, except for Preserve F, are all part of the master surface water management system and will receive treated surface water from the adjacent lakes, once the water quality elevation has been reached.

Preserve C totals 9.67 acres of wetlands which are predominantly cypress with an infestation of melaleuca. A portion of the wetland contains hydric pine habitat. Preserve C contains 1.73 acres of buffer (1.69 acres of wetlands and 0.04 acres of uplands) that is included within the conservation easement that is considered 100% secondarily impacted.

Preserve D totals 2.79 acres of wetlands and is located immediately east of Preserve C. It contains cypress with an infestation of melaleuca and also some hydric pine, similar to Preserve C. Preserve D contains 0.99 acres of buffer (0.95 acres of wetlands and 0.04 acres of uplands) that is included within the conservation easement that is considered 100% secondarily impacted.

Preserve E totals 13.77 acres of cypress and hydric pine wetlands with a heavy infestation of melaleuca. A combination of hand and mechanical exotic vegetation removal is proposed for this preserve as exotic vegetation levels are high. All exotic vegetation will be removed from the preserve area once it has been felled by hand or mechanical means. If any mechanical clearing is done, the cleared portion will be immediately planted according to the planting plan outlined in Exhibit 3.5. The permittee may later explore the possibility of constructing an elevated, hand-railed boardwalk into this preserve. Any such proposal would require District authorization via a permit modification. Preserve E contains 2.48 acres of wetland buffer that is included within the conservation easement that is considered 100% secondarily impacted.

Preserve F totals 10.61 acres and is comprised of 8.52 acres of wetlands (cypress and hydric pine wetlands with varying degrees of infestation of melaleuca) and 2.09 acres of uplands. All exotic vegetation will be removed from this preserve area either by hand or by mechanical means. If any mechanical clearing is done, the cleared portion will be immediately replanted according to the planting plan outlined in Exhibit 3.5. Preserve F contains 2.99 acres of buffer (2.45 acres of wetlands and 0.54 acres of uplands) that is included within the conservation easement that is considered 100% secondarily impacted. In addition, 1.43 acres of Preserve F is excluded from the conservation easement due to overlap with the county right-of-way along the eastern property line. The 1.43 acres comprises 1.20 acres of wetlands and 0.23 acres of uplands.

#### Replanting Plan:

The internal preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if supplemental planting is necessary. If no immediate seed source is available, replanting will help to re-establish any denuded areas more rapidly and contribute to the restoration success. The

preserve areas will be evaluated once the initial exotic removal activities are completed and any plantings that are necessary will be coordinated with District staff as part of the Time Zero Monitoring Report.

Replanting will also be considered one year after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after two years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.5 for details.

#### Mitigation Within the External Preserves:

The external preserve (also known as the main preserve) is approximately 1087.04 acres in size and is comprised of 961.21 acres of wetlands and 125.83 acres of uplands. A total of 14.55 acres of the wetland preserve will be created from existing uplands as part of the mitigation and enhancement activities (please refer to the Wetland Creation section below). The external preserve encompasses the northern portion of the project site as well as approximately 200 acres along the western boundary of the site. There are no proposed impact areas within the external preserve. However, approximately 11.45 acres of Preserve A will be preserved but excluded from the conservation easement, due to existing access easements associated with CR 951 (Broken Back Road) along the eastern property line and an access easement along the northeastern property line. Boardwalks and at-grade pedestrian access may be considered in the future, but are not currently proposed. No vehicular or other motorized access will be allowed except for monitoring or maintenance purposes.

The external preserve is the main preserve on the site and the enhancement activities within this area generate the majority of the mitigation credit for the development. Historical vegetation communities within the preserve include cypress swamp, hydric and mesic pine flatwoods, and wet prairie. All of these habitats have been impacted by widespread exotic vegetation as well as altered hydrological regimes.

The applicant is proposing the use of hand clearing and kill-in-place methods to eradicate exotic vegetation from the external preserves. Because of the potential damage and destruction to groundcover vegetation and likely rutting of the ground by machinery, no mechanical clearing is currently proposed. Hand cleared debris will be removed from the preserve where feasible, but in areas where removal would cause additional, unwanted damage, the trees will be killed in place (if they are greater than 6 inches diameter at breast height (DBH)), or cut and stacked into piles (if they are less than 6 inches DBH). If stacked in piles, the trunks will be cut into manageable sections and stacked "teepee" or "log cabin" style and the piles will be placed no closer than 100 feet from each other. If possible, burn permits will be obtained from the local fire control district and the piles will be burned in place. If obtaining burn permits is not possible, the piles will be left to decompose.

While mechanical removal is currently not contemplated, it may be utilized in areas where exotic vegetation density is too great to achieve enhancement success within the five year monitoring time frame. If mechanical clearing is contemplated, the area to be cleared, timing, and other specifics will be coordinated with District Compliance staff. If any mechanical clearing is done, the cleared area will be immediately planted according to the planting plan outlined in Exhibit 3.6.

All Category 1 and Category 2 exotic vegetation will be brought under control before any replanting or species management techniques (i.e. fire or mowing) are employed. Once the removal efforts have been successful, annual maintenance treatments should be sufficient to control future exotic growth. The preserve areas will be exotic free immediately following a maintenance activity. At no time shall the density of exotic and nuisance plant species exceed 2% relative coverage in any vegetative strata or 4% of the relative coverage in all strata.

#### Wetland Creation:

Three upland areas totaling 14.55 acres in the southwest portion of the preserve will be scraped down

and contoured similarly to the woodstork foraging improvements of the farm field which is described below. Two of these areas are existing mesic pine communities (8.68 acres and 3.09 acres respectively), while the third area is a small commercial area (2.78 acre) that has been used for storage and repair work located at the south end of the farm field (see Exhibit 3.4). The existing vegetation will be removed and the fill from the contouring activities will be utilized within the development area. Random depressions and contours will concentrate prey as water levels recede and further enhance opportunities on the site for woodstork foraging. Planting for these marsh communities will be with groundcover vegetation only, and maintenance of the areas will include removal of any canopy or midstory vegetation that may recruit into the areas. Maintenance may occur through hand removal of vegetation, controlled burns, or mowing (see Exhibit 3.6 for details).

#### Berm Removal:

An existing berm that currently surrounds the farm field area will be removed from the northern and eastern sides of the field. If specimen trees are present on or adjacent to portions of the berm or would be adversely impacted by the berm removal, then small sections of berm may be left as long as breaches are created to allow for sufficient flows across the area. This will allow for open sheet flow of surface waters onto and across the site during periods of high water. The berm will be scraped down to the adjacent natural ground elevation and the disturbed area will be planted with appropriate plantings to match the adjacent vegetative communities.

#### Woodstork and Other Wading Bird Foraging Improvements:

The existing 17.31 acre farm field will be scraped down and contoured to create a series of depressional marshes of varying depths. Depths in the various pools range from -1 feet to -8 feet. As-built surveys of the created marsh areas will be required prior to planting pursuant to Special Condition 19. This work will also tie into and include the three wetland creation areas described above (see Exhibit 3.4). The depressions will serve to concentrate forage fish and provide enhanced foraging opportunities to woodstorks and other wading birds. Fill from the construction of these areas will be utilized as needed in the development portion of the project. Since the main component of these areas is foraging improvement, dense vegetative coverage is not desired. Shallow open water areas and sparse emergent vegetation will be the desired condition during the wet season. Vegetative coverage of 50% will be considered successful in these foraging improvement areas. Please see Exhibit 3.6 for details.

#### Replanting Plan:

The supplemental planting plan for the external preserve areas differs from that of the internal preserve areas. The preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if complete replanting is necessary. In areas that are more than 75% melaleuca and that have no suitable groundcover vegetation present, replanting may be done immediately following the exotic eradication activities. If no immediate seed sources are available in these areas, immediate replanting will re-establish the denuded areas more rapidly and contribute to the success of the enhancement. The entire preserve area will be evaluated once the initial exotic removal activities are completed and any planting that is necessary will be proposed and coordinated with District staff as a part of the Time Zero Report.

Replanting will also be considered two years after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after three years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.6 for details.

Replanting will occur immediately after any mechanical removal of exotic vegetation. Areas disturbed by the removal will be re-graded to match adjacent elevations and remove any rutting, then planted with the appropriate plant palette.

**Target Success Criteria:**

All exotic vegetation will be killed within the preserve areas. The hydric flatwood and pine/cypress target condition is a very open canopy with little to no shrub layer, prairie-type groundcover, and widely spaced trees. Trees will be a mix of slash pine and cypress depending on site specific hydrology. Tree density in the open flatwood and pine cypress areas should be between 10 to 50 trees per acre. Cypress dome target conditions are as a more closed canopy (110 to 175 trees per acre) with more sparse ground cover. A minimum of 80% appropriate vegetative coverage will be maintained in all strata. Mesic pine areas will contain tree densities in the 50 to 100 trees per acre range with midstory vegetation of saw palmetto, wax myrtle, and other appropriate plantings. Ground cover densities may vary depending on canopy coverage.

**Forested and Prairie Habitats:**

After two years, all preserve areas will contain a minimum of 50% coverage by appropriate vegetation in all three strata combined. After three years, all preserve areas will contain a minimum of 75% coverage by appropriate vegetation in all three strata combined. After five years, preserves will contain a minimum of 80% coverage by appropriate vegetation in all three strata combined. Any areas not meeting the minimum appropriate vegetative coverage will be subject to supplemental planting plans as outlined in Exhibit 3.6.

**Created Marsh Habitats:**

Since the main component of these areas is foraging improvement, dense vegetative coverage is not desired. Shallow open water areas and sparse emergent vegetation will be the desired condition during the wet season in these freshwater marsh areas. More vegetation may grow in the depressional areas during the dry season, but should die off or substantially thin out as water levels rise. Vegetative coverage of 50% will be considered successful in these foraging improvement areas. Please see Exhibit 3.6 for details.

**Cumulative Impact Assessment:**

Pursuant to Section 4.2.7 and 4.2.8 of the Basis of Review, the applicant has provided reasonable assurance that the proposed project will not result in unacceptable cumulative impacts upon wetland and other surface waters within the same drainage basin. The applicant has provided sufficient mitigation to offset both the direct and secondary wetland impacts on-site and within the same drainage basin as the project (West Collier Drainage Basin).

**Monitoring/Maintenance:**

The proposed monitoring of the wetland and upland preserves will consist of baseline, time-zero, and annual monitoring of vegetation, wildlife, rainfall, and wetland water levels. The baseline monitoring report will document conditions in the project site as they currently exist. The time-zero monitoring report will document conditions immediately following wetland and upland enhancement (exotic/nuisance vegetation removal and replanting as appropriate). The annual monitoring reports will document conditions following enhancement activities and document the extent of success of the project. If needed, the annual reports will identify specific actions to be taken to improve the conditions within the project area. Sampling transects and methodology for the baseline, time-zero, and annual reports will utilize identical methods of data collection. A complete description of the monitoring plans can be found on Exhibit 3.5 and 3.6.

Maintenance will be conducted in perpetuity to ensure that the enhanced and restored wetlands and uplands are free of exotic vegetation immediately following maintenance and that exotic and nuisance

species will constitute no more than five percent of total combined cover or dominate any one single area. For the external preserve areas, exotic and nuisance vegetation shall not exceed 2% relative coverage in any stratum or 4% relative coverage in all strata combined. Please note that exotic cover includes dead or felled exotic vegetation in the preserve areas.

All monitoring and maintenance activities shall be completed in accordance with the work schedule attached as Exhibit 3.7.

The monitoring and maintenance of the internal and external preserves shall be divided into five distinct areas (please see Exhibit 3.8). Separate cost estimates and performance bonds are required for each of the five mitigation areas to demonstrate financial assurance (please see the Legal Section of this staff report for additional details). The woodstork creation and enhancement areas in the southwestern portion of the project comprise Mitigation Area 1. The internal preserve areas (C, D, E and F) comprise Mitigation Area 2. External Preserve B comprises Mitigation Area 3. External Preserve A comprises Mitigation Areas 4 and 5.

### **Wetland Inventory:**

The following is a summary of the WRAP assessment for the newly added and formerly impacted lands:

#### New Lands:

Pre-Development WRAP- 45.63  
 Post-Development WRAP - 54.43  
 Result - 8.8 units of functional gain

#### Formerly Impacted Land:

Pre-Development WRAP - 31.44  
 Post-Development WRAP - 58.92  
 Result - 27.48 units of functional gain

#### Secondary Impacts:

Post-Development WRAP - 3.60  
 Result - 3.60 units of functional loss

**TOTAL: 32.68 units of functional gain**

In addition, the wetland and mitigation acreages on the first page of the staff report are described as follows:

**Total Acres Wetland Onsite: 1495.82 acres of existing wetland habitat onsite**

**Total Acres Wetland Preserved Onsite:** This includes all existing wetlands that will be preserved onsite and that are not considered secondarily impacted. The 967.02-acre total excludes the 14.39 acres of secondarily impacted wetlands in the External Preserves and the 7.57 acres of secondarily impacted wetlands in the Internal Preserves.

**Total Acres Impacted Onsite:** This total, 506.84 acres, includes only the direct wetland impacts proposed with this permit modification.

**Total Acres Preservation/Mitigation Onsite:** This total of 1109.49 acres includes the 967.02 acres of wetlands that will be preserved onsite and are not considered secondarily impacted, 127.92 acres of upland preserve onsite, and the 14.55 acres of created marsh within Preserve B.



\*\* To calculate the total 1132.07 acres of habitat that will be physically preserved onsite, the 14.39 acres of secondarily impacted wetlands within the External Preserves and 8.19 acres of secondarily impacted wetlands and uplands within the Internal Preserves must be added to the 1109.49-acre total cited above.

### Wetland Inventory :

CONSTRUCTION MOD -Mirasol

Site Id	Site Type	Pre-Development				Post-Development						
		Pre Fluc cs	AA Type	Acreege (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluc cs	Adj Delta	Functional Gain / Loss
A - Up	ON	411	Enhancement	108.82						411		
A- Wet	ON	600	Enhancement	775.71						600		
A-SEC	ON	600	Secondary	4.02						600	.000	.000
B- Up	ON	411	Enhancement	17.01						411		
B- Wet	ON	621	Enhancement	139.25						621		
B-SEC	ON	600	Secondary	10.37							.000	.000
B-WS	ON	6AA	Restoration/Creation	17.31						641		
B-WS	ON	411	Restoration/Creation	14.55						641		
C Up Bu	ON	424	Secondary	.04						424	.000	.000
C Wet Bi	ON	600	Secondary	1.69						600	.000	.000
C- Wet	ON	621	Enhancement	9.67						621		
D Up Bu	ON	411	Secondary	.04						411	.000	.000
D Wet Bi	ON	600	Secondary	.95						600	.000	.000
D- Wet	ON	621	Enhancement	2.79						621		
E Wet Bi	ON	600	Secondary	2.48						600	.000	.000
E- Wet	ON	621	Enhancement	13.77						621		
F Up Bu	ON	411	Secondary	.54						411	.000	.000
F Wet Bi	ON	600	Secondary	2.45						600	.000	.000
F- Up	ON	411	Enhancement	2.09						411		
F- Wet	ON	621	Enhancement	8.52						621		
Previous	ON	600	Direct	506.84							.000	.000
<b>Total:</b>				1638.91								.00

<u>Fluc cs Code</u>	<u>Description</u>
411	Pine Flatwoods
411	Pine Flatwoods - Hydric
411	Pine Flatwoods - Upland
424	Melaleuca-Upland
424	Melaleuca-Wetland
600	Wetlands
621	Cypress
641	Freshwater Marshes
6AA	Hydric Pasture

**Wildlife Issues:**

The project site does contain preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern. Wetland-dependent endangered/threatened species or species of special concern were observed onsite. Woodstorks and Big Cypress Fox Squirrels have been observed on-site, and Florida black bear tracks have been observed as well. A listed species sightings map is attached as Exhibit 3.9.

The applicant has worked with the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC) regarding listed species that have been observed or may inhabit the proposed project area. Habitat management plans for Florida black bears, Eastern indigo snakes, Big Cypress fox squirrels, and listed wading birds are attached as Exhibit 3.10. The proposed preservation and enhancement of wetland and upland mitigation areas, particularly removal of exotic species and the creation of woodstork/wading bird foraging areas, is expected to provide improved habitat for these listed species. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

**LEGAL ISSUES:**

The applicant is proposing to place a total of 1119.19 acres of on-site preserve into passive recreational conservation easements. There will be a total of six conservation easements for the site and they include:

Preserve A - 877.10 acres  
 Preserve B - 198.49 acres  
 Preserve C - 11.40 acres  
 Preserve D - 3.78 acres  
 Preserve E - 16.25 acres  
 Preserve F - 12.17 acres

The conservation easements are attached as Exhibit 3.11.

Please note that while 1132.07 acres of native habitat will be physically preserved onsite, 12.88 acres will be excluded from the conservation easement due to existing access easements along CR 951 in the eastern boundary of the project and along the northeastern property line. In Preserve F, 1.43 acres are excluded from the conservation easement (1.20 acres of wetlands and 0.23 acres of uplands). In Preserve A, 11.45 acres are excluded from the conservation easement (8.95 acres of wetlands and 2.50 acres of uplands).

In addition, while 1132.07 acres of native habitat will be physically preserved onsite, only 1123.88 acres are considered wetland mitigation. The 1123.88-acre mitigation total includes the 14.39 acres of partially secondarily impacted wetlands in the External Preserves, but excludes the 8.19 acres of 100% secondarily impacted wetland and upland areas within the Internal Preserves. The 8.19 acres (7.57 acres of wetland and 0.62 acres of upland) will be preserved and maintained within the conservation easement area. Please refer to Exhibit 3.2 for further information.

Cost estimates, performance bonds to demonstrate financial assurance, and corresponding standby trust fund agreements for the five mitigation phases (referenced in Exhibit 3.8), to demonstrate financial assurance for the proposed mitigation, are attached as Exhibit 3.12.

**CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:**

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida

Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

**RELATED CONCERNS:**

**Water Use Permit Status:**

The applicant has indicated surface water lakes and groundwater wells will be used as a source for irrigation water for the project. Water Use Application No. 120525-17 has been submitted and is being processed concurrently for this project.

The applicant has indicated that dewatering is required for construction of this project. Dewatering Application No. 120525-16 has been submitted and is being processed concurrently for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

**CERP:**

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

**Potable Water Supplier:**

Collier County Utilities

**Waste Water System/Supplier:**

Collier County Utilities

**Right-Of-Way Permit Status:**

Prior to performing any construction activities within the drainage easement for the Cocohatchee Canal, a District Right-of-Way Permit must be issued.

**DRI Status:**

This project is not a DRI.

**Historical/Archeological Resources:**

The District has received correspondence dated June 4, 2012 from the Florida Department of State, Division of Historical Resources (DHR) indicating that no significant archaeological or historical resources are recorded in the project area. However, due to environmental conditions consistent with those found at other archaeological sites in Florida and lack of professional archaeological or historical investigation, there is some potential for undiscovered archaeological sites to occur. Therefore, DHR has stipulated that if unexpected discoveries are found during ground disturbing activities on the property, that all work in the vicinity cease and the DHR should be contacted immediately. Please see Special Condition No. 13. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

**DEO/CZM Consistency Review:**

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

**Third Party Interest:**

No third party has contacted the District with concerns about this application.

**Enforcement:**

There has been no enforcement activity associated with this application.

**STAFF RECOMMENDATION TO EXECUTIVE DIRECTOR:**

The Staff recommends that the following be issued :

This application is a request for modification of an Environmental Resource Permit authorizing construction and operation of a surface water management system serving 1,790.38 acres of residential and golf course development and 7.97 acres of conceptual development, with discharge into the Cocohatchee Canal.

Based on the information provided, District rules have been adhered to.

Staff recommendation is for approval subject to the attached General and Special Conditions.

**STAFF REVIEW:**

**NATURAL RESOURCE MANAGEMENT APPROVAL**

**ENVIRONMENTAL EVALUATION**

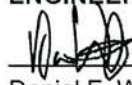
  
Justin M. Hojnacki

**SUPERVISOR**

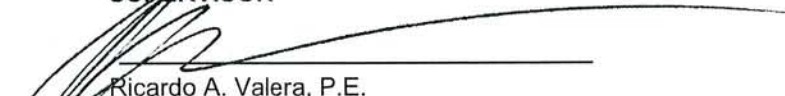
  
Laura Layman

**SURFACE WATER MANAGEMENT APPROVAL**

**ENGINEERING EVALUATION**

  
Daniel F. Waters, P.E.

**SUPERVISOR**

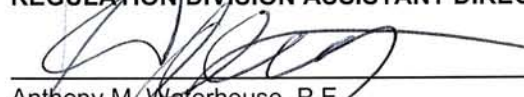
  
Ricardo A. Valera, P.E.

**ENVIRONMENTAL RESOURCE PERMITTING BUREAU CHIEF :**

  
Anita R. Bain

DATE: 11/2/12

**REGULATION DIVISION ASSISTANT DIRECTOR :**

  
Anthony M. Waterhouse, P.E.

DATE: 11/2/12

## GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental

## GENERAL CONDITIONS

Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No



## GENERAL CONDITIONS

Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

## SPECIAL CONDITIONS

1. The conceptual phase of this permit shall expire on November 5, 2017.  
The construction phase of this permit shall expire on November 5, 2017.
2. Operation of the surface water management system shall be the responsibility of the Homeowner's Association.
3. Discharge Facilities:

Basin: Basin 1-1, Structure: CS-DC

1-24" W X 36" H DROP INLET weir with crest at elev. 18.4' NGVD 29.

1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.4' NGVD 29.

Receiving body : Lake #1

Control elev : 13.4 feet NGVD 29.

Basin: Basin 1-2, Structure: DS1-2

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.2' NGVD 29.

1-12" W X 7.1" H RECTANGULAR ORIFICE with invert at elev. ' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.4 feet NGVD 29.

Basin: Basin 2-1, Structure: DS2-1

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.

1-10.2" W X 6" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.

1-16" W X 5" H RECTANGULAR ORIFICE with invert at elev. 14' NGVD 29.

Receiving body : ON-SITE FLOW WAY

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-2, Structure: CS2-2 / PA2

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve D

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-4b, Structure: CS-MF

1-24" W X 36" H DROP INLET weir with crest at elev. 15.5' NGVD 29.

1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.5' NGVD 29.

Receiving body : Lake #11

Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-5, Structure: CS 2-5 / PA3

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve E

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-7, Structure: CS 2-7 / PRES C

1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.

Receiving body : Preserve C

Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-7, Structure: DS 2-7

1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.

1-14.1" W X 6" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.

1-19.5" W X 5" H RECTANGULAR ORIFICE with invert at elev. 14' NGVD 29.

## SPECIAL CONDITIONS

Receiving body : ON-SITE FLOW WAY  
Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-9, Structure: CS 2-9 / PRES3  
1-24" W X 36" H DROP INLET weir with crest at elev. 14' NGVD 29.  
Receiving body : Preserve C  
Control elev : 14.0 feet NGVD 29.

Basin: Basin 2-9, Structure: CS CH  
1-24" W X 36" H DROP INLET weir with crest at elev. 15.5' NGVD 29.  
1-3" dia. CIRCULAR ORIFICE with invert at elev. 13.5' NGVD 29.  
Receiving body : Lake #23  
Control elev : 13.5 feet NGVD 29.

Basin: Basin 2-16, Structure: DS 2-16  
1-49" W X 8" H RECTANGULAR weir with crest at elev. 16.1' NGVD 29.  
1-12" W X 10" H RECTANGULAR ORIFICE with invert at elev. 13.5' NGVD 29.  
Receiving body : ON-SITE FLOW WAY  
Control elev : 13.5 feet NGVD 29.

Basin: Flowway, Structure: Intake Weir  
1-100' W RECTANGULAR weir with crest at elev. 14.95' NGVD 29.  
2-3.5' W X 0.95' H RECTANGULAR ORIFICE with invert at elev. 14.0' NGVD 29.  
Receiving body : ON-SITE FLOW WAY  
Control elev : 14.0 feet NGVD 29.

Basin: Flowway, Structure: Outfall Weir  
1-175' W RECTANGULAR weir with crest at elev. 13.4' NGVD 29.  
Receiving body : COCOHATCHEE CANAL  
Control elev : 13.4 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse

## SPECIAL CONDITIONS

flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
12. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
13. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
14. Minimum building floor elevation:  
  
BASIN: Basin 1 - 16.70 feet NGVD 29.  
BASIN: Basin 2 - 16.70 feet NGVD 29.
15. Minimum road crown elevation:  
Basin: Basin 1 - 16.20 feet NGVD 29.  
Basin: Basin 2 - 16.20 feet NGVD 29.
16. Minimum parking lot elevation:  
Basin: Basin 1 - 15.4 feet NGVD 29.  
Basin: Basin 2 - 15.5 feet NGVD 29.
17. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, construction dewatering, coordination with other entities on adjacent construction projects, wetland/buffer protection methods, and endangered species protection with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Lower West Coast Service Center at 239-338-2929 to schedule the pre-construction meeting.
18. Success of the mitigation activities proposed herein is heavily dependent on proper grading to achieve the design ground elevations necessary to recruit the expected vegetation or to sustain the proper hydrology for the targeted vegetation communities. The permittee shall submit as-built topography of the proposed created marsh areas prior to planting (31.86-acre woodstork habitat creation areas). The permittee shall correct any deficiencies in the project grade within 14 days of

## SPECIAL CONDITIONS

being notified of such deficiencies by District staff.

19. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
20. A mitigation program for Mirasol shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The permittee shall preserve and enhance 127.92 acres of uplands and 995.96 acres of wetlands (1123.88 acres total).
21. A maintenance program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6 for the preserved/enhanced wetlands and uplands on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 and Category 2 exotic vegetation immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 4% total cover in the internal preserves and 5% of total cover in the external preserves between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.
22. Prior to the commencement of construction, the perimeter of protected wetland/buffer zones/upland preservation areas/conservation areas shall be staked/roped/fenced to prevent encroachment into the protected areas. Using Global Positioning System (GPS) technology, the perimeter of the preserve area(s) shall be identified for future reference. The data shall be differentially corrected and accurate to less than a meter (+/- one meter or better). Electronic copies of the GPS data shall be provided to the District's Environmental Resource Compliance staff in accordance with Exhibit 3.7. The permittee shall notify the District's Environmental Resource Compliance staff in writing upon completion of staking/roping/fencing and schedule an inspection of this work. The staking/roping/fencing shall be subject to District staff approval. The permittee shall modify the staking/roping/fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Staking/roping/fencing shall remain in place until all adjacent construction activities are complete.
23. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species. Please see Exhibits 3.9 and 3.10 for endangered species management plans.
24. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule attached as Exhibit No. 3.7. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.
25. Prior to the commencement of construction and in conformance with the work schedule in Exhibit 3.7, the permittee shall provide original bonds in the amount of \$612,112, \$117,513, \$310,635, \$1,229,911, and \$343,816 to ensure the permittee's financial ability and commitment to complete the proposed mitigation, monitoring and maintenance plan as shown on Exhibit Nos. 3.5 and 3.6. The financial assurance shall be in substantial conformance with Exhibit No. 3.12. The financial assurance shall be in effect for the entire period of the mitigation and monitoring program. Notification to the District by the financial institution or surety that the financial assurance will not be

## SPECIAL CONDITIONS

renewed or is no longer in effect shall constitute non-compliance with the permit.

Should the permit be transferred from the construction to operational phase prior to the completion of the mitigation and monitoring program, it will be incumbent upon the original permittee to either keep the existing financial assurance in force or provide replacement financial assurance in the name of the operational entity. The existing financial assurance cannot be released until a replacement document is received and accepted by the District.

26. A monitoring program shall be implemented in accordance with Exhibit Nos. 3.5 and 3.6. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff.

For the Internal Preserves, the replanting plan is as follows:

The internal preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if supplemental planting is necessary. If no immediate seed source is available, replanting will help to re-establish any denuded areas more rapidly and contributes to the restoration success. The preserve areas will be evaluated once the initial exotic removal activities are completed and any plantings that are necessary will be coordinated with District staff as part of the Time Zero Monitoring Report.

Replanting will also be considered one year after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after two years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.5 for details.

For the External Preserves, the replanting plan is as follows:

The supplemental planting plan for the external preserve areas differs from that of the internal preserve areas. The preserve areas will be left to regenerate naturally for at least a year after time zero before deciding if complete replanting is necessary. In areas that are more than 75% melaleuca and that have no suitable groundcover vegetation present, replanting may be done immediately following the exotic eradication activities. If no immediate seed sources are available in these areas, immediate replanting will re-establish the denuded areas more rapidly and contributes to the success of the enhancement. The entire preserve area will be evaluated once the initial exotic removal activities are completed and any planting that is necessary will be proposed and coordinated with District staff as a part of the Time Zero Report.

Replanting will also be considered two years after the exotic removal activities for any area that shows less than 50% coverage by appropriate native vegetation. Additionally, replanting will be considered after three years for any area that shows less than 75% coverage by appropriate native vegetation. Please see Exhibit 3.6 for details.

Replanting will occur immediately after any mechanical removal of exotic vegetation. Areas disturbed by the removal will be re-graded to match adjacent elevations and remove any rutting, then planted with the appropriate plant palette.

Target Success Criteria:

All exotic vegetation will be killed within the preserve areas. The hydric flatwood and pine/cypress target condition is a very open canopy with little to no shrub layer, prairie-type groundcover, and widely spaced trees. Trees will be a mix of slash pine and cypress depending on site specific

## SPECIAL CONDITIONS

hydrology. Tree density in the open flatwood and pine cypress areas should be between 10 to 50 trees per acre. Cypress dome target conditions are as a more closed canopy (110 to 175 trees per acre) with more sparse ground cover. A minimum of 80% appropriate vegetative coverage will be maintained in all strata. Mesic pine areas will contain tree densities in the 50 to 100 trees per acre range with midstory vegetation of saw palmetto, wax myrtle, and other appropriate plantings. Ground cover densities may vary depending on canopy coverage.

### Forested and Prairie Habitats:

After two years, all preserve areas will contain a minimum of 50% coverage by appropriate vegetation in all three strata combined. After three years, all preserve areas will contain a minimum of 75% coverage by appropriate vegetation in all three strata combined. After five years, preserves will contain a minimum of 80% coverage by appropriate vegetation in all three strata combined. Any areas not meeting the minimum appropriate vegetative coverage will be subject to supplemental planting plans as outlined in Exhibit 3.6.

### Created Marsh Habitats:

Since the main component of these areas is foraging improvement, dense vegetative coverage is not desired. Shallow open water areas and sparse emergent vegetation will be the desired condition during the wet season in these freshwater marsh areas. More vegetation may grow in the depressional areas during the dry season, but should die off or substantially thin out as water levels rise. Vegetative coverage of 50% will be considered successful in these foraging improvement areas. Please see Exhibit 3.6 for details.

27. Prior to commencement of construction and in accordance with the work schedule in Exhibit 3.7, the permittee shall submit the following in an electronic or hard copy version for review and approval. Electronic versions shall be submitted via the District's ePermitting/eCompliance website and hard copy versions shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted.

The applicant shall submit a:

- 1) Project map identifying conservation area(s)
- 2) Legal description of conservation area(s)
- 3) Signed conservation easement
- 4) Sealed boundary survey of conservation area(s) by professional Land surveyor
- 5) Title insurance commitment for conservation easement naming District as beneficiary using approved valuation.
- 6) Formatting in accordance with paragraph F (below) if available.

The above information shall be submitted to the Environmental Resource Compliance staff in the District service center where the application was submitted or via the District's ePermitting website.

B) The real estate information referenced in paragraph (A) above shall be reviewed by the District in accordance with the District's real estate review requirements described in the attached Exhibit 3.7. The easement shall not be recorded until such approval is received.

## SPECIAL CONDITIONS

- C) The permittee shall record a conservation easement(s) over the real property designated as a conservation / preservation / mitigation area(s) on attached Exhibit 3.5 and 3.6. The easement shall be granted free of encumbrances or interests which the District determines are contrary to the intent of the easement. The conservation easement shall be granted to the District utilizing the form attached as Exhibit 3.11. Any proposed modifications to the approved form must receive prior written consent from the district.
- D) The permittee shall record the conservation easement in the public records within 14 days of receiving the District's approval of the real estate information. Upon recordation, the permittee shall submit two certified copies of the recorded conservation easement for the mitigation area and associated buffers and title insurance policy, to the Environmental Resource Compliance staff in the District service center where the application was submitted.
- E) In the event the conservation easement real estate information reveals encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests. If such are not obtained, permittee shall be required to apply for a modification to the permit for alternative acceptable mitigation.
- F) The permittee shall submit an electronic or hard copy version of the recorded conservation easement for the mitigation area(s) and associated buffer(s). Electronic versions shall be submitted via the District's ePermitting/eCompliance website and hard copy versions shall reside on CD disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted. The data should also be supplied in a digital CAD (.dxf) or GIS (ESRI Coverage) format. The files should be in the Florida State Plane coordinate system, East Zone (3601) with a data datum of NAD83, HARN with the map units in feet.
28. The Urban Stormwater Management Plan shall be implemented in accordance with Exhibit No. 2.1.
29. The permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan (Exhibit No. 2.2) and on the applicable approved construction drawings for the duration of the project's construction activities.
30. In order to maintain adequate conveyance capacity during construction, the flowway shall be constructed concurrently with the filling of the site. The flowway shall be constructed starting from the southern property boundary and fill material may only be placed as far north as the location of the northern extent of the flowway.
31. The following exhibits for the permit are incorporated by reference herein and are located in the permit file. In addition, these exhibits can be viewed on the District's ePermitting website under this application number.
- Exhibit No. 2.1- Stormwater Pollution Prevention Plan
  - Exhibit No. 2.2- Urban Stormwater Management Program
  - Exhibit No. 3.10- Listed Species Management Plans
  - Exhibit No. 3.11- Conservation Easements
  - Exhibit No. 3.12- Cost Estimate, Performance Bonds, Standby Trust Fund Agreements (financial assurances documents)
32. If monitoring reports or other information show the preserved wetlands have been negatively affected by the permitted development in a manner that is irreversible (such as impounding the wetland and drowning the existing vegetation or a reduction in the hydroperiod resulting in the transition of wetlands into upland/transitional habitat), the permittee shall be required to submit a remediation plan



### **SPECIAL CONDITIONS**

within 30 days of notification by the District's Environmental Resource Compliance staff of such conditions. The remediation plan may include onsite or offsite mitigation as necessary to address any deficiencies.

33. All contractors must be provided with a copy of the staff report and permit conditions prior to the commencement of construction. The permittee is responsible for ensuring that all contractors adhere to the project construction details and methods indicated on the attached permit Exhibits and described herein.
34. The internal preserve areas include 8.19 acres of 100% secondarily impacted habitat. This includes a total of 7.57 acres of wetland and 0.62 acres of upland within Preserve Areas C, D, E and F. While these areas have been mitigated in full, the applicant has proposed to preserve these areas in the onsite conservation easements. Temporary wetland impacts to these areas during construction are allowed, but any such areas that are temporarily impacted must be restored to natural conditions, consistent with the proposed mitigation, monitoring, and maintenance plan.

**Flow Way Community  
Development District  
Lake Bank Erosion,  
Corrective Modifications and  
Financial Impacts**

## **FLOW-WAY COMMUNITY DEVELOPMENT DISTRICT**

The following report contains information pertaining to related subjects of the Flow-Way Surface Water Management System:

1. Esplanade Golf and Country Club Lake Bank Erosion, Corrective Modifications, and Financial Impact Spreadsheet
2. Esplanade Golf and Country Club Photos and Maps

Flow-Way Community Development District (CDD) staff has performed an assessment of current lake bank conditions within and abutting residential and non-residential development, completed field measurements, and prepared an analysis of corrective construction methods relevant to compliance of the CDD permits issued by the South Florida Water Management District (SFWMD) concerning eroded lake banks.

In the Staff's investigation of the erosion of the existing lake banks, it's evident Homeowner Lake Maintenance Easement (LME) and the Flow-way CDD maintenance responsibilities are recommended to be addressed over a reasonable period, to be determined, to comply with the various water permits issued by the South Florida Water Management District. Significant lengths of the existing lake banks have been impacted, both above and below the mean water level (elevation), which are primarily a result of wind generated wave action, water level fluctuations, and or storm or disaster events along with drainage and rainwater leader installations within the seven years. The ground slope in the lake maintenance easements within many of the lakes are deteriorated and have been compromised in some instances by the installation of yard drains installed by various HOA contractor(s) as these installations are located at the top or within the lake bank slopes or terminated the water's edge.

This report provides the linear footage per lake of the amount of lake bank (shoreline) that will require corrective action or reconstruction, an explanation as to the materials required for correction of lake bank erosion, and method(s) to facilitate the corrections to the existing slopes to comply with current SFWMD permits. This report also contains the estimated fiscal impact to provide these lake improvements.

## **ERODED LAKE BANK SHORELINE RECONSTRUCTION**

Lake bank shoreline erosion in numerous lakes within the community can be addressed by three alternative methods. These options include importing and adding fill and regrading; excavating fill from the lakes with heavy equipment and then regrading; and dredging (recovering) fill from the lakes and regrading. All alternatives, once completed, will then require re-sodding of all disturbed areas including adjustment and/or repair of existing irrigation systems.

The first two options will require heavy equipment to be operated on homeowners' property(s) including stockpiling of fill material, placement of fill material, final grading of material, and repair of irrigation system as required. These operations would be disruptive to residents as far as noise and inconvenience while reconstruction of the lake bank slopes occur. These two options will fulfill the re-establishment of the lake slope banks but will not ensure the present erosion condition will not recur, again over time.

The third option is dredging of the lakes to recover fill material to reconstruct the lake banks. This procedure will be the least intrusive to the residents with minor inconvenience during the final grading and sodding portion of the reconstruction. The dredging progression will also serve an additional objective which would be to re-distribute the lake bottom residue after six to eight years of sedimentation. The dredging operation would be situated within the lakes, and material pumped to the shoreline to re-establish the lake banks proper slopes both above and below the mean water level elevation. The dredged material will be pumped into woven fabric material called Geo-Tubes to establish a solid base at the mean water level. An additional Geo-Tube bag is then filled with the dredged material and is placed on top of the bottom woven Geo-Tube. The second bag is a sacrificial bag that is opened and used for fill to grade the lake bank slope. A coconut woven mat material is then installed over the graded fill to allow the sod installation to grow into the mat to secure the sod. Once the dredging activity is complete, the contractor will then complete the finish grading above the mean water level. Sodding of all disturbed areas above the water level will then be accomplished. This method will not prevent erosion but will lessen the erosion process unless additional drainage modifications are implemented.

## **DRAINAGE MODIFICATIONS**

It is evident the certain drainage modifications have been performed previously to some of the properties / lake banks to address drainage concerns. These modifications include yard drains in front and rear yards, HDPE drain lines from rainwater gutters piped into and adjacent to lakes water edge, and yard drains installed with HDPE piping into existing lakes. Some of the HDPE piping has been installed at improper elevations/locations and are adding to the erosion difficulties that presently exist, with some pipes floating within certain lakes. The HDPE piping that is floating need to be installed lower along the lake bank slope/ and have excess piping removed that protrudes too far into lake.

There are two options that can be entertained to lessen the erosion of the lake banks caused by modifications both above and below the mean water level. These options include yard drain piping to front yards of these properties which will enable flow into the existing positive stormwater drainage systems and secondly installing/lowering HDPE piping on rainwater leaders and yard drains and connecting directly to the lake. Without installation of drainage modifications to lots where washouts from overland flow presently are causing lake bank erosion, the lake bank slope deterioration will re-occur after lake bank restoration has been completed, over time, to the Geo-Tube top bag installation.

A cost estimate for lake bank restoration options is listed below:

### **COST ESTIMATE FOR LAKE BANK RESTORATION OPTIONS**

- |   |   |
|---|---|
| 1. Dredging (in-water) of lake bank/ Geo-tube installation, bank re-sloping and sodding | 5 ft. width base slope bag with 5 ft scarified top bag = \$49.50 per ft |
| 2. Dredging of lake bank with trackhoe and bobcat, regrading and sodding                | Equipment \$360.00 per hr./ operator                                    |
| 3. Importing fill, grading lake bank slopes with heavy equipment and sodding            | Fill \$84.00 per cubic yd.<br>Equipment \$165.00 per hr./ operator      |

Estimated pricing- Landshore  
Enterprise, MRI Underground,  
Dragonfly Pond Service

### **PROPOSED CAPITAL IMPROVEMENT PROJECT EXPENDITURES FROM 2023 THROUGH 2027 FOR LAKE SLOPE RESTORATION**

<u>5ft. width enclosed woven Geo-Tube fabric installation with 5ft. sacrificial bag</u>	<u>\$538,436.00</u>
<u>Littoral shelf wetland planting within lakes shoreline</u>	<u>\$38,000.00</u>
<u>Capital Program administration/ CEI inspection</u>	<u>\$42,193.00</u>
<b><u>Total Expenditures</u></b>	<b><u>\$618,629.00</u></b>
<u>Lake banks adjacent to residential properties=</u>	<u>\$518,436.00</u>
<u>Lake banks adjacent to non-residential properties =</u>	<u>\$20,295.00</u>

### **COST ESTIMATE FOR CEI SERVICES FOR PROJECT:**

Construction Administration / Inspection Services - 8 % of construction costs for each individual project

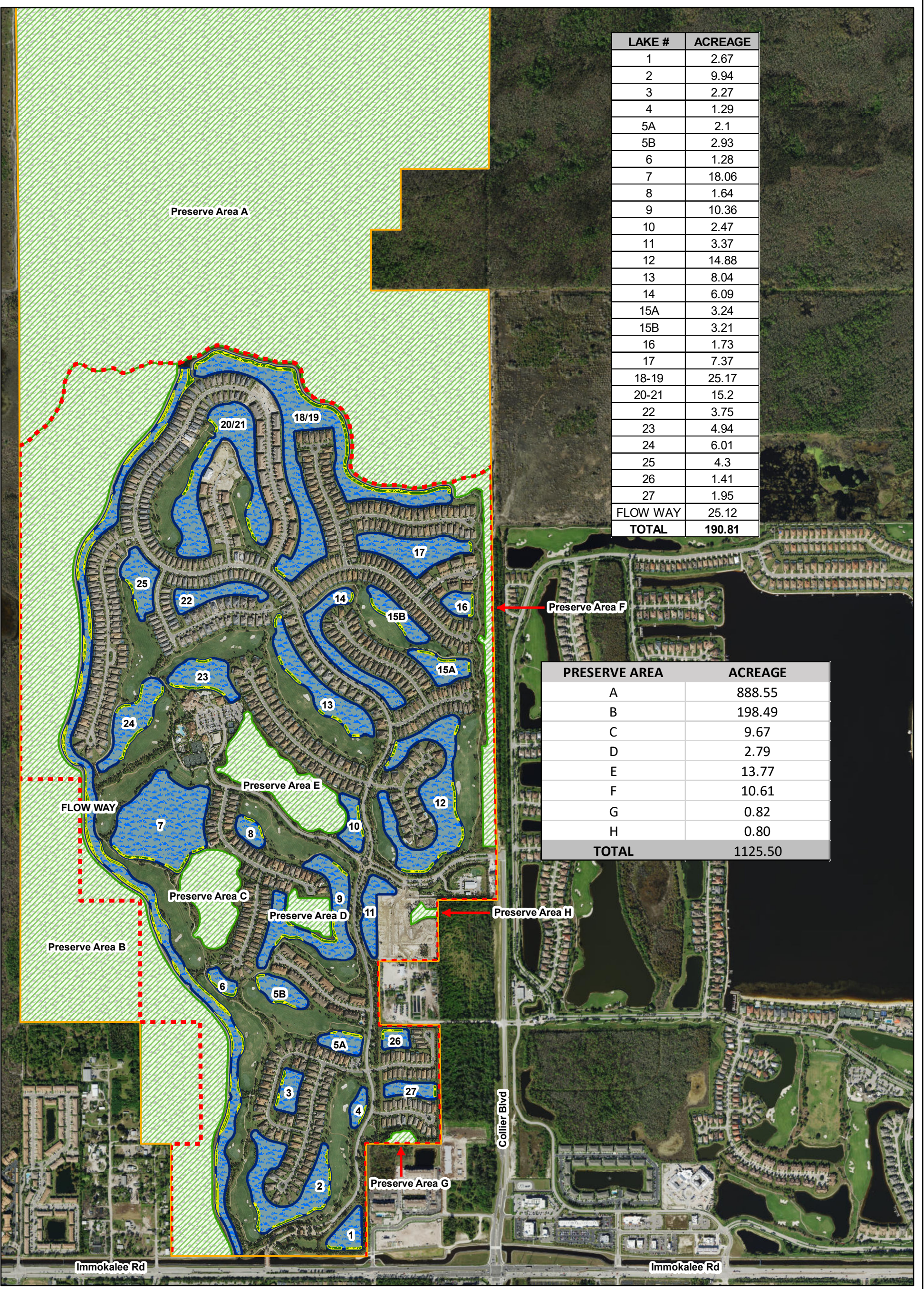
### **LAKE BANK EROSION CONDITIONS RATING EVALUATION**

<b>Rating</b>	<b>Vertical Slope Erosion / Benching</b>
1	0" to 9" Bank Erosion
2	10" to 16" Bank Erosion
3	17" to 24" Bank Erosion
4	25" to 30" Bank Erosion
5	30" and Above Bank Erosion

## FLOW-WAY CDD LAKE BANK FOOTAGE and PRIORITY LEVEL

	Residential	Non-Residential	Flow-Way
Linear Foot of Lake Bank:	37,730	39,770	20,156
Total Lake Bank Footage:	97,656		
Linear Foot of Bank Restoration:	10,475	380	30
Total Bank Restoration Footage:	10,895		

<b>LAKES</b>	<b>PRIORITY LEVEL</b>
# 12, 20-21	5
# 2, 7, 9, 17	4
# 3, 11, 14, 15A, 18-19	3
# 22, 23, 27, Flow Way	2
# 5A, 6, 8, 13, 16, 25	1
# 1, 4, 5B, 10, 15B, 24, 26	No Rating



LAKE #	ACREAGE
1	2.67
2	9.94
3	2.27
4	1.29
5A	2.1
5B	2.93
6	1.28
7	18.06
8	1.64
9	10.36
10	2.47
11	3.37
12	14.88
13	8.04
14	6.09
15A	3.24
15B	3.21
16	1.73
17	7.37
18-19	25.17
20-21	15.2
22	3.75
23	4.94
24	6.01
25	4.3
26	1.41
27	1.95
FLOW WAY	25.12
<b>TOTAL</b>	<b>190.81</b>

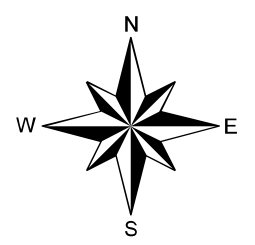
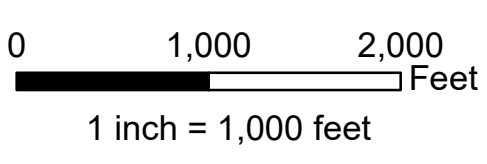
PRESERVE AREA	ACREAGE
A	888.55
B	198.49
C	9.67
D	2.79
E	13.77
F	10.61
G	0.82
H	0.80
<b>TOTAL</b>	<b>1125.50</b>

# Flow Way CDD Lakes and Preserves

Date: 3/9/2022



- Legend**
- - - CDD Boundary
  - Property Boundary
  - Lakes
  - Preserve Areas
  - Permitted Littoral Shelf



LAKES AND BANK SLOPES	Lake 1	Lake 2
Lake Bank Materials (fill and sod, plantings)		
Residential		Sod
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential		2172 FT
Non-Residential	1227 FT	2572 FT
Lake Bank Restoration Linear Footage		
Residential	NONE	670 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level		4
Method of Lake Bank Restoration		
Residential		Dredge Lake Fill for GEO-Tubes
Non-Residential		
Cost per/foot of Bank Restoration		\$49.50 per FT / with Sod
Residential		\$33,165
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration		\$33,165.00



LAKES AND BANK SLOPES	Lake 3	Lake 4
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	
Non-Residential	Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	877 FT	
Non-Residential	540 FT	985 FT
Lake Bank Restoration Linear Footage		
Residential	385 FT	NONE
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	3	
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / with Sod	
Residential	\$19.058.00	
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$19.058.00	

LAKES AND BANK SLOPES	Lake 5A	Lake 5B
Lake Bank Materials (fill and sod, plantings)		
Residential		Sod
Non-Residential		Sod , Plantings
Lake Bank Linear Footage		
Residential	781 FT	642 FT
Non-Residential	487 FT	816 FT
Lake Bank Restoration Linear Footage		
Residential	70 FT	NONE
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	1	
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	
Residential	\$3,465.00	
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$3,465.00	

LAKES AND BANK SLOPES	Lake 6	Lake 7
Lake Bank Materials (fill and sod, plantings)		
Residential		Sod
Non-Residential		Sod , Plantings
Lake Bank Linear Footage		
Residential	258 FT	688 FT
Non-Residential	706 FT	2841 FT
Lake Bank Restoration Linear Footage		
Residential	30 FT	615 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	1	4
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / Sod
Residential	\$1,485.00	\$30,443
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$1,485.00	\$30,443.00

LAKES AND BANK SLOPES	Lake 8	Lake 9
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	471 FT	1516 FT
Non-Residential	475 FT	4112 FT
Lake Bank Restoration Linear Footage		
Residential	30 FT	420 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	1	4
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / Sod
Residential	\$1,485.00	\$20,790
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$1,485.00	\$20,790.00

LAKES AND BANK SLOPES	Lake 10
Lake Bank Materials (fill and sod, plantings)	
Residential	Plantings
Non-Residential	Sod, Plantings
Lake Bank Linear Footage	
Residential	190 FT
Non-Residential	1336 FT
Lake Bank Restoration Linear Footage	
Residential	NONE
Non-Residential	NONE
Lake Bank Restoration Priority Level	
Method of Lake Bank Restoration	
Residential	
Non-Residential	
Cost per/foot of Bank Restoration	
Residential	
Non-Residential	
Lake Maint. Easement Encroachments	
HOA Drainage Installation in Easements	
Total Lake Bank Restoration	

LAKES AND BANK SLOPES	Lake 11	Lake 12
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod	Sod , Plantings
Lake Bank Linear Footage		
Residential	658 FT	3757 FT
Non-Residential	1567 FT	3424 FT
Lake Bank Restoration Linear Footage		
Residential	105 FT	979 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	3	5
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / Sod
Residential	\$5,198.00	\$48,461
Non-Residential		
Lake Maint. Easement Encroachments	2- Yard Drains in Easement	
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$5,198.00	\$48,461.00

LAKES AND BANK SLOPES	Lake 13	Lake 14
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	1763 FT	2380 FT
Non-Residential	1968 FT	1607 FT
Lake Bank Restoration Linear Footage		
Residential	305 FT	440 FT
Non-Residential	120 FT	NONE
Lake Bank Restoration Priority Level	1	3
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential	Dredge Lake Fill for GEO- Tubes	
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / Sod
Residential	\$15,098.00	\$21,80.00
Non-Residential	\$5,940.00	
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$21,038.00	\$21,780.00

LAKES AND BANK SLOPES	Lake 15A	Lake 15B
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	835 FT	863 FT
Non-Residential	853 FT	1033 FT
Lake Bank Restoration Linear Footage		
Residential	460 FT	NONE
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	3	
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	
Residential	\$22,720.00	
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$22,720.00	



LAKES AND BANK SLOPES	Lake 16	Lake 17
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod , Plantings	
Lake Bank Linear Footage		
Residential	794 FT	2845 FT
Non-Residential	241 FT	110 FT
Lake Bank Restoration Linear Footage		
Residential	180 FT	1270 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	1	4
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / SOD
Residential	\$8,910.00	\$62,865
Non-Residential		
Lake Maint. Easement Encroachments		Rain Leader Piping floating in Lake
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$8,910.00	\$62,865.00

LAKES AND BANK SLOPES	Lake 18-19
Lake Bank Materials (fill and sod, plantings)	
Residential	Sod
Non-Residential	Sod , Plantings
Lake Bank Linear Footage	
Residential	6988 FT
Non-Residential	4361 FT
Lake Bank Restoration Linear Footage	
Residential	448 FT
Non-Residential	NONE
Lake Bank Restoration Priority Level	3
Method of Lake Bank Restoration	
Residential	Dredge Lake Fill for GEO- Tubes
Non-Residential	
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD
Residential	\$22,176.00
Non-Residential	
Lake Maint. Easement Encroachments	
HOA Drainage Installation in Easements	
Total Lake Bank Restoration	\$22,176.00

LAKES AND BANK SLOPES	Lake 20-21
Lake Bank Materials (fill and sod, plantings)	
Residential	Sod
Non-Residential	Sod , Plantings
Lake Bank Linear Footage	
Residential	4309 FT
Non-Residential	2437 FT
Lake Bank Restoration Linear Footage	
Residential	2413 FT
Non-Residential	NONE
Lake Bank Restoration Priority Level	5
Method of Lake Bank Restoration	
Residential	Dredge Lake Fill for GEO- Tubes
Non-Residential	
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD
Residential	\$119,444.00
Non-Residential	
Lake Maint. Easement Encroachments	
HOA Drainage Installation in Easements	
Total Lake Bank Restoration	\$119,444.00

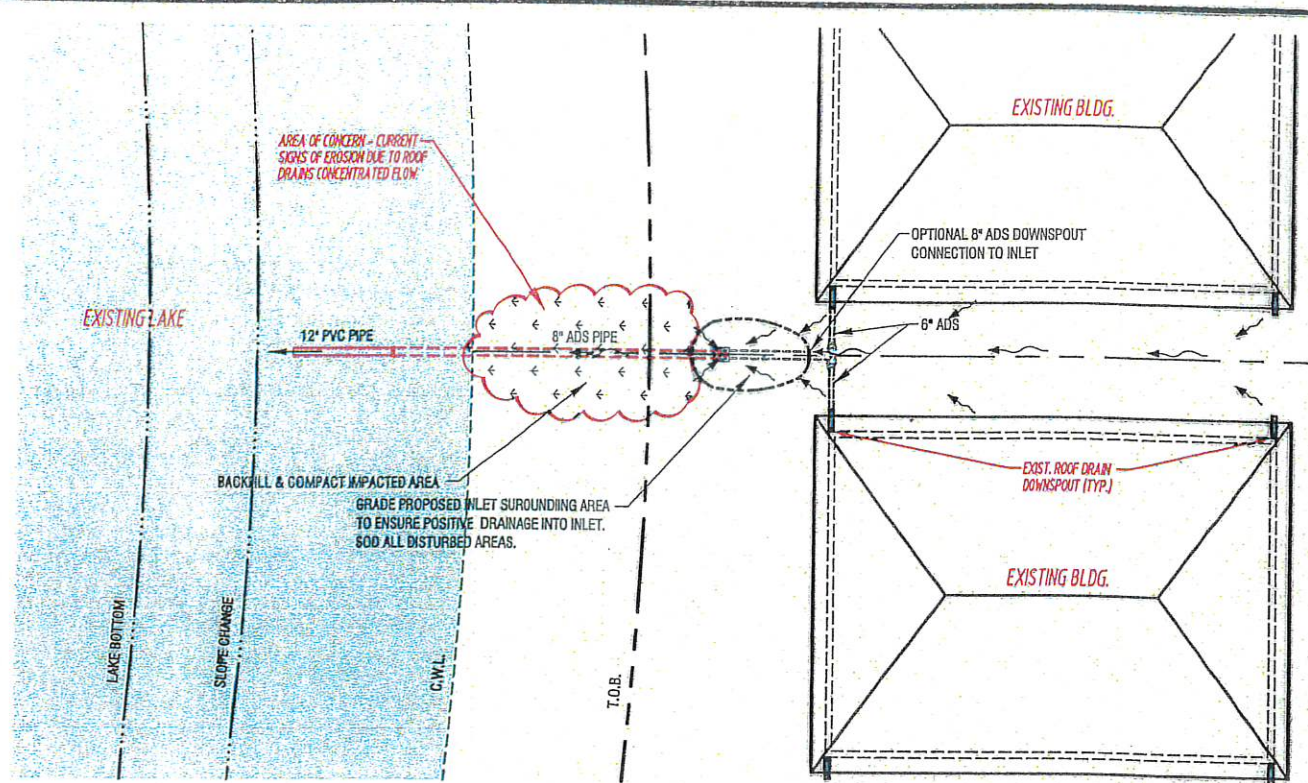
LAKES AND BANK SLOPES	Lake 22	Lake 23
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	2223 FT	368 FT
Non-Residential	105 FT	1673 FT
Lake Bank Restoration Linear Footage		
Residential	1075 FT	340 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level	2	2
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO- Tubes	Dredge Lake Fill for GEO- Tubes
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / SOD	\$49.50 per FT / SOD
Residential	\$53,213.00	\$16,830.00
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements	Rain Leader Piping floating in Lake in 3 Locations	
Total Lake Bank Restoration	\$53,213.00	\$16,830.00

LAKES AND BANK SLOPES	Lake 24	Lake 25
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod , Plantings
Non-Residential	Sod , Plantings	Sod , Plantings
Lake Bank Linear Footage		
Residential	709 FT	446 FT
Non-Residential	1946 FT	1310 FT
Lake Bank Restoration Linear Footage		
Residential	NONE	NONE
Non-Residential	NONE	260 FT
Lake Bank Restoration Priority Level		1
Method of Lake Bank Restoration		
Residential		
Non-Residential		Dredge Lake Fill for GEO- Tubes
Cost per/foot of Bank Restoration		\$49.50 per FT / Sod
Residential		\$12,870.00
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration		\$12,870.00

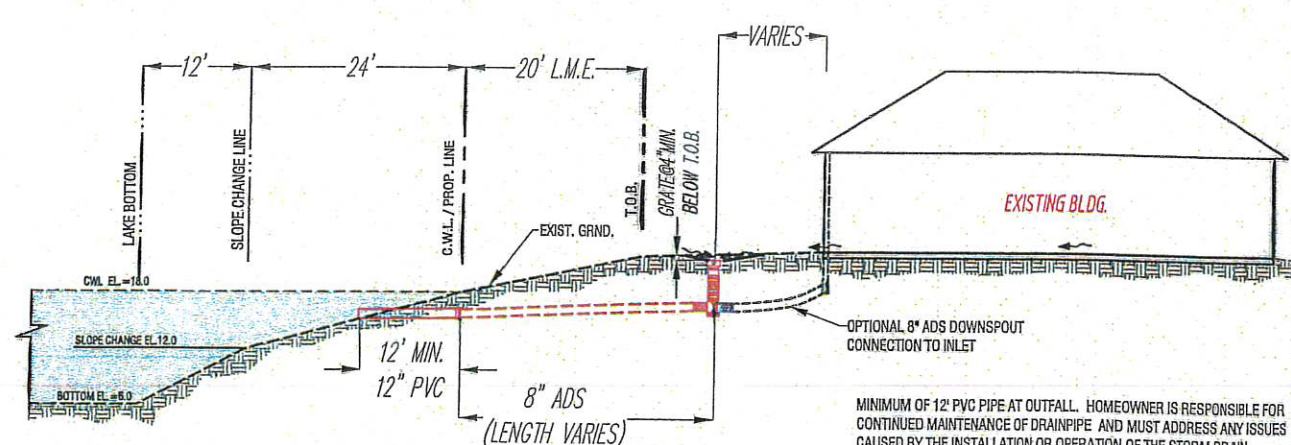
LAKES AND BANK SLOPES	Lake 26	Lake 27
Lake Bank Materials (fill and sod, plantings)		
Residential	Sod	Sod
Non-Residential	Sod	Sod
Lake Bank Linear Footage		
Residential	482 FT	1059 FT
Non-Residential	440 FT	304 FT
Lake Bank Restoration Linear Footage		
Residential	NONE	240 FT
Non-Residential	NONE	NONE
Lake Bank Restoration Priority Level		2
Method of Lake Bank Restoration		
Residential		
Non-Residential		Dredge Lake Fill for GEO- Tubes
Cost per/foot of Bank Restoration		\$49.50 per FT / Sod
Residential		\$11,880
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration		\$11,880.00

LAKES AND BANK SLOPES	Lake East Flow-Way	
Lake Bank Materials (fill and sod, plantings)		
Residential	Plantings	
Non-Residential	Sod , Plantings	
Lake Bank Linear Footage		
Residential	4719 FT	
Non-Residential	15,437 FT	
Lake Bank Restoration Linear Footage		
Residential	30 FT	
Non-Residential		
Lake Bank Restoration Priority Level	2	
Method of Lake Bank Restoration		
Residential	Dredge Lake Fill for GEO - Tubes	
Non-Residential		
Cost per/foot of Bank Restoration	\$49.50 per FT / Sod	
Residential	\$1,485.00	
Non-Residential		
Lake Maint. Easement Encroachments		
HOA Drainage Installation in Easements		
Total Lake Bank Restoration	\$1,485.00	

LVA, EASTBILLS LAKE, BANK EROSION PREVENTION DETAIL-REV.dwg, Job: INLET DETAIL, Oct. 16, 2014

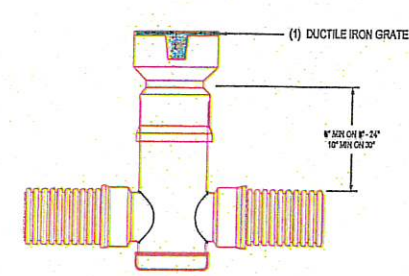
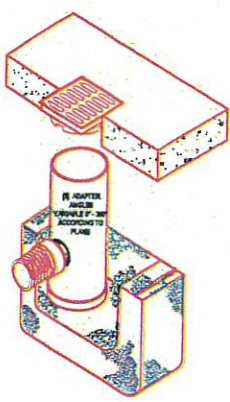


**PLAN**



**SECTION**

MINIMUM OF 12" PVC PIPE AT OUTFALL. HOMEOWNER IS RESPONSIBLE FOR CONTINUED MAINTENANCE OF DRAINPIPE AND MUST ADDRESS ANY ISSUES CAUSED BY THE INSTALLATION OR OPERATION OF THE STORM DRAIN.



**Nyloplast**  
 3130 VERONA AVE  
 BUFORD, GA 30518  
 PHN (770) 932-2443  
 FAX (770) 932-2490  
 www.nyloplast-us.com

**INLET**

- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- 5 - DIMENSIONS ARE FOR REFERENCE ONLY  
ACTUAL DIMENSIONS MAY VARY

- NOTES**
- 1. TYPE OF INLET CONNECTION, GRATE & DIMENSION VARY. REFER TO MANUFACTURER'S SPECS FOR OPTIONAL PRODUCTS AND INSTALLATION DETAILS.
  - 2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW AND APPROVAL.

**EXISTING DRAINAGE IMPROVEMENTS**  
**ROOF DRAIN EROSION REPAIR DETAIL**  
 ROOF DRAIN INLET / LAKE OUTFALL DRAINAGE CONNECTION



6200 Whiskey Creek Drive  
 Fort Myers, FL 33919  
 Phone: (239) 985-1200  
 Florida Certificate of  
 Authorization No.1772

DRAWING CURRENT AS OF 10/16/14

**DRAWING:**  
 LAKE BANK EROSION  
 PREVENTION DETAIL  
**SHEET NO.:**

October 16, 2014



**Flow Way Community  
Development District Lake  
Maps and Photos**

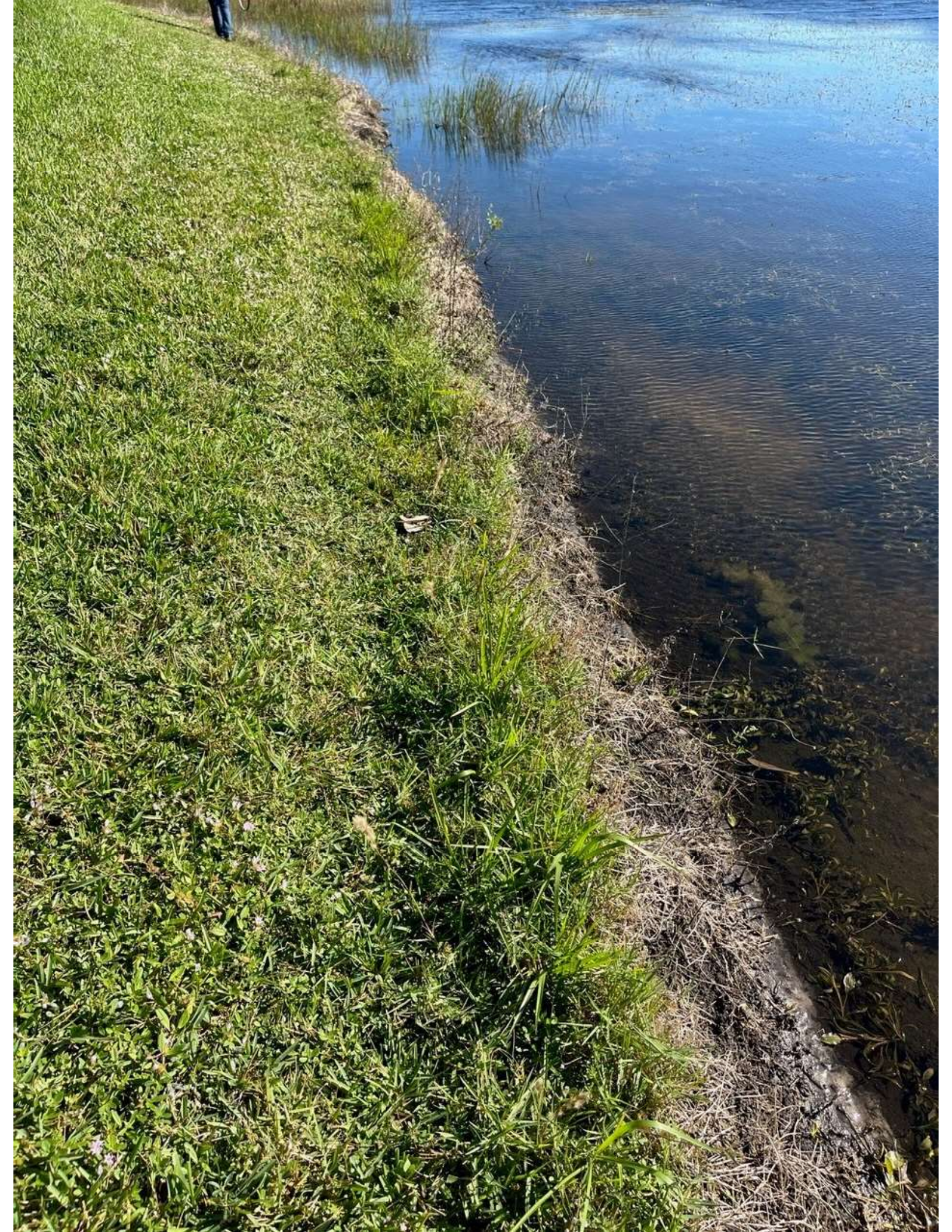
# Lake 1





# Lake 2











# Lake 3









# Lake 5A





# Lake 5B





# Lake 7











# Lake 8







# Lake 9





# Lake 10







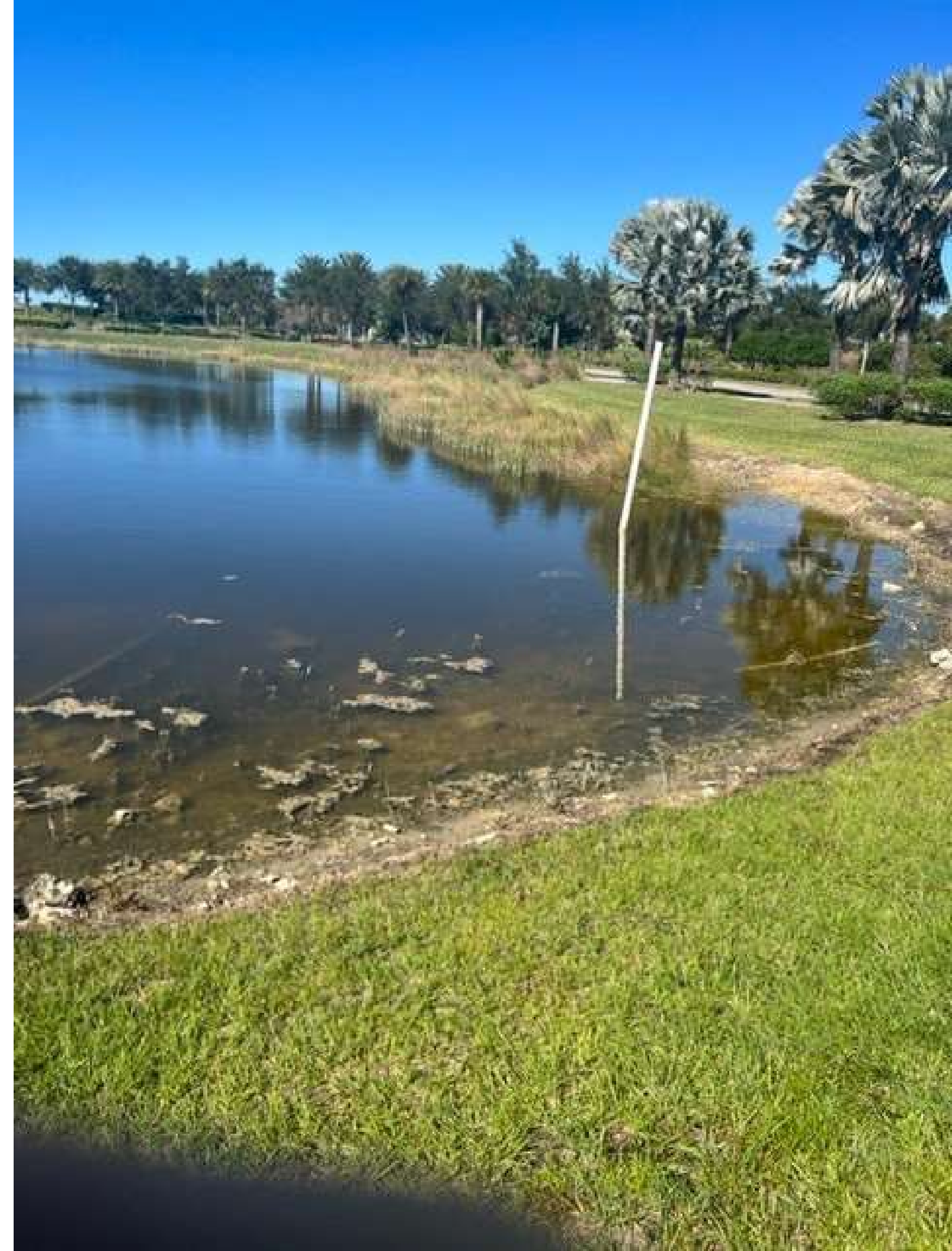
# Lake 11













# Lake 12





# Lake 13







# Lake 14







# Lake 15A









# Lake 16









# Lake 17







# Lake 18-19







# **Lake 20-21**







# Lake 22











# Lake 23











# Lake 25





# Lake 26







# **Lake 27**













# **Littoral Shelf Plantings and Lake Barriers**

**LITTORAL SHELF PLANTINGS:**

**Flow Way CDD – Littoral Plantings:**

**Grand Total of all Littoral Plantings around Lakes = 264,917 Plants**

**Total Littoral Plantings along the Flow Way Canal = 54,230 Plants**

**Lake #1:**

Littoral planting shelf area (from plans): 320' x 20' wide = 6,400 S.F. @ 24" O.C. = 1,856 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 1,020' x 20' wide = 20,400 S.F. @24" O.C. = 5,916 Plants

Existing coverage = 100%

**Total Quantity of Plants = 7,772**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

**Summary: The littoral plantings in Lake #1 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the lake bank perimeter (with 100% coverage).**

**Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.**

**Lake #2:**

Littoral planting shelf area (from plans): 1,260' x 20' wide = 25,200 S.F. @ 24" O.C. = 7,308 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 2,600' x 20' wide = 52,000 S.F. x .80 = 41,600 S.F. @24" O.C. = 12,064 Plants

Existing coverage = 80%

**Total Quantity of Plants = 19,372**

Type of plants observed: Spikerush and Sand Cordgrass

**Summary: The littoral plantings in Lake #2 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 80% coverage).**

**Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.**

**Lake #3:**

Littoral planting shelf area (from plans): 300' x 20' wide = 6,000 S.F. @ 24" O.C. = 1,740 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 85% 680' x 20' wide = 13,600 S.F. x .85 = 11,560 S.F. @24" O.C. = 3,352 Plants

Remainder of lake bank perimeter: Existing coverage = 10% 120' x 20' wide = 2,400 S.F. x .10 = 240 S.F. @24" O.C. = 70 Plants

Total Quantity of Plants = **5,162**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Duck Potato

**Summary: The littoral plantings in Lake #3 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 80% coverage for the majority of it, and a small area with only 10% coverage).**

**Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.**

**Lake #4:**

Littoral planting shelf area (from plans): 220' x 20' wide = 4,400 S.F. @ 24" O.C. = 1,276 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 250' x 20' wide = 5,000 S.F. @24" O.C. = 1,450 Plants

Remainder of lake bank perimeter: Existing coverage = 25% 500' x 20' wide = 10,000 S.F. x .25 = 2,500 S.F. @24" O.C. = 725 Plants

Total Quantity of Plants = **3,451**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Duck Potato, Pickerelweed, and Spatterdock

**Summary: The littoral plantings in Lake #4 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with 100% coverage for about one third of it, and two thirds with only 25% coverage).**



**Recommendations:** The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to the remainder of the lake bank perimeter since they are located along the golf course.

**Lake #5 A:**

Littoral planting shelf area (from plans): 310' x 20' wide = 6,200 S.F. @ 24" O.C. = 1,798 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 70' x 20' wide = 1,400 S.F. @24" O.C. = 406 Plants

Remainder of lake bank perimeter: Existing coverage = 95% 750' x 20' wide = 15,000 S.F. x .95 = 14,250 S.F. @24" O.C. = 4,132 Plants

Total Quantity of Plants = **6,336**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock and Pickerelweed

**Summary:** The littoral plantings in Lake #5 A meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 95% to 100% coverage).

**Recommendations:** The level of maintenance activities should remain the same. No additional littoral plants are needed.

**Lake #5 B:**

Littoral planting shelf area (from plans): 470' x 20' wide = 9,400 S.F. @ 24" O.C. = 2,726 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 850' x 20' wide = 17,000 S.F. x .95 = 16,150 S.F. @24" O.C. = 4,684 Plants

Existing coverage = 95%

Total Quantity of Plants = **7,410**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

**Summary:** The littoral plantings in Lake #5 B meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 95% coverage).

**Recommendations:** The level of maintenance activities should remain the same. No additional littoral plants are needed.

**Lake #6:**

Littoral planting shelf area (from plans): 370' x 20' wide = 7,400 S.F. @ 24" O.C. = 2,146 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 80' x 20' wide = 1,600 S.F. @24" O.C. = 464 Plants

Remainder of lake bank perimeter: Existing coverage = 90% 450' x 20' wide = 9,000 S.F. x .90 = 8,100 S.F. @24" O.C. = 2,349 Plants

Total Quantity of Plants = **4,959**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Duck Potato, Pickerelweed, and Spatterdock

**Summary: The littoral plantings in Lake #6 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 90% coverage).**

**Recommendations: The level of maintenance activities should remain the same. No additional littoral plants are needed.**

**Lake #7: (Aqua Golf Driving Range)**

Littoral planting shelf area (from plans): Existing coverage @ 75% = 490' x 20' wide = 9,800 S.F. x .75 = 7,350 S.F. @ 24" O.C. = 2,132 Plants

Littoral planting shelf area (from plans): Existing coverage @ 60% = 500' x 20' wide = 10,000 S.F. x .60 = 6,000 S.F. @ 24" O.C. = 1,740 Plants

Total Littoral Shelf Plants = 3,872

Remainder of lake bank perimeter: Existing coverage = 25% 600' x 20' wide = 12,000 S.F. x .25 = 3,000 S.F. @24" O.C. = 870 Plants

Remainder of lake bank perimeter: Existing coverage = 60% 3,150' x 20' wide = 63,000 S.F. x .60 = 37,800 S.F. @24" O.C. = 10,962 Plants

Total Quantity of Plants = **15,704**

Type of plants observed: Spikerush and Sand Cordgrass

**Summary: The littoral plantings in Lake #7 meet or exceed the permit requirements overall. However, strictly in terms of just the coverage of plants located within the littoral shelf areas, there are some minor deficiencies (only 60% to 75% coverage). But there are large portions of the remainder of the lake bank perimeter that has some littoral plants. In some areas there is about 60%**

coverage, and in other areas it is only 10% coverage (adjacent to the residential property on the east side).

**Recommendations:** The level of maintenance activities should be slightly enhanced. Some additional littoral plants could be planted within the littoral shelf areas to fill them out more. In some areas along the golf course, and especially adjacent to the aqua driving range areas near the clubhouse, the maintenance contractor should be spraying these areas to keep them from getting too wide.

**Lake #8:**

Littoral planting shelf area (from plans): 270' x 20' wide = 5,400 S.F. @ 24" O.C. = 1,566 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 800' x 20' wide = 16,000 S.F. @24" O.C. = 4,640 Plants

Existing coverage = 100%

Total Quantity of Plants = **6,206**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

**Summary:** The littoral plantings in Lake #8 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the lake bank perimeter (with 100% coverage).

**Recommendations:** The level of maintenance activities should remain the same. No additional littoral plants are needed.

**Lake #9:**

Littoral planting shelf area (from plans): 1,500' x 20' wide = 30,000 S.F. @ 24" O.C. = 8,700 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 10% 100' x 20' wide = 2,000 S.F. x .10 = 200 S.F. @24" O.C. = 58 Plants

Remainder of lake bank perimeter: Existing coverage = 85% 650' x 20' wide = 13,000 S.F. x .85 = 11,050 S.F. @24" O.C. = 3,204 Plants

Remainder of lake bank perimeter: Existing coverage = 60% 800' x 20' wide = 16,000 S.F. x .60 = 9,600 S.F. @24" O.C. = 2,784 Plants

Remainder of lake bank perimeter: Existing coverage = 100% 2,800' x 20' wide = 56,000 S.F. @24" O.C. = 16,240 Plants

Total Quantity of Plants = **30,986**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

**Summary:** The littoral plantings in Lake #9 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 60% to 100% coverage for the majority of it, and a small area with only 10% coverage).

**Recommendations:** The level of maintenance activities should remain the same. No additional littoral plants are needed.

**Lake #10:**

Littoral planting shelf area (from plans): 350' x 20' wide = 7,000 S.F. @ 24" O.C. = 2,030 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: 1,300' x 20' wide = 26,000 S.F. @24" O.C. = 7,540 Plants

Existing coverage = 100%

Total Quantity of Plants = **9,570**

Type of plants observed: Spikerush and Sand Cordgrass

**Summary:** The littoral plantings in Lake #10 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the lake bank perimeter (with 100% coverage).

**Recommendations:** The level of maintenance activities should remain the same. No additional littoral plants are needed.

**Lake #11:**

Littoral planting shelf area (from plans): Total area south of weir/mesh fence = 75,000 S.F. @ 24" O.C. = 21,750 Plants

Existing coverage = 100% Type of plants: Spikerush; Sand Cordgrass; and Pickerel Weed

Remainder of lake bank perimeter: North of weir/mesh fence = Existing coverage = 100% 500' x 20' wide = 10,000 S.F. @24" O.C. = 2,900 Plants

Remainder of lake bank perimeter: North of weir/mesh fence = Existing coverage = 0% 300' of lake bank perimeter has 0 Plants. Type of plants observed: Spikerush and Sand Cordgrass only.

Total Quantity of Plants = **24,650**

**Summary:** The littoral plantings in Lake #11 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Please Note that this lake is divided into two sections. One section is south of a weir/mesh fence is completely planted with littoral plants. The other section north of the weir is open water, and there are a few additional littoral plants around the

remainder of this lake bank perimeter (with 100% coverage for about two thirds of it and 0% coverage for the other third).

**Recommendations:** The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be some enhancements made to the remainder of the lake bank perimeter north of the weir.

#### **Lake #12:**

Littoral planting shelf area (from plans): 1,400' x 20' wide = 28,000 S.F. @ 24" O.C. = 8,120 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 90% 1,550' x 20' wide = 31,000 S.F. x .90 = 27,900 S.F. @24" O.C. = 8,091 Plants

Remainder of lake bank perimeter: Existing coverage = 50% 11,000' x 20' wide = 22,000 S.F. x .50 = 11,000 S.F. @24" O.C. = 3,190 Plants

Remainder of lake bank perimeter: Existing coverage = 25% 2,400' x 20' wide = 48,000 S.F. x .25 = 12,000 S.F. @24" O.C. = 3,480 Plants

Total Quantity of Plants = **22,881**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Blatterwort (a desirable weed)

**Summary:** The littoral plantings in Lake #12 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of much of the lake bank perimeter (with 50% to 90% coverage for the majority of it, and a small area with only 25% coverage).

**Recommendations:** The level of maintenance activities should remain the same. No additional littoral plants are needed. Although no additional littoral plants are needed, there could be enhancements made to the remainder of the lake bank perimeter since half of it is located along the golf course.

#### **Lake #13:**

Littoral planting shelf area (from plans): 900' x 20' wide = 18,000 S.F. @ 24" O.C. = 5,220 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 95% 950' x 20' wide = 19,000 S.F. x .95 = 18,050 @24" O.C. = 5,235 Plants

Remainder of lake bank perimeter: Existing coverage = 25% 1,700' x 20' wide = 34,000 S.F. x .25 = 8,500 S.F. @24" O.C. = 2,564 Plants

Total Quantity of Plants = **12,920**

Type of plants observed: Spikerush and Sand Cordgrass

**Summary:** The littoral plantings in Lake #13 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with 95% coverage for about one third of it, and two thirds with only 25% coverage).

**Recommendations:** The level of maintenance activities should remain the same. No additional littoral plants are needed.

#### **Lake #14:**

Littoral planting shelf area (from plans): 150' x 20' wide = 3,000 S.F. @ 24" O.C. = 870 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 25% 3,900' x 20' wide = 78,000 S.F. x .25 = 19,500 S.F. @24" O.C. = 5,655 Plants

Total Quantity of Plants = **6,525**

Type of plants observed: Spikerush and Sand Cordgrass

**Summary:** The littoral plantings in Lake #14 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with about 25% coverage).

**Recommendations:** The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter since they are located along the main roadway.

#### **Lake #15 A:**

Littoral planting shelf area (from plans): 500' x 20' wide = 10,000 S.F. @ 24" O.C. = 2,920 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 450' x 20' wide = 9,000 S.F. @24" O.C. = 2,610 Plants

Remainder of lake bank perimeter: Existing coverage = 50% 750' x 20' wide = 15,000 S.F. x .50 = 7,500 S.F. @24" O.C. = 2,175 Plants

Total Quantity of Plants = **4,785**

Type of plants observed: Spikerush and Sand Cordgrass

**Summary:** The littoral plantings in Lake #15 A meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with 100% coverage for about one third of it, and two thirds with about 50% coverage).

**Recommendations:** The level of maintenance activities should remain the same. No additional littoral plants are needed.

#### **Lake #15 B:**

Littoral planting shelf area (from plans): 475' x 20' wide = 9,500 S.F. @ 24" O.C. = 2,755 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 475' x 20' wide = 9,500 S.F. @24" O.C. = 2,755 Plants

Remainder of lake bank perimeter: Existing coverage = 80% 900' x 20' wide = 18,000 S.F. x .80 = 14,400 S.F. @24" O.C. = 4,176 Plants

Total Quantity of Plants = **9,686**

Type of plants observed: Spikerush and Sand Cordgrass

**Summary:** The littoral plantings in Lake #15 B meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the majority of the lake bank perimeter (with 100% coverage for about one third of it, and two thirds with almost 80% coverage).

**Recommendations:** No additional littoral plants are needed. The level of maintenance activities should be slightly enhanced. In some areas along the golf course, the maintenance contractor should be spraying these areas to keep them from getting too wide.

#### **Lake #16:**

Littoral planting shelf area (from plans): 250' x 20' wide = 5,000 S.F. @ 24" O.C. = 1,450 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 5% 750' x 20' wide = 15,000 S.F. x .05 = 750 S.F. @24" O.C. = 218 Plants

Total Quantity of Plants = **1,668**

Type of plants observed: Spikerush and sporadic Sand Cordgrass only

**Summary:** The littoral plantings in Lake #16 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around some of the remainder of the lake bank perimeter (with only about 5% coverage).

**Recommendations:** The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.

**Lake #17:**

Littoral planting shelf area (from plans): 100' x 20' wide = 2,000 S.F. @ 24" O.C. = 580 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 5% 2,700' x 20' wide = 54,000 S.F. x .05 = 2,700 S.F. @24" O.C. = 783 Plants

Total Quantity of Plants = **1,363**

Type of plants observed: Spikerush and sporadic Sand Cordgrass only

**Summary:** The littoral plantings in Lake #17 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around some of the remainder of the lake bank perimeter (with only about 5% coverage).

**Recommendations:** The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.

**Lake #18 & 19:**

Littoral planting shelf area (from plans): 4,000' x 20' wide = 80,000 S.F. @ 24" O.C. = 23,200 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 5% 7,250' x 20' wide = 145,000 S.F. x .05 = 7,250 S.F. @24" O.C. = 2,100 Plants

Total Quantity of Plants = **25,300**

Type of plants observed: Spikerush and Sand Cordgrass

**Summary:** The littoral plantings in Lakes #18 & #19 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around some of the remainder of the lake bank perimeter (with only about 5% coverage).

**Recommendations:** The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.



### **Lake #20 & 21:**

Littoral planting shelf area (from plans):  $1,100' \times 20'$  wide = 22,000 S.F. @ 24" O.C. = 6,380 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100%  $1,000' \times 20'$  wide = 20,000 S.F. @24" O.C. = 5,800 Plants

Remainder of lake bank perimeter: Existing coverage = 2.5%  $4,500' \times 20'$  wide = 90,000 S.F. x .025 = 2,250 S.F. @24" O.C. = 652 Plants

Total Quantity of Plants = **12,832**

Type of plants observed: Spikerush and some sporadic Sand Cordgrass only

**Summary: The littoral plantings in Lakes #20 & #21 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder some of the lake bank perimeter (with 100% coverage for about one fourth of it, and three fourths with less than 3% coverage).**

**Recommendations: The level of maintenance activities should be slightly enhanced. In some areas along the golf course, the maintenance contractor should be spraying these areas to keep them from getting too wide. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.**

### **Lake #22:**

Littoral planting shelf area (from plans): None. Existing coverage = 0%

Remainder of lake bank perimeter: Existing coverage = 5%  $150' \times 20'$  wide = 3,000 S.F. x .05 = 150 S.F. @24" O.C. = 45 Plants

Total Quantity of Plants = **45**

Type of plants observed: Some Spikerush only

**Summary: Please note that there are NO permitted littoral shelf areas in this lake. There are a few littoral plants around some of the lake bank perimeter (with only about 5% coverage).**

**Recommendations: The level of maintenance activities should remain the same. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter. However, these areas are located behind resident's homes and should be evaluated carefully before planting any additional littoral plants.**

**Lake #23:**

Littoral planting shelf area (from plans):  $800' \times 20'$  wide = 16,000 S.F.  $\times .95 = 15,200$  S.F. @ 24" O.C. = 4,408 Plants

Existing coverage = 95%

Remainder of lake bank perimeter: Existing coverage = 80%  $800' \times 20'$  wide = 16,000 S.F.  $\times .80 = 12,800$  S.F. @24" O.C. = 3,712 Plants

Remainder of lake bank perimeter: Existing coverage = 0% (400') 0 Plants

Total Quantity of Plants = **8,120**

Type of plants observed: Spikerush; Sand Cordgrass; and some sporadic Spatterdock

**Summary:** The littoral plantings in Lake #23 meet or exceed the permit requirements overall. However, strictly in terms of just the coverage of plants located within the littoral shelf areas, there are some minor deficiencies (only 95% coverage). But there are large portions of the remainder of the lake bank perimeter that has some littoral plants. In some areas there is about 80% coverage, and in other areas it is only 0% coverage (adjacent to the residential property on the east side).

**Recommendations:** The level of maintenance activities should be slightly enhanced. Some additional littoral plants could be planted within the littoral shelf areas to fill them out more. In some areas along the golf course and adjacent to the clubhouse area, the maintenance contractor should be spraying these areas to keep them from getting too wide.

**Lake #24:**

Littoral planting shelf area (from plans):  $1,150' \times 20'$  wide = 23,000 S.F. @ 24" O.C. = 6,670 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100%  $550' \times 20'$  wide = 11,000 S.F. @24" O.C. = 3,190 Plants

Remainder of lake bank perimeter: Existing coverage = 80%  $950' \times 20'$  wide = 19,000 S.F.  $\times .80 = 15,200$  S.F. @24" O.C. = 4,408 Plants

Total Quantity of Plants = **14,268**

Type of plants observed: Spikerush and some sporadic Sand Cordgrass only

**Summary:** The littoral plantings in Lake #24 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the majority of the lake bank perimeter (with 100% coverage for about one third of it, and two thirds with almost 80% coverage).

**Recommendations: No additional littoral plants are needed. The level of maintenance activities should be slightly enhanced. In some areas along the golf course, the maintenance contractor should be spraying these areas to keep them from getting too wide.**

**Lake #25:**

Littoral planting shelf area (from plans): 300' x 20' wide = 6,000 S.F. @ 24" O.C. = 1,740 Plants

Existing coverage = 100%

Remainder of lake bank perimeter: Existing coverage = 100% 200' x 20' wide = 4,000 S.F. @24" O.C. = 1,160 Plants

Remainder of lake bank perimeter: Existing coverage = 5% 1,250' x 20' wide = 25,000 S.F. x .05 = 1,250 S.F. @24" O.C. = 362 Plants

Total Quantity of Plants = **3,262**

Type of plants observed: Spikerush and some Sand Cordgrass at littoral shelf only

**Summary: The littoral plantings in Lake #25 meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas. Furthermore, there are additional littoral plants around the remainder of the some of the lake bank perimeter (with 100% coverage for about one fifth of it, and four fifths with only 5% coverage).**

**Recommendations: The level of maintenance activities should be slightly enhanced. In some areas along the golf course, the maintenance contractor should be spraying these areas to keep them from getting too wide. Although no additional littoral plants are needed, there could be enhancements made to some of the remainder of the lake bank perimeter since they are located along the main roadway.**

**The Flow Way Canal:**

Littoral planting shelf area (from plans): 9,350' x 20' wide = 187,000 S.F. @ 24" O.C. = 54,230 Plants

Existing coverage = 100% (Note: These areas were not observed)

Remainder of canal bank perimeter: Existing coverage = 0% (11,650') 0 Plants

Total Quantity of Plants = **54,230**

Type of plants observed: Spikerush and some Sand Cordgrass only

**Summary: The littoral plantings along the Flow Way Canal meet or exceed the permit requirements in terms of the plants within the located in littoral shelf areas.**

**Recommendations: The level of maintenance activities should remain the same.**

*Flow Way*  
COMMUNITY DEVELOPMENT DISTRICT

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**Flow Way**  
**Community Development District**  
*Asset Replacement Costs*

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CGA Project No. 21-4271

March 2022

Prepared by:



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS™

James Messick, P.E.  
Florida Professional Registration No. 70870  
March 2022

**TABLE OF CONTENTS**

TABLE OF CONTENTS ..... 2

EXECUTIVE SUMMARY..... 3

ABSTRACT ..... 4

BACKGROUND, PURPOSE, AND OBJECTIVE ..... 4

FLOW WAY CDD ASSETS ..... 6

    General Assessment ..... 6

    Irrigation Pump House and System ..... 6

    Stormwater Drainage System Pipes and Structures..... 6

    Entry Features ..... 7

    Landscaping..... 7

A. Existing /Current Landscape Assets..... 7

B. Unit Prices for Replacement Costs ..... 9

CONCLUSION..... 10

    Exhibit A – Asset Replacement Costs Table ..... 11

APPENDIX – PICTURES OF CDD ASSETS ..... 12

## **EXECUTIVE SUMMARY**

Based on the field investigations and data collection, the total restoration costs for Flow Way CDD owned Assets are projected at \$12,265,378.00. These costs should be updated annually to account for construction industry changes due to inflation, labor rates, material availability, taxes and insurance. When preparation of a Reserve Study is completed, it should take into account the costs for reconstruction of the assets such as irrigation house and system, stormwater management (pipe, structures), entry features (roadway, landscaping, curbing, signage, entry fountains) and landscaping buffers and internal common elements as described in this report. Reference can be made to the Exhibit A – Asset Replacement Costs Table (located in Section One – Flow Way CDD Assets).

## ABSTRACT

Flow Way Community Development District (CDD) has retained Calvin, Giordano & Associates, Inc. (CGA) to quantify replacement costs for CDD owned assets in the Esplanade Golf & Country Club community located in Naples, Florida. Following an emergency event, these CDD owned and maintained assets could potentially be impacted and subsequently could need immediate repair. The review of these assets and costs associated with replacement are included to assist Flow Way Community Development District plan and budget for future similar emergencies. Quantities included have been provided by the CDD's Asset Manager and replacement does not guaranty permit compliance. No other assets other than those listed in this document were analyzed or included in the overall replacement costs. Further evaluation of these assets and costs associated with replacement will need to be completed to verify permit compliance to safely estimate these unforeseen costs. Furthermore, it is recommended that these costs are updated every 5 years to accurately estimate and budget for these future needs.

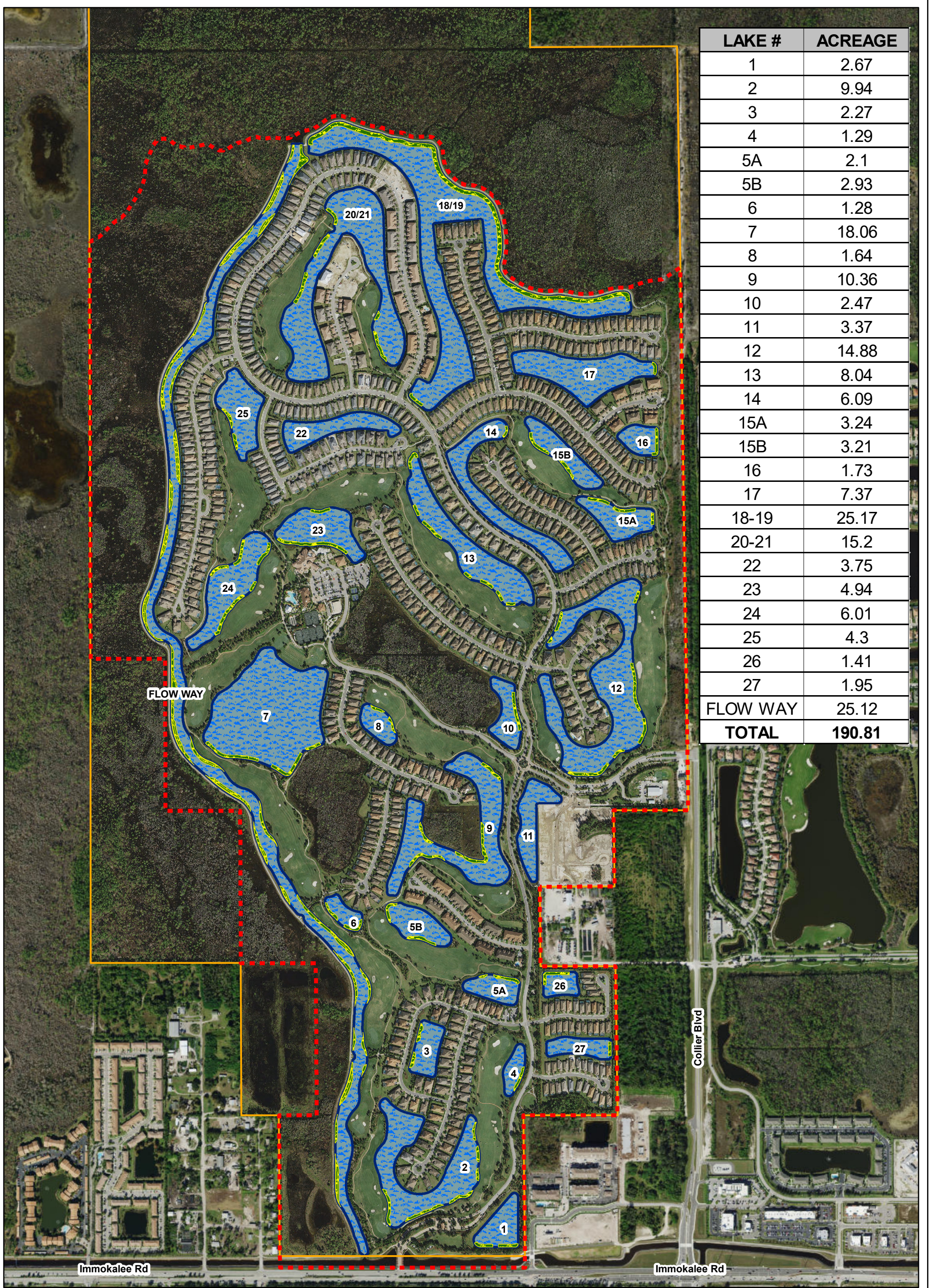
## BACKGROUND, PURPOSE, AND OBJECTIVE

The purpose of this report is to provide Flow Way Estates Community Development District with asset replacement construction costs necessary to establish a capital reserves program for the future. The process of preparing this report began with an on-site inspection by the District Engineer's staff to quantify replacement costs to be used in the future. Items were identified by the District Engineer and are included in this report as described in subsequent sections below. It should be noted that this report may need to be modified if additional assets are to be incorporated. Using the list of takeoffs that were provided by the staff, confirmation of quantities was completed and verified by the review of available permit drawings, development plat drawings, maintenance records and discussion with various personnel. Investigation of the existing lake banks and associated assets were completed, and a value assigned for an overall construction replacement cost. Significant lengths of existing lake banks were quantified and assigned a value for replacement, which should be considered during potential future emergency events. These values are considered as complete restoration costs and certain emergency events may only require partial reconstruction. Pictures documenting various assets are included in Appendix A of this report. A Reserve Study shall be completed with these replacement costs in mind, as fiscal year budgets are being developed.

The following items were analysed and replacement cost included, as part of this report:

- Irrigation pump house and system
- Stormwater drainage system pipes and structures
- Entry Features
- Landscaping

Below is a discussion of each portion of the analysis and recommendations for future reserve study replacement costs.

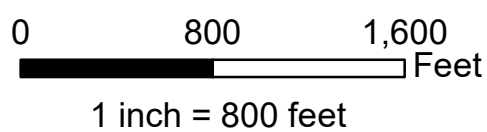


### Flow Way CDD Lake Acreages

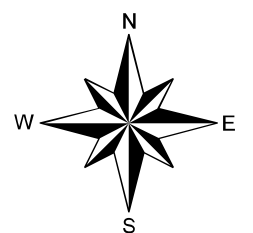
Date: 2/23/2022

#### Legend

- - - CDD Boundary
- Property Boundary
- Lakes
- Permitted Littoral Shelf



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## FLOW WAY CDD ASSETS

### General Assessment

Evaluation of the existing assets was the focus of reconstruction costs, due to the likelihood of restoration following an emergency event. Types of assets include irrigation system, drainage structures, headwalls, control structures, and entrance features were all included in the estimated replacement costs. Entrance Features include bridge, walls, entry fountains, roadway, curbing, landscaping, lighting and signage. Because of anticipated services following emergency events, the need for sediment and debris removal at various drainage components have also been considered.

The following Exhibit A – Asset Replacement Costs Table shows complete furnish and install costs for post-emergency conditions. The unit prices identified in this table were provided from past experiences with specific restorations within the Flow Way CDD community, along with comparing other CDD's experiences with similar facilities.

### Irrigation Pump House and System

Flow Way Community Development District is responsible for the irrigation pump house and system. The pump house structure was built to replicate a residential building and hides the irrigation utility equipment from the public's view. The irrigation pump station building is located northeast of the Torre Vista and Esplanade Boulevard round-a-bout and is well landscaped and maintained by the CDD. In the worst-case scenario, if this building is damage or needs replacement due to an emergency event, a value has been placed on its replacement cost, which is the responsibility of the Flow Way CDD.

Flow Way Community Development District is also responsible for the overall irrigation reuse system that utilizes surface lakes for withdraw for irrigation system use throughout the community. The originally permitted irrigation system is one of the main responsibilities of the District and the maintenance of this system is considered a critical responsibility. The irrigation system includes a pump house and recharge pumps, motors, building structure, electrical, filters, along with the associated piping and valves. Additionally, the irrigation system piping includes 46,730 linear foot of irrigation main varying in diameter between 2" and 12". The irrigation mains also include valves, fittings and appertencences which supports the system's function of providing irrigation reuse water. With the addition of the Hatcher Parcel, the separate irrigation system is also included in the CDD's responsibility. This includes pump station, valves, motor with electrical and filter for the separate system. The Hatcher Parcel's irrigation mains also incllude 1,280 linear feet of irrigation main varying in diameter from 2" to 4" for irrigation mains.

### Stormwater Drainage System Pipes and Structures

The above-mentioned lakes are all interconnected with drainage structures located in roadways or nearby subbasins, which drain via pipe into the lake system. Assets include control structures, weirs and culverts, drainage structures, littoral plants, and pipes are included in the asset replacement cost estimate. The overall Flow Way CDD has six (6) outfalls or control structures, 284 drainage structures, 33,148 linear feet of various diameter stormwater pipe interconnecting the lakes, and 319,149 littorial plants along existing lake banks within the communicaty and along the flow way canal.

## Entry Features

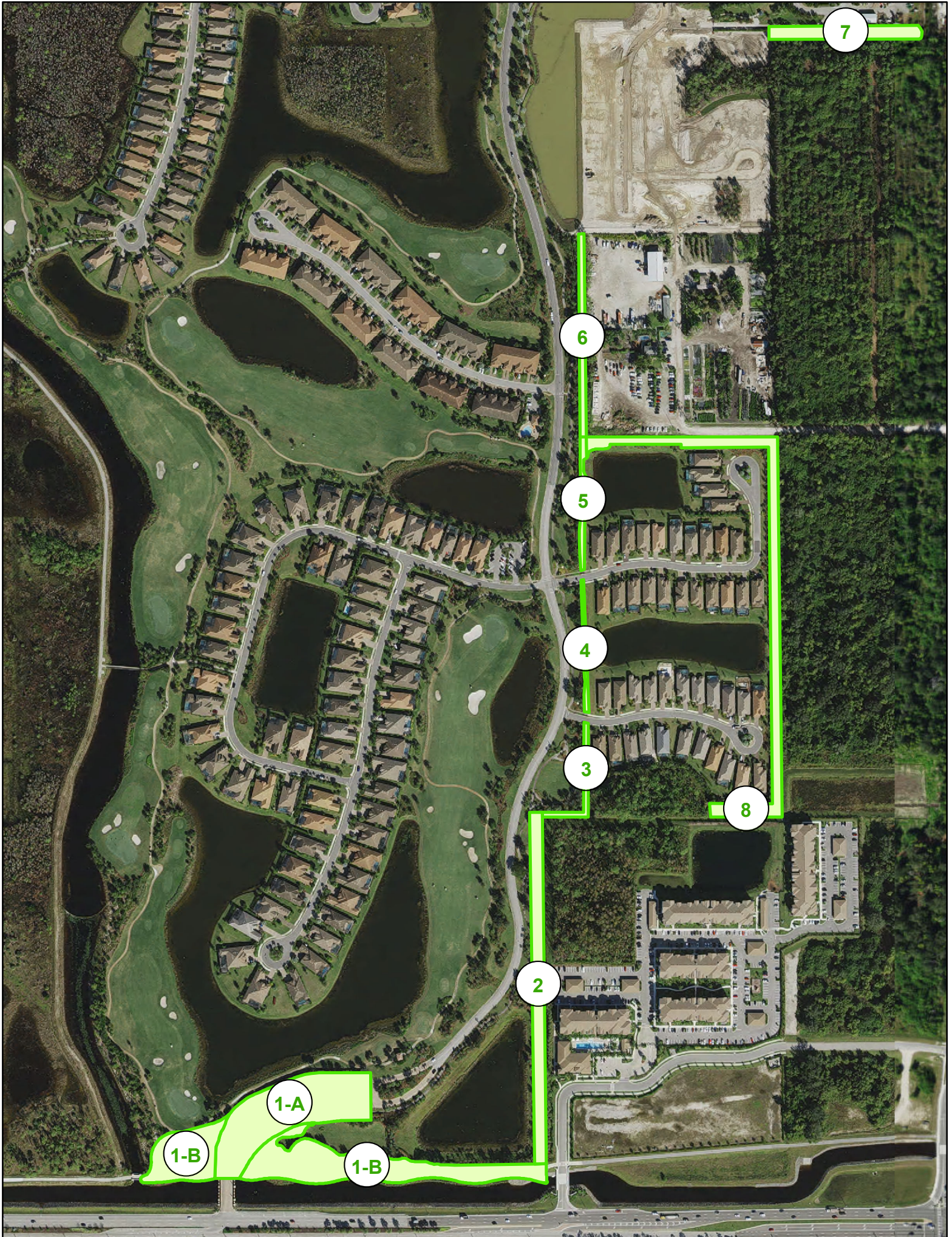
Flow Way Community Development District maintenance responsibilities begin at the Esplanade Golf and Country Club main entrance from Immokalee Road (SR-846) and end at the security gate. Main entrance is a paver brick roadway, which includes curb & gutter, pavement markings & striping. This entrance also includes visual features such as a neighborhood entry marquee signage with entrance water fountains. The water fountains include various related components such as pumps and electrical services to keep operational. Lastly the main entrance features a culvert style vehicular bridge which separates roadway connection intersection at the highway and provides privacy via interconnection over the Cocohatchee canal located along Immakalee Boulevard. The vehicular bridge includes structural and surface components which should be inspected and reported for any ongoing maintenance requirements by a qualified structural engineering firm. All entry features have associated lighting fixtures and poles to highlight the ambiance and provide safety to residents and guest which enter the neighborhood from the main entrance.

## Landscaping

A review was conducted of the estimated asset values for the landscape materials located at the main entrance into Esplanade Golf and Country Club within the Flow Way Community Development District (CDD). The total restoration costs of the landscape assets are projected at \$817,600.00 It should be noted that the term "replacement" in this section means that the landscape areas will be re-planted with similar plant materials at sizes that are readily available in the industry at the time, and shall not mean that the existing trees, palms, and hedges will be replaced at the same size of their current, mature sizes. In addition, when preparation of a reserve study is completed, it should take into account the costs for debris removal and clean up activities after a storm event in addition to just the replacement costs for the materials. See Part B in this section for more information on these possible costs.

### A. Existing /Current Landscape Assets

Figure 1 below shows the locations of all existing landscape assets within the Flow Way CDD.



1-A

1-B

1-B

2

3

4

5

6

7

8

Figure 1 - Location Map of Existing Landscape Assets

Area # 1 A – Landscaping along Main Entrance to Security Gates

Areas # 1 B - Landscaping in Buffers along Immokalee Road

Areas # 2 – 7 – Landscaping along East Buffers

Areas # 8 – Landscaping along East Buffers

The table below (Table A) shows the estimated asset values of all of the landscape materials within the Flow Way CDD for the current landscape assets.

**Table A**

Flow Way C.D.D. Landscape Areas							
Tree/ Palms and Groundcover	Area # 1 A Entrance to Gate	Area # 1 B Immokalee	Areas # 2 -7 East Buffers	Area # 8 East Buffers	Total	Unit Replacement Cost	Total Cost
Live Oak trees	17	41	17	62	137	\$1,500.00	\$ 205,500.00
Ligustrum trees	28	20	0	0	48	\$750.00	\$ 36,000.00
Italian Cypress trees	5	0	1	0	6	\$500.00	\$ 3,000.00
Pink Tabebuia trees	3	1	0	0	4	\$750.00	\$ 3,000.00
Royal Poinciana trees	0	4	0	0	4	\$750.00	\$ 3,000.00
Golden Shower trees	0	2	0	0	2	\$750.00	\$ 1,500.00
Seagrape trees	0	6	7	0	13	\$500.00	\$ 6,500.00
Slash Pines	0	0	107	0	107	\$500.00	\$ 53,500.00
Green Buttonwood trees	0	0	4	0	4	\$500.00	\$ 2,000.00
Medjool' Date Palms	17	10	0	0	27	\$5,000.00	\$ 135,000.00
Sabal (Cabbage) Palms	25	71	17	60	173	\$350.00	\$ 60,550.00
Silver Saw Palmetto	29	9	0	0	38	\$150.00	\$ 5,700.00
Veitchia Montgomery Palm	0	11	0	0	11	\$700.00	\$ 7,700.00
Shrubs/Groundcover Total Area:	8,420	14,995	3,850	2200	29,465	\$10.00	\$ 294,650.00
						Grand Total	\$ 817,600.00

The table below (Table B) – Landscape Replacement Costs shows the complete furnish and install cost for post-emergency conditions. The unit prices identified in this table were provided from CGA’s past experience with storm restoration within other communities in the area as well as current pricing for routine landscape and irrigation materials that are being installed on projects now.

It should be noted that the size replacement of the new landscape plant material will be similar in size to that of the plant materials when they were originally planted within the landscape areas. The new landscape material will not be installed at maturity or the size of the existing, mature plants. For example, Live Oaks at time of planting might be approx. 18’-20’ H.T. with a 5” DBH, instead of an existing, mature Live Oak with an 18" diameter (DBH) size.

**Table B – Unit Landscape Replacement Costs:**

<b>Item/Description</b>	<b>Unit Cost</b>
1. Large, 'Medjool' Date Palm - 10' to 20' clear trunk ht.	\$5,000.00
2. Medium Palm - 18' to 20' ht. Veitchia Montgomery, or similar	\$700.00
3. Small Palm -12' to 14' ht. Sabal Palm, or similar	\$350.00
4. Larger Mature Trees - 5" DBH, 18' to 20' ht. Live Oak, or similar	\$1,500.00
5. Medium Trees - 3" to 4" DBH, 14' to 16' ht. Poinciana, or similar	\$750.00
6. Small Trees - 1-1/2" to 2" DBH, 10' to 12' ht. Buttonwood, or similar	\$500.00
7. Accent Plants - 25 gallons plus, Silver Saw Palmetto, or similar	\$150.00
8. Large Hedges - 7 to 15 gallon size shrubs	\$75.00
9. Shrubs – 3 gallon size shrubs	\$10.00
10. Ground Covers - 1 gallon size ground cover plants	\$5.00
11. Zoysia Grass (SOD)	\$1.00/ S.F
12. St. Augustine (SOD)	\$.75 / S.F

Note: In addition to the replacement costs for the landscape materials listed above, the reserve study for landscape restoration should also take into account the costs for debris removal and cleanup activities. Debris removal and clean-up costs after a storm can vary widely depending on the intensity of the storm event, accessibility to the downed trees, and other factors. It is estimated that debris removal costs from a Category 1, or higher, hurricane could range from \$50,000-\$60,000 to well over \$100,000 based on the current landscape assets within the Flow Way CDD.

## **CONCLUSION**

The following Exhibit quantifies replacement costs for the CDD owned assets in the Esplanade Golf and County Club community. Flow Way Community Development District (CDD) owns and maintains these assets, which could potentially be impacted by a hurricane or an emergency event. Review of these assets and associated replacement should be included in Flow Way Estates CDD's plan and budgeted for future emergencies.

## Exhibit A – Asset Replacement Costs Table

Flow-Way Community Development District  
Estimated Asset Values - Fiscal Year 2021-22

Asset	Quantity	Replacement Cost	Description
<b>Storm Water System</b>			
Control Structures	6	\$55,200.00	Drainage structures
Weirs and Culverts	3	\$277,200.00	Drainage structures
Drainage Structures	284	\$1,293,400.00	Catch Basins,Curb Inlets,Valley Inlets,P-tops,Manholes, Yard Drains
Littoral Plants	319,149	\$399,246.00	
Drainage pipe	33,148 ft	\$4,217,505.00	Reinforced Concrete Pipe in Numerous Sizes (15" to 54")
<b>Total - Storm Water:</b>		<b>\$6,242,551.00</b>	
<b>Irrigation Pump House and System</b>			
Pump House & Recharge Pumps		\$588,800.00	Building Structures, Pumps, Motors, Electrical, Filters,Piping/Valves
Irrigation System Piping	46,730 ft	\$2,247,067.00	Electical, Valves, Fittings, and Irrigation Piping (2" to 12")
Hatcher Parcel Irrigation Pump		\$71,500.00	Hoover Pump Station, Valves, Motor, Filters, Electrical
Hatcher Parcel Irrigation Piping	1280 ft	\$39,760.00	Electical, Valves, Fittings, and Irrigation Piping (2' to 4")
<b>Total- Irrigation:</b>		<b>\$2,947,127.00</b>	
<b>Main Entrance Features</b>			
Entrance Water Fountains		\$287,100.00	East and West Main Entrance Fountains, Pump Houses, Electrical
Perimeter Landscape Plantings		\$817,600.00	Trees, Hedges, Groundcover, Sod
Entrance Amenities		\$1,971,000.00	Bridge \$862K ,Entrance Feature Structure and Monuments \$253K, Roadway/Pavers Curbing \$368K, Lighting /Signage/ Electrical \$173K
<b>Subtotal- Main Entrance</b>		<b>\$3,075,700.00</b>	Perimeter Fencing(concrete,metal, vinyl covered chainlink) \$315K
<b>TOTAL ASSETS:</b>		<b>\$12,265,378.00</b>	

**APPENDIX – PICTURES OF CDD ASSETS**



Entrance - Bridge



Entrance - Landscape Buffer





Entrance - Landscape Buffer (2)



Entrance - Landscaping & Roadway



Entrance - Landscaping (2)



Entrance - Roadway & Lighting



Entrance - Signage and Fountains



Irrigation - Pump House (External)



Irrigation - Pump House (Internal)



Irrigation - Pumps - Hatcher Parcel



Irrigation - Recharge Well - Hole 11



Irrigation - Recharge Well - Hole 12



SWM - Drainage Structure



SWM - Flow Way Canal



SWM - Flow Way Weir (North)



SWM - Flow Way Weir (South)



SWM - Lake & Littoral Plantings



SWM - Lake Bank Slope (Aqua Range)





SWM - Lake Bank Slope



SWM - Lake Littoral Shelf



SWM – Bubble-Up Structure



**RESOLUTION 2022-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Flow Way Community Development District (the "Board"), a proposed Budget for Fiscal Year 2023 and

**WHEREAS**, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** There is hereby declared a public hearing to be held on **Thursday, July 21, 2022**, at 4:00 p.m., at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119**, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property.

Affected parties may appear at that hearing subject to the limitation noted above or affected parties are encouraged to submit their comments in writing prior to the meeting and submit same to the office of the District Manager at J.P. Ward & Associates LLC, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 or by email to [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com).

**SECTION 2.** That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

**SECTION 3.** The proposed Budget submitted by the District Manager for Fiscal Year 2023 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**SECTION 4.** A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

**DATE:** Thursday, July 21, 2022  
**HOUR:** 4:00 P.M.  
**LOCATION:** Esplanade Golf and Country Club  
8910 Torre Vista Lane  
Naples, Florida 34119

**RESOLUTION 2022-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLOW WAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION 5.** The District Manager is hereby directed to submit a copy of the proposed budget to Collier County at least 60 days prior to the hearing set above.

**SECTION 6.** Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

**SECTION 7.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**SECTION 8.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 9.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of May 2022.

**ATTEST:**

**FLOW WAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Zack Stamp, Chairman

**Exhibit A:** Fiscal Year 2023 Proposed Budget

**Exhibit A**

Fiscal Year 2023 Proposed Budget



**Flow Way Community Development District**  
**Proposed Budget - General Fund - DRAFT (Changes from April, 2022 Meeting)**  
 Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
<b>Revenues and Other Sources</b>							
Carryforward	\$ 156,760	\$ 86,785	\$ 243,545	N/A	N/A	\$ (93,135)	Negative Number is Added Cash Required to Fund 1st 2.7 Months Operations (3 year plan to restore cash balance) FY 2023 is 1st year funding
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
<b>Assessment Revenue</b>							
Assessments - On-Roll	\$ 621,646	\$ -	\$ 621,646	\$ 553,239	\$ 621,646	\$ 1,770,360	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 778,406</b>	<b>\$ 86,785</b>	<b>\$ 865,191</b>	<b>\$ 553,239</b>	<b>\$ 621,646</b>	<b>\$ 1,677,225</b>	
<b>Appropriations</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>							
Professional - Management	\$ 40,000	\$ -	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000	District Manager
<b>Financial and Administrative</b>							
Audit Services	\$ 4,500	\$ -	\$ 4,500	\$ 5,500	\$ 5,500	\$ 5,700	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 500	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>							
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 924	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,450	\$ -	\$ 25,450	\$ 3,450	\$ 25,450	\$ 26,665	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 9,800	\$ 10,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ -	\$ 300	\$ 300	Bank Fees - Governmental Bank Account
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ -	\$ 600	\$ 46	\$ 100	\$ 250	Agenda Mailings and other misc mail
<b>Rentals and Leases</b>							
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
<b>Insurance</b>	\$ 6,700	\$ -	\$ 6,700	\$ 10,331	\$ 10,331	\$ 15,000	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 500	\$ -	\$ 500	\$ 3	\$ 250	\$ 250	Agenda books and copies
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>							
General Counsel	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 20,000	District Attorney
Special Counsel - SFWMD	\$ 10,000	\$ (10,000)	\$ -	\$ -	\$ -	\$ -	District Attorney
Special Counsel/Experts - Litigation	\$ 100,000	\$ 125,000	\$ 225,000	\$ 11,498	\$ 185,000	\$ 175,000	District Attorney
Boundary Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Series 2016 (Phase 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Series 2017 (Phase 6)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Requisitions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 306,325</b>	<b>\$ 115,000</b>	<b>\$ 421,325</b>	<b>\$ 65,927</b>	<b>\$ 339,906</b>	<b>\$ 351,340</b>	
<b>Other General Government Services</b>							
<b>Engineering</b>							
General Engineering	\$ 25,000	\$ 25,000	\$ 50,000	\$ 8,735	\$ 25,000	\$ 55,000	Engineer (projects separated as identified)
Asset Investigation Report	\$ -	\$ -	\$ -	\$ 4,993	\$ 51,420	\$ -	Completed FY 2022
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ -	Completed FY 2022
<b>Sub-Total:</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 50,000</b>	<b>\$ 13,728</b>	<b>\$ 81,920</b>	<b>\$ 55,000</b>	
<b>Stormwater Management Services</b>							
<b>Preserve Area Maintenance</b>							
<b>Environmental Engineering Consultant</b>							
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
Task 2 Monthly site visits	\$ 13,350	\$ (13,350)	\$ -	\$ -	\$ -	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ (8,000)	\$ -	\$ -	\$ -	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ (10,350)	\$ -	\$ -	\$ -	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
Contingencies	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	- Environmental Consultant
<b>Repairs and Maintenance</b>							
Wading Bird Foraging Areas	\$ 1,523	\$ (1,523)	\$ -	\$ -	\$ -	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598	\$ (6,598)	\$ -	\$ -	\$ -	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 33,215	\$ (33,215)	\$ -	\$ -	\$ -	\$ 33,215	Preserves Maintenance
Northern Preserve Area 1	\$ 64,560	\$ (64,560)	\$ -	\$ -	\$ -	\$ 64,560	Preserves Maintenance
Northern Preserve Area 2	\$ 113,120	\$ (113,120)	\$ -	\$ -	\$ -	\$ 113,120	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ 2,500	\$ 7,500	\$ 2,905	\$ 10,405	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ 2,500	\$ (2,500)	\$ -	\$ -	\$ -	\$ -	- Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
<b>Capital Outlay</b>							
Intenal and External	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 260,215</b>	<b>\$ (242,717)</b>	<b>\$ 17,500</b>	<b>\$ 2,905</b>	<b>\$ 10,405</b>	<b>\$ 312,715</b>	
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>							
<b>Professional Services</b>							
Asset Management	\$ 15,000	\$ -	\$ 15,000	\$ 1,964	\$ 19,800	\$ 21,600	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Repairs &amp; Maintenance</b>							
Aquatic Weed Control	\$ 35,000	\$ 85,000	\$ 120,000	\$ -	\$ 83,000	\$ 104,000	Periodic Spraying of Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 27,000	\$ 66,000	Control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 4,700	\$ 14,500	Three times/year
Littoral Shelf Planting	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Aeration (Fountains) or below water aeration

**Flow Way Community Development District**  
**Proposed Budget - General Fund - DRAFT (Changes from April, 2022 Meeting)**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
Control Structures, Catch basins & Outfalls	\$ -	\$ -	\$ -	\$ 98,110	\$ 98,110	\$ 12,000	Rotating Three Year Program
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,505	7% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fountain Installations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	See CIP for Detail
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,128	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	See CIP for Detail
Contingencies	\$ 1,600	\$ 18,400	\$ 20,000	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 81,600</b>	<b>\$ 103,400</b>	<b>\$ 185,000</b>	<b>\$ 100,074</b>	<b>\$ 232,610</b>	<b>\$ 476,733</b>	
<b>Community Wide Irrigation System 5370000</b>							
Professional Services							
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ 10,313	\$ 11,250	Field Operations Manager
Consumptive Use Permit Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000	SFWM Permit Compliance Requirements
Utility Services							
Electric - Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 19,500	\$ 32,000	Pumps Station Electric
Electric - Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 6,800	\$ 8,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance							
Pump Station and Wells	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 5,000	\$ 30,000	Preventative Maint./we well water treatment and pump repairs
Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 1,800	\$ 6,600	Irrigation Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,957	7% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>New Meter and Backup Pump/Motor</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,000</b>	<b>See CIP for Detail</b>
<b>Sub-Total:</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 50,913</b>	<b>\$ 146,307</b>	
<b>Landscaping Services</b>							
Professional Services							
Asset Management	\$ 5,000	\$ -	\$ 5,000	\$ 1,864	\$ 8,479	\$ 9,250	Field Operations Manager
Utility Services							
Electric - Landscape Lighting	\$ 2,400	\$ -	\$ 2,400	\$ -	\$ 2,800	\$ 19,600	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 1,400	\$ 2,400	Two (20) Fountains
Community Entrance (Landscaping)							
Repairs & Maintenance							
Landscaping Maintenance	\$ 30,000	\$ 76,100	\$ 106,100	\$ -	\$ 79,300	\$ 95,000	Turf, Hedges, groundcover, trees
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	Yearly Trimming to thinkBranches
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 10,000	Yearly Replacements as needed
Mulch Installation	\$ 5,000	\$ 10,000	\$ 15,000	\$ -	\$ -	\$ 12,500	One (1) full mulch, at 6 month interval touch up
Annuals	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 32,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	Periodic repair of decorative lighting fixtures
Landscape Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200	Periodic Pressure Washing/Repairs
Fountains	\$ -	\$ -	\$ -	\$ -	\$ 21,000	\$ 18,500	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 13,500	Periodic Pressure Washing of concrete and brick paver repairs
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,491	7% of Repairs and Maintenance
<b>Sub-Total:</b>	<b>\$ 45,400</b>	<b>\$ 86,100</b>	<b>\$ 131,500</b>	<b>\$ 1,864</b>	<b>\$ 131,179</b>	<b>\$ 268,041</b>	
<b>Reserves:</b>							
District Asset Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
<b>Other Fees and Charges</b>							
Discounts	\$ 24,866	\$ -	\$ 24,866	\$ -	\$ 12,500	\$ 67,089	
<b>Total Appropriations</b>	<b>\$ 778,406</b>	<b>\$ 86,785</b>	<b>\$ 865,191</b>	<b>\$ 184,497</b>	<b>\$ 859,433</b>	<b>\$ 1,677,225</b>	
<b>Net Increase/(Decrease) in Fund Balance</b>				\$ 368,741	\$ (237,787)		<b>Estimated Cash Reduction for FY 2022</b>
<b>Components of Fund Balance</b>							
Beginning	\$ 335,757	\$ -	\$ 335,757	\$ 97,971	\$ 97,971	\$ 97,971	Cash Balances
Reserved for Operations	\$ -	\$ -	\$ -	\$ -	\$ 97,971	\$ 97,971	
Storm Event's/Unforseen Capital/Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Results from Current Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,135	Anticipated Addition to Cash for FY 2023
<b>Total Fund Balance</b>	<b>\$ 335,757</b>	<b>\$ -</b>	<b>\$ 335,757</b>	<b>\$ 704,499</b>	<b>\$ 97,971</b>	<b>\$ 191,106</b>	
<b>Assessment Rate:</b>	<b>\$ 525.04</b>					<b>\$ 1,495.24</b>	
<b>CAP Rate - Adopted by Resolutoion 2018-11</b>	<b>\$ 525.10</b>					<b>\$ 1,794.28</b>	NEW Maximum Rate without sending mailed notices
<b>Total Units Subject to Assessment: (Includes Hatcher)</b>						<b>1184</b>	



Flow Way Community Development District  
**Proposed Budget - General Fund - DRAFT (Changes from April, 2022 Meeting)**  
 Fiscal Year 2023  
 Capital Plan - Fiscal Years 2023 - 2027

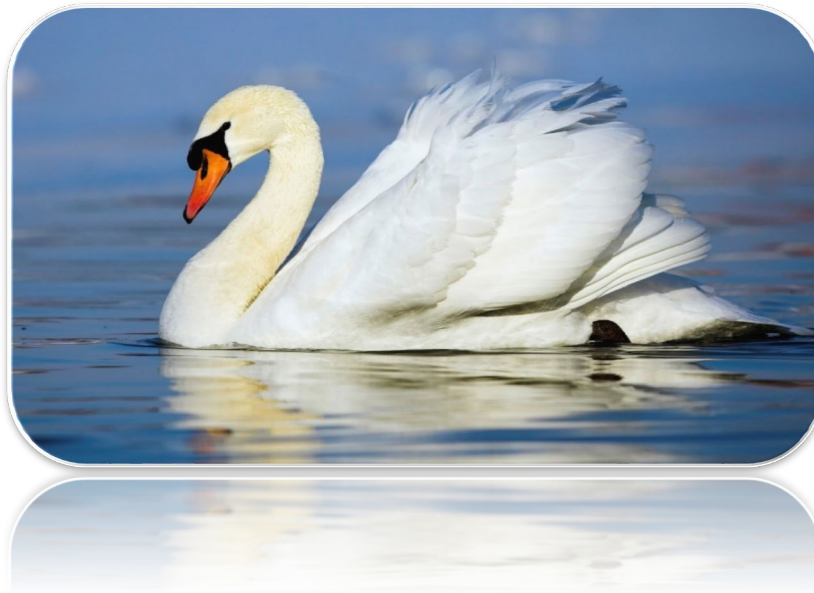
Description of Item	2023	2024	2025	2026	2027
<b>Stormwater Management Services</b>					
<b>Improvements to Water Quality</b>					
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>Sub-Total:</b>	<b>\$ 4,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
<b>Erosion Restoration</b>					
Lake 1 (No Capital Required)					
Lake 2		\$ 33,165			
Lake 3			\$ 19,058		
Lake 4 (No Capital Required)					
Lake 5A					\$ 3,465
Lake 5B (No Capital Required)					
Lake 6					\$ 1,485
Lake 7		\$ 30,443			
Lake 8					\$ 1,485
Lake 9		\$ 20,790			
Lake 10 (No Capital Required)					
Lake 11			\$ 5,198		
Lake 12	\$ 48,461				
Lake 13					\$ 15,098
Lake 14			\$ 21,780		
Lake 15A			\$ 22,770		
Lake 15B (No Capital Required)					
Lake 16					\$ 8,910
Lake 17		\$ 62,865			
Lake 18-19			\$ 22,176		
Lake 20-21	\$ 108,059				\$ 11,385
Lake 22				\$ 53,213	
Lake 23				\$ 16,830	
Lake 24 (No Capital Required)					
Lake 25					\$ 12,870
Lake 26 (No Capital Required)					
Lake 27 (No Capital Required)					
Flow-Way				\$ 11,800	
Miscellaneous Repairs				\$ 1,485	\$ 20,000
Contingencies (7%)	\$ 10,956	\$ 10,308	\$ 6,369	\$ 5,833	\$ 5,229
Construction Engineering (8%)	\$ 15,652	\$ 14,726	\$ 9,098	\$ 8,184	\$ 5,470
<b>Sub-Total:</b>	<b>\$ 183,128</b>	<b>\$ 172,298</b>	<b>\$ 106,449</b>	<b>\$ 97,345</b>	<b>\$ 85,397</b>
<b>Drainage Pipes</b>					
Video Drainage System				\$ 36,000	\$ 36,000
Stormwater Pipe Repairs	\$ 31,000				\$ 24,000
<b>Sub-Total:</b>	<b>\$ 31,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,000</b>	<b>\$ 60,000</b>
<b>Total - Stormwater Management System</b>	<b>\$ 218,128</b>	<b>\$ 182,298</b>	<b>\$ 116,449</b>	<b>\$ 143,345</b>	<b>\$ 155,397</b>

Flow Way Community Development District  
**Proposed Budget - General Fund - DRAFT (Changes from April, 2022 Meeting)**  
 Fiscal Year 2023  
 Capital Plan - Fiscal Years 2023 - 2027

Description of Item	2023	2024	2025	2026	2027
<b>Internal and External Preserves</b>					
Fencing and Gates	\$ 25,000	\$ 60,000	\$ 115,000		
Internal: Hazardous Tree Removal	\$ 5,000	\$ 4,000	\$ 3,000	\$ 2,000	2000
External: Hazardous Tree Removal	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500	2500
Internal: Cleaning Out - Fire Prevention	\$ 15,000	\$ 2,500	\$ 2,500	\$ 10,000	2500
Exeranl: - Cleaning Out - Fire Prevention	\$ 2,500	\$ 1,000	\$ 1,000	\$ 2,500	1000
<b>Total - External Preserves</b>	<b>\$ 55,000</b>	<b>\$ 75,000</b>	<b>\$ 124,000</b>	<b>\$ 17,000</b>	<b>\$ 8,000</b>
<b>Irrigation Pump Station</b>					
Recharge Wells (New Meter)	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Backup Pump/Motor	\$ 25,000	\$ -	\$ -	\$ -	\$ -
<b>Total - Irrigation Pump Station</b>	<b>\$ 28,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Community Entrance</b>					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000
<b>Total - Community Entrance</b>	<b>\$ 10,000</b>	<b>\$ 15,000</b>	<b>\$ 20,000</b>	<b>\$ 56,000</b>	<b>\$ 56,000</b>
<b>Total - All Capital</b>	<b>\$ 311,128</b>	<b>\$ 257,298</b>	<b>\$ 240,449</b>	<b>\$ 160,345</b>	<b>\$ 163,397</b>
<b>Cost Per Residentl Unit</b>	<b>\$ 273.29</b>	<b>\$ 226.00</b>	<b>\$ 211.21</b>	<b>\$ 140.84</b>	<b>\$ 143.52</b>

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **DRAFT PROPOSED BUDGET**

FISCAL YEAR 2023

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

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## Fiscal Year 2023 – Proposed Budget

This past year brought many challenges and opportunities as the District transitioned from developer-control to resident-control and included unprecedented financial impacts to the District. During this time, the Board of Supervisors focused on the challenges of meeting the expectations of the community for Fiscal Year 2022 successfully.

Those challenges included on-going litigation with the developer over, *inter alia*, the thorough cost of maintaining the preserves, the developer's compliance with the governing Permits and Chapter 190, Florida Statutes, and the developer's transfer of the Preserves to the CDD. That litigation is currently on-going.

Additionally, the District undertook a comprehensive analysis of the state of the District's assets. That analysis revealed significant deficiencies in the systems and other adverse financial impacts to the District, including potential additional litigation with the developer, for which the District is currently evaluating the best way to proceed.

The District also assumed maintenance responsibilities of all District assets previously responsible by the developer-controlled HOA using existing resources in Fiscal Year 2022. The assumption of maintenance responsibilities was accomplished quickly and smoothly. After assuming maintenance responsibilities, we determined that the District's stormwater pipes that drain rainwater off roads and from yards into the lakes were over 80% clogged. Remedying this required extensive work and funds to quickly remove all the debris to ensure that roadways and homes would not be damaged from storms. As of January 1, 2022, all the maintenance responsibilities are now safely being monitored and standards are being implemented to ensure quality maintenance for the assets of the District. In the coming Fiscal Year which begins October 1, 2022, we will continue to protect the assets of the District and strive to provide the requisite levels of service we all desire.

The Fiscal Year 2023 Proposed Budget undertakes the implementation of a comprehensive plan and complete set of goals looking forward for a five-year period, to maintain assessments at sustainable levels to ensure services are provided, while continually assessing the outlook of District needs and amending resource allocations accordingly. The focus of the Fiscal Year 2023 Proposed Budget is to stabilize an assessment rate for the District that is sustainable over a five-year period, invests in our community to include service delivery requirements that meet both regulatory requirements and the District's needs, and which meets the objectives necessary to provide a focused, pinpointed management of the District's assets.

## Fiscal Year 2023 – Budget Timeline

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The Budget Timeline to adopt the Fiscal Year 2023 Proposed Budget follows statutory law in Florida and coincides with the fiscal year of a local government in Florida of October 1<sup>st</sup> through September 30<sup>th</sup> of the ensuing calendar year. Although the dates provide a slightly more extended time to provide sufficient time for Board review, we must be able to complete the review process by May 19, 2022, to ensure that sufficient time is provided for mailed notices to residents of the community and to hold the required Public Hearing on July 21, 2022.

Date of Action	Action Required	Description
<b>March 17, 2022</b>	Approve and Set Public Hearing	In Depth Presentation
<b>April 21, 2022</b>	None	Continued Workshop
<b>May 19, 2022</b>	Final Decision on Proposed Budget	Final Workshop
<b>Week of June 13, 2022</b>	Mailed Notices to Residents	Manager Responsibility
<b>July 21, 2022</b>	Public Hearing on Proposed Budget	ADOPTION
<b>Week of August 22, 2022</b>	Adopted Assessment to County	Manager Responsibility

## Fiscal Year 2023 - Budget Summary

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The District has completed a comprehensive engineering review of its assets and has now turned its focus to the Fiscal Year 2023 Budget. This Budget Summary has been prepared to fully analyze a path going forward to put the District on a clear focused path to maintain the various systems that are owned by the District for the benefit of the residents in a manner that allocates resources appropriately, strives to maintain assessment levels that meet the expectations of the residents, and finally, to maintain the assets and to preserve their value for the benefit of the community. To meet these objectives, it is first important to fully understand the size and scope of the assets. These include an extensive Stormwater Management System, Community-Wide Irrigation System, and the entrance to the community.

The Stormwater Management System includes both internal and external preserves, lakes, littoral plantings, lake banks, and drainage pipes, and encompasses over 190 acres of lakes, 19 miles of lake banks, 15.8 acres of littoral plantings, 33,148 linear feet of drainage pipes and over 1,125 acres of wetland preserves.

The Community-Wide Irrigation System consists of a Pump House located adjacent to Lake 10, which houses two pumps, and a 2.5-acre lake that feeds the pumps water, and a recharge well that is drilled into the Lower Tamiami Aquifer that supplements water from the recharge lake of up to 269.50 million gallons of water each year.

Finally, the entrance to the community along Immokalee Road from Addison Place Drive west to Rose Boulevard Road are a part of the Landscaping/Bridge program, and includes the Bridge itself, entrance pavers, landscaping, and entrance monuments.

All of these assets were previously maintained by the developer-controlled HOA. Subsequent to the transition of the HOA and Board to resident-control, the District and the HOA were able to assume full control of each entity's respective assets for operations and maintenance. We thank the HOA for its valued contribution and our strong working relationship.

The chart below shows a summary of the Fiscal Year 2023 Budget. Importantly, we note that the change in total expenditures (appropriations) from Fiscal Year 2022 to Fiscal Year 2023 is due solely to the assumption of maintenance responsibilities of the District's assets from 2022 to 2023. This appropriations plan is fully sustainable over the next five years, recognizing capital expenditures over that period, based on when those capital expenditures are needed.

**Budget - General Fund  
Fiscal Year 2023  
Budget Summary**

Description	AMENDED Fiscal Year 2022 Budget	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>			
Carryforward	\$ 243,545	\$ 243,545	\$ (91,321)
Assessments - On-Roll	\$ 621,646	\$ 621,646	\$ 1,744,364
<b>Total Revenue:</b>	<b>\$ 865,191</b>	<b>\$ 865,191</b>	<b>\$ 1,653,043</b>
<b>Appropriations</b>			
<b>General Government</b>			
Administration	\$ 146,325	\$ 149,906	\$ 155,125
Legal	\$ 275,000	\$ 190,000	\$ 195,000
Engineering	\$ 50,000	\$ 81,920	\$ 55,000
<b>Stormwater Management Services</b>			
Preserve Area Maintenance	\$ 17,500	\$ 10,405	\$ 312,715
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 185,000	\$ 232,610	\$ 476,733
<b>Community Wide Irrigation Sysetm</b>	\$ 35,000	\$ 50,913	\$ 124,307
<b>Landscaping Services</b>	\$ 131,500	\$ 131,179	\$ 268,041
<b>Discounts</b>	\$ 24,866	\$ 12,500	\$ 66,122
<b>Total Appropriations</b>	<b>\$ 865,191</b>	<b>\$ 859,433</b>	<b>\$ 1,653,043</b>
<b>Fund Balance</b>	<b>\$ 335,757</b>	<b>\$ 97,971</b>	<b>\$ 189,292</b>

For revenue, the Proposed Budget recognizes the need to increase the cash balance over a three-year period, to meet the first three months of operations, in anticipation of receiving assessments in late December of each year.

The items for appropriations are administration, legal, and engineering. Administration is the cost of continued administration of the District, which remains relatively constant from year-to-year. The change for Fiscal Year 2023 was made to account for potential increases in Insurance, which has been a consistent theme for CDDs in recent year. The legal costs are litigation-related and as those matters are resolved, those costs will decrease over the ensuing year. The engineering costs for Fiscal Year 2023 reflect the necessity to continually ensure regulatory compliance with permits, periodic reviews of system assets, and recommendations and reporting to the Board.

The remaining items of the maintenance program are the result of in-depth engineering analysis of the requirements to maintain District systems, which are more fully outlined in the companion engineering reports by the District Engineer. The Fiscal Year 2023 capital items are also included in the maintenance program. A recommended five-year Capital Plan is noted below, that looks forward to what our future needs will be, to better ensure that the District can deliver on the requisite services for the community.

The Capital Plan takes a comprehensive look at all the District's assets and plans for the next five years the cost of asset maintenance/restoration to ensure a more accurate reflection of the financial needs of the community as we move into the future.

Included in the Capital Plan, and one of the most important assets of the District of note, are the lakes and lake banks, which are in deplorable shape due to sustained lack of maintenance prior to the Board becoming resident-controlled and must be repaired in a manner that ensures the integrity of the stormwater system. As such, the estimated cost of that capital item (Erosion Restoration), over the next five years, is approximately \$620,000.00.

The balance of the Capital Plan encompasses assets that are generally in good order, and to keep those assets in shape, their recommended capital items are included in the Capital Plan.

The total investment of all capital items over the five-year Capital Plan is \$1,110,619.00.

Description of Item	2023	2024	2025	2026	2027
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Erosion Restoration	\$ 183,128	\$ 172,298	\$ 106,449	\$ 97,345	\$ 85,397
Drainage Pipes	\$ 31,000	\$ -	\$ -	\$ 36,000	\$ 60,000
Internal and External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Community Entrance	\$ 10,000	\$ 15,000	\$ 20,000	\$ 56,000	\$ 56,000
<b>Total - All Capital</b>	<b>\$ 289,128</b>	<b>\$ 257,298</b>	<b>\$ 240,449</b>	<b>\$ 160,345</b>	<b>\$ 163,397</b>
<b>Total Costs: All Years</b>					<b>\$1,110,617</b>

## Summary

The District's Budget provides the necessary level of expenditures to maintain the assets and does not provide a great margin in the event that expenditures vary from provided recommended forecasts. The capital funding will continue to remain an important focus of the budget requirements and which are adequately funded to keep our infrastructure maintained for the community. This budget builds the foundation for the financial stability of the District, while allowing the District to continue its focus of providing and meeting the needs for services to all residents.

**Flow Way Community Development District  
Proposed Budget - General Fund - DRAFT  
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
<b>Revenues and Other Sources</b>							
Carryforward	\$ 156,760	\$ 86,785	\$ 243,545	N/A	N/A	\$ (91,321)	Negative Number is Added Cash Required to Fund 1st 2.7 Months Operations (3 year plan to restore cash balance) FY 2023 is 1st year funding
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue							
Assessments - On-Roll	\$ 621,646	\$ -	\$ 621,646	\$ 553,239	\$ 621,646	\$ 1,744,364	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 778,406</b>	<b>\$ 86,785</b>	<b>\$ 865,191</b>	<b>\$ 553,239</b>	<b>\$ 621,646</b>	<b>\$ 1,653,043</b>	
<b>Appropriations</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>							
Professional - Management	\$ 40,000	\$ -	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000	District Manager
<b>Financial and Administrative</b>							
Audit Services	\$ 4,500	\$ -	\$ 4,500	\$ 5,500	\$ 5,500	\$ 5,700	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 500	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>							
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 924	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,450	\$ -	\$ 25,450	\$ 3,450	\$ 25,450	\$ 25,450	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 9,800	\$ 10,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ -	\$ 300	\$ 300	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ -	\$ 600	\$ 46	\$ 100	\$ 250	Agenda Mailings and other misc mail
<b>Rentals and Leases</b>							
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance	\$ 6,700	\$ -	\$ 6,700	\$ 10,331	\$ 10,331	\$ 15,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 3	\$ 250	\$ 250	Agenda books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>							
General Counsel	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 20,000	District Attorney
Special Counsel - SFWMD	\$ 10,000	\$ (10,000)	\$ -	\$ -	\$ -	\$ -	District Attorney
Special Counsel/Experts - Litigation	\$ 100,000	\$ 125,000	\$ 225,000	\$ 11,498	\$ 185,000	\$ 175,000	District Attorney
<b>Sub-Total:</b>	<b>\$ 306,325</b>	<b>\$ 115,000</b>	<b>\$ 421,325</b>	<b>\$ 65,927</b>	<b>\$ 339,906</b>	<b>\$ 350,125</b>	
<b>Other General Government Services</b>							
<b>Engineering</b>							
General Engineering	\$ 25,000	\$ 25,000	\$ 50,000	\$ 8,735	\$ 25,000	\$ 55,000	Engineer (projects separated as identified)
Asset Investigation Report	\$ -	\$ -	\$ -	\$ 4,993	\$ 51,420	\$ -	Completed FY 2022
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ -	Completed FY 2022
<b>Sub-Total:</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 50,000</b>	<b>\$ 13,728</b>	<b>\$ 81,920</b>	<b>\$ 55,000</b>	
<b>Stormwater Management Services</b>							
<b>Preserve Area Maintenance</b>							
<b>Environmental Engineering Consultant</b>							
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Task 2 Monthly site visits	\$ 13,350	\$ (13,350)	\$ -	\$ -	\$ -	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ (8,000)	\$ -	\$ -	\$ -	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ (10,350)	\$ -	\$ -	\$ -	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	Environmental Consultant
<b>Repairs and Maintenance</b>							
Wading Bird Foraging Areas	\$ 1,523	\$ (1,523)	\$ -	\$ -	\$ -	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598	\$ (6,598)	\$ -	\$ -	\$ -	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 33,215	\$ (33,215)	\$ -	\$ -	\$ -	\$ 33,215	Preserves Maintenance
Northern Preserve Area 1	\$ 64,560	\$ (64,560)	\$ -	\$ -	\$ -	\$ 64,560	Preserves Maintenance
Northern Preserve Area 2	\$ 113,120	\$ (113,120)	\$ -	\$ -	\$ -	\$ 113,120	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ 2,500	\$ 7,500	\$ 2,905	\$ 10,405	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ 2,500	\$ (2,500)	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
<b>Capital Outlay</b>							
Internal and External	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 260,215</b>	<b>\$ (242,717)</b>	<b>\$ 17,500</b>	<b>\$ 2,905</b>	<b>\$ 10,405</b>	<b>\$ 312,715</b>	
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>							
<b>Professional Services</b>							
Asset Management	\$ 15,000	\$ -	\$ 15,000	\$ 1,964	\$ 19,800	\$ 21,600	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Repairs &amp; Maintenance</b>							
Aquatic Weed Control	\$ 35,000	\$ 85,000	\$ 120,000	\$ -	\$ 83,000	\$ 104,000	Periodic Spraying of Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 27,000	\$ 66,000	Control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 4,700	\$ 14,500	Three times/year
Littoral Shelf Planting	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Aeration (Fountains) or below water aeration
Control Structures, Catch basins & Outfalls	\$ -	\$ -	\$ -	\$ 98,110	\$ 98,110	\$ 12,000	Rotating Three Year Program
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,505	7% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fountain Installations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	See CIP for Detail



**Flow Way Community Development District  
Proposed Budget - General Fund - DRAFT  
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	See CIP for Detail
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,128	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	See CIP for Detail
Contingencies	\$ 1,600	\$ 18,400	\$ 20,000	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 81,600</b>	<b>\$ 103,400</b>	<b>\$ 185,000</b>	<b>\$ 100,074</b>	<b>\$ 232,610</b>	<b>\$ 476,733</b>	
<b>Community Wide Irrigation Sysetm</b>							
Professional Services							
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ 10,313	\$ 11,250	Field Operations Manager
Consumptive Use Permit Monitoring					\$ -	\$ 16,000	SFWMDC Permit Compliance Requirements
Utility Services							
Electric - Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 19,500	\$ 32,000	Pumps Station Electric
Electric - Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 6,800	\$ 8,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance							
Pump Station and Wells	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 5,000	\$ 30,000	Preventative Maint./we well water treatment and pump repairs
Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 1,800	\$ 6,600	Irritaion Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,957	7% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Recharge Wells (2 New Meters)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 50,913</b>	<b>\$ 124,307</b>	<b>\$ -</b>
<b>Landscaping Services</b>							
Professional Services							
Asset Management	\$ 5,000	\$ -	\$ 5,000	\$ 1,864	\$ 8,479	\$ 9,250	Field Operations Manager
Utility Services							
Electric - Landscape Lighting	\$ 2,400	\$ -	\$ 2,400	\$ -	\$ 2,800	\$ 19,600	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 1,400	\$ 2,400	Two (20 Fountains
Community Entrance (Landscaping)							
Repairs & Maintenance							
Landscaping Maintenance	\$ 30,000	\$ 76,100	\$ 106,100	\$ -	\$ 79,300	\$ 95,000	Turf, Hedges, groundcover, trees
Tree Trimming						\$ 8,000	Yearly Trimming to thinkBranches
Landscape Replacements					\$ 1,000	\$ 10,000	Yearly Replacements as needed
Mulch Installation	\$ 5,000	\$ 10,000	\$ 15,000	\$ -	\$ -	\$ 12,500	One (1) full mulch, at 6 month interval touch up
Annuals					\$ 16,000	\$ 32,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations						\$ 18,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting						\$ 3,600	Periodic repair of decorative lighting fixtures
Landscape Monuments						\$ 7,200	Periodic Pressure Washing/Repairs
Fountains					\$ 21,000	\$ 18,500	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance					\$ 1,200	\$ 13,500	Periodic Pressure Washing of concrete and brick paver repairs
Miscellaneous Repairs						\$ 3,000	Other Miscellaneous items not accounted for separately
Contingencies						\$ 15,491	7% of Repairs and Maintenance
<b>Sub-Total:</b>	<b>\$ 45,400</b>	<b>\$ 86,100</b>	<b>\$ 131,500</b>	<b>\$ 1,864</b>	<b>\$ 131,179</b>	<b>\$ 268,041</b>	
<b>Reserves:</b>							
District Asset Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
<b>Other Fees and Charges</b>							
Discounts	\$ 24,866	\$ -	\$ 24,866	\$ -	\$ 12,500	\$ 66,122	
<b>Total Appropriations</b>	<b>\$ 778,406</b>	<b>\$ 86,785</b>	<b>\$ 865,191</b>	<b>\$ 184,497</b>	<b>\$ 859,433</b>	<b>\$ 1,653,043</b>	
<b>Net Increase/(Decrease) in Fund Balance</b>				<b>\$ 368,741</b>	<b>\$ (237,787)</b>	<b>Estimated Cash Reduction for FY 2022</b>	
<b>Components of Fund Balance</b>							
Beginning	\$ 335,757	\$ -	\$ 335,757	\$ 97,971	\$ 97,971	\$ 97,971	Cash Balances
Reserved for Operations				\$ 97,971	\$ 97,971	\$ 97,971	
Storm Event's/Unforseen Capital/Reserves				\$ -	\$ -	\$ -	
Results from Current Operations				\$ -	\$ -	\$ 91,321	Anticipated Addition to Cash for FY 2023
<b>Total Fund Balance</b>	<b>\$ 335,757</b>	<b>\$ -</b>	<b>\$ 335,757</b>	<b>\$ 195,942</b>	<b>\$ 195,942</b>	<b>\$ 195,942</b>	
<b>Assessment Rate:</b>	<b>\$ 525.04</b>					<b>\$ 1,473.28</b>	
<b>CAP Rate - Adopted by Resolutoion 2018-11</b>	<b>\$ 525.10</b>					<b>\$ 1,767.94</b>	NEW Maximum Rate without sending mailed notices
<b>Total Units Subject to Assessment: (Includes Hatcher)</b>						<b>1184</b>	

**Flow Way Community Development District**  
**Proposed Budget - General Fund - DRAFT**  
**Fiscal Year 2023**  
**Capital Plan - Fiscal Years 2023 - 2027**

Description of Item	2023	2024	2025	2026	2027
<b>Stormwater Management Services</b>					
<b>Improvements to Water Quality</b>					
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>Sub-Total:</b>	<u>\$ 4,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 10,000</u>
<b>Erosion Restoration</b>					
Lake 1 (No Capital Required)					
Lake 2		\$ 33,165			
Lake 3			\$ 19,058		
Lake 4 (No Capital Required)					
Lake 5A					\$ 3,465
Lake 5B (No Capital Required)					
Lake 6					\$ 1,485
Lake 7		\$ 30,443			
Lake 8					\$ 1,485
Lake 9		\$ 20,790			
Lake 10 (No Capital Required)					
Lake 11			\$ 5,198		
Lake 12	\$ 48,461				
Lake 13					\$ 15,098
Lake 14			\$ 21,780		
Lake 15A			\$ 22,770		
Lake 15B (No Capital Required)					
Lake 16					\$ 8,910
Lake 17		\$ 62,865			
Lake 18-19			\$ 22,176		
Lake 20-21	\$ 108,059				\$ 11,385
Lake 22				\$ 53,213	
Lake 23				\$ 16,830	
Lake 24 (No Capital Required)					
Lake 25					\$ 12,870
Lake 26 (No Capital Required)					
Lake 27 (No Capital Required)					
Flow-Way				\$ 11,800	
Miscellaneous Repairs				\$ 1,485	\$ 20,000
Contingencies (7%)	\$ 10,956	\$ 10,308	\$ 6,369	\$ 5,833	\$ 5,229
Construction Engineering (8%)	\$ 15,652	\$ 14,726	\$ 9,098	\$ 8,184	\$ 5,470
<b>Sub-Total:</b>	<u>\$ 183,128</u>	<u>\$ 172,298</u>	<u>\$ 106,449</u>	<u>\$ 97,345</u>	<u>\$ 85,397</u>
<b>Drainage Pipes</b>					
Video Drainage System				\$ 36,000	\$ 36,000
Stormwater Pipe Repairs	\$ 31,000				\$ 24,000
<b>Sub-Total:</b>	<u>\$ 31,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,000</u>	<u>\$ 60,000</u>
<b>Total - Stormwater Management System</b>	<u><u>\$ 218,128</u></u>	<u><u>\$ 182,298</u></u>	<u><u>\$ 116,449</u></u>	<u><u>\$ 143,345</u></u>	<u><u>\$ 155,397</u></u>

**Flow Way Community Development District**  
**Proposed Budget - General Fund - DRAFT**  
**Fiscal Year 2023**  
**Capital Plan - Fiscal Years 2023 - 2027**

Description of Item	2023	2024	2025	2026	2027
<b>Internal and External Preserves</b>					
Fencing and Gates	\$ 25,000	\$ 60,000	\$ 115,000		
Internal: Hazardous Tree Removal	\$ 5,000	\$ 4,000	\$ 3,000	\$ 2,000	2000
External: Hazardous Tree Removal	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500	2500
Internal: Cleaning Out - Fire Prevention	\$ 15,000	\$ 2,500	\$ 2,500	\$ 10,000	2500
Exeranl: - Cleaning Out - Fire Prevention	\$ 2,500	\$ 1,000	\$ 1,000	\$ 2,500	1000
<b>Total - External Preserves</b>	<b>\$ 55,000</b>	<b>\$ 75,000</b>	<b>\$ 124,000</b>	<b>\$ 17,000</b>	<b>\$ 8,000</b>
<b>Irrigation Pump Station</b>					
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
<b>Total - Irrigation Pump Station</b>	<b>\$ 6,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Community Entrance</b>					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000
<b>Total - Community Entrance</b>	<b>\$ 10,000</b>	<b>\$ 15,000</b>	<b>\$ 20,000</b>	<b>\$ 56,000</b>	<b>\$ 56,000</b>
<b>Total - All Capital</b>	<b>\$ 289,128</b>	<b>\$ 257,298</b>	<b>\$ 240,449</b>	<b>\$ 160,345</b>	<b>\$ 163,397</b>
<b>Cost Per Residentl Unit</b>	<b>\$ 253.96</b>	<b>\$ 226.00</b>	<b>\$ 211.21</b>	<b>\$ 140.84</b>	<b>\$ 143.52</b>

**Flow Way Community Development District  
Debt Service Fund - Series 2013 Bonds - Budget  
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 5	\$ 5	\$ -
Reserve Account	\$ 11,000	\$ 5,846	\$ 11,693	\$ 11,000
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>	-	-	-	-
Special Assessment - On-Roll	\$ 577,069	\$ 499,951	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 588,069</b>	<b>\$ 505,802</b>	<b>\$ 588,767</b>	<b>\$ 588,069</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 120,000	\$ 120,000	\$ 120,000	\$ 130,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 417,575	\$ 207,063	\$ 417,575	\$ 410,525
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
<b>Total Expenditures and Other Uses</b>	<b>\$ 575,300</b>	<b>\$ 327,063</b>	<b>\$ 575,300</b>	<b>\$ 578,250</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 178,739	\$ 13,467	\$ 9,820
<b>Fund Balance - Beginning</b>	\$ 970,814	\$ 970,814	\$ 970,814	\$ 984,281
<b>Fund Balance - Ending</b>	<b>\$ 970,814</b>	<b>\$ 1,149,553</b>	<b>\$ 984,281</b>	<b>\$ 994,101</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2023 Principal & Interest Payment	\$ 334,563
<b>Total - Restricted Fund Balance:</b>	<b>\$ 873,563</b>

Assessment Comparison			
Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
<b>Total:</b>	<b>316</b>		

**Flow Way Community Development District  
Debt Service Fund - Series 2013 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
<b>Par Amount Issued:</b>	<b>\$ 7,050,000</b>	<b>6.00%</b>		
11/1/2014			\$ 225,062.50	
5/1/2015			\$ 225,062.50	\$ 450,125
11/1/2015	\$ 85,000	6.00%	\$ 225,062.50	
5/1/2016			\$ 222,512.50	\$ 532,575
11/1/2016	\$ 90,000	6.00%	\$ 222,512.50	
5/1/2017			\$ 219,812.50	\$ 532,325
11/1/2017	\$ 95,000	6.00%	\$ 219,812.50	
5/1/2018			\$ 216,962.50	\$ 531,775
11/1/2018	\$ 105,000	6.00%	\$ 216,962.50	
5/1/2019			\$ 213,812.50	\$ 535,775
11/1/2019	\$ 110,000	6.00%	\$ 213,812.50	
5/1/2020			\$ 210,512.50	\$ 534,325
11/1/2020	\$ 115,000	6.00%	\$ 210,512.50	
5/1/2021			\$ 207,062.50	\$ 532,575
11/1/2021	\$ 120,000	6.00%	\$ 207,062.50	
5/1/2022			\$ 203,462.50	\$ 530,525
11/1/2022	\$ 130,000	6.00%	\$ 203,462.50	
5/1/2023			\$ 199,562.50	\$ 533,025
11/1/2023	\$ 135,000	6.00%	\$ 199,562.50	
5/1/2024			\$ 195,512.50	\$ 530,075
11/1/2024	\$ 145,000	6.00%	\$ 195,512.50	
5/1/2025			\$ 191,162.50	\$ 531,675
11/1/2025	\$ 155,000	6.00%	\$ 191,162.50	
5/1/2026			\$ 186,512.50	\$ 532,675
11/1/2026	\$ 165,000	6.00%	\$ 186,512.50	
5/1/2027			\$ 181,562.50	\$ 533,075
11/1/2027	\$ 175,000	6.00%	\$ 181,562.50	
5/1/2028			\$ 176,312.50	\$ 532,875
11/1/2028	\$ 185,000	6.50%	\$ 176,312.50	
5/1/2029			\$ 170,300.00	\$ 531,613
11/1/2029	\$ 195,000	6.50%	\$ 170,300.00	
5/1/2030			\$ 163,962.50	\$ 529,263
11/1/2030	\$ 210,000	6.50%	\$ 163,962.50	
5/1/2031			\$ 157,137.50	\$ 531,100
11/1/2031	\$ 220,000	6.50%	\$ 157,137.50	
5/1/2032			\$ 149,987.50	\$ 527,125
11/1/2032	\$ 235,000	6.50%	\$ 149,987.50	
5/1/2033			\$ 142,350.00	\$ 527,338
11/1/2033	\$ 250,000	6.50%	\$ 142,350.00	
5/1/2034			\$ 134,225.00	\$ 526,575
11/1/2034	\$ 270,000	6.50%	\$ 134,225.00	
5/1/2035			\$ 125,450.00	\$ 529,675
11/1/2035	\$ 285,000	6.50%	\$ 125,450.00	
5/1/2036			\$ 116,187.50	\$ 526,638
11/1/2036	\$ 305,000	6.50%	\$ 116,187.50	
5/1/2037			\$ 106,275.00	\$ 527,463

**Flow Way Community Development District  
Debt Service Fund - Series 2013 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2037	\$ 325,000	6.50%	\$ 106,275.00	
5/1/2038			\$ 95,712.50	\$ 526,988
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50	
5/1/2039			\$ 84,500.00	\$ 525,213
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00	
5/1/2040			\$ 72,475.00	\$ 526,975
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00	
5/1/2041			\$ 59,800.00	\$ 522,275
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00	
5/1/2042			\$ 46,312.50	\$ 521,113
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50	
5/1/2043			\$ 31,850.00	\$ 523,163
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00	
5/1/2044			\$ 16,412.50	\$ 523,263
11/1/2044	\$ 505,000	6.50%	\$ 16,412.50	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 Phase III Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 3	\$ 6	\$ -
Reserve Account	\$ 5,000	\$ 2,670	\$ 5,341	\$ 5,300
Interest Account	\$ -	\$ 0	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 273,784	\$ 237,282	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 278,784</b>	<b>\$ 239,955</b>	<b>\$ 279,131</b>	<b>\$ 279,084</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 75,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 169,488	\$ 85,488	\$ 169,488	\$ 166,406
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 257,399</b>	<b>\$ 155,488</b>	<b>\$ 257,399</b>	<b>\$ 259,317</b>

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 Phase III Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 84,468	\$ 21,732	\$ 19,766
<b>Fund Balance - Beginning</b>	\$ 501,555	\$ 501,555	\$ 501,555	\$ 523,287
<b>Fund Balance - Ending</b>	<u>\$ 427,716</u>	<u>\$ 586,023</u>	<u>\$ 523,287</u>	<u>\$ 543,053</u>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 246,188
Restricted for November 1, 2023 Debt Service	
Principal	\$ 80,000
Interest	\$ 82,406
<b>Total - Restricted Fund Balance:</b>	<u><u>\$ 408,594</u></u>

**Assessment Comparison**

Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
<b>SF - 52'</b>			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
<b>Total:</b>	<u>32</u>		
<b>SF - 76'</b>			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
<b>Total:</b>	<u>23</u>		
<b>SF - 90'</b>	18	\$ 3,866.11	\$ 3,866.11
<b>SF - 100'</b>	17	\$ 4,066.15	\$ 4,066.15
<b>Total: All Lots</b>	<u>90</u>		N/A



**Flow Way Community Development District**

**Debt Service Fund - Series 2015 Phase III Bonds - Budget**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,950,000			
11/1/2015				\$ 111,776.84	
5/1/2016				\$ 99,603.13	\$ 211,380
11/1/2016		\$ 65,000	4.250%	\$ 99,603.13	
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13	
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25	
5/1/2019				\$ 88,462.50	\$ 238,219
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50	
5/1/2020				\$ 86,975.00	\$ 245,438
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00	
5/1/2021				\$ 85,487.50	\$ 242,463
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50	
5/1/2022				\$ 84,000.00	\$ 239,488
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00	
5/1/2023				\$ 82,406.25	\$ 241,406
11/1/2023		\$ 80,000	4.250%	\$ 82,406.25	
5/1/2024				\$ 80,706.25	\$ 243,113
11/1/2024		\$ 80,000	4.250%	\$ 80,706.25	
5/1/2025				\$ 79,006.25	\$ 239,713
11/1/2025		\$ 85,000	4.250%	\$ 79,006.25	
5/1/2026				\$ 77,200.00	\$ 241,206
11/1/2026		\$ 90,000	5.000%	\$ 77,200.00	
5/1/2027				\$ 74,950.00	\$ 242,150
11/1/2027		\$ 95,000	5.000%	\$ 74,950.00	
5/1/2028				\$ 72,575.00	\$ 242,525
11/1/2028		\$ 95,000	5.000%	\$ 72,575.00	
5/1/2029				\$ 70,200.00	\$ 237,775
11/1/2029		\$ 100,000	5.000%	\$ 70,200.00	
5/1/2030				\$ 67,700.00	\$ 237,900
11/1/2030		\$ 105,000	5.000%	\$ 67,700.00	
5/1/2031				\$ 65,075.00	\$ 237,775
11/1/2031		\$ 115,000	5.000%	\$ 65,075.00	
5/1/2032				\$ 62,200.00	\$ 242,275
11/1/2032		\$ 120,000	5.000%	\$ 62,200.00	
5/1/2033				\$ 59,200.00	\$ 241,400
11/1/2033		\$ 125,000	5.000%	\$ 59,200.00	
5/1/2034				\$ 56,075.00	\$ 240,275
11/1/2034		\$ 130,000	5.000%	\$ 56,075.00	
5/1/2035				\$ 52,825.00	\$ 238,900
11/1/2035		\$ 135,000	5.000%	\$ 52,825.00	
5/1/2036				\$ 49,450.00	\$ 237,275
11/1/2036		\$ 145,000	5.375%	\$ 49,450.00	
5/1/2037				\$ 45,553.13	\$ 240,003
11/1/2037		\$ 150,000	5.375%	\$ 45,553.13	

**Flow Way Community Development District**

**Debt Service Fund - Series 2015 Phase III Bonds - Budget**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2038				\$ 41,521.88	\$ 237,075
11/1/2038		\$ 160,000	5.375%	\$ 41,521.88	
5/1/2039				\$ 37,221.88	\$ 238,744
11/1/2039		\$ 170,000	5.375%	\$ 37,221.88	
5/1/2040				\$ 32,653.13	\$ 239,875
11/1/2040		\$ 180,000	5.375%	\$ 32,653.13	
5/1/2041				\$ 27,815.63	\$ 240,469
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63	
5/1/2042				\$ 22,843.75	\$ 235,659
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75	
5/1/2043				\$ 17,603.13	\$ 235,447
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13	
5/1/2044				\$ 12,093.75	\$ 234,697
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75	
5/1/2044				\$ 6,181.25	\$ 238,275
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 Phase IV Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	
<b>Interest Income</b>				
Revenue Account	\$ 8	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 3,500	\$ 1,756	\$ 3,513	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>	-	-	-	-
Special Assessment - On-Roll	\$ 231,388	\$ 200,584	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 234,896</b>	<b>\$ 202,344</b>	<b>\$ 234,909</b>	<b>\$ 234,896</b>

**Expenditures and Other Uses**

**Debt Service**

**Principal Debt Service - Mandatory**

Series A Bonds \$ 55,000 \$ 55,000 \$ 55,000 \$ 60,000

**Principal Debt Service - Early Redemptions**

Series A Bonds \$ - \$ - \$ - \$ -

**Interest Expense**

Series A Bonds \$ 153,994 \$ 77,413 \$ 153,994 \$ 151,356

**Other Uses of Funds**

Amount Available in Capitalized Interest

**Other Fees and Charges**

Discounts for Early Payment \$ 15,046 \$ - \$ 15,046 \$ 15,046

Interfund Transfer Out \$ - \$ - \$ - \$ -

**Total Expenditures and Other Uses** \$ **224,040** \$ **132,413** \$ **224,040** \$ **226,402**

**Net Increase/(Decrease) in Fund Balance** \$ 10,856 \$ 69,931 \$ 10,869 \$ 8,494

**Fund Balance - Beginning** \$ 324,289 \$ 324,289 \$ 324,289 \$ 335,158

**Fund Balance - Ending** \$ **294,468** \$ **394,220** \$ **335,158** \$ **343,652**

**Restricted Fund Balance:**

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2023 Debt Service

Principal \$ 60,000

Interest \$ 74,909

**Total - Restricted Fund Balance:** \$ **296,839**

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2021	Fiscal Year 2022
SF - 52'	50	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
<b>Total:</b>	<b>167</b>		

**Flow Way Community Development District  
Debt Service Fund - Series 2015 Phase IV Bonds - Budget**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 3,190,000			
5/1/2016				\$ 65,365.40	
11/1/2016				\$ 82,278.13	\$ 147,644
5/1/2017			5.375%	\$ 82,278.13	
11/1/2017		\$ 50,000		\$ 82,278.13	\$ 214,556
5/1/2018			5.375%	\$ 81,278.13	
11/1/2018		\$ 50,000		\$ 81,278.13	\$ 212,556
5/1/2019			5.375%	\$ 80,278.13	
11/1/2019		\$ 55,000		\$ 80,278.13	\$ 215,556
5/1/2020			5.375%	\$ 79,178.13	
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356
5/1/2021			5.375%	\$ 77,546.88	
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094
5/1/2022			5.375%	\$ 76,446.88	
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894
5/1/2023			5.375%	\$ 74,909.38	
11/1/2023		\$ 60,000		\$ 74,909.38	\$ 209,819
5/1/2024			5.375%	\$ 73,371.88	
11/1/2024		\$ 65,000		\$ 73,371.88	\$ 211,744
5/1/2025			5.375%	\$ 71,706.25	
11/1/2025		\$ 70,000		\$ 71,706.25	\$ 213,413
5/1/2026			5.375%	\$ 69,912.50	
11/1/2026		\$ 70,000		\$ 69,912.50	\$ 209,825
5/1/2027			5.375%	\$ 68,118.75	
11/1/2027		\$ 75,000		\$ 68,118.75	\$ 211,238
5/1/2028			5.375%	\$ 66,196.88	
11/1/2028		\$ 80,000		\$ 66,196.88	\$ 212,394
5/1/2029			5.375%	\$ 64,146.88	
11/1/2029		\$ 85,000		\$ 64,146.88	\$ 213,294
5/1/2030			5.375%	\$ 61,968.75	
11/1/2030		\$ 90,000		\$ 61,968.75	\$ 213,938
5/1/2031			5.375%	\$ 59,662.50	
11/1/2031		\$ 95,000		\$ 59,662.50	\$ 214,325
5/1/2032			5.375%	\$ 57,228.13	
11/1/2032		\$ 100,000		\$ 57,228.13	\$ 214,456
5/1/2033			5.375%	\$ 54,665.63	
11/1/2033		\$ 105,000		\$ 54,665.63	\$ 214,331
5/1/2034			5.375%	\$ 51,975.00	
11/1/2034		\$ 110,000		\$ 51,975.00	\$ 213,950
5/1/2035			5.375%	\$ 49,156.25	
11/1/2035		\$ 115,000		\$ 49,156.25	\$ 213,313
5/1/2036			5.375%	\$ 46,209.38	
11/1/2036		\$ 120,000		\$ 46,209.38	\$ 212,419
5/1/2037			5.375%	\$ 43,134.38	
11/1/2037		\$ 125,000		\$ 43,134.38	\$ 211,269
5/1/2038			5.375%	\$ 39,775.00	
11/1/2038		\$ 135,000		\$ 39,775.00	\$ 214,550

**Flow Way Community Development District  
Debt Service Fund - Series 2015 Phase IV Bonds - Budget**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2039			5.375%	\$ 36,146.88	
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294
5/1/2040			5.375%	\$ 32,384.38	
11/1/2040		\$ 145,000		\$ 32,384.38	\$ 209,769
5/1/2041			5.375%	\$ 28,487.50	
11/1/2041		\$ 155,000		\$ 28,487.50	\$ 211,975
5/1/2042			5.375%	\$ 24,321.88	
11/1/2042		\$ 165,000		\$ 24,321.88	\$ 213,644
5/1/2043			5.375%	\$ 19,887.50	
11/1/2043		\$ 170,000		\$ 19,887.50	\$ 209,775
5/1/2044			5.375%	\$ 15,318.75	
11/1/2044		\$ 180,000		\$ 15,318.75	\$ 210,638
5/1/2045			5.375%	\$ 10,481.25	
11/1/2045		\$ 190,000		\$ 10,481.25	\$ 210,963
5/1/2046			5.375%	\$ 5,375.00	
11/1/2046		\$ 200,000		\$ 5,375.00	\$ 210,750

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Revenue Account	\$ 12	\$ 2	\$ 4	\$ 12
Reserve Account	\$ 3,700	\$ 1,894	\$ 3,787	\$ 3,700
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 376,564	\$ 324,503	\$ 376,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 380,276</b>	<b>\$ 326,399</b>	<b>\$ 380,355</b>	<b>\$ 378,276</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 105,000	\$ 105,000	\$ 105,000	\$ 110,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 240,963	\$ 121,374	\$ 242,748	\$ 236,785
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest				
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ -	\$ -	
<b>Total Expenditures and Other Uses</b>	<b>\$ 370,466</b>	<b>\$ 226,374</b>	<b>\$ 372,252</b>	<b>\$ 371,289</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 9,810</b>	<b>\$ 100,026</b>	<b>\$ 8,104</b>	<b>\$ 6,987</b>
<b>Fund Balance - Beginning</b>	<b>\$ 434,382</b>	<b>\$ 434,382</b>	<b>\$ 434,382</b>	<b>\$ 442,486</b>
<b>Fund Balance - Ending</b>	<b>\$ 444,192</b>	<b>\$ 534,407</b>	<b>\$ 442,486</b>	<b>\$ 449,473</b>

<b>Restricted Fund Balance:</b>		
Reserve Account Requirement		\$ 174,589
Restricted for November 1, 2023 Debt Service		
Principal		\$ 110,000
Interest		\$ 119,589
<b>Total - Restricted Fund Balance:</b>		<b>\$ 404,178</b>

Assessment Comparison			
Fiscal Year			
Description	Number of Units	2021	Fiscal Year 2022
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
<b>Total:</b>	<b>212</b>	N/A	N/A

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 5,425,000			
5/1/2017		3.400%	\$ 108,235.61	
11/1/2017	\$ 110,000		\$ 128,173.75	\$ 346,409
5/1/2018		3.400%	\$ 126,303.75	
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608
5/1/2019		3.400%	\$ 124,688.75	
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378
5/1/2020		3.400%	\$ 123,073.75	
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148
5/1/2021		3.400%	\$ 121,373.75	
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748
5/1/2022		3.400%	\$ 119,588.75	
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178
5/1/2023		4.350%	\$ 117,196.25	
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393
5/1/2024		4.350%	\$ 114,803.75	
11/1/2024	\$ 115,000		\$ 114,803.75	\$ 344,608
5/1/2025		4.350%	\$ 112,302.50	
11/1/2025	\$ 120,000		\$ 112,302.50	\$ 344,605
5/1/2026		4.350%	\$ 109,692.50	
11/1/2026	\$ 125,000		\$ 109,692.50	\$ 344,385
5/1/2027		4.350%	\$ 106,973.75	
11/1/2027	\$ 135,000		\$ 106,973.75	\$ 348,948
5/1/2028		4.350%	\$ 104,037.50	
11/1/2028	\$ 140,000		\$ 104,037.50	\$ 348,075
5/1/2029		4.875%	\$ 100,625.00	
11/1/2029	\$ 145,000		\$ 100,625.00	\$ 346,250
5/1/2030		4.875%	\$ 97,090.63	
11/1/2030	\$ 150,000		\$ 97,090.63	\$ 344,181
5/1/2031		4.875%	\$ 93,434.38	
11/1/2031	\$ 160,000		\$ 93,434.38	\$ 346,869
5/1/2032		4.875%	\$ 89,534.38	
11/1/2032	\$ 170,000		\$ 89,534.38	\$ 349,069
5/1/2033		4.875%	\$ 85,390.63	
11/1/2033	\$ 175,000		\$ 85,390.63	\$ 345,781
5/1/2034		4.875%	\$ 81,125.00	
11/1/2034	\$ 185,000		\$ 81,125.00	\$ 347,250
5/1/2035		4.875%	\$ 76,615.63	
11/1/2035	\$ 195,000		\$ 76,615.63	\$ 348,231
5/1/2036		4.875%	\$ 71,862.50	
11/1/2036	\$ 205,000		\$ 71,862.50	\$ 348,725
5/1/2037		4.875%	\$ 66,865.63	
11/1/2037	\$ 215,000		\$ 66,865.63	\$ 348,731
5/1/2038		4.875%	\$ 61,625.00	
11/1/2038	\$ 225,000		\$ 61,625.00	\$ 348,250
5/1/2039		5.000%	\$ 56,000.00	
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000

**Flow Way Community Development District  
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2040		5.000%	\$ 50,125.00	
11/1/2040	\$ 245,000		\$ 50,125.00	\$ 345,250
5/1/2041		5.000%	\$ 44,000.00	
11/1/2041	\$ 260,000		\$ 44,000.00	\$ 348,000
5/1/2042		5.000%	\$ 37,500.00	
11/1/2042	\$ 270,000		\$ 37,500.00	\$ 345,000
5/1/2043		5.000%	\$ 30,750.00	
11/1/2043	\$ 285,000		\$ 30,750.00	\$ 346,500
5/1/2044		5.000%	\$ 23,625.00	
11/1/2044	\$ 300,000		\$ 23,625.00	\$ 347,250
5/1/2045		5.000%	\$ 16,125.00	
11/1/2045	\$ 315,000		\$ 16,125.00	\$ 347,250
5/1/2046		5.000%	\$ 8,250.00	
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500



**Flow Way Community Development District**  
**Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Revenue Account	\$ 8	\$ 2	\$ 8	\$ 8
Reserve Account	\$ 2,200	\$ 1,284	\$ 2,200	\$ 2,200
Interest Account	\$ -	-	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 254,231	\$ 220,189	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	-	\$ -	\$ -
Special Assessment - Prepayment	\$ -	-	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	-	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 256,439</b>	<b>\$ 221,475</b>	<b>\$ 256,439</b>	<b>\$ 256,439</b>

**Expenditures and Other Uses**

**Debt Service**

**Principal Debt Service - Mandatory**

Series A Bonds \$ 70,000 \$ 70,000 \$ 70,000 \$ 70,000

**Principal Debt Service - Early Redemptions**

Series A Bonds \$ - \$ - \$ - \$ -

**Interest Expense**

Series A Bonds \$ 164,200 \$ 82,713 \$ 164,200 \$ 161,750

**Other Uses of Funds**

Amount Available in Capitalized Interest

**Other Fees and Charges**

Discounts for Early Payment \$ 16,632 \$ - \$ 16,632 \$ 16,632

Interfund Transfer Out \$ - \$ -

**Total Expenditures and Other Uses** **\$ 250,832** **\$ 152,713** **\$ 250,832** **\$ 248,382**

**Net Increase/(Decrease) in Fund Balance** \$ 5,607 \$ 68,762 \$ 5,607 \$ 8,057

**Fund Balance - Beginning** \$ 282,804 \$ 282,804 \$ 282,804 \$ 288,411

**Fund Balance - Ending** **\$ 288,411** **\$ 351,566** **\$ 288,411** **\$ 296,468**

**Restricted Fund Balance:**

Reserve Account Requirement \$ 118,375

Restricted for November 1, 2023 Debt Service

Principal \$ 75,000

Interest \$ 80,263

**Total - Restricted Fund Balance:** **\$ 273,638**

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2022	Fiscal Year 2023
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
<b>Total:</b>	<b>87</b>		

**Flow Way Community Development District  
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
5/1/2018				\$ 70,069.86		
11/1/2018		\$ 80,000	3.500%	\$ 86,387.50	\$ 236,457	\$ 3,585,000
5/1/2019				\$ 84,987.50		\$ 3,585,000
11/1/2019		\$ 65,000	3.500%	\$ 84,987.50	\$ 234,975	\$ 3,520,000
5/1/2020				\$ 83,850.00		\$ 3,520,000
11/1/2020		\$ 65,000	3.500%	\$ 83,850.00	\$ 232,700	\$ 3,455,000
5/1/2021				\$ 82,712.50		\$ 3,455,000
11/1/2021		\$ 70,000	3.500%	\$ 82,712.50	\$ 235,425	\$ 3,385,000
5/1/2022				\$ 81,487.50		\$ 3,385,000
11/1/2022		\$ 70,000	3.500%	\$ 81,487.50	\$ 232,975	\$ 3,315,000
5/1/2023				\$ 80,262.50		\$ 3,315,000
11/1/2023		\$ 75,000	3.500%	\$ 80,262.50	\$ 235,525	\$ 3,240,000
5/1/2024				\$ 78,950.00		\$ 3,240,000
11/1/2024		\$ 75,000	4.000%	\$ 78,950.00	\$ 232,900	\$ 3,165,000
5/1/2025				\$ 77,450.00		\$ 3,165,000
11/1/2025		\$ 80,000	4.000%	\$ 77,450.00	\$ 234,900	\$ 3,085,000
5/1/2026				\$ 75,850.00		\$ 3,085,000
11/1/2026		\$ 80,000	4.000%	\$ 75,850.00	\$ 231,700	\$ 3,005,000
5/1/2027				\$ 74,250.00		\$ 3,005,000
11/1/2027		\$ 85,000	4.000%	\$ 74,250.00	\$ 233,500	\$ 2,920,000
5/1/2028				\$ 72,550.00		\$ 2,920,000
11/1/2028		\$ 90,000	4.000%	\$ 72,550.00	\$ 235,100	\$ 2,830,000
5/1/2029				\$ 70,750.00		\$ 2,830,000
11/1/2029		\$ 95,000	5.000%	\$ 70,750.00	\$ 236,500	\$ 2,735,000
5/1/2030				\$ 68,375.00		\$ 2,735,000
11/1/2030		\$ 95,000	5.000%	\$ 68,375.00	\$ 231,750	\$ 2,640,000
5/1/2031				\$ 66,000.00		\$ 2,640,000
11/1/2031		\$ 100,000	5.000%	\$ 66,000.00	\$ 232,000	\$ 2,540,000
5/1/2032				\$ 63,500.00		\$ 2,540,000
11/1/2032		\$ 105,000	5.000%	\$ 63,500.00	\$ 232,000	\$ 2,435,000
5/1/2033				\$ 60,875.00		\$ 2,435,000
11/1/2033		\$ 115,000	5.000%	\$ 60,875.00	\$ 236,750	\$ 2,320,000
5/1/2034				\$ 58,000.00		\$ 2,320,000
11/1/2034		\$ 120,000	5.000%	\$ 58,000.00	\$ 236,000	\$ 2,200,000
5/1/2035				\$ 55,000.00		\$ 2,200,000
11/1/2035		\$ 125,000	5.000%	\$ 55,000.00	\$ 235,000	\$ 2,075,000
5/1/2036				\$ 51,875.00		\$ 2,075,000
11/1/2036		\$ 130,000	5.000%	\$ 51,875.00	\$ 233,750	\$ 1,945,000
5/1/2037				\$ 48,625.00		\$ 1,945,000
11/1/2037		\$ 135,000	5.000%	\$ 48,625.00	\$ 232,250	\$ 1,810,000
5/1/2038				\$ 45,250.00		\$ 1,810,000
11/1/2038		\$ 145,000	5.000%	\$ 45,250.00	\$ 235,500	\$ 1,665,000
5/1/2039				\$ 41,625.00		\$ 1,665,000
11/1/2039		\$ 150,000	5.000%	\$ 41,625.00	\$ 233,250	\$ 1,515,000

**Flow Way Community Development District  
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
5/1/2040				\$ 37,875.00		\$ 1,515,000
11/1/2040		\$ 160,000	5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		\$ 1,355,000
11/1/2041		\$ 165,000	5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		\$ 1,190,000
11/1/2042		\$ 175,000	5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		\$ 1,015,000
11/1/2043		\$ 185,000	5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		\$ 830,000
11/1/2044		\$ 195,000	5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		\$ 635,000
11/1/2045		\$ 200,000	5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		\$ 435,000
11/1/2046		\$ 210,000	5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		\$ 225,000
11/1/2047		\$ 225,000	5.000%	\$ 5,625.00	\$ 236,250	\$ -

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 1,100	\$ 4	\$ 16	\$ 15
Reserve Account	\$ 2,700	\$ 4	\$ 14	\$ 15
Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 551,562	\$ 477,831	\$ 551,562	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Intrafund Transfers In</b>				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 555,362</b>	<b>\$ 477,839</b>	<b>\$ 551,592</b>	<b>\$ 551,592</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 345,438	\$ 174,143	\$ 174,143	\$ 339,743
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 36,083	\$ -	\$ 36,083	\$ 36,083
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 551,521</b>	<b>\$ 344,143</b>	<b>\$ 380,226</b>	<b>\$ 545,826</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 3,841</b>	<b>\$ 133,697</b>	<b>\$ 171,367</b>	<b>\$ 5,766</b>
<b>Fund Balance - Beginning</b>	<b>\$ 648,324</b>	<b>\$ 648,324</b>	<b>\$ 648,324</b>	<b>\$ 819,691</b>
<b>Fund Balance - Ending</b>	<b>\$ 652,165</b>	<b>\$ 782,021</b>	<b>\$ 819,691</b>	<b>\$ 825,457</b>

<b>Restricted Fund Balance:</b>	
Reserve Account Requirement	\$ 256,422
Restricted for November 1, 2023 Debt Service	
Principal	\$ 175,000
Interest	\$ 168,448
<b>Total - Restricted Fund Balance:</b>	<b>\$ 599,869</b>

Assessment Comparison			
Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
<b>Total:</b>	<b>277</b>		

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 9,685,000				
11/1/2019				\$ 100,801.14		
5/1/2020				\$ 199,386.88	\$ 300,188	\$ 9,685,000
11/1/2020		\$ 180,000	3.350%	\$ 199,386.88		\$ 9,505,000
5/1/2021	\$ 1,075,000			\$ 196,371.88	\$ 575,759	\$ 8,430,000
11/1/2021		\$ 170,000	3.350%	\$ 174,142.50		\$ 8,260,000
5/1/2022				\$ 171,295.00	\$ 515,438	\$ 8,260,000
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023				\$ 168,447.50	\$ 509,743	\$ 8,090,000
11/1/2023		\$ 175,000	3.350%	\$ 168,447.50		\$ 7,915,000
5/1/2024				\$ 165,516.25	\$ 508,964	\$ 7,915,000
11/1/2024		\$ 180,000	3.350%	\$ 165,516.25		\$ 7,735,000
5/1/2025				\$ 162,501.25	\$ 508,018	\$ 7,735,000
11/1/2025		\$ 185,000	3.700%	\$ 162,501.25		\$ 7,550,000
5/1/2026				\$ 159,078.75	\$ 506,580	\$ 7,550,000
11/1/2026		\$ 190,000	3.700%	\$ 159,078.75		\$ 7,360,000
5/1/2027				\$ 155,563.75	\$ 504,643	\$ 7,360,000
11/1/2027		\$ 200,000	3.700%	\$ 155,563.75		\$ 7,160,000
5/1/2028				\$ 151,863.75	\$ 507,428	\$ 7,160,000
11/1/2028		\$ 205,000	3.700%	\$ 151,863.75		\$ 6,955,000
5/1/2029				\$ 148,071.25	\$ 504,935	\$ 6,955,000
11/1/2029		\$ 215,000	3.700%	\$ 148,071.25		\$ 6,740,000
5/1/2030				\$ 144,093.75	\$ 507,165	\$ 6,740,000
11/1/2030		\$ 220,000	4.125%	\$ 144,093.75		\$ 6,520,000
5/1/2031				\$ 139,556.25	\$ 503,650	\$ 6,520,000
11/1/2031		\$ 230,000	4.125%	\$ 139,556.25		\$ 6,290,000
5/1/2032				\$ 134,812.50	\$ 504,369	\$ 6,290,000
11/1/2032		\$ 240,000	4.125%	\$ 134,812.50		\$ 6,050,000
5/1/2033				\$ 129,862.50	\$ 504,675	\$ 6,050,000
11/1/2033		\$ 250,000	4.125%	\$ 129,862.50		\$ 5,800,000
5/1/2034				\$ 124,706.25	\$ 504,569	\$ 5,800,000
11/1/2034		\$ 260,000	4.125%	\$ 124,706.25		\$ 5,540,000
5/1/2035				\$ 119,343.75	\$ 504,050	\$ 5,540,000
11/1/2035		\$ 270,000	4.125%	\$ 119,343.75		\$ 5,270,000
5/1/2036				\$ 113,775.00	\$ 503,119	\$ 5,270,000
11/1/2036		\$ 285,000	4.125%	\$ 113,775.00		\$ 4,985,000
5/1/2037				\$ 107,896.88	\$ 506,672	\$ 4,985,000
11/1/2037		\$ 295,000	4.125%	\$ 107,896.88		\$ 4,690,000
5/1/2038				\$ 101,812.50	\$ 504,709	\$ 4,690,000
11/1/2038		\$ 305,000	4.125%	\$ 101,812.50		\$ 4,385,000
5/1/2039				\$ 95,521.88	\$ 502,334	\$ 4,385,000
11/1/2039		\$ 320,000	4.125%	\$ 95,521.88		\$ 4,065,000
5/1/2040				\$ 88,921.88	\$ 504,444	\$ 4,065,000
11/1/2040		\$ 335,000	4.375%	\$ 88,921.88		\$ 3,730,000
5/1/2041				\$ 81,593.75	\$ 505,516	\$ 3,730,000
11/1/2041		\$ 345,000	4.375%	\$ 81,593.75		\$ 3,385,000
5/1/2042				\$ 74,046.88	\$ 500,641	\$ 3,385,000
11/1/2042		\$ 360,000	4.375%	\$ 74,046.88		\$ 3,025,000
5/1/2043				\$ 66,171.88	\$ 500,219	\$ 3,025,000
11/1/2043		\$ 380,000	4.375%	\$ 66,171.88		\$ 2,645,000
5/1/2044				\$ 57,859.38	\$ 504,031	\$ 2,645,000

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2044		\$ 395,000	4.375%	\$ 65,187.50		\$ 2,250,000
5/1/2045				\$ 49,218.75	\$ 509,406	\$ 2,250,000
11/1/2045		\$ 410,000	4.375%	\$ 49,218.75		\$ 1,840,000
5/1/2046				\$ 40,250.00	\$ 499,469	\$ 1,840,000
11/1/2046		\$ 430,000	4.375%	\$ 40,250.00		\$ 1,410,000
5/1/2047				\$ 30,843.75	\$ 501,094	\$ 1,410,000
11/1/2047		\$ 450,000	4.375%	\$ 30,843.75		\$ 960,000
5/1/2048				\$ 21,000.00	\$ 501,844	\$ 960,000
11/1/2048		\$ 470,000	4.375%	\$ 21,000.00		\$ 490,000
5/1/2049				\$ 10,718.75	\$ 501,719	\$ 490,000
11/1/2049		\$ 490,000	4.375%	\$ 10,718.75		\$ -

**Flow Way Community Development District  
Assessment Comparison - Budget  
Fiscal Year 2023**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2022	FY 2023	FY 2022	FY 2023	FY 2022	FY 2023
<b>Series 2013 Bonds - Phase 1 and 2</b>							
SF - 52'	69	\$ 525.04	\$ 1,473.28	\$ 1,229.38	\$ 1,229.38	\$ 1,754.42	\$ 2,702.66
SF - 62'	82	\$ 525.04	\$ 1,473.28	\$ 1,992.82	\$ 1,992.82	\$ 2,517.86	\$ 3,466.10
SF - 76'	62	\$ 525.04	\$ 1,473.28	\$ 3,282.90	\$ 3,282.90	\$ 3,807.94	\$ 4,756.18
SF - 90'	7	\$ 525.04	\$ 1,473.28	\$ 3,198.48	\$ 3,198.48	\$ 3,723.52	\$ 4,671.76
Multi-Family	96	\$ 525.04	\$ 1,473.28	\$ 1,071.89	\$ 1,071.89	\$ 1,596.93	\$ 2,545.17
<b>Total:</b>	<b>316</b>						
<b>Series 2015 Bonds - Phase 3</b>							
SF - 52'							
Partial Phase buydown	4	\$ 525.04	\$ 1,473.28	\$ 1,313.66	\$ 1,313.66	\$ 1,838.70	\$ 2,786.94
Partial Phase buydown	28	\$ 525.04	\$ 1,473.28	\$ 1,492.80	\$ 1,492.80	\$ 2,017.84	\$ 2,966.08
SF - 76'							
Partial Phase buydown	11	\$ 525.04	\$ 1,473.28	\$ 3,745.36	\$ 3,745.36	\$ 4,270.40	\$ 5,218.64
Partial Phase buydown	12	\$ 525.04	\$ 1,473.28	\$ 3,901.42	\$ 3,901.42	\$ 4,426.46	\$ 5,374.70
SF - 90'	18	\$ 525.04	\$ 1,473.28	\$ 3,866.11	\$ 3,866.11	\$ 4,391.15	\$ 5,339.39
SF - 100'	17	\$ 525.04	\$ 1,473.28	\$ 4,066.15	\$ 4,066.15	\$ 4,591.19	\$ 5,539.43
<b>Total:</b>	<b>90</b>						
<b>Series 2015 Bonds - Phase 4</b>							
SF - 52'	51	\$ 525.04	\$ 1,473.28	\$ 1,396.98	\$ 1,398.88	\$ 1,922.02	\$ 2,872.16
SF - 62'	31	\$ 525.04	\$ 1,473.28	\$ 2,181.28	\$ 2,184.02	\$ 2,706.32	\$ 3,657.30
MF - Esplanade	30	\$ 525.04	\$ 1,473.28	\$ 1,016.34	\$ 1,178.68	\$ 1,541.38	\$ 2,651.96
MF - Vercelli	56	\$ 525.04	\$ 1,473.28	\$ 1,017.51	\$ 1,017.51	\$ 1,542.55	\$ 2,490.79
<b>Total:</b>	<b>168</b>						
<b>Series 2016 Bonds - Phase 5</b>							
SF - 52'	90	\$ 525.04	\$ 1,473.28	\$ 1,440.78	\$ 1,440.78	\$ 1,965.82	\$ 2,914.06
SF - 62'	52	\$ 525.04	\$ 1,473.28	\$ 2,176.05	\$ 2,176.05	\$ 2,701.09	\$ 3,649.33
SF - 76'	24	\$ 525.04	\$ 1,473.28	\$ 3,535.95	\$ 3,538.95	\$ 4,060.99	\$ 5,012.23
MF - Vercelli	46	\$ 525.04	\$ 1,473.28	\$ 1,017.51	\$ 1,017.51	\$ 1,542.55	\$ 2,490.79
<b>Total:</b>	<b>212</b>						
<b>Series 2017 Bonds - Phase 6</b>							
SF - 52'	2	\$ 525.04	\$ 1,473.28	\$ 1,782.60	\$ 1,782.60	\$ 2,307.64	\$ 3,255.88
SF - 62'	44	\$ 525.04	\$ 1,473.28	\$ 2,690.48	\$ 2,690.48	\$ 3,215.52	\$ 4,163.76
SF - 76'	25	\$ 525.04	\$ 1,473.28	\$ 4,425.12	\$ 4,425.12	\$ 4,950.16	\$ 5,898.40
MF - Esplanade	14	\$ 525.04	\$ 1,473.28	\$ 1,370.23	\$ 1,370.23	\$ 1,895.27	\$ 2,843.51
MF - Vercelli	2	\$ 525.04	\$ 1,473.28	\$ 1,236.39	\$ 1,236.39	\$ 1,761.43	\$ 2,709.67
<b>Total:</b>	<b>87</b>						
<b>Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)</b>							
SF - 52'	87	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,991.94	\$ 1,473.28	\$ 3,465.22
SF - 62'	29	\$ 525.04	\$ 1,473.28	\$ -	\$ 2,925.95	\$ 1,473.28	\$ 4,399.23
SF - 76'	23	\$ 525.04	\$ 1,473.28	\$ -	\$ 4,673.82	\$ 1,473.28	\$ 6,147.11
MF - Esplanade (Phase 8)	72	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,571.81	\$ 1,473.28	\$ 3,045.09
MF - Vercelli	64	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,416.74	\$ 1,473.28	\$ 2,890.03
MF - Esplanade (phase 7)	36	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,383.23	\$ 1,473.28	\$ 2,856.51
<b>Total:</b>	<b>311</b>						
<b>Total Debt Units</b>	<b>1150</b>						
<b>Total Units subject to General Fund Assessment:</b>	<b>1184</b>						

# FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING ON THE ADOPTION OF THE DISTRICT'S BUDGET AND CONSIDERATION OF ASSESSMENT RATES FOR FISCAL YEAR 2023 WHICH COVERS THE PERIOD OCTOBER 1, 2022, THROUGH SEPTEMBER 30, 2023

THIS IS NOT A BILL – DO NOT PAY

Date of Mailing: **June 15, 2022** (Update to mailing date)

Parcel Identification Number: (Merge)

Property Owner Names and Address: (Merge)

FY 2023 Assessment Rate per unit Assigned to Parcel: (Merge)

Number of Units Assigned to Parcel: 1

Cap Rate per unit Assigned to Parcel: (Merge)

This NOTICE is to provide you information about Flow Way Community Development District (“District”), its services, and upcoming events. You are receiving this notice because the Collier County Property Appraiser’s records indicate that you are a property owner within the District.

## Upcoming Public Hearing

The District will hold two public hearings on **Thursday, July 21, 2022, at 4:00 P.M.**, at the **Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, Florida 34119**. The purpose of the first public hearing will be to consider the adoption of the District’s budget(s). The purpose of the second public hearing will be to determine and levy non-ad valorem assessments on all property owners in the District.

To fund operations, the District imposes and levies non-ad valorem special assessment on your property on an annual basis, the purposes of which are: (i) to fund the District’s general administrative and maintenance budget (“Operation and Maintenance Assessment”); and (ii) to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District’s debt service budget (“Debt Service Assessment”). The Operation & Maintenance Assessment is not a new assessment, but the District is required by Florida law to notify each owner by mail of an intended increase in the Operation and Maintenance Assessment.



## Fiscal Year 2023 – Proposed Budget

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This past year brought many challenges and opportunities as the District transitioned from developer-control to resident-control and included unprecedented financial impacts to the District. During this time, the Board of Supervisors focused on the challenges of meeting the expectations of the community for Fiscal Year 2022 successfully.

Those challenges included on-going litigation with the developer over the thorough cost of bringing the preserves into compliance, the compliance with the governing permits and Chapter 190, Florida Statutes, and the developer's transfer of the preserves to the CDD. That litigation is currently on-going.

Additionally, the District undertook a comprehensive analysis of the state of the District's assets. That analysis revealed significant deficiencies in the systems and other adverse financial impacts to the District, including potential additional litigation with the developer, which the District is currently evaluating.

The District also assumed maintenance responsibilities of all District assets which were previously the responsibility of the developer-controlled HOA using existing resources in Fiscal Year 2022. The assumption of maintenance responsibilities was accomplished quickly and smoothly. After assuming maintenance responsibilities, we determined that the District's stormwater pipes that drain rainwater off roads and from yards into the lakes were over 80% clogged. Remedying this required extensive work and funds to quickly remove all the debris to ensure that roadways and homes would not be damaged from storms. As of January 1, 2022, all the maintenance responsibilities are now safely being monitored and standards are being implemented to ensure quality maintenance for the assets of the District. In the coming Fiscal Year which begins October 1, 2022, we will continue to protect the assets of the District and strive to provide the requisite levels of service we all desire.

The Fiscal Year 2023 Proposed Budget undertakes the implementation of a comprehensive plan and complete set of goals looking forward for a five-year period, to maintain assessments at sustainable levels to ensure services are provided, while continually assessing the outlook of District needs and amending resource allocations accordingly. The focus of the Fiscal Year 2023 Proposed Budget is to stabilize an assessment rate for the District that is sustainable over a five-year period, invests in our community to include service delivery requirements that meet both regulatory requirements and the District's needs, and which meets the objectives necessary to provide focused management of the District's assets.

## Fiscal Year 2023 - Budget Summary

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The District has completed a comprehensive engineering review of its assets and outlines the District's operating requirements for Fiscal Year 2023 and beyond. The Fiscal Year 2023 Budget provides a path going forward to put the District on a clear focused path to maintain the various systems that are owned by the District for the benefit of the residents in a manner that allocates resources appropriately, strives to maintain assessment levels that meet the operating expectations of residents, and finally, to maintain the assets and to preserve their value for the benefit of the community. To meet these objectives, it is first important to fully understand the size and scope of the assets. These include an extensive Stormwater Management System, Community-Wide Irrigation System, and the entrance to the community.

The Stormwater Management System includes both internal and external preserves, lakes, littoral plantings, lake banks, and drainage pipes, and encompasses over 190 acres of lakes, 19 miles of lake banks, 15.8 acres of littoral plantings, 33,148 linear feet of drainage pipes and over 1,125 acres of wetland preserves.

The Community-Wide Irrigation System consists of a Pump House located adjacent to Lake 10, which houses two pumps, and a 2.5-acre lake that feeds the pumps water, and two (2) recharge wells that are drilled into the Lower Tamiami Aquifer that supplements water from the recharge lake of up to 269.50 million gallons of water each year.

Finally, the entrance to the community along Immokalee Road from Addison Place Drive west to Rose Boulevard are a part of the Landscaping/Bridge program, and includes the Bridge itself, entrance pavers, landscaping, and entrance monuments.

These assets were previously maintained by the developer-controlled HOA. After the transition of the HOA and Board to resident-control, the District and the HOA were able to assume full control of each entity's respective assets for operations and maintenance. We thank the HOA for its valued contribution and our strong working relationship.

The chart below shows a summary the Fiscal Year 2023 Budget. Importantly, we note that the change in total expenditures (appropriations) from Fiscal Year 2022 to Fiscal Year 2023 is due solely to the assumption of maintenance responsibilities of the District's assets from 2022 to 2023. This appropriations plan is fully sustainable over the next five years, recognizing capital expenditures over that period, based on when those capital expenditures are needed.

CHART TO BE UPDATED BEFORE MAILING

**Budget - General Fund**  
**Fiscal Year 2023**  
**Budget Summary**

Description	AMENDED Fiscal Year 2022 Budget	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>			
Carryforward	\$ 243,545	\$ 243,545	\$ (91,321)
Assessments - On-Roll	\$ 621,646	\$ 621,646	\$ 1,744,364
<b>Total Revenue:</b>	<b>\$ 865,191</b>	<b>\$ 865,191</b>	<b>\$ 1,653,043</b>
<b>Appropriations</b>			
<b>General Government</b>			
Administration	\$ 146,325	\$ 149,906	\$ 155,125
Legal	\$ 275,000	\$ 190,000	\$ 195,000
Engineering	\$ 50,000	\$ 81,920	\$ 55,000
<b>Stormwater Management Services</b>			
Preserve Area Maintenance	\$ 17,500	\$ 10,405	\$ 312,715
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 185,000	\$ 232,610	\$ 476,733
<b>Community Wide Irrigation Sysetm</b>	\$ 35,000	\$ 50,913	\$ 124,307
<b>Landscaping Services</b>	\$ 131,500	\$ 131,179	\$ 268,041
<b>Discounts</b>	\$ 24,866	\$ 12,500	\$ 66,122
<b>Total Appropriations</b>	<b>\$ 865,191</b>	<b>\$ 859,433</b>	<b>\$ 1,653,043</b>
<b>Fund Balance</b>	<b>\$ 335,757</b>	<b>\$ 97,971</b>	<b>\$ 189,292</b>

The Proposed Budget recognizes the need to increase the cash balance over a three-year period, to meet the first three months of operations, in anticipation of receiving assessments in late December of each year.

The administration is the cost of continued administration of the District, which remains relatively constant from year-to-year. The change for Fiscal Year 2023 was made to account for potential increases in Insurance, which has been a consistent theme for CDD's in recent year. The legal costs are litigation-related and as those matters are resolved, those costs will decrease over the ensuing year. The engineering costs for Fiscal Year 2023 reflect the necessity to continually ensure regulatory compliance with permits, periodic reviews of system assets, and recommendations and reporting to the Board.

The remaining items of the maintenance program are the result of in-depth engineering analysis of the requirements to maintain District systems, which are more fully outlined in the companion engineering reports by the District Engineer. The Fiscal Year 2023 capital items are also included in the maintenance program. A recommended five-year Capital Plan is noted below, that looks forward to what our future needs will be, to better ensure that the District can deliver on the requisite services for the community.

The Capital Plan takes a comprehensive look at all the District's assets and plans for the next five years the cost of asset maintenance/restoration to ensure a more accurate reflection of the financial needs of the community as we move into the future.

Included in the Capital Plan, and one of the most important assets of the District of note, are the lakes and lake banks, which are in deplorable shape due to sustained lack of maintenance and must be repaired in a manner that ensures the integrity of the stormwater system. As such, the estimated cost of that capital item (Erosion Restoration), over the next five years, is approximately \$620,000.00.

The balance of the Capital Plan encompasses assets that are generally in good order, and to keep those assets in shape, their recommended capital items are included in the Capital Plan.

The total investment of all capital items over the five-year Capital Plan is (TO BE FILLED IN AND CHART TO BE UPDATED)

Description of Item	2023	2024	2025	2026	2027
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Erosion Restoration	\$ 183,128	\$ 172,298	\$ 80,503	\$ 97,345	\$ 85,397
Drainage Pipes	\$ 31,000	\$ -	\$ -	\$ 36,000	\$ 60,000
Internal and External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Community Entrance	\$ 10,000	\$ 15,000	\$ 20,000	\$ 56,000	\$ 56,000
<b>Total - All Capital</b>	<b>\$ 289,128</b>	<b>\$ 257,298</b>	<b>\$ 214,503</b>	<b>\$ 160,345</b>	<b>\$ 163,397</b>
<b>Total Costs: All Years</b>					<b>\$1,084,671</b>

## Summary

The District’s Budget provides the necessary level of expenditures to maintain the assets and does not provide a great margin if expenditures vary from provided recommended forecasts. The capital funding will continue to remain an important focus of the budget requirements, and will continue to be adequately funded to keep our infrastructure maintained for the community. This budget builds the foundation for the financial stability of the District, while allowing the District to continue its focus of providing and meeting the needs for services to all residents.

The complete Budget for Fiscal Year 2023 is on the District’s web site at [www.flowwaycdd.org](http://www.flowwaycdd.org) and we encourage all residents to visit the web site for more information. Additionally, the Engineering reports that provide full information on the District’s assets are also on the web site.

## Assessment Rates

The proposed assessment rate noted on page 1 is (TO BE FILLED IN) with a CAP rate of (TO BE FILLED IN).

The amount of the Debt Service assessment is not subject to change.

The District collects the Operation and Maintenance Assessment and Debt Service Assessment on the Collier County Tax Bill.

Under the proposed budget, all properties, pay the same operations and maintenance assessment amount, as noted above.

The District expects to collect and arrange to collect no more than (TO BE FILLED IN) in gross revenue for Fiscal Year 2023's operations and maintenance assessment, including any applicable discounts and applicable fees because of the operations and maintenance assessment. The total revenue the District would expect to collect, in future years, if the assessment cap rate is used, would be not more than (in gross revenue per year, including any applicable discounts and applicable fees.

All benefited lands within the District pay the Operation and Maintenance Assessment. The unit of measurement for the Operation and Maintenance Assessment is per residential unit. Lands within the District are assigned units of measurement in accordance with their use. Platted residential lots or condominium units are considered to contain one (1) residential unit.

At this public hearing, the Board will also consider adopting an assessment cap for notice purposes in the amount of (TO BE FILLED IN). The effect of adopting such a cap for notice purposes only simply means that the District will not provide mailed notice to you in the future of the annual Operation and Maintenance Assessment amount provided it is less than or equal to the cap adopted. If in the future the District's proposed Operation and Maintenance Assessments exceed the adopted cap, mailed notice will be provided to all landowners within the District prior to the public hearing. The purpose of adopting an assessment cap for notices purposes only is to reduce the costs to all landowners associated with providing mailed notice.

## Notices

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By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessments since failure to do so will cause a tax certificate to be issued against the property which may result in loss of title.

You have the right to appear at this public hearing and express any objections, suggestions, or comments you may have. You may also file written objections within twenty days of the date of this Notice at the office of the District Manager, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308, Attention: James P. Ward. Additionally, written objections may be filed by e-mail notification to the office of the District Manager, at [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com).

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is based. The public hearing(s) may be continued to a date and time certain that will be announced at the hearing.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager at least five (5) days prior to the date of the hearing.

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Finally, on behalf of the entire Board of Supervisors and professional team, we would like to thank you for your valued contributions during this transition, and we look forward to a successful year.

Yours sincerely,

Zack Stamp  
Chairman

DRAFT

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
May 2022**

**Board Meeting  
May 19<sup>th</sup>, 2022**

Prepared For:

**Board of Supervisors  
Flow Way Community Development District**

Prepared By:



**Calvin, Giordano & Associates, Inc.**

**EXCEPTIONAL SOLUTIONS™**

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

**CGA Project No. 21-4271  
May 19<sup>th</sup>, 2022**

**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

**TABLE OF CONTENTS**

I. PURPOSE.....	4
II. CURRENT ITEMS.....	4
III. ENGINEER’S REPORT COMPLETE.....	10



**FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

**LIST OF APPENDICES**

APPNEDIX A	LOCATION MAP
APPENDIX B	LEGAL DESCRIPTION
APPENDIX C	WATER QUALITY SAMPLING REPORT

## **I. PURPOSE**

The purpose of this report is to provide the Board of Supervisors an update of recent engineering related activities. We will continue to provide updated monthly reports on the status of ongoing activities.

## **II. CURRENT ITEMS**

The following items are currently outstanding:

1. Strategic Operational Plan
2. SFWMD Water Use Permit (Consumptive User Permit)
3. Water Quality Sampling

## **1. Strategic Operational Plan**

Community Development District (CDD) Asset Investigations and Reporting proposal was approved at the October 2021 Board of Supervisors' meeting. CDD investigations are completed. Asset Maps are completed and included in the Capital Improvements Program Appendix. CDD Utility and Asset investigations completed. All of the CDD assets have been investigated. Draft Capital Improvements Program and supporting Reports presented to Board of Supervisors' March 2022 board meeting.

### Current Asset Vendors

- Lake Maintenance
  - Eco-Logic Services (aquatic lake and wetland plant maintenance)
  - GHD Services, Inc. (Water Quality Sampling)
- Landscape Maintenance
  - Estate Landscaping and Lawn Management (perimeter planting)
  - Everglades Pine straw (mulching 22/23)
  - First Class Pools (main entry fountain)
- Irrigation Pump Station
  - Metro Pumping Systems (preventative pump maintenance)
  - MRI Underground Services (chemical treatment for irrigation)

## **2. SFWMD Water Use Permit (Consumptive Use Permit)**

### **Permit Transfer**

The existing South Florida Water Management District (SFWMD) Water User Permit (WUP) 11-02032-W which was permitted by Taylor Morrison Esplanade Naples, LLC in May, 2020 (expires in 2025). Public records from SFWMD based on various permit related information related to the WUP transfer was received. Review of records complete with no outstanding reporting/items to note. Pre-application meeting with Supervisor Bhatla and SFWMD completed on 2/9/2022. The District Manager has authorized that WUP be transferred to the operating entity (Flow Way CDD)

Request for Water Use Permit Transfer Application signed by District Manager and submittal completed to SFWMD on 3/31/22 and approval is expected by May 2023.

Request for Additional Information received on April 22<sup>nd</sup> requesting evidence of applicants legal control over irrigation facilities. Due to limited parcel tracts included in irrigation easement, HOA will need to be added as a joint permittee. Currently we are waiting for HOA's response to request to be joint permittee.

### 3. *Water Quality Sampling*

GHD Services Inc. (GHD) has provided water quality sampling services for the Flow Way CDD at five (5) sample locations (Flow Way canal, Lake 9, Lake 7, Lake 12, and Lake 18/19). Biochemical Oxygen Demand (BOD), Dissolved Oxygen, Total Nitrogen, Total Phosphorus, Total Suspended Solids, Chlorophyll, Orthophosphate, Total kjeldahl (TKN), pH, turbidity, conductivity, and temperature were measured at each location. Report showing results are attached in Appendix C Water Quality Sampling Report and based on first of three sampling events planned for 2022 there do not appear to be any water quality concerns at this time.

The next sampling event is planned for June 2022.

## PERMITTING

We are continuing our ongoing work of identifying permits that have been obtained for the development of the District's infrastructure. The below list is not complete, and will be updated periodically:

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase: Active
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase: Active
SFWMD ROW Occupation Permit	11652 (App. No: 12-1113-2M)	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase; Issued (06/08/2016)
Esplanade at Naples Golf & Country Club (G&CC) -- Excavation	PL20120001253	2/20/13	2/20/14	Waldrop Engineering, P.A.	Closed / Final Excavation Acceptance 09/14/21
Esplanade G&CC of Naples -- Plans & Plat	PL20120001261	10/28/19	10/21/21	Waldrop Engineering, P.A.	Under Construction / Extension granted until 10/21/2023
Esplanade G&CC of Naples, Phase 2 -- Plans & Plat	PL20120002897	10/28/19	12/09/2023	Waldrop Engineering, P.A.	Under Construction / Extension granted until 12/09/2023
Esplanade G&CC of Naples, Parcels E & G2 -- Plans & Plat	PL20140002187	12/16/19	10/21/2023	Waldrop Engineering, P.A.	Closed

<b>Permit Agency / Project Name</b>	<b>Permit Number</b>	<b>Date Received</b>	<b>Date Expires</b>	<b>Permittee-Constructed by</b>	<b>Current Status</b>
Esplanade G&CC of Naples, Blocks D, F & H -- Plans & Plat	PL20150001102	9/9/20	9/8/22	Waldrop Engineering, P.A.	Under Review
Esplanade G&CC of Naples - Benevenuto Court -- Plans & Plat	PL20150002533	3/9/21	3/22/23	Waldrop Engineering, P.A.	Closed
Esplanade G&CC of Naples - DiLillo Parcel - - Plans & Plat	PL20160000536	08/23/21	09/13/23	Waldrop Engineering, P.A.	Closed
Esplanade G&CC of Naples, Ph3, Blk K1, K2 & H3 -- Plans & Plat	PL20160003679	5/21/20	5/9/22	Taylor Morrison Esplanade Naples LLC	Under Review
Esplanade G&CC of Naples, Phase 4-- Plans & Plat	PL20170001594	7/14/20	6/27/22	Waldrop Engineering, P.A.	Under Construction/ Phase 4 Bond Reduction
Esplanade G&CC of Naples, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	10/01/2018	Taylor Morrison Esplanade Naples LLC	Under Construction / Application Withdrawn
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Taylor Morrison Esplanade Naples LLC	Under Construction/ Approved Construction and Maintenance Agreement & Performance Bond
Esplanade G&CC of Naples Ph 1 Amenity Center -- Utility Acceptance	PL20140000736	11/28/17	11/28/18	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021; Was submitted originally as a Site Improvement Plan (SIP) under PL20130002186. The Final Utility Conveyance was approved on 7/13/21. Final acceptance letter is not required for SIPs.
Esplanade G&CC of	PL20160000757	11/02/16	11/02/17	Taylor Morrison	Final Acceptance Scheduled for 7/13/2021. The Final

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permittee-Constructed by	Current Status
Naples Amenity Center Phase 2B -- Utility Acceptance				Esplanade Naples LLC	Utility Acceptance for PL20160000757 Esplanade Golf & Country Club Amenity Site was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$7,061.41 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.
Esplanade G&CC of Naples SDP #2 Maintenance Facility -- Utility Acceptance	PL20160000600	04/15/16	04/15/17	Waldrop Engineering, P.A.	Final Acceptance Scheduled for 7/13/2021. The Final Utility Acceptance for PL20160000600 Esplanade Golf & Country Club SDP 2 Golf Course Maintenance Facility was approved by the BOCC on 7/13/21 and the Cash Bond in the amount of \$5,122.27 was refunded to Taylor Morrison Esplanade Naples, LLC. Final acceptance letter is not required for SIPs.

\*Additional Collier County permits completed, available upon request.

### III. ENGINEER'S REPORT COMPLETE

By: \_\_\_\_\_

By: James Messick, P.E.

District Engineer

State of Florida Registration No. 70870



**APPENDIX A**  
**LOCATION MAP**



**Calvin, Giordano & Associates, Inc.**

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

## **APPENDIX B**

### **LEGAL DESCRIPTION**

All of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PLAT, according to the plat thereof, as recorded in Plat Book 53, Pages 1 through 64, include all subsequent plat revisions and amendments in the Public Records of Collier County, Florida.

## **APPENDIX C**

# **WATER QUALITY SAMPLING REPORT**

Our ref: 11225022-03

May 2, 2022

Mr. Bruce Bernard  
Manager of Field Operations  
Calvin, Giordano & Associates, Inc.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, FL 33316

### Water Quality Monitoring – March 2022 – Flow Way CDD

Dear Mr. Bernard:

GHD Services Inc. (GHD) is pleased to present the results of our water quality sampling services for the Flow Way and Lakes 7, 9, 12 and 18/19 - Flow Way CDD at Esplanade Golf and Country Club.

## 1. Water Quality Sampling – March 2022

The March 2022 sampling event consisted of the collection of five (5) surface water samples at five (5) sample locations (FW – Flow Way, FW – Lake 9, FW – Lake 7, FW – Lake 12, and FW – Lake 18/19) within the Esplanade Golf and Country Club as identified on **Figure 1**.

Samples were collected using direct-dip sampling methods. All samples were collected at a depth of 18 inches from the banks of the Lakes/Flow Way. See **Figure 1** for sampling locations.

Conductivity, dissolved oxygen, pH, and temperature were measured in the field with a calibrated YSI Model 556 multi-parameter water quality meter. Turbidity was also measured at each location. Surface Water Field Sheets are attached. Field data is summarized in the Table within the **Laboratory Data Compliance Memo**.

The collected samples are capped, labeled, packed on ice, and transported to Benchmark EnviroAnalytical, Inc., in North Port, Florida. Benchmark EnviroAnalytical, Inc. is certified by the State of Florida and NELAP (National Environmental Laboratory Accreditation Conference). Laboratory analyses are conducted for 5-Day Biochemical Oxygen Demand (BOD5), Total Suspended Solids (TSS), Total Nitrogen, nitrogen speciation (ammonia, TKN, and nitrate + nitrite), Total Phosphorus, Ortho Phosphorus (Field Filtered) and Chlorophyll-a.

All samples collected during the March 2022 sampling event were prepared and analyzed within the method required holding times. The laboratory data has been reviewed with respect to authenticity, precision, limits of detection, and accuracy of the data. The laboratory analytical results are summarized in the attached Table within the **Laboratory Data Compliance Memo**. The laboratory report is also attached. Trend graphs have been prepared for each monitor location for laboratory analytical results and select field measurements.

## 2. Analytical Summary

The March 2022 sampling event represents the first sampling event for the select five (5) WQ Locations for Flow Way. It is best to observe true trends after a minimum of three sampling events. Laboratory results are summarized in the **Laboratory Data Compliance Memo** and are displayed visually in the trend graphs, enclosed.

Ammonia and nitrite/nitrate were undetected at all sampling locations for the March 2022 sampling event.

## 3. Conclusions and Recommendations

The next tri-annual sampling event is planned for June 2022. There do not appear to be water quality concerns at this time. Please call if you have questions or need additional information.

Sincerely,

GHD



Jessica Walsh  
Engineering Intern



Lori Coolidge, P.G.  
Geologist

Encl:            Laboratory Data Compliance Memo  
                  Figure  
                  Trend Graphs  
                  Laboratory Analytical Reports  
                  Surface Water Field Sheets

# Laboratory Data Compliance Memo



# Technical Memorandum

April 18, 2022

<b>To</b>	Mr. Bruce Bernard Manger of Field Operations Calvin, Giordano & Associates, Inc. 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316	<b>Tel</b>	716.205-1977
<b>Copy to</b>	Connor Haydon	<b>Email</b>	Connor.Haydon@ghd.com
<b>From</b>	Sheri Finn/ro/12-NF	<b>Ref. No.</b>	11225022
<b>Subject</b>	Analytical Results Compliance Report Surface Water Quality Monitoring Flow Way CDD Fort Myers, Florida March 2022		

## 1. Compliance Review

Samples were collected in March 2022 in support of the Flow Way CDD sampling. The analytical results are summarized in Table 1. All samples were prepared and analyzed within the method required holding times. The method blank results were non-detect. All reported laboratory control sample (LCS) analyses demonstrated acceptable accuracy. Laboratory duplicate analyses were performed for some analytes. All results were acceptable, indicating good analytical precision. The matrix spike (MS) results were evaluated per the laboratory limits. The MS analyses performed were acceptable, demonstrating good analytical accuracy.

Based on this compliance review, the results in Table 1 are acceptable for use.

Regards

**Sheri Finn**  
Analyst

**Analytical Results Summary  
Surface Water Quality Monitoring  
Flow Way CDD  
Fort Myers, Florida  
March 2022**

Sample Location/Sample ID:		FW-Flow Way	FW-Lake 12	FW-Lake 18/19
Sample Date:		3/9/2022	3/9/2022	3/9/2022
<b>Field Parameters</b>	<b>Units</b>			
Total Water Depth	Feet	NM	NM	NM
Sample Depth	Feet	1.5	1.5	1.5
Conductivity, field	umhos/cm	486	477.2	416.1
Dissolved oxygen (DO), field	mg/L	5.13	6.22	5.51
Dissolved oxygen (DO), field	%	62.3	76.1	66.8
pH, field	s.u.	8.54	8.41	8.79
Temperature, field	Deg C	25.3	25.7	25.7
Turbidity, field	NTU	3.38	4.07	3.02
Secchi Disk	Depth			
<b>Wet Parameters</b>	<b>Units</b>			
Ammonia-N	mg/L	0.008 U	0.008 U	0.008 U
TAN criteria calculation	mg/L	NM	NM	NM
Total kjeldahl nitrogen (TKN)	mg/L	2.08	1.35	2.13
Total nitrogen	mg/L	2.08	1.35	2.13
Nitrite/Nitrate	mg/L	0.006 U	0.006 U	0.006 U
Ortho phosphorus (Field Filtered)	mg/L	0.004 I	0.022	0.014
Total phosphorus	mg/L	0.024 I	0.026 I	0.027 I
Chlorophyll	mg/m3	4.73	7.87	5.80
Total suspended solids (TSS)	mg/L	6.33	3.33	3.67
Biochemical oxygen demand (total BOD5)	mg/L	1 U	1.39 I	1.22 I

Sample Location/Sample ID:		FW-Lake 7	FW-Lake 9
Sample Date:		3/9/2022	3/9/2022
<b>Field Parameters</b>	<b>Units</b>		
Total Water Depth	Feet	NM	NM
Sample Depth	Feet	1.5	1.5
Conductivity, field	umhos/cm	386	459
Dissolved oxygen (DO), field	mg/L	6.81	5.13
Dissolved oxygen (DO), field	%	82.5	61.7
pH, field	s.u.	8.82	8.51
Temperature, field	Deg C	25.2	24.9
Turbidity, field	NTU	1.98	3.57
Secchi Disk	Depth		
<b>Wet Parameters</b>	<b>Units</b>		
Ammonia-N	mg/L	0.008 U	0.008 U
TAN criteria calculation	mg/L	NM	NM
Total kjeldahl nitrogen (TKN)	mg/L	1.31	1.36
Total nitrogen	mg/L	1.31	1.36
Nitrite/Nitrate	mg/L	0.006 U	0.006 U
Ortho phosphorus (Field Filtered)	mg/L	0.006 I	0.021
Total phosphorus	mg/L	0.025 I	0.024 I
Chlorophyll	mg/m3	3.27	5.45
Total suspended solids (TSS)	mg/L	0.667 I	1.67 I
Biochemical oxygen demand (total BOD5)	mg/L	1.06 I	1.08 I

## Notes:

U - Not detected at the associated reporting limit

I - Reported value is between method detection limit and the practical quantitation limit

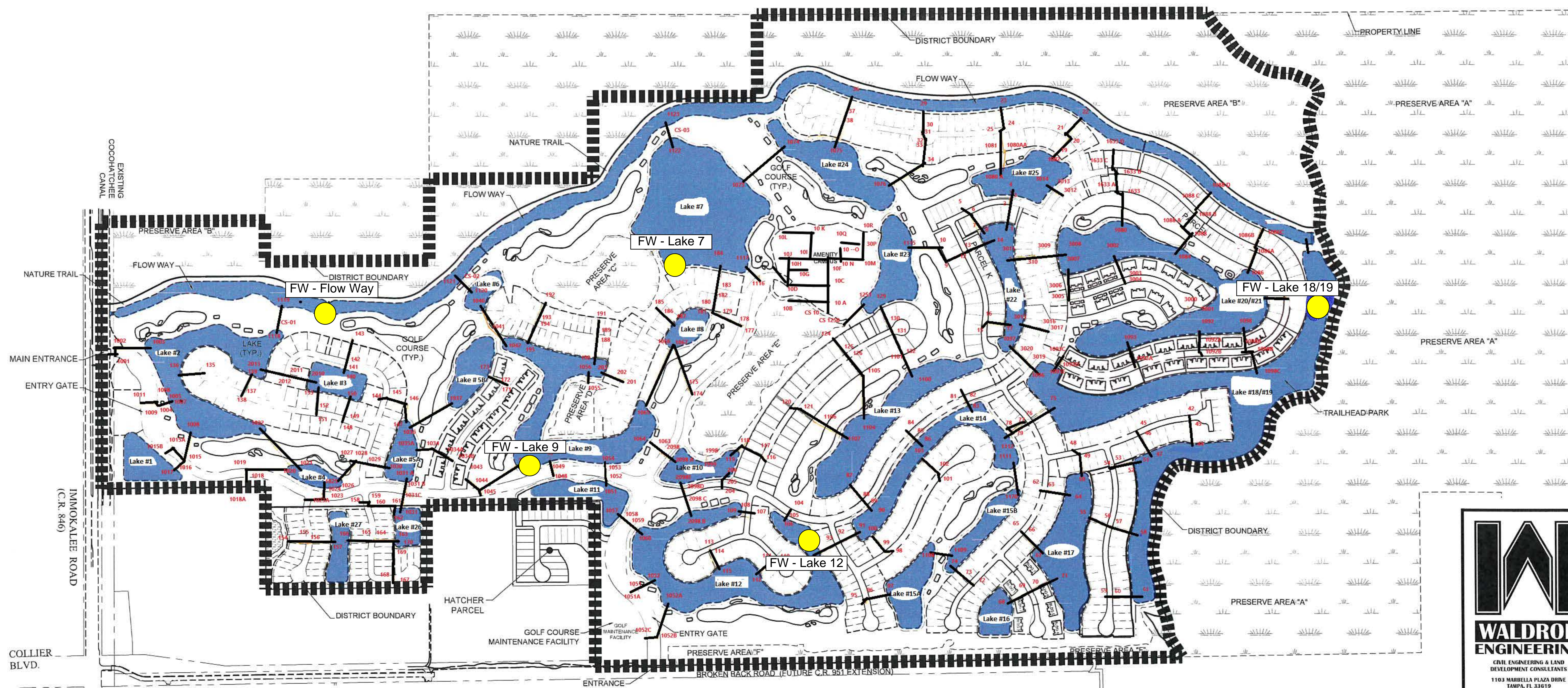
NS - Not sampled during noted event

\* - DO values at or above 100% are possible super-saturation conditions due to high water temperatures and/or high volume of algae

NM - Not Measured



**Figure**



**WALDROP ENGINEERING**  
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS  
 1103 MARBELLA PLAZA DRIVE  
 TAMPA, FL 33619  
 P: 813-443-8282 F: 813-443-8285  
 EMAIL: info@waldropengineering.com

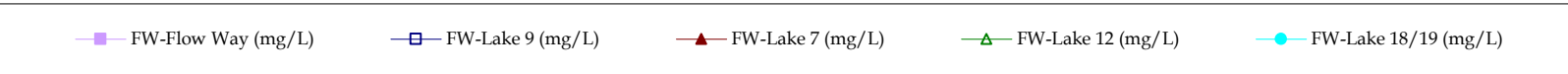
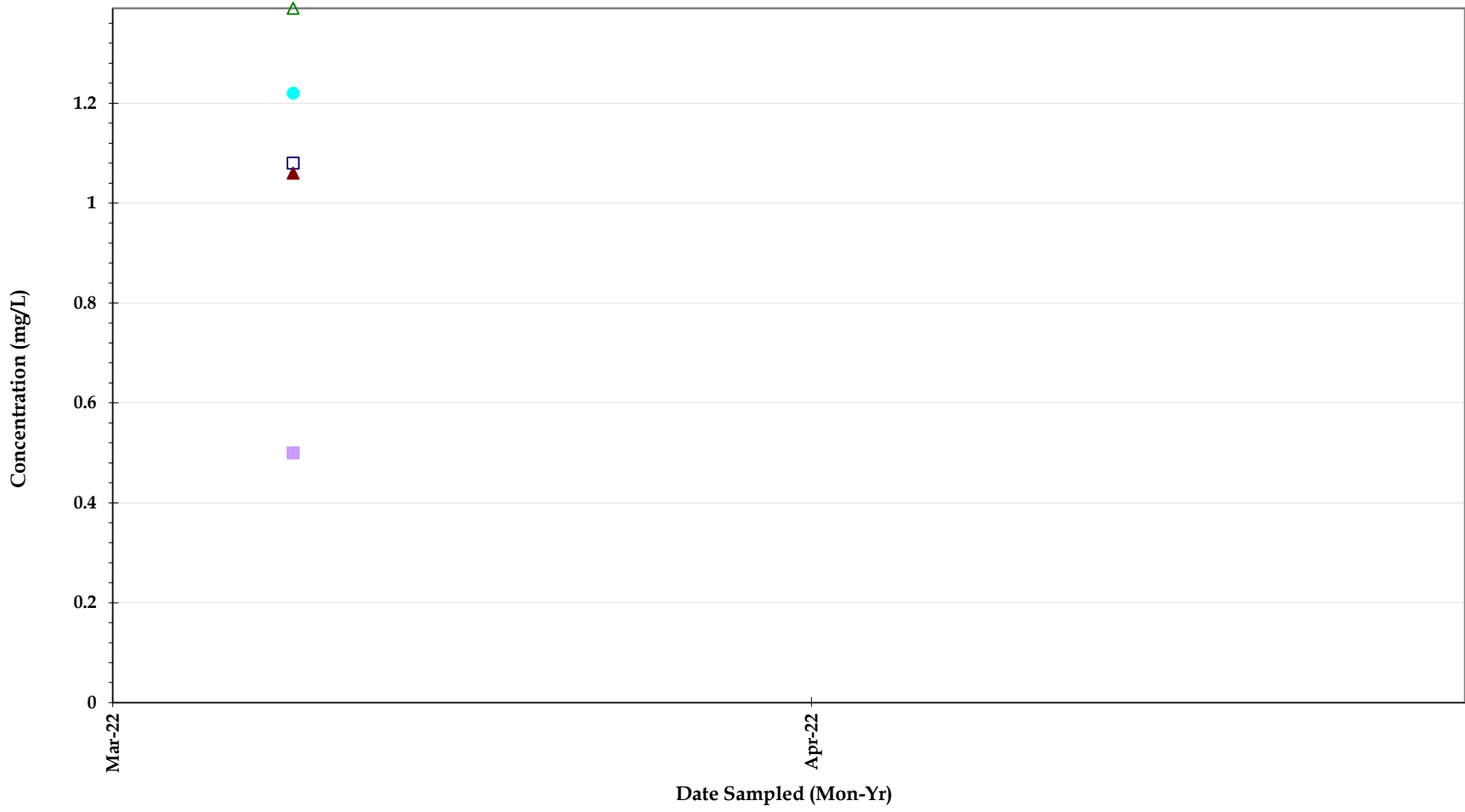
FLORIDA CERTIFICATE OF AUTHORIZATION 48826  
**PHASED DISTRICT SURFACE WATER MANAGEMENT FACILITIES EXHIBIT 7**

PREPARED FOR:  
 BOARD OF SUPERVISORS FLOW WAY CDD

FILE NAME: 276110707  
 UPDATED: 4/16/2020

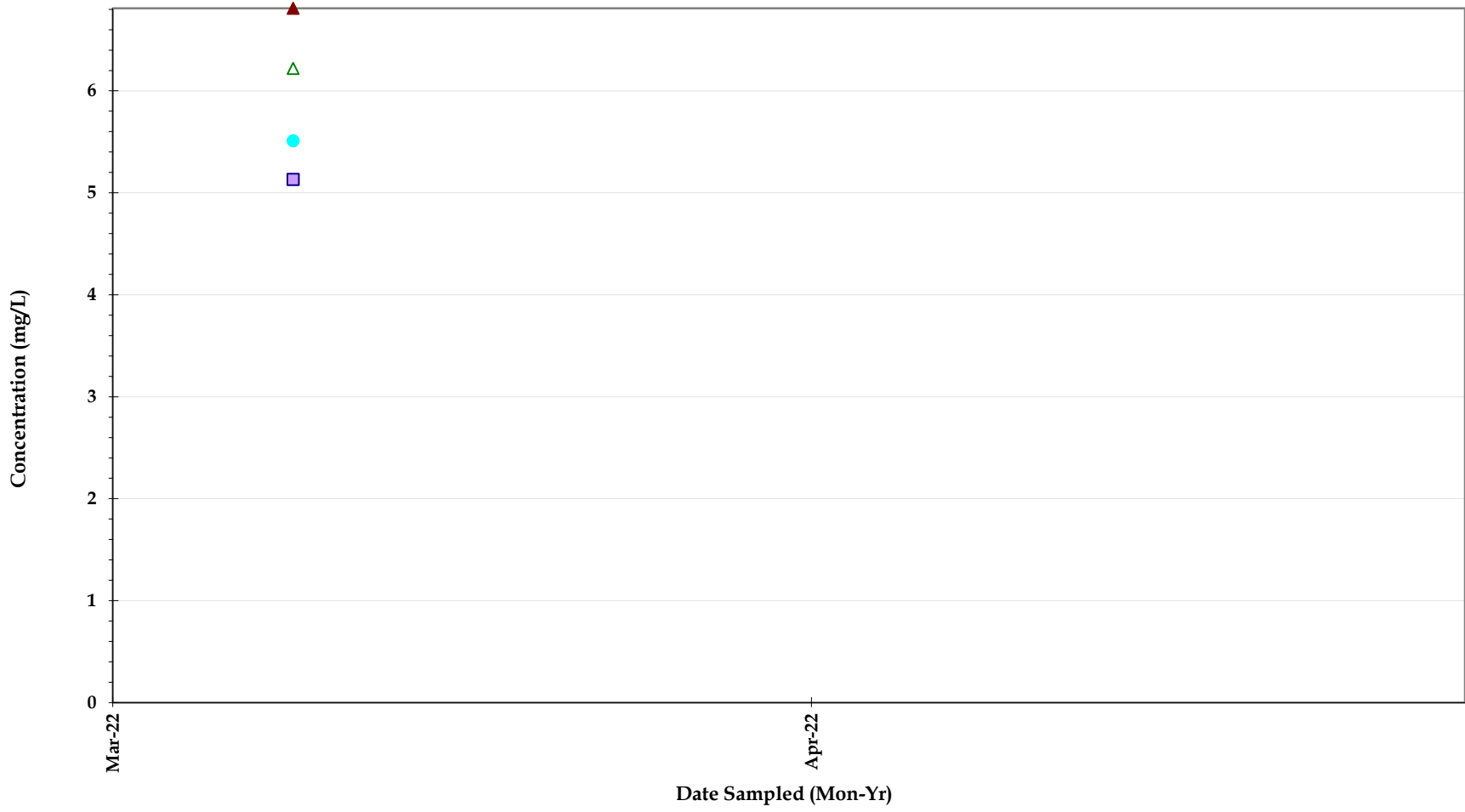
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# Trend Graphs



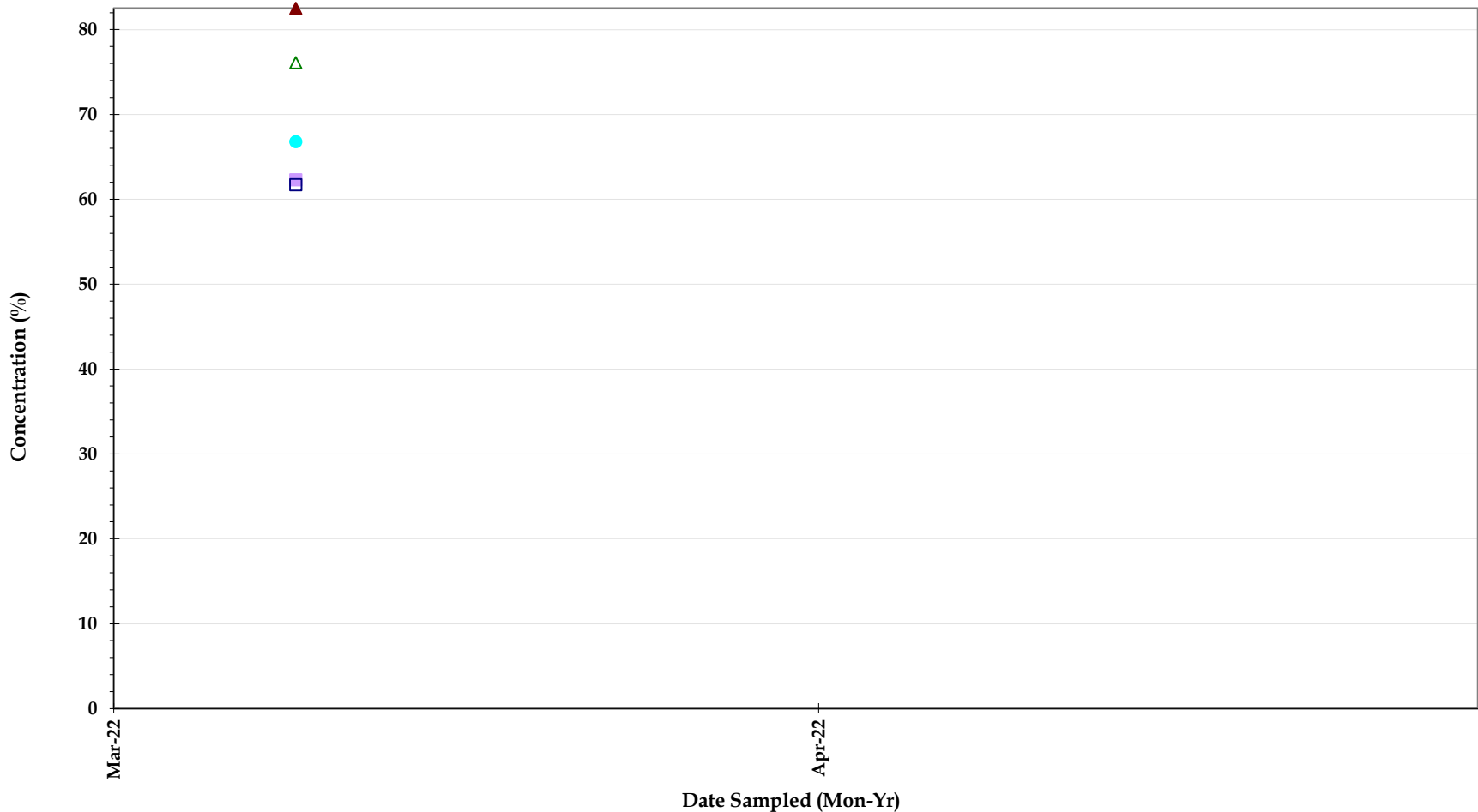
**Biochemical Oxygen Demand**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



**Dissolved Oxygen (mg/L)**

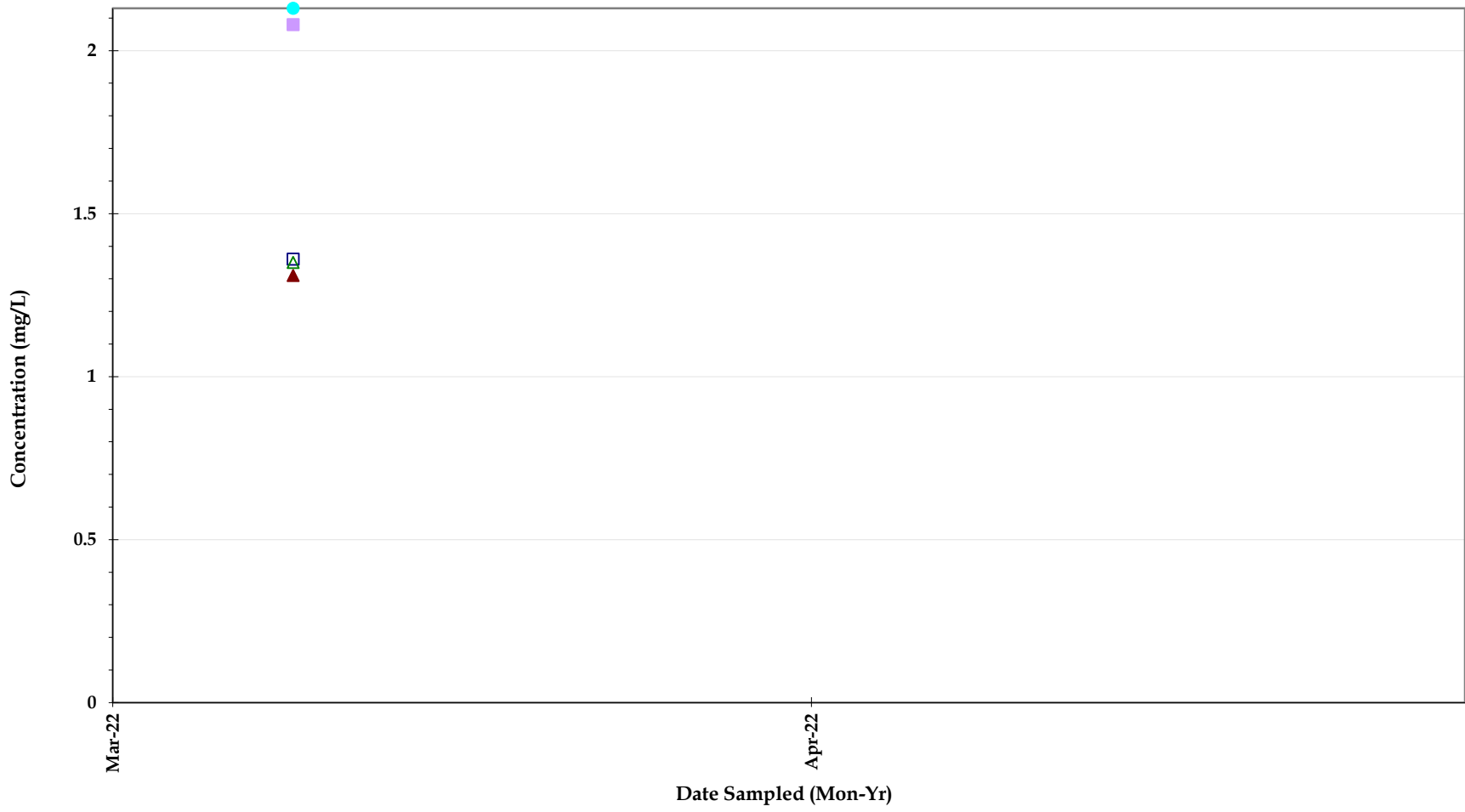
*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



**Dissolved Oxygen (%)**

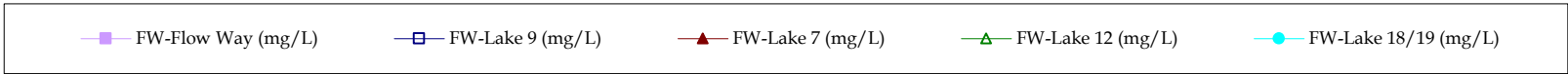
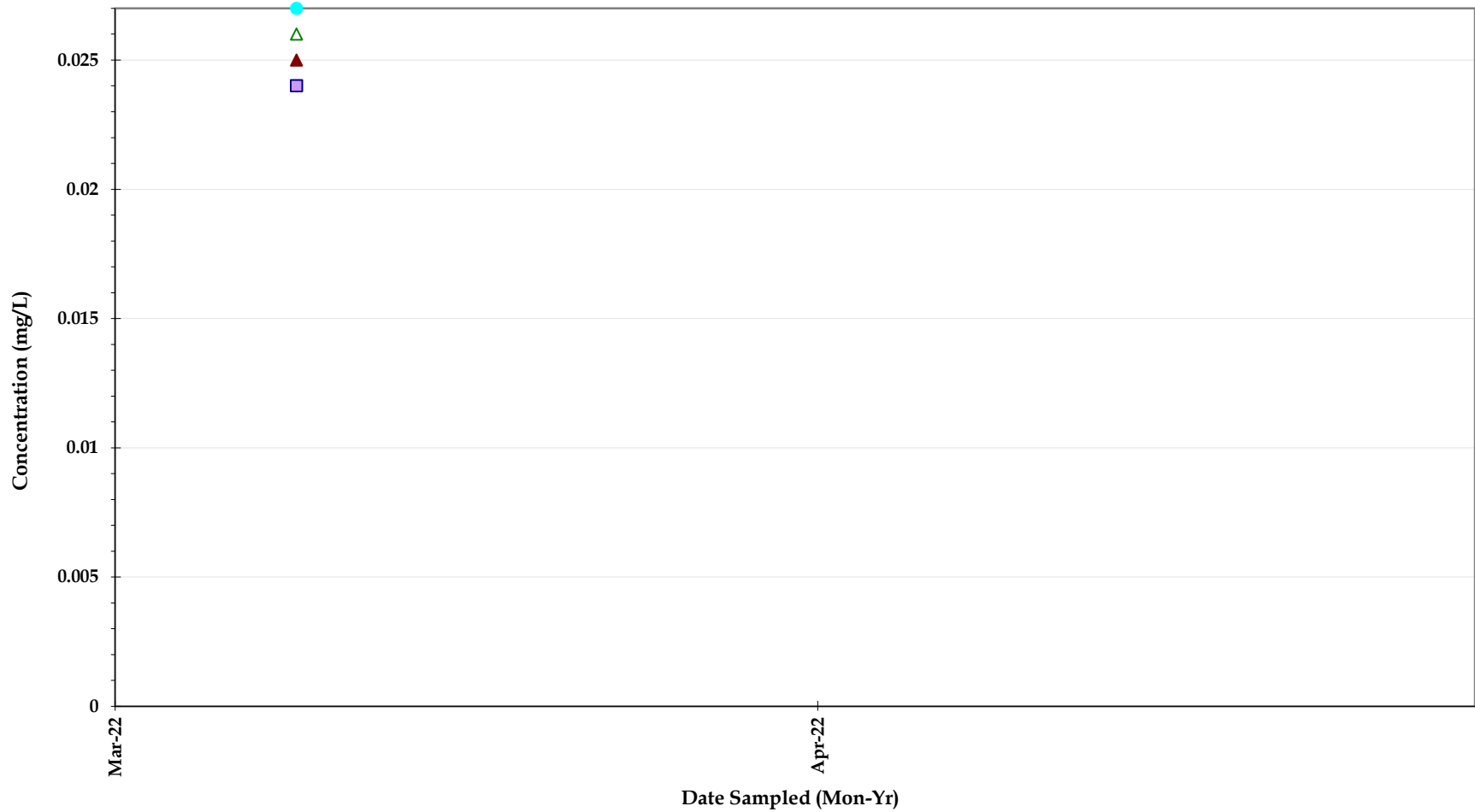


*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



**Total Nitrogen**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**

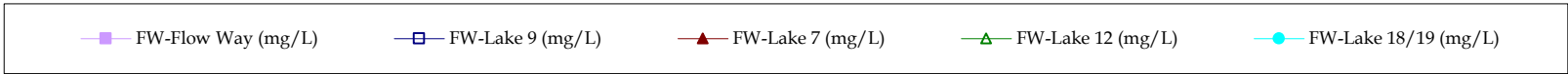
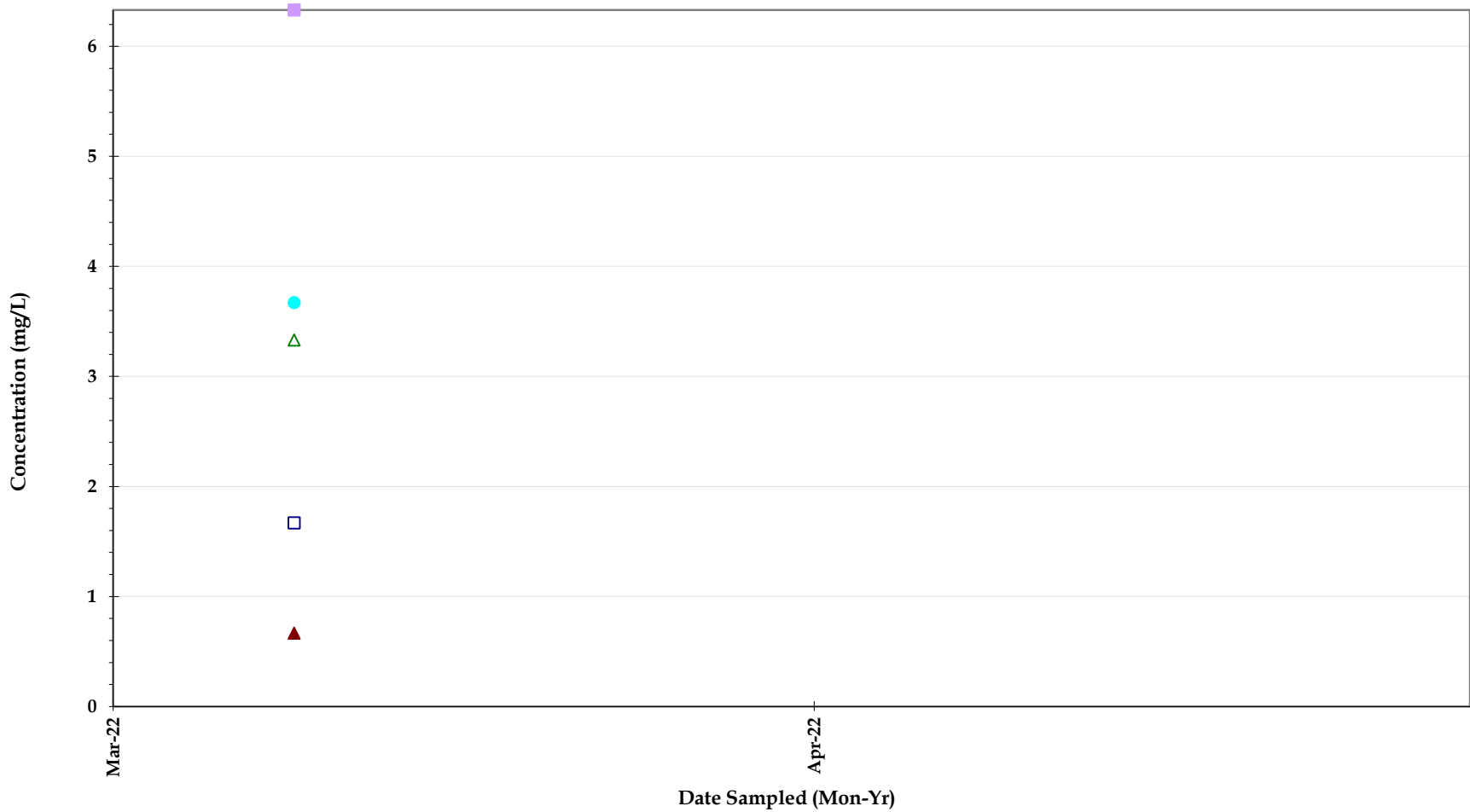


**Total Phosphorus**



*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**

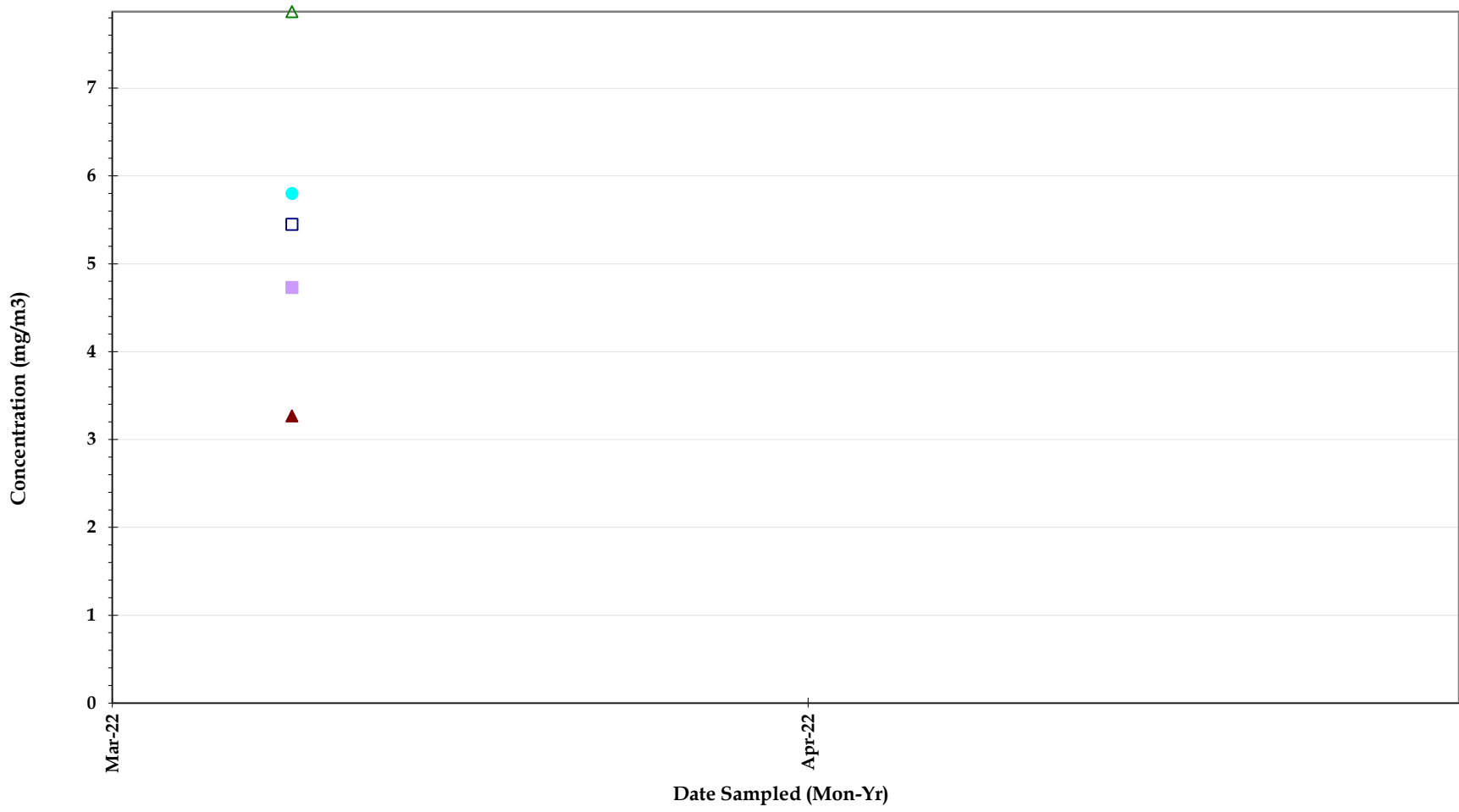




**Total Suspended Solids**

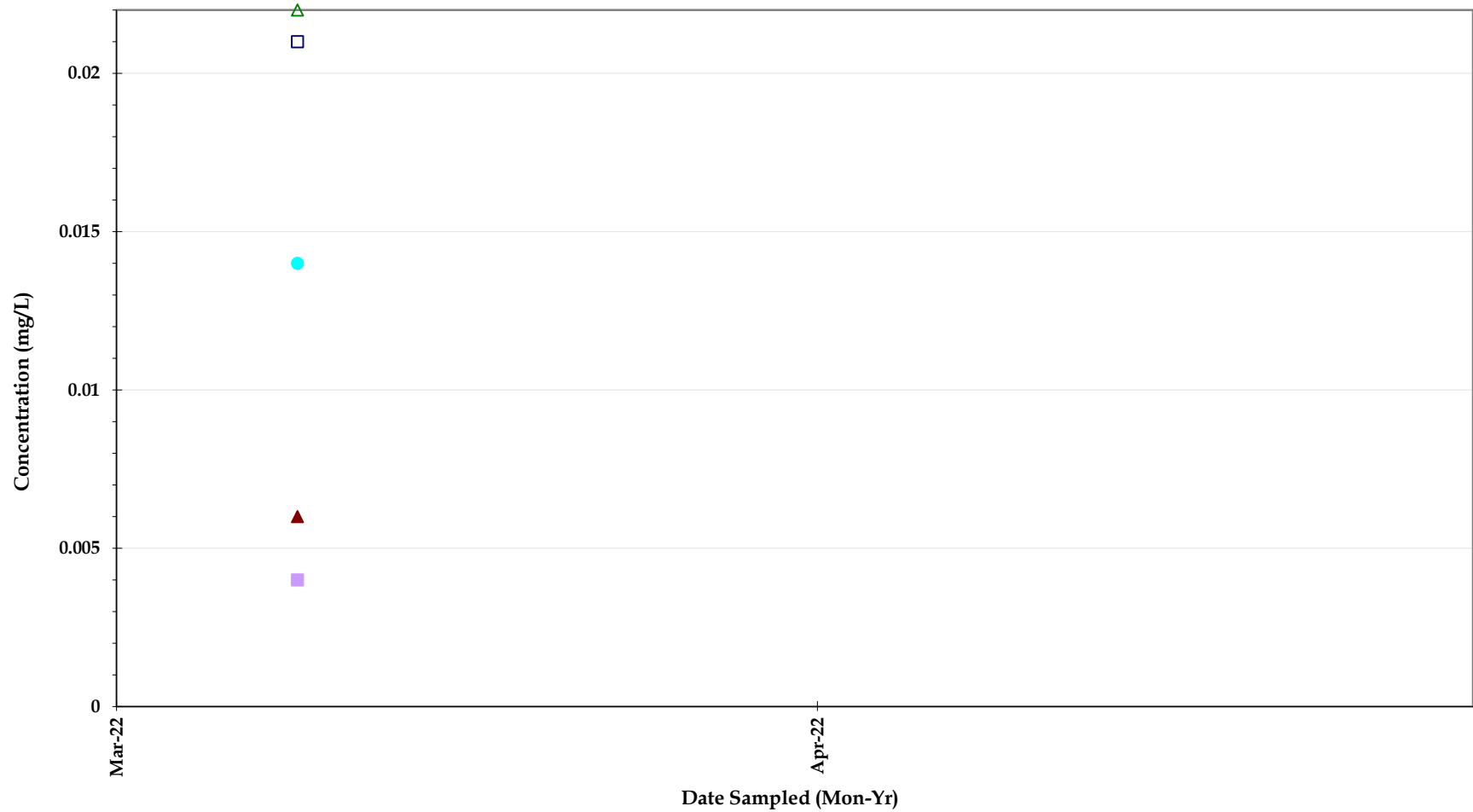


*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



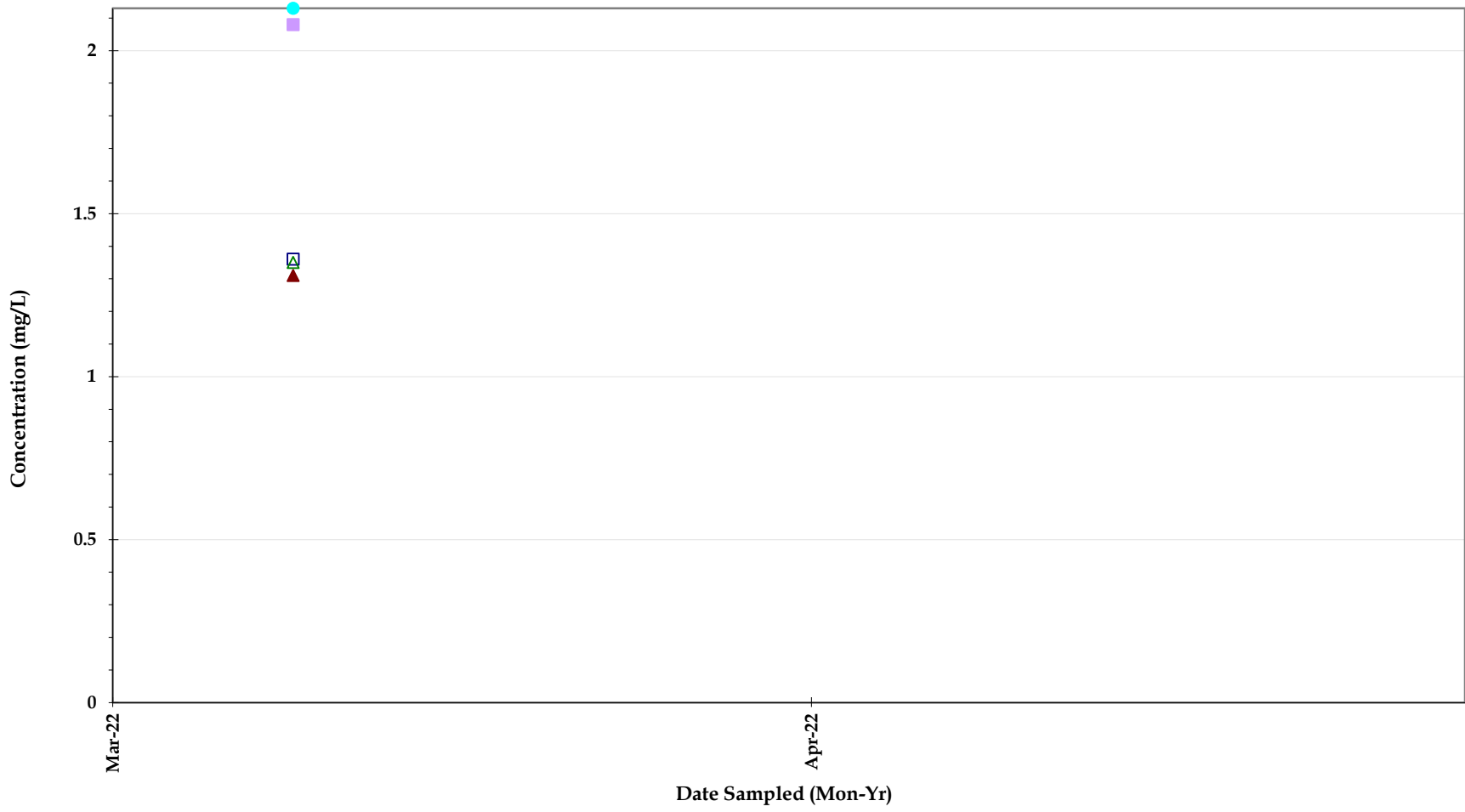
**Chlorophyll a**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



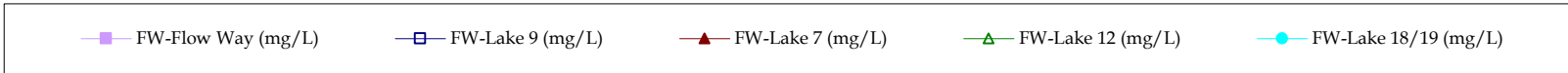
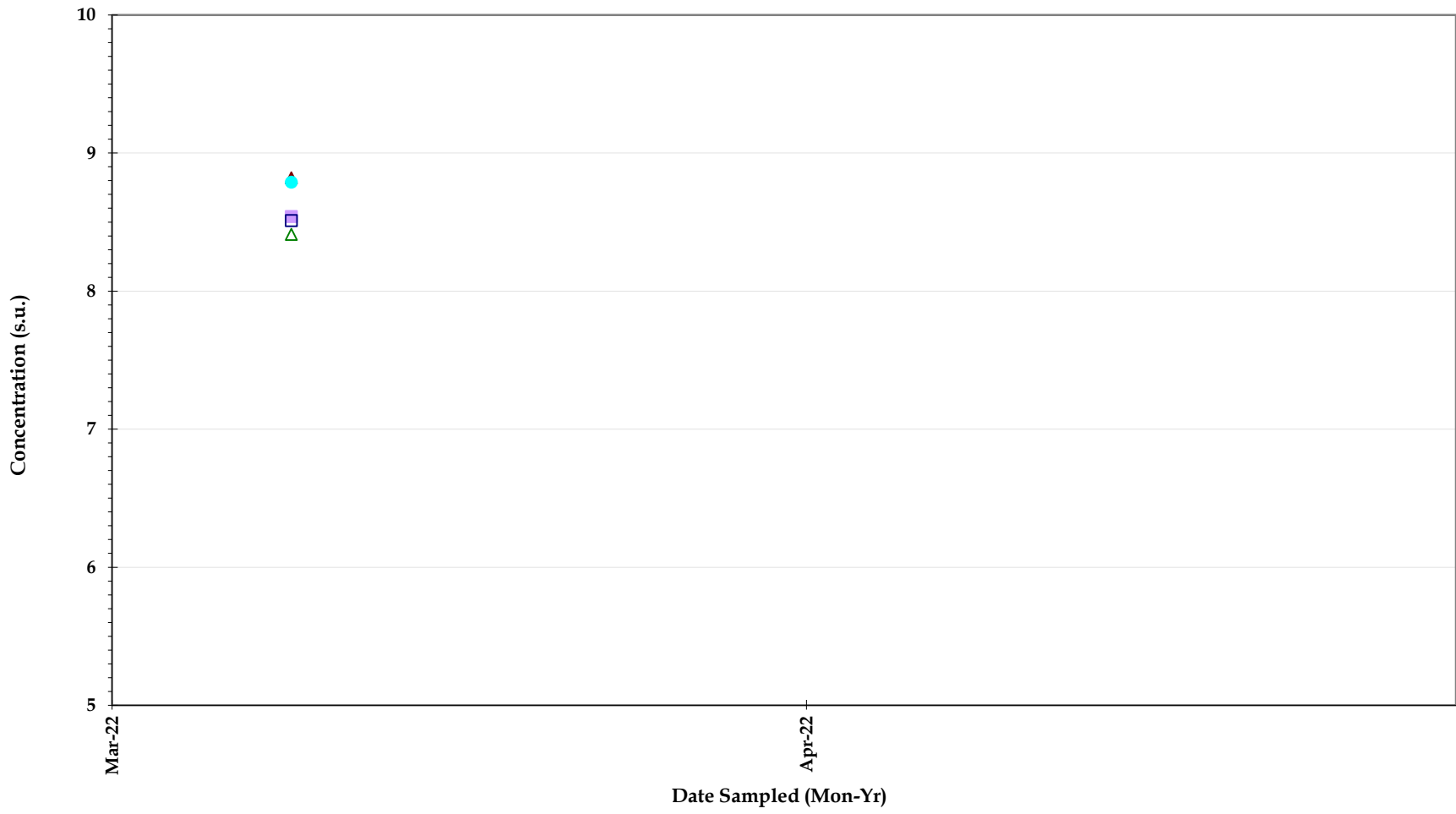
**Orthophosphate**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



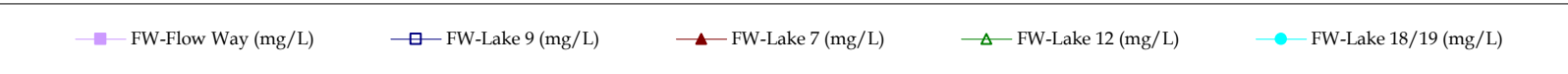
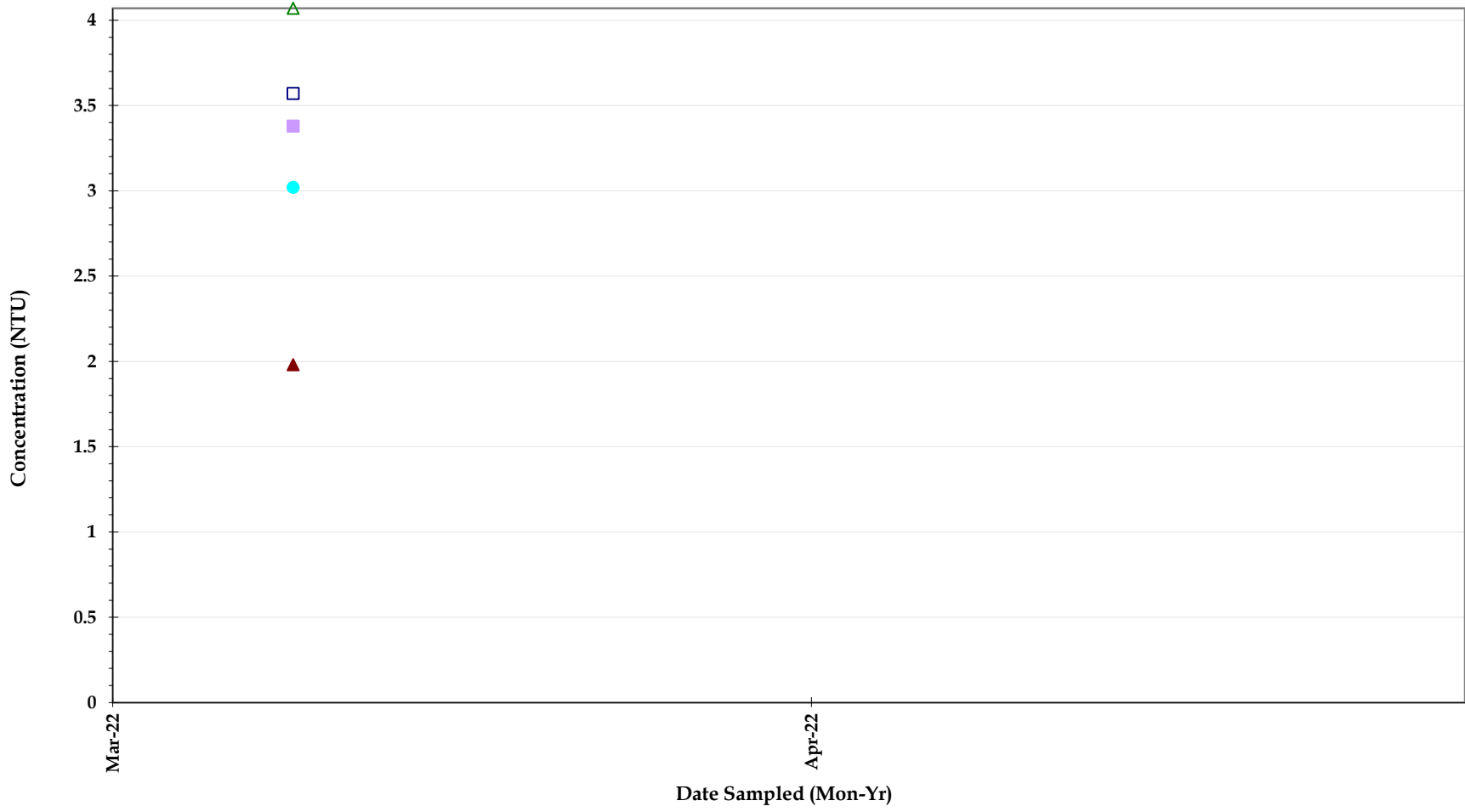
**Total kjeldahl nitrogen (TKN)**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



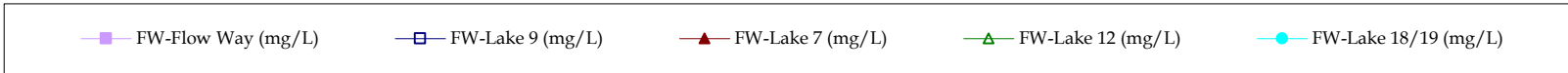
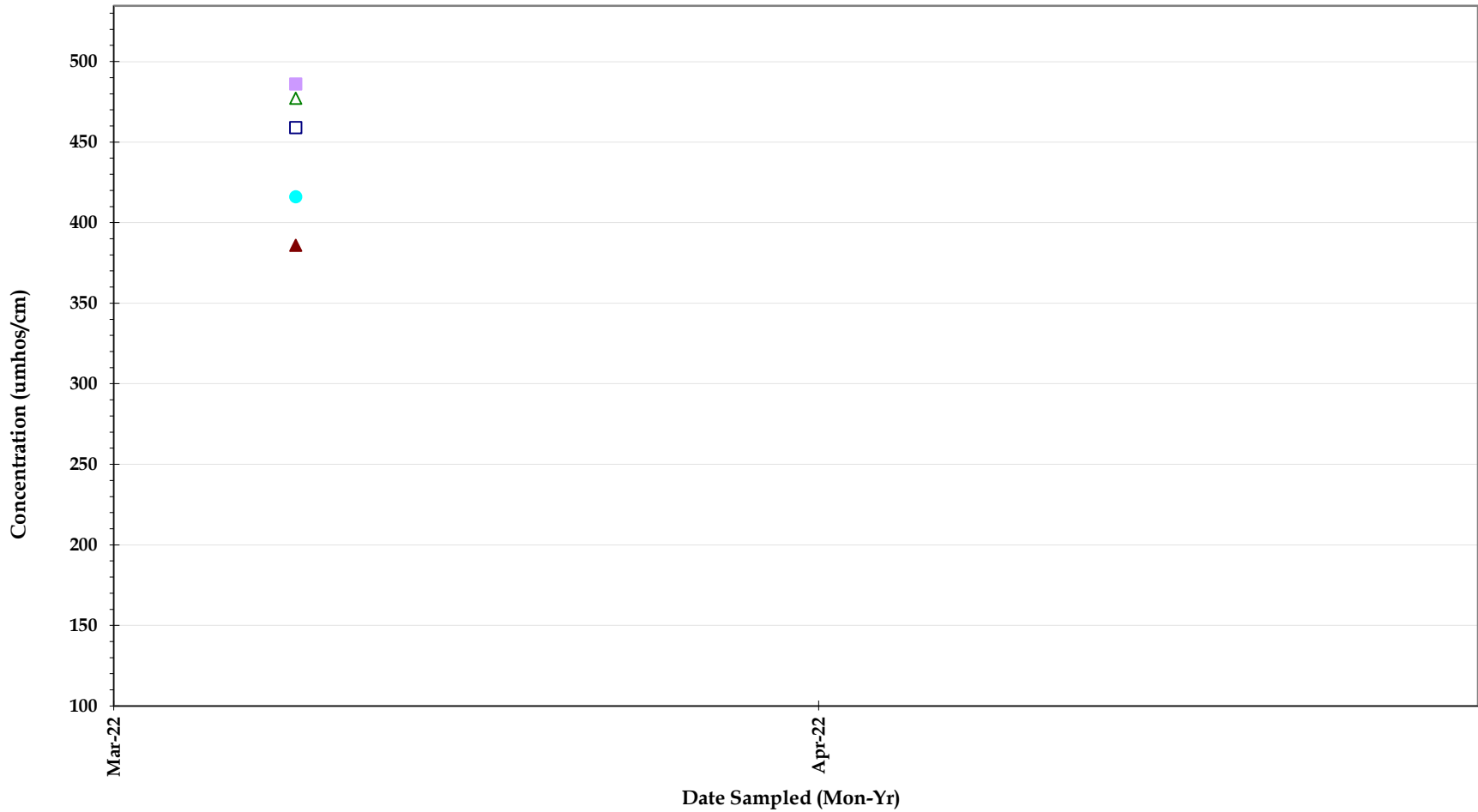
pH, Field

*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



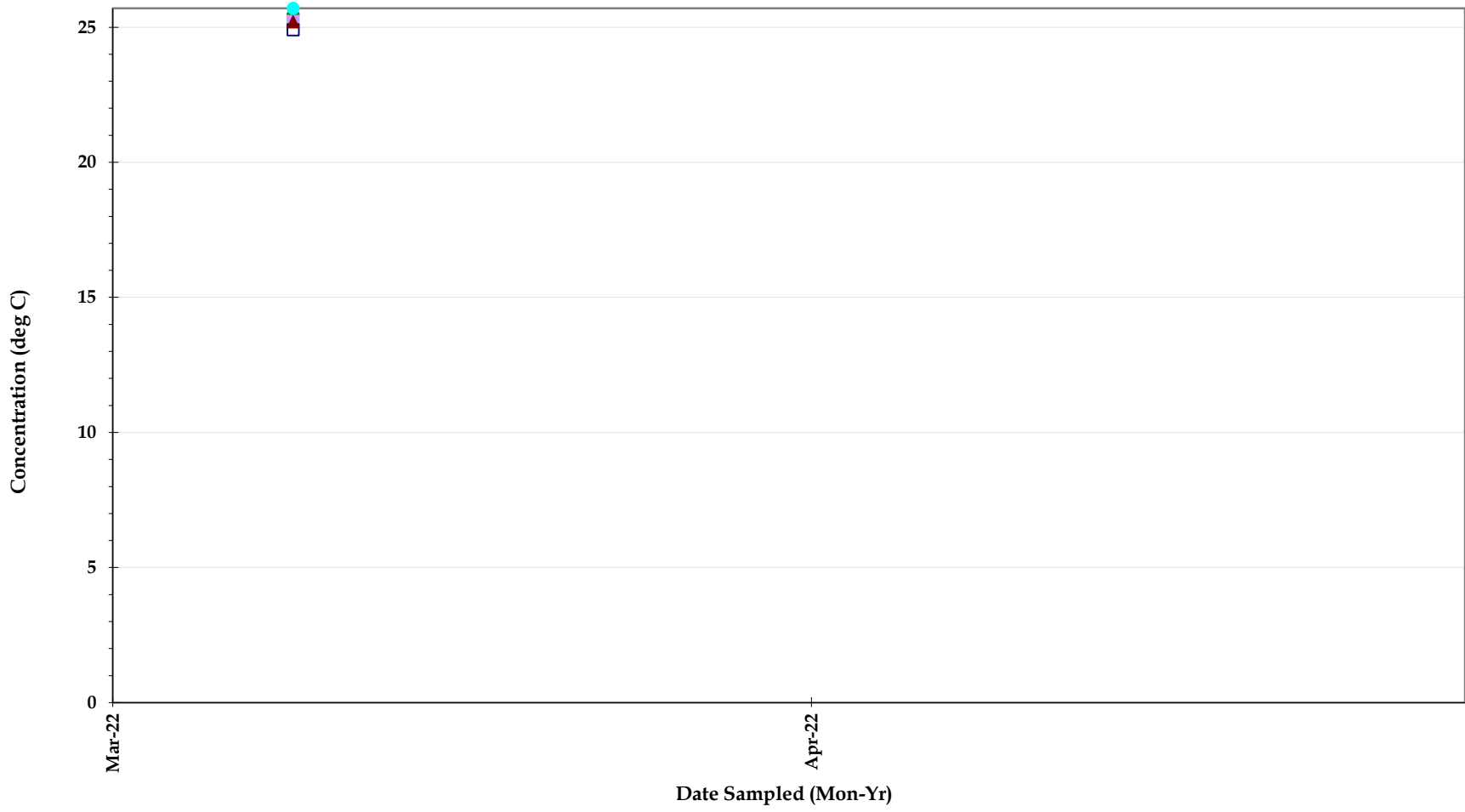
**Turbidity**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



**Conductivity**

*Flow Way*  
*Water Quality Surface Water Sample results*  
**MARCH 2022**



Temperature, sample

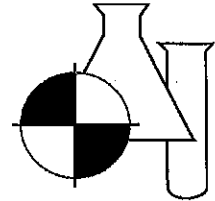
Flow Way  
 Water Quality Surface Water Sample results  
 MARCH 2022



# Laboratory Analytical Report

# BENCHMARK

## *EnviroAnalytical Inc.*



NELAC Certification #E84167

### ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

**Submission Number :** 22030621

G H D Services, Inc.  
2675 Winkler Ave., Ste.180  
Fort Myers, FL 33901

**Project Name :** FLOW WAY CDD WQM

**Date Received :** 03/10/2022

**Time Received :** 1453

**Submission Number:** 22030621

**Sample Date:** 03/09/2022

**Sample Number:** 001

**Sample Time:** 0850

**Sample Description:** WQ Location #1

**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	03/14/2022 13:01	CW
TOTAL KJELDAHL NITROGEN	2.08	MG/L	0.05	0.20	351.2	03/14/2022 14:31	HR
ORTHO PHOSPHORUS AS P	0.004 I	MG/L	0.002	0.008	365.3	03/10/2022 17:24	KA
TOTAL PHOSPHORUS AS P	0.024 I	MG/L	0.008	0.032	365.3	03/16/2022 15:46	KA
CHLOROPHYLL A	4.73	MG/M3	0.25	1.00	445.0	03/11/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	6.33	MG/L	0.570	2.280	SM2540D	03/11/2022 10:38	TG
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	03/10/2022 16:00	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	03/11/2022 14:47	CW
TOTAL NITROGEN	2.08	MG/L	0.05	0.20	SYSTEAS+351	03/14/2022 14:31	HR/CW

**Submission Number:** 22030621

**Sample Date:** 03/09/2022

**Sample Number:** 002

**Sample Time:** 0905

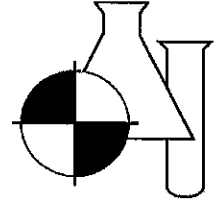
**Sample Description:** WQ Location #2

**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	03/14/2022 13:03	CW
TOTAL KJELDAHL NITROGEN	1.36	MG/L	0.05	0.20	351.2	03/14/2022 14:32	HR
ORTHO PHOSPHORUS AS P	0.021	MG/L	0.002	0.008	365.3	03/10/2022 17:25	KA
TOTAL PHOSPHORUS AS P	0.024 I	MG/L	0.008	0.032	365.3	03/16/2022 15:47	KA
CHLOROPHYLL A	5.45	MG/M3	0.25	1.00	445.0	03/11/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	1.67 I	MG/L	0.570	2.280	SM2540D	03/11/2022 10:38	TG
BIOCHEMICAL OXYGEN DEMAND	1.08 I	MG/L	1	4	SM5210B	03/10/2022 16:00	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	03/11/2022 14:48	CW
TOTAL NITROGEN	1.36	MG/L	0.05	0.20	SYSTEAS+351	03/14/2022 14:32	HR/CW

# BENCHMARK

## EnviroAnalytical Inc.



NELAC Certification #E84167

**Submission Number:** 22030621  
**Sample Number:** 003  
**Sample Description:** WQ Location #3

**Sample Date:** 03/09/2022  
**Sample Time:** 0925  
**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	03/14/2022 13:04	CW
TOTAL KJELDAHL NITROGEN	1.31	MG/L	0.05	0.20	351.2	03/14/2022 14:33	HR
ORTHO PHOSPHORUS AS P	0.006 I	MG/L	0.002	0.008	365.3	03/10/2022 17:27	KA
TOTAL PHOSPHORUS AS P	0.025 I	MG/L	0.008	0.032	365.3	03/16/2022 15:48	KA
CHLOROPHYLL A	3.27	MG/M3	0.25	1.00	445.0	03/11/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	0.667 I	MG/L	0.570	2.280	SM2540D	03/11/2022 10:38	TG
BIOCHEMICAL OXYGEN DEMAND	1.06 I	MG/L	1	4	SM5210B	03/10/2022 16:00	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	03/11/2022 14:49	CW
TOTAL NITROGEN	1.31	MG/L	0.05	0.20	SYSTEAS+351	03/14/2022 14:33	HR/CW

**Submission Number:** 22030621  
**Sample Number:** 004  
**Sample Description:** WQ Location #4

**Sample Date:** 03/09/2022  
**Sample Time:** 0945  
**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	03/14/2022 13:06	CW
TOTAL KJELDAHL NITROGEN	1.35	MG/L	0.05	0.20	351.2	03/14/2022 14:35	HR
ORTHO PHOSPHORUS AS P	0.022	MG/L	0.002	0.008	365.3	03/10/2022 17:28	KA
TOTAL PHOSPHORUS AS P	0.026 I	MG/L	0.008	0.032	365.3	03/16/2022 15:49	KA
CHLOROPHYLL A	7.87	MG/M3	0.25	1.00	445.0	03/11/2022 10:00	PP
TOTAL SUSPENDED SOLIDS	3.33	MG/L	0.570	2.280	SM2540D	03/11/2022 10:38	TG
BIOCHEMICAL OXYGEN DEMAND	1.39 I	MG/L	1	4	SM5210B	03/10/2022 16:00	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAS EASY	03/11/2022 14:49	CW
TOTAL NITROGEN	1.35	MG/L	0.05	0.20	SYSTEAS+351	03/14/2022 14:35	HR/CW

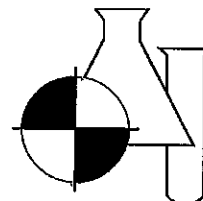
**Submission Number:** 22030621  
**Sample Number:** 005  
**Sample Description:** WQ Location #5

**Sample Date:** 03/09/2022  
**Sample Time:** 1000  
**Sample Method:** Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	03/14/2022 13:08	CW
TOTAL KJELDAHL NITROGEN	2.13	MG/L	0.05	0.20	351.2	03/14/2022 14:36	HR
ORTHO PHOSPHORUS AS P	0.014	MG/L	0.002	0.008	365.3	03/10/2022 17:29	KA
TOTAL PHOSPHORUS AS P	0.027 I	MG/L	0.008	0.032	365.3	03/16/2022 15:50	KA
CHLOROPHYLL A	5.80	MG/M3	0.25	1.00	445.0	03/11/2022 10:00	PP

# BENCHMARK

## EnviroAnalytical Inc.



NELAC Certification #E84167

TOTAL SUSPENDED SOLIDS	3.67	MG/L	0.570	2.280	SM2540D	03/11/2022	10:38	TG
BIOCHEMICAL OXYGEN DEMAND	1.22 I	MG/L	1	4	SM5210B	03/10/2022	16:00	LD/LD
NITRATE+NITRITE AS N	0.006 U	MG/L	0.006	0.024	SYSTEAEASY	03/11/2022	14:50	CW
TOTAL NITROGEN	2.13	MG/L	0.05	0.20	SYSTEAE+351	03/14/2022	14:38	HR/CW

03/21/2022

Dale D. Dixon / Laboratory Director

Date

Tülay Tarrisever - Technical Director/QC Officer

Kara Peterson - QA Officer

### DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.  
 B = Results based upon colony counts outside the ideal range.  
 H = Value based on field kit determination. Results may not be accurate.  
 I = Reported value is between the laboratory MDL and the PQL.  
 J1 = Estimated value. Surrogate recovery limits exceeded.  
 J2 = Estimated value. No quality control criteria exists for component.  
 J3 = Estimated value. Quality control criteria for precision or accuracy not met.  
 J4 = Estimated value. Sample matrix interference suspected.  
 J5 = Estimated value. Data questionable due to improper lab or field protocols.  
 K = Off-scale low. Value is known to be < the value reported.  
 L = Off-scale high. Value is known to be > the value reported.  
 N = Presumptive evidence of presence of material.  
 O = Sampled, but analysis lost or not performed.  
 Q = Sample held beyond accepted hold time.

T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.

U = Analyte analyzed but not detected at the value indicated.  
 V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are usable.

Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.  
 Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.  
 I = Data deviate from historically established concentration ranges.

? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.

\* = Not reported due to interference.

Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

### NOTES:

MBAS calculated as LAS; molecular weight = 340.  
 PQL = 4xMDL.  
 ND = Not detected at or above the adjusted reporting limit.  
 G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.  
 G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

### COMMENTS:

Chlorophyll A lab filtered at E85086 03/10/2022 at 0828.

For questions or comments regarding these results, please contact us at (941) 723-9986.

Results relate only to the samples.

**Benchmark EA South**  
 1001 Corporate Avenue, Suite 102  
 North Port, FL 34289  
 (941) 625-3137 / (800) 736-9986  
 (941) 423-7336 fax  
 Sample Temperature checked upon receipt at  
 BEAS with Temperature Gun ID #7

**Benchmark EA, Inc.**  
 1711 12<sup>th</sup> St. East  
 Palmetto, FL 34221  
 (941) 723-9986 / (800) 736-9986  
 (941) 723-6061-fax  
 Sample Temperature checked upon receipt at  
 BEA with Temperature Gun ID #258

**Client: GHD Services, Inc. (HSA ENG)**  
 2675 Winkler Ave. Suite 180  
 Ft. Myers FL 33901  
 Erik Isern (239) 215-3914 Shannon Tucker 239-210-8653  
 Email EDD Reports to: Andrew Wyatt ([Andrew.Wyatt@ghd.com](mailto:Andrew.Wyatt@ghd.com)) & Connor Haydon ([Connor.Haydon@ghd.com](mailto:Connor.Haydon@ghd.com))  
 2020 PO# 34043123

Kit Shipped to client via UPS Standard in 1 large cooler

Chain of Custody Form: Flow Way CDD WQM  
 Project Number: 11225022- 03

Profile: 840, QC Report

Laboratory Submission #: **22030621**

Station ID	Sample Type <sup>1</sup>	Sample Matrix <sup>2</sup>	Parameters, Preservative <sup>4</sup> , Container Type <sup>3</sup> / Total # of Containers = 25					Laboratory Submission #
			Unique bottle ID 1A	Unique bottle ID 1B	Unique bottle ID 1C	Unique bottle ID 1D	Unique bottle ID 1E	
			NO <sub>3</sub> -NO <sub>2</sub> (353.2) TKN (351.2) NH <sub>3</sub> (350.1) TP (365.3) T-N (Calc.)	BOD5 (SM5210B)	Ortho-Phos (Lab Filtered) (365.3)	TSS (SM2540D)	Chlorophyll a (445.0) Filtered @ BEAS 0828 3/10/22	
			1.1mL 1:4 H <sub>2</sub> SO <sub>4</sub> pH<2 <input checked="" type="checkbox"/> Lot # 21-21	Plain	Plain	Plain	Plain	
			1 x 1/2 Pint Plastic	1 x 1 Quart Plastic	1 x 1/2 Pint Plastic	1 x 1 Quart Plastic	1 x 500mL Opaque Plastic	
WQ Location #1	Grab	SW	Date/Time: 3/9/22	0850				1
WQ Location #2	Grab	SW	Date/Time: ↓	0905				2
WQ Location #3	Grab	SW	Date/Time: ↓	0925				3
WQ Location #4	Grab	SW	Date/Time: ↓	0945				4
WQ Location #5	Grab	SW	Date/Time: ↓	1000				5

- Notes:**
- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
  - "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), saline surface water (SSW), soil, sediment (SDMNT), or sludge (SLDGC).
  - "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
  - Sample must be refrigerated or stored in wet ice after collection. The temperature during storage should be less than or equal to 6°C (42.8°F).
  - Under "Preservative," list any preservatives that were added to the sample container. Lot Number of preservative used is specific to the bottles included in the kit. NaThio, H<sub>2</sub>SO<sub>4</sub>, and HNO<sub>3</sub>, do not have expiration dates per the manufacturer. Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.
  - 2 Quart plastic bottles are not certified.
- Instructions:**
- Each bottle has a label identifying sample ID, premeasured preservative contained in the bottle, sample type, client ID, and parameters for analysis.
  - The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
  - All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
  - The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.
  - Sample kit has been created by BEA using new, certified bottles unless otherwise noted.

Laboratory Sample Acceptability:  
 pH < 2:  BEA Temperature: 0-2°C  
 BEAS: 4.3°C

1	Collector & Affiliation: (Print & Sign) <i>Connor Haydon</i> <i>CHIL</i> GHD	Date: 3/9/22	Time: 1239	Received By & Affiliation: (Print & Sign) <i>Brooke Kraternick</i> BEAS	Date: 3/9/22	Time: 1239
2	Relinquished By & Affiliation: (Print & Sign) <i>Brooke Kraternick</i>	Date: 3/10/22	Time: 11:20	Received By & Affiliation: (Print & Sign) <i>Chris Harker</i> <i>Dan Samuel</i> BEA	Date: 3/10/22	Time: 11:20
3	Relinquished By & Affiliation: (Print & Sign) <i>Chris Harker</i> <i>Dan Samuel</i> BEA	Date: 3/10/22	Time: 1453	Received By & Affiliation: (Print & Sign) <i>Kera McBaner</i> BEA	Date: 3/10/22	Time: 1453
4	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
5	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:

4 36 4

# Surface Water Field Sheets

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	WQ Location #1
LOCATION:	downstream of bridge
DATE/TIME:	3/9/22 850
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input checked="" type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements) (Circle One if applicable)	N/A	(feet)	Sample Depth:	1.5	(feet)
STREAM FLOW:	No Flow	<input checked="" type="radio"/> Flow within Banks	Flood Conditions		
WATER LEVEL:	Low	<input checked="" type="radio"/> Normal	High		
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	Dipper	Other	

Field Measurements		Meter ID#			Field Measurements Read By: (initials)		
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
850	1.5	8.54	5.13	62.3	25.3	486	3.32
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: N/A  
 Samples immediately placed on ice?  Yes  No

WEATHER CONDITIONS: (circle) raining,  clear, partly cloudy, windy  
 PERSONNEL ON SITE: Connor Hayden, Andrew Wapatt, Jessie Walsh

REMARKS: sample collected downstream of bridge. mostly clear, flowing water

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	<u>WQ Location 2</u>
LOCATION:	<u>down NW corner of Lake</u>
DATE/TIME:	<u>3/9/22 905</u>
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input checked="" type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>N/A</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	<input type="radio"/> No Flow	<input checked="" type="radio"/> Flow within Banks	<input type="radio"/> Flood Conditions
WATER LEVEL: (Circle One)	<input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper    Other _____

Field Measurements		Meter ID#		Field Measurements			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>905</u>	<u>1.5</u>	<u>8.51</u>	<u>5.13</u>	<u>61.7</u>	<u>24.9</u>	<u>459</u>	<u>3.57</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: N/A  
 Samples immediately placed on ice?  Yes  No

WEATHER CONDITIONS: (circle) raining,  clear, partly cloudy, windy  
 PERSONNEL ON SITE: Connor Hayden, Andrew Wyatt, Jessie Walsh

REMARKS: Sample collected @ SE corner of Lake 9. low water level and very marshy.



**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	NO Location # 3
LOCATION:	eastern corner of lake 7
DATE/TIME:	3/1/22 925
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input checked="" type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements) (Circle One if applicable)	NM	(feet)	Sample Depth:	1.5	(feet)
STREAM FLOW:	No Flow	<input checked="" type="radio"/> Flow within Banks	Flood Conditions		
WATER LEVEL:	Low	<input checked="" type="radio"/> Normal	High		
WATER SAMPLE COLLECTION DEVICE (Circle One)	Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	Dipper	Other _____	

Field Measurements		Meter ID#		Field Measurements Read By: (initials)			
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
925	1.5	0.82	6.81	82.5	25.2	386	1.98
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA  
 Samples immediately placed on ice?  Yes  No

WEATHER CONDITIONS: (circle) raining,  clear, partly cloudy, windy

PERSONNEL ON SITE: Connor Hayden, Andrew Wyatt, Jessie Wain

REMARKS: Sample collected from east bank from shore low-ish water level

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	WQ Location #41
LOCATION:	Northwestern bank
DATE/TIME:	3/9/22 945
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input checked="" type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>Nm</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	<input checked="" type="radio"/> No Flow	<input type="radio"/> Flow within Banks	<input type="radio"/> Flood Conditions
WATER LEVEL: (Circle One)	<input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper <input type="radio"/> Other _____

Field Measurements		Field Measurements Read By: (initials)						
Time (24 hr.)	Surface Depth Collected (feet)	Meter ID#	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
945	1.5		8.41	6.22	76.1	25.7	477.2	4.07
Time (24 hr.)	Bottom Depth Collected (feet)		pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: NA  
 Samples immediately placed on ice?  Yes  No

WEATHER CONDITIONS: (circle) raining, clear,  partly cloudy, windy

PERSONNEL ON SITE: Jessie Walsh, Connor Haydon,  
Andrew Wyatt

REMARKS: Sample collected from west bank of stream,  
slightly low water level

**SURFACE WATER FIELD SHEET**  
Station Information

STATION ID:	<u>W0 Location #5</u>
LOCATION:	<u>Western bank</u>
DATE/TIME:	<u>3/9/22 1000</u>
ALL TIMES ARE:	<input checked="" type="radio"/> ETZ or <input type="radio"/> CTZ (circle one)

WATERBODY TYPE: (Circle One)	<input type="radio"/> Small Lake (>4 and <10HA) (collect samples in middle of open water)	<input type="radio"/> Large Lake (>10HA) (collect samples at selected location point)
	<input checked="" type="radio"/> Small Stream (collect samples in representative area)	<input type="radio"/> Large River (collect samples in representative area)

**Water Characteristics**

TOTAL WATER DEPTH: (Average of 2 measurements)	<u>nm</u> (feet)	Sample Depth:	<u>1.5</u> (feet)
STREAM FLOW: (Circle One if applicable)	<input type="radio"/> No Flow	<input checked="" type="radio"/> Flow within Banks	<input type="radio"/> Flood Conditions
WATER LEVEL: (Circle One)	<input type="radio"/> Low	<input checked="" type="radio"/> Normal	<input type="radio"/> High
WATER SAMPLE COLLECTION DEVICE (Circle One)	<input type="radio"/> Van Dorn	<input checked="" type="radio"/> Direct Grab with Sample Bottle	<input type="radio"/> Dipper <input type="radio"/> Other _____

Field Measurements		Field Measurements Read By: (initials)					
Time (24 hr.)	Surface Depth Collected (feet)	pH* (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
<u>1000</u>	<u>1.5</u>	<u>8.79</u>	<u>5.51</u>	<u>66.8</u>	<u>25.7</u>	<u>416.1</u>	<u>3.02</u>
Time (24 hr.)	Bottom Depth Collected (feet)	pH (SU)	D.O.(mg./L)	D.O. (%)	Temp (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)

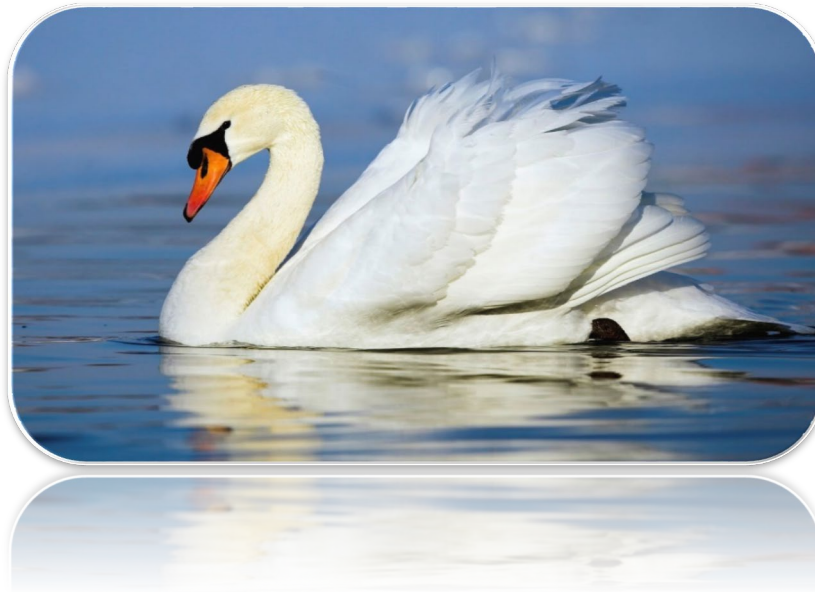
\*pH of preserved sample: number of drops of sulfuric acid added in field to achieve pH of less than 2: Na  
 Samples immediately placed on ice?  Yes  No

WEATHER CONDITIONS: (circle) raining,  clear,  partly cloudy, windy  
 PERSONNEL ON SITE: Jessie Watson, Connor Haydon, Andrew Wyatt

REMARKS: Sample collected from western bank, slightly low flow

# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - APRIL 2022**

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Flow Way Community Development District*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-7</i>
<i>Debt Service Fund</i>	
<i>Series 2013 Bonds</i>	<i>8</i>
<i>Series 2015 Bonds (Phase 3)</i>	<i>9</i>
<i>Series 2015 Bonds (Phase 4)</i>	<i>10</i>
<i>Series 2016 Bonds (Phase 5)</i>	<i>11</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>12</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>13</i>
<i>Capital Project Fund</i>	
<i>Series 2016 Bonds (Phase 5)</i>	<i>14</i>
<i>Series 2017 Bonds (Phase 6)</i>	<i>15</i>
<i>Series 2019 Bonds (Phase 7, Phase 8, Hatcher)</i>	<i>16</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending April 30, 2022**

	Governmental Funds			Debt Service Funds				Capital Projects Funds			Account Groups	Totals
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 & 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt	(Memorandum Only)
<b>Assets</b>												
<b>Cash and Investments</b>												
General Fund - Invested Cash	\$ 572,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 572,837
<b>Debt Service Fund</b>												
Interest Account	-	203,463	84,000	76,313	119,589	81,488	171,295	-	-	-	-	736,146
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	539,000	245,306	160,641	174,589	118,375	256,422	-	-	-	-	1,494,332
Revenue	-	407,100	255,840	154,525	238,340	150,423	354,302	-	-	-	-	1,560,529
Prepayment Account	-	-	881	272	-	-	5	-	-	-	-	1,158
General Redemption Account	-	-	-	2,471	-	-	-	-	-	-	-	2,471
Construction	-	-	-	-	-	-	-	23,705	15,521	34,289	-	73,516
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>												
General Fund	-	41,963	19,916	16,836	27,237	18,481	40,106	-	-	-	-	164,539
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>												
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Assessments Receivable/Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	-	-	3,590,409	3,590,409
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	-	-	26,064,591	26,064,591
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 572,837</b>	<b>\$ 1,191,525</b>	<b>\$ 605,943</b>	<b>\$ 411,057</b>	<b>\$ 559,755</b>	<b>\$ 368,767</b>	<b>\$ 822,129</b>	<b>\$ 23,705</b>	<b>\$ 15,521</b>	<b>\$ 34,289</b>	<b>\$ 29,655,000</b>	<b>\$ 34,260,528</b>

**Flow Way Community Development District  
Balance Sheet  
for the Period Ending April 30, 2022**

	Governmental Funds		Debt Service Funds					Capital Projects Funds			Account Groups		Totals (Memorandum Only)
	General Fund	Series 2013	Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 8 Hatcher)	Series 2016 (Phase 5)	Series 2017 (Phase 6)	Series 2019 (Phase 7 - 8)	General Long Term Debt		
<b>Liabilities</b>													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	164,539	-	-	-	-	-	-	-	-	-	-	-	164,539
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>													
Current Portion	-	-	-	-	-	-	-	-	-	-	-	590,000	590,000
Long Term	-	-	-	-	-	-	-	-	-	-	-	29,065,000	29,065,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<u>\$ 164,539</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,655,000</u>	<u>\$ 29,819,539</u>
<b>Fund Equity and Other Credits</b>													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Fund Balance</b>													
<b>Restricted</b>													
Beginning: October 1, 2021 (Audited)	-	970,814	501,555	324,289	434,382	368,767	648,324	21,810	14,237	34,281	-	-	3,318,459
Results from Current Operations	-	220,711	104,388	86,768	125,373	-	173,805	1,895	1,285	8	-	-	714,233
<b>Unassigned</b>													
Beginning: October 1, 2021 (Audited)	335,757	-	-	-	-	-	-	-	-	-	-	-	335,757
Results from Current Operations	72,541	-	-	-	-	-	-	-	-	-	-	-	72,541
<b>Total Fund Equity and Other Credits</b>	<u>\$ 408,298</u>	<u>\$ 1,191,525</u>	<u>\$ 605,943</u>	<u>\$ 411,057</u>	<u>\$ 559,755</u>	<u>\$ 368,767</u>	<u>\$ 822,129</u>	<u>\$ 23,705</u>	<u>\$ 15,521</u>	<u>\$ 34,289</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,440,990</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 572,837</u>	<u>\$ 1,191,525</u>	<u>\$ 605,943</u>	<u>\$ 411,057</u>	<u>\$ 559,755</u>	<u>\$ 368,767</u>	<u>\$ 822,129</u>	<u>\$ 23,705</u>	<u>\$ 15,521</u>	<u>\$ 34,289</u>	<u>\$ 29,655,000</u>	<u>\$ -</u>	<u>\$ 34,260,528</u>

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 243,545	0%
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	5,770	145,452	363,408	38,608	19,793	4,801	21,842	599,674	596,780	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
<b>Contributions Private Sources</b>										
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,770</b>	<b>\$ 145,452</b>	<b>\$ 363,408</b>	<b>\$ 38,608</b>	<b>\$ 19,793</b>	<b>\$ 4,801</b>	<b>\$ 21,842</b>	<b>599,674</b>	<b>\$ 840,325</b>	<b>71%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's Fees	-	2,000	2,000	-	1,000	1,800	1,600	8,400	12,000	70%
<b>Executive</b>										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	1,500	4,000	-	-	-	-	5,500	4,500	122%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Arbitrage Rebate Services	500	-	-	-	-	-	-	500	3,000	17%
<b>Other Contractual Services</b>										
Recording and Transcription	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	322	322	280	-	-	-	-	924	3,500	26%
Trustee Services	-	-	3,450	-	8,036	-	-	11,486	25,450	45%
Dissemination Agent Services	-	5,500	-	-	-	-	-	5,500	5,500	100%
Property Appraiser Fees	-	-	-	-	234	-	-	234	10,000	2%
Bank Services	-	-	-	-	-	-	-	-	400	0%
<b>Travel and Per Diem</b>										
	-	-	-	-	-	-	-	-	-	N/A



**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	8	39	-	-	-	-	10	56	600	9%
<b>Rentals &amp; Leases</b>										
Meeting Room Rental	-	-	-	-	-	-	-	-	-	N/A
<b>Computer Services - Website Development</b>										
Insurance	10,331	-	-	-	-	-	-	10,331	6,700	154%
Printing & Binding	3	-	-	-	-	566	-	569	500	114%
Office Supplies	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	-	-	-	4,273	556	-	4,829	50,000	10%
Boundary Expansion	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - SFWMD	-	-	-	-	-	-	-	-	-	N/A
Special Counsel - Litigation	-	8,512	574	2,412	64,421	29,519	1,607	107,046	225,000	48%
<b>Other General Government Services</b>										
Engineering Services - General Fund	435	4,768	3,533	-	-	935	9,957	19,627	50,000	39%
Miscellaneous Services	-	-	-	-	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	1,688	1,725	3,413	-	N/A
Strategic Operations Plan	-	-	4,993	-	-	11,555	30,083	46,630	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
<b>Community Wide Irrigation Ssystem</b>										
Professional Services										
Consumptive Use Permit Monitor	-	-	-	-	-	300	-	300.00	-	N/A
Utility Services										
Electric - Pump Station	-	-	-	-	5,527	4,208	3,677	13,411.98	-	N/A
Electric - Recharge Pumps	-	-	-	-	2,104	1,826	1,237	5,167.04	-	N/A
<b>Stormwater Management Services</b>										

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Preserve Area Maintenance</b>										
<b>Environmental Engineering Consultant</b>										
Task 1 - Bid Documents	-	-	-	-	-	-	-	-	-	N/A
Task 2 - Monthly site visits	-	-	-	-	-	-	-	-	-	N/A
Task 3 - Reporting to Regulatory Agencies	-	-	-	-	-	-	-	-	-	N/A
Task 4 - Fish Sampling to US Fish & Wildlife	-	-	-	-	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	338	945	1,283	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	10,000	0%
<b>Repairs and Maintenance</b>										
Wading Bird Foraging Areas	-	-	-	-	-	-	-	-	-	N/A
Internal Preserves	-	-	-	-	-	-	-	-	-	N/A
Western Preserve	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Area 1	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Area 2	-	-	-	-	-	-	-	-	-	N/A
Northern Preserve Areas 1&2	-	-	-	-	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	2,905	-	-	-	-	-	2,905	7,500	39%
Code Enforcement for Incursion into Preserve	-	-	-	-	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	-	-	-	-	N/A
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>										
<b>Professional Services</b>										
Asset Management	-	-	1,964	-	3,927	1,964	1,964	9,818	15,000	65%
<b>Repairs &amp; Maintenance</b>										
Aquatic Weed Control	-	-	-	-	38,250	12,000	7,900	58,150	120,000	48%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	15,000	0%
Water Quality Testing	-	-	-	-	-	-	-	-	5,000	0%
Littortal Shelf Planting	-	-	-	-	-	-	-	-	10,000	0%
Aeration System	-	-	-	-	-	-	-	-	-	N/A

**Flow Way Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Water Control Structures	500	97,310	300	-	-	-	-	98,110	-	N/A
Capital Outlay										
Aeration Systems	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	20,000	0%
<b>Landscaping Services</b>										
Professional Services										
Asset Management	-	-	1,864	-	3,727	2,249	1,864	9,703	5,000	194%
Utility Services										
Electric	-	-	-	-	-	-	-	-	2,400	0%
Irrigation Water	-	-	-	-	-	-	-	-	3,000	0%
Community Entrance (Landscaping)										
Repairs & Maintenance										
Public Area Landscaping	-	-	-	-	15,860	7,930	16,486	40,276	106,100	38%
Fountains	-	-	-	-	-	12,610	1,610	14,220	-	N/A
Irrigation System	-	-	-	-	425	1,155	400	1,980	25,000	8%
Well System	-	-	-	-	-	690	-	690	10,000	7%
Plant Replacement	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies										
Mulch	-	-	-	-	-	-	-	-	15,000	0%
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>										
Repairs and Maintenance										
Paver Repairs	-	-	-	-	-	3,900	-	3,900	-	N/A
<b>Reserves for Future Operations</b>										
Future Operations/Restorations	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer Out</b>	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>18,273</b>	<b>128,855</b>	<b>28,956</b>	<b>8,412</b>	<b>153,785</b>	<b>101,788</b>	<b>87,063</b>	<b>527,133</b>	<b>840,325</b>	<b>63%</b>

**Flow Way Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18,273</b>	<b>\$ 128,855</b>	<b>\$ 28,956</b>	<b>\$ 8,412</b>	<b>\$ 153,785</b>	<b>\$ 101,788</b>	<b>\$ 87,063</b>	<b>\$ 527,133</b>	<b>\$ 840,325</b>	<b>63%</b>
Net Increase/ (Decrease) in Fund Balance	(12,504)	16,597	334,452	30,196	(133,992)	(96,987)	(65,222)	72,541	-	
Fund Balance - Beginning	335,757	323,253	339,851	674,303	704,499	570,507	473,520	335,757	-	
<b>Fund Balance - Ending</b>	<b>\$ 323,253</b>	<b>\$ 339,851</b>	<b>\$ 674,303</b>	<b>\$ 704,499</b>	<b>\$ 570,507</b>	<b>\$ 473,520</b>	<b>\$ 408,298</b>	<b>408,298</b>	<b>\$ -</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2013**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	0	-	-	-	-	-	0	8	1%
Sinking Fund	-	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	5,845	0	0	0	0	0	5,848	11,000	53%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	1	2	2	3	12	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	5,214	131,443	328,405	34,889	17,886	4,339	19,738	541,913	539,344	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,216</b>	<b>\$ 137,289</b>	<b>\$ 328,406</b>	<b>\$ 34,890</b>	<b>\$ 17,889</b>	<b>\$ 4,341</b>	<b>\$ 19,741</b>	<b>547,773</b>	<b>\$ 550,352</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2013 Bonds	-	120,000	-	-	-	-	-	120,000	\$ 120,000	100%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2013 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2013 Bonds	-	207,063	-	-	-	-	-	207,063	417,575	50%
<b>Operating Transfers Out (To Other Funds)</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$327,063</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$327,063</b>	<b>\$537,575</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,216	(189,773)	328,406	34,890	17,889	4,341	19,741	220,711	12,777	
Fund Balance - Beginning	970,814	976,030	786,257	1,114,663	1,149,553	1,167,443	1,171,784	970,814		
<b>Fund Balance - Ending</b>	<b>\$ 976,030</b>	<b>\$ 786,257</b>	<b>\$ 1,114,663</b>	<b>\$ 1,149,553</b>	<b>\$ 1,167,443</b>	<b>\$ 1,171,784</b>	<b>\$ 1,191,525</b>	<b>1,191,525</b>	<b>\$ 12,777</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 3)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	0	-	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	2,670	0	0	0	0	0	2,671	5,000	53%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	7	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,475	62,384	155,864	16,559	8,489	2,059	9,368	257,198	255,873	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfers In</b>										
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>										
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,476</b>	<b>\$ 65,055</b>	<b>\$ 155,865</b>	<b>\$ 16,560</b>	<b>\$ 8,491</b>	<b>\$ 2,061</b>	<b>\$ 9,369</b>	<b>259,876</b>	<b>\$ 260,873</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2015 Bonds (Phase 3)	-	70,000	-	-	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2015 Bonds (Phase 3)	-	85,488	-	-	-	-	-	85,488	169,488	50%
<b>Operating Transfers Out (To Other Funds)</b>										
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$155,488</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$155,488</b>	<b>\$239,488</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,476	(90,433)	155,865	16,560	8,491	2,061	9,369	104,388	21,385	
Fund Balance - Beginning	501,555	504,031	413,598	569,463	586,023	594,513	596,574	501,555	-	
<b>Fund Balance - Ending</b>	<b>\$ 504,031</b>	<b>\$ 413,598</b>	<b>\$ 569,463</b>	<b>\$ 586,023</b>	<b>\$ 594,513</b>	<b>\$ 596,574</b>	<b>\$ 605,943</b>	<b>605,943</b>	<b>\$ 21,385</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 (Phase 4)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	0	-	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,756	0	0	0	0	0	1,757	3,500	50%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	4	8	55%
General Redemption Account	0	0	0	0	0	0	0	0	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,092	52,736	131,758	13,998	7,176	1,741	7,919	217,419	216,342	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>										
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,093</b>	<b>\$ 54,492</b>	<b>\$ 131,758</b>	<b>\$ 13,998</b>	<b>\$ 7,177</b>	<b>\$ 1,742</b>	<b>\$ 7,920</b>	<b>219,180</b>	<b>\$ 219,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2015 Bonds (Phase 4)	-	55,000	-	-	-	-	-	55,000	\$ 55,000	100%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2015 Bonds (Phase 4)	-	77,413	-	-	-	-	-	77,413	153,994	50%
<b>Operating Transfers Out (To Other Funds)</b>										
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$132,413</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,413</b>	<b>\$208,994</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,093	(77,920)	131,758	13,998	7,177	1,742	7,920	86,768	10,856	
Fund Balance - Beginning	324,289	326,382	248,462	380,220	394,218	401,395	403,137	324,289		
<b>Fund Balance - Ending</b>	<b>\$ 326,382</b>	<b>\$ 248,462</b>	<b>\$ 380,220</b>	<b>\$ 394,218</b>	<b>\$ 401,395</b>	<b>\$ 403,137</b>	<b>\$ 411,057</b>	<b>411,057</b>	<b>\$ 10,856</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2016 (Phase 5)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	0	-	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,893	0	0	0	0	0	1,894	3,700	51%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	2	7	12	56%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	3,384	85,315	213,158	22,646	11,609	2,816	12,811	351,740	350,060	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (To Other Funds)</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,385</b>	<b>\$ 87,210</b>	<b>\$ 213,158</b>	<b>\$ 22,646</b>	<b>\$ 11,611</b>	<b>\$ 2,818</b>	<b>\$ 12,813</b>	<b>353,641</b>	<b>\$ 353,772</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2016 Bonds (Phase 5)	-	105,000	-	-	-	-	-	105,000	\$ 105,000	100%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2016 Bonds (Phase 5)	-	121,374	-	-	-	-	-	121,374	240,963	50%
<b>Operating Transfers Out (To Other Funds)</b>										
	0	1,893	0	0	0	0	0	1,894	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$228,267</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$228,268</b>	<b>\$345,963</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,385	(141,057)	213,158	22,646	11,611	2,818	12,813	125,373	7,809	
Fund Balance - Beginning	434,382	437,767	296,710	509,868	532,514	544,124	546,942	434,382		
<b>Fund Balance - Ending</b>	<b>\$ 437,767</b>	<b>\$ 296,710</b>	<b>\$ 509,868</b>	<b>\$ 532,514</b>	<b>\$ 544,124</b>	<b>\$ 546,942</b>	<b>\$ 559,755</b>	<b>559,755</b>	<b>\$ 7,809</b>	



**Flow Way Community Development District**  
**Debt Service Fund - Series 2017 (Phase 6)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	0	-	-	-	-	-	0	-	N/A
Sinking Fund	-	0	-	-	-	-	-	0	-	N/A
Reserve Account	0	1,284	0	0	0	0	0	1,284	2,200	58%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	1	1	1	4	8	53%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,296	57,890	144,637	15,366	7,877	1,911	8,693	238,671	237,599	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>										
<b>Operating Transfers In (To Other Funds)</b>										
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,297</b>	<b>\$ 59,175</b>	<b>\$ 144,637</b>	<b>\$ 15,366</b>	<b>\$ 7,878</b>	<b>\$ 1,912</b>	<b>\$ 8,694</b>	<b>239,959</b>	<b>\$ 239,807</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2017 Bonds (Phase 6)	-	70,000	-	-	-	-	-	70,000	\$ 70,000	100%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2017 Bonds (Phase 6)	-	82,713	-	-	-	-	-	82,713	164,200	50%
<b>Debt Service-Other Costs</b>										
<b>Operating Transfers Out (To Other Funds)</b>										
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$153,996</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$153,997</b>	<b>\$234,200</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,297	(94,822)	144,637	15,366	7,878	1,912	8,694	85,963	5,607	
Fund Balance - Beginning	282,804	285,101	190,279	334,916	350,283	358,161	360,073	282,804		
<b>Fund Balance - Ending</b>	<b>\$ 285,101</b>	<b>\$ 190,279</b>	<b>\$ 334,916</b>	<b>\$ 350,283</b>	<b>\$ 358,161</b>	<b>\$ 360,073</b>	<b>\$ 368,767</b>	<b>368,767</b>	<b>\$ 5,607</b>	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	0	-	-	-	-	-	0	-	N/A
Sinking Account	-	0	-	-	-	-	-	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	7	2,700	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	0	0	2	2	2	10	1,100	1%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	4,983	125,627	313,875	33,346	17,095	4,147	18,865	517,937	515,479	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>										
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,986</b>	<b>\$ 125,630</b>	<b>\$ 313,876</b>	<b>\$ 33,347</b>	<b>\$ 17,098</b>	<b>\$ 4,150</b>	<b>\$ 18,868</b>	<b>517,955</b>	<b>\$ 519,279</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
Property Appraiser & Tax Collection Fees	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2019 Bonds (Phase 7,8,Hatcher)	-	170,000	-	-	-	-	-	170,000	\$ 170,000	100%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2019 Bonds (Phase 7,8,Hatcher)	-	174,143	-	-	-	-	-	174,143	345,438	50%
<b>Debt Service-Other Costs</b>										
Operating Transfers Out (To Other Funds)	1	1	1	1	1	1	1	7	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$1</b>	<b>\$344,144</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$1</b>	<b>\$344,150</b>	<b>\$515,438</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,985	(218,514)	313,875	33,346	17,097	4,149	18,867	173,805	3,841	
Fund Balance - Beginning	648,324	653,309	434,795	748,671	782,017	799,114	803,263	648,324		
<b>Fund Balance - Ending</b>	<b>\$ 653,309</b>	<b>\$ 434,795</b>	<b>\$ 748,671</b>	<b>\$ 782,017</b>	<b>\$ 799,114</b>	<b>\$ 803,263</b>	<b>\$ 822,129</b>	<b>822,129</b>	<b>\$ 3,841</b>	

**Flow Way Community Development District  
Capital Project Fund - Series 2016 (Phase 5)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>									
Construction Account	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>									
Operating Transfers In (From Other Funds)	0	1,893	0	0	0	0	0	1,894	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,893</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,895</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>									
<b>Executive</b>									
Professional Management	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>									
Trustee Services	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>									
Printing & Binding	-	-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>									
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other General Government Services</b>									
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>									
<b>Construction in Progress</b>									
Construction in Progress	-	-	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>									
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,893	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,895	-
Fund Balance - Beginning	21,810	21,810	\$ 23,704	\$ 23,704	\$ 23,704	\$ 23,704	\$ 23,705	21,810	-
<b>Fund Balance - Ending</b>	<b>\$ 21,810</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,704</b>	<b>\$ 23,705</b>	<b>\$ 23,705</b>	<b>\$ 23,705</b>	<b>\$ -</b>

**Flow Way Community Development District  
Capital Project Fund - Series 2017 (Phase 6)  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>									
Construction Account	0	0	0	0	0	0	0	0	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>									
Operating Transfers In (From Other Funds)	0	1,284	0	0	0	0	0	1,284	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1,284</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,285</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>									
<b>Executive</b>									
Professional Management	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>									
Trustee Services	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>									
Printing & Binding	-	-	-	-	-	-	-	\$ -	\$ -
<b>Legal Services</b>									
Legal - Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>									
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>									
Construction in Progress	-	-	-	-	-	-	-	\$ -	\$ -
<b>Cost of Issuance</b>									
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	\$ -	\$ -
<b>Underwriter's Discount</b>									
Underwriter's Discount	-	-	-	-	-	-	-	\$ -	\$ -
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	0	1,284	0	0	0	0	0	1,285	-
Fund Balance - Beginning	14,237	14,237	15,521	15,521	15,521	15,521	15,521	14,237	-
<b>Fund Balance - Ending</b>	<b>\$ 14,237</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ 15,521</b>	<b>\$ -</b>

**Flow Way Community Development District**  
**Capital Project Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
<b>Interest Income</b>									
Construction Account	0	0	0	0	0	0	0	1	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Retainage Account	-	-	-	-	-	-	-	-	-
<b>Debt Proceeds</b>									
<b>Contributions from Private Sources</b>									
Operating Transfers In (From Other Funds)	1	1	1	1	1	1	1	7	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 8</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>									
<b>Executive</b>									
Professional Management	-	-	-	-	-	-	-	\$ -	\$ -
<b>Other Contractual Services</b>									
Trustee Services	-	-	-	-	-	-	-	\$ -	\$ -
<b>Printing &amp; Binding</b>									
<b>Legal Services</b>									
Legal - Series 2019 Bonds (Ph 7, Ph 8 & Hatcher)	-	-	-	-	-	-	-	\$ -	\$ -
<b>Capital Outlay</b>									
Water-Sewer Combination-Construction	-	-	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	-	-	\$ -	\$ -
<b>Construction in Progress</b>									
<b>Cost of Issuance</b>									
Series 2016 Bonds (Phase 5)	-	-	-	-	-	-	-	-	\$ -
<b>Underwriter's Discount</b>									
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 8	-
Fund Balance - Beginning	34,281	34,282	34,283	34,285	34,286	34,287	34,288	34,281	-
<b>Fund Balance - Ending</b>	<b>\$ 34,282</b>	<b>\$ 34,283</b>	<b>\$ 34,285</b>	<b>\$ 34,286</b>	<b>\$ 34,287</b>	<b>\$ 34,288</b>	<b>\$ 34,289</b>	<b>\$ 34,289</b>	<b>\$ -</b>