Flow Way

COMMUNITY DEVELOPMENT DISTRICT

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

CGA Project No. 21-4271

March 2022

August 2023 (Addendum)

Prepared by:

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A SAFEbuilt® COMPANY

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Florida Professional Registration No. 70870

August 2023

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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 serves 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. Estimated CIP costs are based on the current market value and future fiscal year budgets do not account for changing markets. (FY 24 ADD - Revision)

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.

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CAPITAL IMPROVEMENTS PROGRAM WORKSHEET

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Flow Way Community Development District
Adopted Budget - General Fund
Fiscal Year 2024
Capital Plan - Fiscal Years 2023 - 2027

Description of Item	2023	2024	2025	2026	2027
Stormwater Management Services					
Improvements to Water Quality					
Littoral Shelf Plantings	$ 4,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Sub-Total:	$ 4,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Erosion Restoration					
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 (10%)	$ 15,652	$ 14,726	$ 9,098	$ 8,333	$ 7,470
Sub-Total:	**$ 183,128**	**$ 172,298**	**$ 106,449**	**$ 97,494**	$ 87,397
Drainage Pipes					
Video Drainage System			$ 36,000	$ 36,000	
Stormwater Pipe Repairs	$ 31,000			24000	
Sub-Total:	**$ 31,000**	**$ -**	**$ 36,000**	**$ 36,000**	**$ -**
Total - Stormwater Management System	**$ 218,128**	**$ 182,298**	**$ 152,449**	**$ 143,494**	**$ 97,397**

Flow Way Community Development District
Adopted Budget - General Fund
Fiscal Year 2024
Capital Plan - Fiscal Years 2023 - 2027

Description of Item	2023	2024	2025	2026	2027
Internal and External Preserves					
Fencing and Gates	$ 25,000	$ -	$ -		
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
Exernal: - Cleaning Out - Fire Prevention	$ 2,500	$ 1,000	$ 1,000	$ 2,500	1000
Total - External Preserves	**$ 55,000**	**$ 15,000**	**$ 9,000**	**$ 17,000**	**$ 8,000**
Preserve Footnote: - the Capital Plan will not be implemented for Fiscal Year 2024					
Irrigation Pump Station					
Recharge Wells (Meter 2023 & Well 2024)	$ 3,000	$ -	$ -	$ -	$ -
Backup Pump/Motor	$ 25,000	$ -	$ -	$ -	$ -
Backup Well Installation	$ -	$ 45,000	$ -	$ -	$ -
Pump Station Repairs	$ -	$ 26,000	$ 110,000	$ 20,000	$ 20,000
Total - Irrigation Pump Station	**$ 28,000**	**$ 71,000**	**$ 110,000**	**$ 20,000**	**$ 20,000**
Community Entrance					
Bridge (Painting)	$ -	$ -	$ -	$ 31,000	$ -
Mounments (Painting)	$ -	$ -	$ -	$ -	$ 31,000
Landscaping	$ 10,000	$ 82,500	$ 75,000	$ 80,000	$ 57,500
Total - Community Entrance	**$ 10,000**	**$ 82,500**	**$ 75,000**	**$ 111,000**	**$ 88,500**
Total - All Capital	**$ 311,128**	**$ 350,798**	**$ 346,449**	**$ 291,494**	**$ 213,897**
Cost Per Residentl Unit	**$ 273.29**	**$ 308.13**	**$ 304.31**	**$ 256.04**	**$ 187.88**

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.

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Stormwater Management Services – Improvements to Water Quality

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Littoral Shelf Plantings
FY 2023-2027

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 Cocohathcee 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

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Stormwater Management Services – Erosion Restoration

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Lake 1
FY (N/A)

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

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

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)

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

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 5A	-	-	-	-	$3,465.00

Lake 5B
FY (N/A)

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

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

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 7	-	$30,443.00	-	-	-

Lake 8
FY 2027

Initiative Title: Stormwater Management Services – Erosion Restoration

Lead Department: District Engineer – Civil Engineering & CEI

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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

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)

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

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

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 12	$48,461.00	-	-	-	-

Lake 13
FY 2027

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

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

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)

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

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

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)

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

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

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

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)

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

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)

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)

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

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

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

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

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

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Drainage Pipes

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Video Drainage System (FY 24 ADD - Revision)
FY 2025-2026

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 3rd 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	~~$36,000.00~~

Stormwater Pipe Repairs (FY 24 ADD - Revision)
FY 2023, 2026

Initiative Title: Drainage Pipes

Lead Department: District Engineer – Civil Engineering & CEI

Description and Rationale: The existing stormwater management system has been investigated by a 3rd 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 3rd 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~~ $24,000.00	~~$12,000.00~~

Internal and External Preserves

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Fencing and Gates (FY 24 ADD - Revision)
FY 2023

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

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

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

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

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

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Irrigation Pump Station

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Recharge Wells (2 New Meters) (FY 24 ADD - Revision)
FY 2023

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 aquafer for landscape irrigation of 204.2 acres of turf and golf course irrigation of 81.65 acres of turn 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 Permitee 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 Consumptive Use Permit No. 11-02032-W establishes maximum water use irrigation system requirements.

Support Services: Construction Engineering and Inspection (CEI) will monitor contractor's progress. Existing reporting services for the SFWMD CUP No. 11-02032-W will monitor and report water use conditions per permit reporting requirements.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and protect landscaping throughout the community.

Line Item	2023	2024	2025	2026	2027
Recharge Wells (2 New Meters)	~~$6,000.00~~ $3,000.00	-	-	-	-

Backup Pump/Motor (FY 24 ADD - NEW)
FY 2023

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 aquafer for landscape irrigation of 204.2 acres of turf and golf course irrigation of 81.65 acres of turn using a sprinkler irrigation system with an annual allocation of 374.3 million gallons. Per District request, backup pump/motor for emergency conditions is recommended to protect landscaping assets within the community.

Linkage: SFWMD Consumptive Use Permit No. 11-02032-W establishes maximum water use irrigation system requirements.

Support Services: Construction Engineering and Inspection (CEI) will monitor contractor's progress. Existing reporting services for the SFWMD CUP No. 11-02032-W will monitor and report water use conditions per permit reporting requirements.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and protect landscaping throughout the community.

Line Item	2023	2024	2025	2026	2027
Backup Pump/Motor	$25,000.00	-	-	-	-

Backup Well Installation (FY 24 ADD - NEW)
FY 2024

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 aquafer for landscape irrigation of 204.2 acres of turf and golf course irrigation of 81.65 acres of turn using a sprinkler irrigation system with an annual allocation of 374.3 million gallons. Per District request, backup recharge well along with associated pump/motor for emergency conditions is recommended to protect landscaping assets within the community.

Linkage: SFWMD Consumptive Use Permit No. 11-02032-W establishes maximum water use irrigation system requirements.

Support Services: Construction Engineering and Inspection (CEI) will monitor contractor's progress. Existing reporting services for the SFWMD CUP No. 11-02032-W will monitor and report water use conditions per permit reporting requirements.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and protect landscaping throughout the community.

Line Item	2023	2024	2025	2026	2027
Backup Well Installation	-	$45,000.00	-	-	-

Pump Station Repairs (FY 24 ADD - NEW)
FY 2024-2027

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 aquafer for landscape irrigation of 204.2 acres of turf and golf course irrigation of 81.65 acres of turn using a sprinkler irrigation system with an annual allocation of 374.3 million gallons. Replacement costs of the entire pump station including modification to building for insurance purposes is estimated at $700k-$800k. Pump & Motor (4 each) rebuilds are necessary every 6-8 years and are estimated at $20k/yr. Instrumentation and control part replacements (surge arrestor and heat exchanger) are recommended for $6k. Replacement of 2nd irrigation filter assembly is needed in the next 2-3 years and estimated to cost $90k. Per District engineering' recommendation, irrigation pumps, motors, and instrumentation maintenance is recommended to protect landscaping assets within the community.

Linkage: SFWMD Consumptive Use Permit No. 11-02032-W establishes maximum water use irrigation system requirements.

Support Services: Construction Engineering and Inspection (CEI) will monitor contractor's progress. Existing reporting services for the SFWMD CUP No. 11-02032-W will monitor and report water use conditions per permit reporting requirements.

Outputs: This initiative will enhance the aesthetic appearance of the CDD and protect landscaping throughout the community.

Line Item	2023	2024	2025	2026	2027
Pump Station Repairs	-	$26,000.00	$110,000.00	$20,000.00	$20,000.00

Community Entrance

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Bridge (Painting)
FY 2026

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 3rd 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

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 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 3rd 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 24 ADD - Revision)
FY 2023-2027

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 3rd 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	$82,000.00	$75,000.00	$80,000.00	$57,500.00

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APPENDIX

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Appendix A – Flow Way CDD Lakes Map

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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
TOTAL	**190.81**

Flow Way CDD Lakes

Date: 3/7/2022

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Legend

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

0 800 1,600 Feet

1 inch = 800 feet

N W E S

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Appendix B – Flow Way CDD Drainage Maps

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Flow Way CDD Drainage Key Sheet

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS℠

Date: 2/24/2022

N E S W

0 800 1,600 Feet

1 inch = 800 feet

SHEET 1

Legend

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

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Flow Way CDD Drainage Map - SHEET #2

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

N E S W

0 200 400 Feet

1 inch = 200 feet

SHEET 2

Legend

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

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Flow Way CDD Drainage Map - SHEET #3

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

N E S W

0 200 400 Feet

1 inch = 200 feet

SHEET 3

Legend

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

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Flow Way CDD Drainage Map - SHEET #4

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

N E S W

0 200 400 Feet

1 inch = 200 feet

SHEET 4

Legend

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

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Flow Way CDD Drainage Map - SHEET #5

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

0 200 400 Feet

1 inch = 200 feet

SHEET 5

Legend

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

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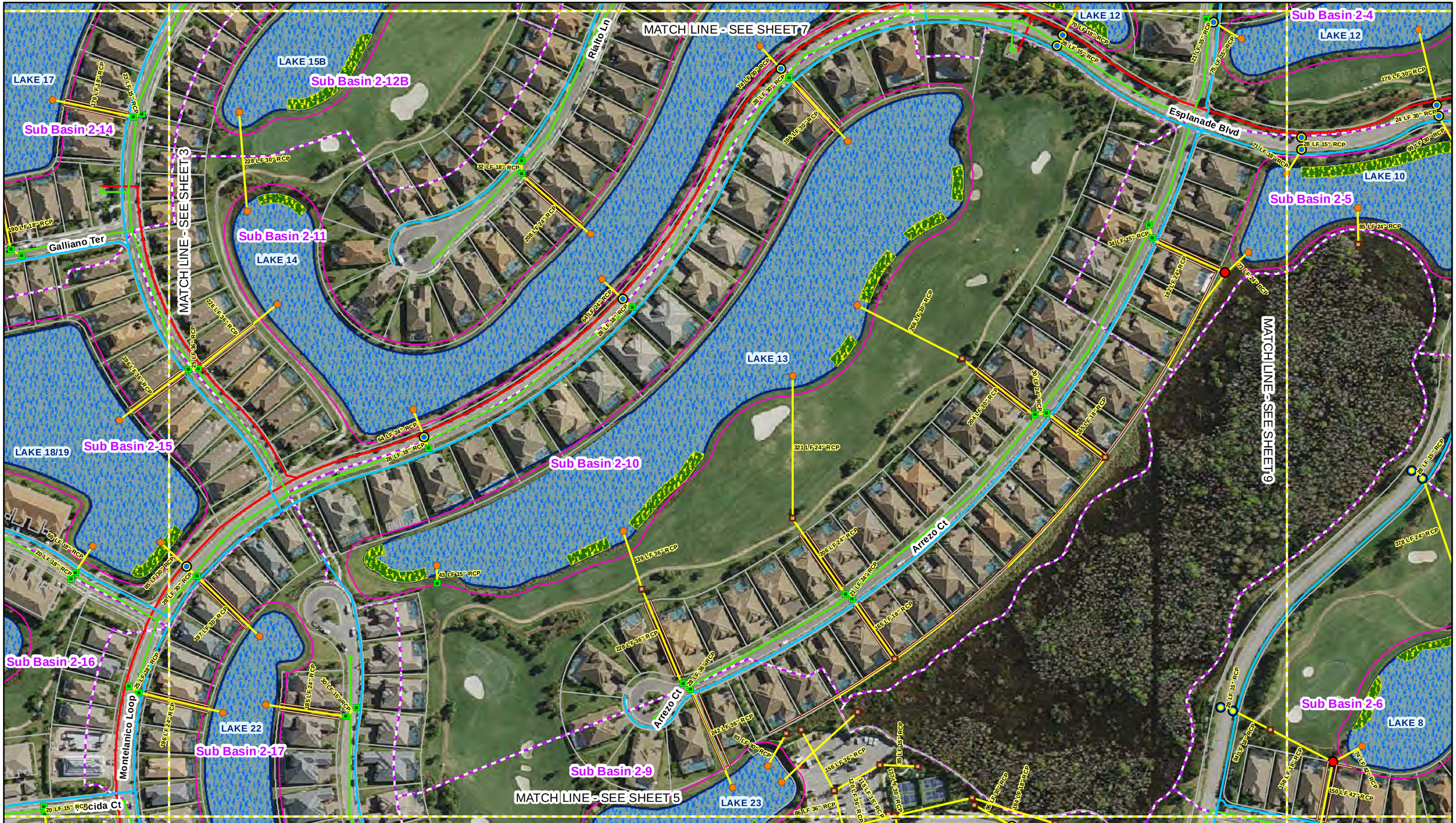

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Flow Way CDD Drainage Map - SHEET #6

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

0 200 400 Feet

1 inch = 200 feet

SHEET 6

Legend

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

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MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 6

LAKE 16

Sub Basin 2-13

Sub Basin 2-14

LAKE 17

Sub Basin 2-12A

LAKE 15A

Sub Basin 2-12B

LAKE 15B

Sub Basin 2-11

LAKE 14

LAKE 12

Sub Basin 2-4

Trivoli Ter

Arrezo Ct

Flow Way CDD Drainage Map - SHEET #7

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

0 200 400 Feet

1 inch = 200 feet

SHEET 7

Legend

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

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MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 5

Sub Basin 2-6

Sub Basin 2-1

Sub Basin 2-7

Sub Basin 2-8

LAKE 6

LAKE 7

LAKE 24

FLOW WAY

150 LF 42" RCP

20 LF 42" RCP

222 LF 42" RCP

28 LF 15" RCP

421 LF 18" RCP

301 LF 42" RCP

47 LF 36" RCP

110 LF 36" RCP

444 LF 24" RCP

37 LF 36" RCP

127 LF 36" RCP

Flow Way CDD Drainage Map - SHEET #8

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

N E S W

0 200 400 Feet

1 inch = 200 feet

SHEET 8

Legend

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

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Flow Way CDD Drainage Map - SHEET #9

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

N E S W

0 200 400 Feet

1 inch = 200 feet

SHEET 9

Legend

- Control Structure
- Grate Inlet
- Type 5 Curb Inlet L
- Type 5 Curb Inlet R
- Type 6 Curb Inlet
- Type 9 Curb Inlet
- Valley Gutter Inlet
- Junction Boxes
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Flow Way CDD Drainage Map - SHEET #10

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

0 200 400 Feet

1 inch = 200 feet

SHEET 10

Legend

- Control Structure
- Grate Inlet
- Type 5 Curb Inlet L
- Type 5 Curb Inlet R
- Type 6 Curb Inlet
- Type 9 Curb Inlet
- Valley Gutter Inlet
- Junction Boxes
- Outfall
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- Property Boundary
- Lake Maintenance Easement
- Permitted Littoral Shelf
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Flow Way CDD Drainage Map - SHEET #11

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

N E S W

0 200 400 Feet

1 inch = 200 feet

SHEET 11

Legend

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

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MATCH LINE - SEE SHEET 10

Cavano St E

21 LF 18" RCP

233 LF 18" RCP

Sub Basin 1-6

Sub Basin 1-7

LAKE 26

LAKE 27

20 LF 24" RCP

20 LF 30" RCP

205 LF 30" RCP

203 LF 30" RCP

Dilillo Ct

21 LF 24" RCP

458 LF 18" RCP

MATCH LINE - SEE SHEET 11

Flow Way CDD Drainage Map - SHEET #12

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Date: 2/24/2022

N E S W

0 200 400 Feet

1 inch = 200 feet

SHEET 12

Legend

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

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Appendix C – Flow Way CDD Preserves Map

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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
TOTAL	1125.50

Preserve Area A
Preserve Area B
Preserve Area C
Preserve Area D
Preserve Area E
Preserve Area F
Preserve Area G
Preserve Area H
Montelanico Loop
Pocida Ct
Livorno Ct
Gallano Ter
Benvenuto Ct
Carreto Dr
Rapallo St
Tulipano Ter
Terreshe Dr
Arezzo Ct
Rialto Ln
Trivoli Ter
Arezo Ct
Savona Ct
Esplanade Blvd
Torre Vista Ln
Vaccaro Ct
Bellano Ct
Cappello Ct
Cavano St
Cavano St E
Amour Ct
Diiillo Ct
Collier Blvd
Immokalee Rd
Immokalee Rd

Flow Way CDD Preserves

Date: 2/24/2022

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Legend

- Roads
- CDD Boundary
- Property Boundary
- Preserve Areas

0 1,200 2,400 Feet

1 inch = 1,200 feet

N
W E
S

Document Path: J:\Atlas\fl_CollierCounty\Projects\2021\Preserves\FlowWayCDD_Preserves_2022.mxd

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Appendix D – Flow Way CDD Irrigation Map

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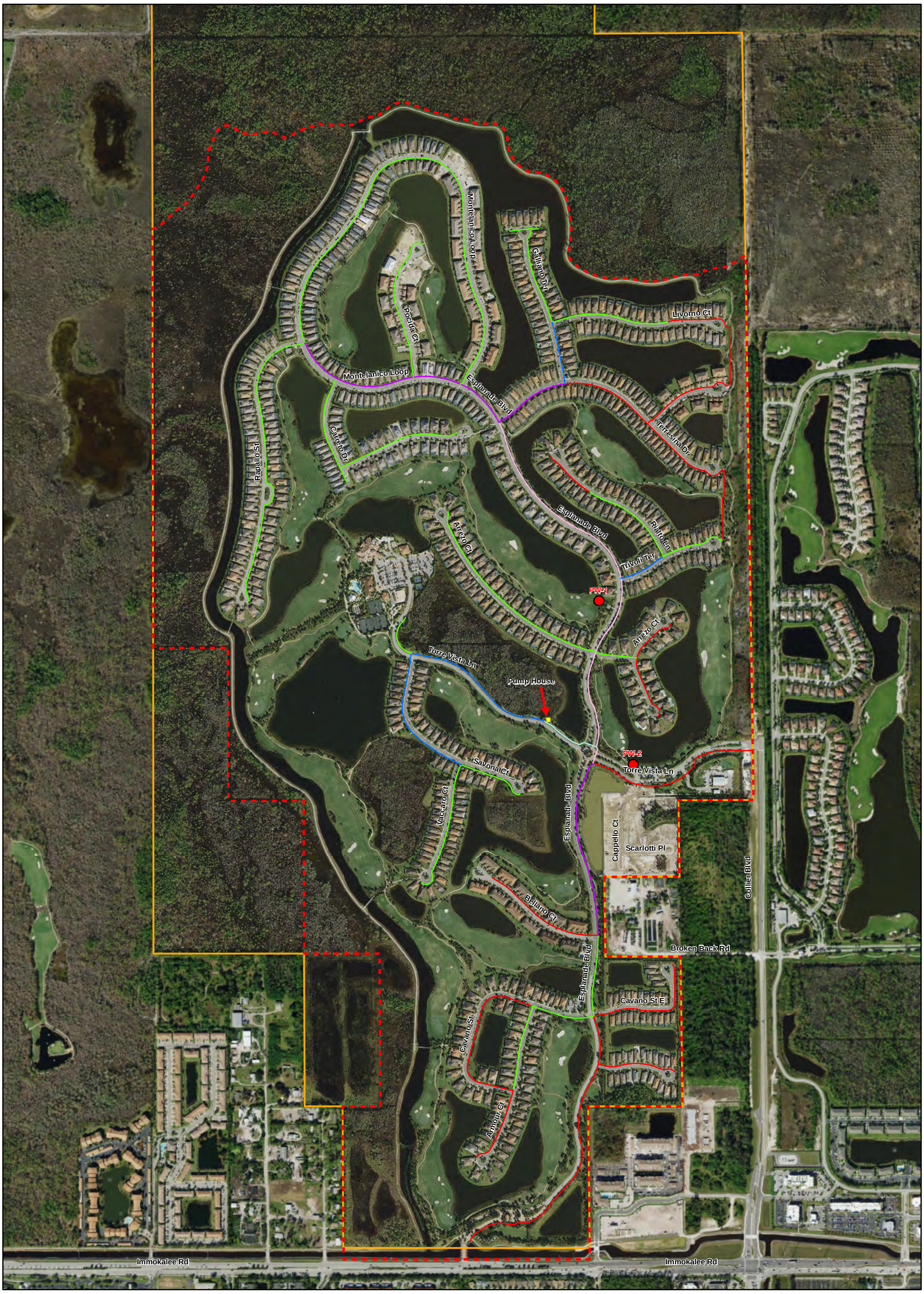

Flow Way CDD Irrigation Map

Date: 2/28/2022

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Legend

AREA

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

IRRIGATION MAIN DIAMETER

- 4"
- 6"
- 8"
- 10"
- 12"
- 16"

0 800 1,600 Feet

1 inch = 800 feet

N W E S

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