

Flow Way
COMMUNITY DEVELOPMENT DISTRICT

Flow Way
Community Development District
Preserve Perimeter Investigations

CGA Project No. 21-4271

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Prepared by:



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EXECUTIVE SUMMARY

The Flow Way Community Development District (Flow Way CDD) requested an investigation of the existing perimeter fencing conditions, to determine what improvements are necessary to protect external preserves from trespassers. A field investigation was conducted by the District Engineer on May 20th, 2021 to document existing conditions. Based on the field investigations, existing Flow Way CDD external preserve perimeter fencing and access gates are in need of repair and/or replacement. If requested by the Flow Way CDD Board of Supervisors, a proposal from a qualified fencing contractor should be obtained to determine the final improvement costs, which will bring the external preserve's security to a satisfactory level with regards to the perimeter and ingress/egress points of access. It is in the Flow Way CDD District Engineer's opinion that the estimated costs of construction for the proposed five (5) 12' metal swing gates w/pad locks and wooden pole & 5-strand barbed wire fence repair and/or replacement is approximately \$186,320. Reference can be made to the Exhibit A – Flow Way CDD Perimeter Fencing Investigation Map, which identifies locations of existing ingress/egress access points, missing metal gates and fencing locations (both inside and outside CDD limits) which are discussed in more detail within this report.

ABSTRACT

Flow Way Community Development District (CDD) District Manager has requested the District Engineer to investigate the existing external preserve perimeter fencing and gate conditions and advise on recommended improvements to protect intruders from accessing lands for which the CDD is responsible. Noted instances of trespassing include horseback riders, hikers, and various motorized recreational vehicles. While existing warning signs are posted for no trespassing, the lack of perimeter fencing and gate maintenance has reduced the effectiveness of the signage, which in turn has increased the potential of incidents or liability of trespassers on Flow Way CDD property. It is the District Manager's objective to reduce the CDD's liability and potential of trespassers within the CDD's property. For these reasons, the District Engineer is recommending perimeter security improvements as outlined in this report. Pictures with location and descriptions are provided for a better understanding of existing conditions, and a preserve perimeter tour can be coordinated with the Flow Way CDD Board of Supervisors, if further insight is necessary.

PURPOSE AND FIELD INVESTIGATION OVERVIEW

The purpose of this report is to provide Flow Way CDD with existing perimeter fencing conditions necessary to coordinate with a contractor, to establish the necessary funding for recommended improvements. The process of preparing this report began with an on-site inspection by the District Engineer to document existing conditions. The on-site inspection started at the NW corner of the external preserves near the Logan Boulevard right of way adjacent to the Lee/Collier County Line. This field investigation overview is broken into four sections: Northern Area, Collier Boulevard Access & Eastern Private Property Areas, Western Property Limits, and Southern Entrance and Outparcel Areas. A detailed description of existing conditions per area is outlined below:

Northern Area

Northern Area - Access was obtained to the northern area via Parklands Preserve's ingress/egress metal gate (locked) immediately adjacent to Logan Boulevard. The Flow Way CDD access point was unobstructed, and no metal gate was found to prohibit trespassers. Following an existing path along the northern property boundary line (within CDD preserve limits), various types of fences (chain link fence and barbed wire cattle fencing) were observed, which seemed to be newly installed by adjacent residential developments. Little to no security fencing exists along the entire northern property limits as adjacent neighborhoods to the north seem to have discouraged access by the placement of lakes or fencing. While fencing is missing in these portions, this area is considered 'low-risk' for trespassers. It should be noted that a trailer was parked/abandoned, centrally located along the northern property line, and might have been used to transport recreational vehicles into CDD property, however no recreational vehicles were observed during on-site inspection.

Collier Boulevard Access and Eastern Private Property Areas

Collier Boulevard Access and Eastern Private Property Areas - Access to the preserve area is easily obtained via Collier Boulevard at the dead-end of the asphalt roadway. Existing buffer wall and chain link fence along residential portions of Flow Way CDD provides security from the Collier Boulevard ROW. Following the eastern entrance to the Esplanade Golf and Country Club, the asphalt roadway dead-ends and a dirt path within public right-of-way seems to provide access to various private property owners adjacent to the CDD's eastern property line. At the off-site "4-points location" (See Exhibit A), the existing dirt path is also used to access privately owned properties and adjacent

preserve areas (owned and operated by various agencies and/or private developments). Open Access to the CDD's external preserve area is found at both the western and northern legs of the "4-points location" intersection. The first open point of access is via an internal dirt path on the western leg of the 4-points intersection. The second open point of access is via an external dirt path on the northern leg of the 4-points intersection at the private property and CDD property boundary interface. Existing wood post & barbed wire fencing runs along Collier County right-of-way but is in poor condition and in need of repair or replacement. There are Several property boundary lines adjacent to private properties that are inaccessible however, they are believed to be 'low-risk' for trespassers.

Western Property Limits

Western Property Limits – The western property limits abut adjacent residential neighborhoods (to the immediate west) and a mix of commercial businesses and single-family homes (in the southwestern corner of this area). Existing wooden post & barbed wire fencing lines the western property boundary and is believed to be installed as part of the original Flow Way CDD preserve establishment. Portions of this fence is in poor condition and will need to be repaired. Two (2) broken metal gates were observed within CDD property (centrally located along the western boundary limits area) and will need to be replaced to protect trespassers from accessing the CDD's external preserves. Portions of property boundaries adjacent to mixed use area included chain link fence, however the southernmost portions of the western property limits area were inaccessible. Two (2) horseback riders escorted by one (1) golf cart were observed during the on-site inspection. This group of trespassers were traveling north along the western property dirt path. The entry point of the horseback riders are unknown.

Southern Entrance and Outparcel Areas

Southern Entrance and Outparcel Areas – Existing buffer wall, chain link fences and decorative wood panel fences provide adequate perimeter security to the Flow Way CDD external preserve area. No improvements are recommended at this time for this area.

RECOMMENDED IMPROVEMENTS OVERVIEW

The following items are recommended improvements in each area, as identified in this report:

- Northern Area – One (1) 12-ft metal access gate w/ pad lock
- Collier Boulevard Access and Eastern Private Property Areas – Two (2) 12-ft metal access gates w/ pad locks; wooden post and barbed wire fence repair and/or re-installation
- Western Property Limits - Two (2) 12-ft metal access gates w/ pad locks; wooden post and barbed wire fence repair and/or re-installation
- Southern Entrance and Outparcel Areas – No security improvements are recommended.

Below is an Exhibit showing map of existing conditions based on field notes from District Engineer's external preserve field investigation. Based on the field investigations, existing Flow Way CDD external preserve perimeter fencing and access gates are in need of repair and/or replacement. The Ballpark figure of \$186,320 is based on approximately 14,000 LF of replaced wooden post & barbed wire fence (\$13.13/LF) and 5 new metal swing gates (\$500/EA). This estimate can be reduced with fence restoration, as opposed to fence replacement.

Further coordination will need to be made with fencing contractor to determine quantity of fence to be repaired and/or replaced, along with the associated costs for each improvement.

Exhibit A – Flow Way CDD Perimeter Fencing Investigation Map



LEGEND	
	CDD PROPERTY LINE
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	DECORATIVE WOOD PANEL FENCE
	BUFFER WALL
	NON ACCESSIBLE AREA
	FENCE OWNED BY OTHERS

FLOW WAY CDD PERIMETER FENCING INVESTIGATION MAP

GRAPHIC SCALE

(IN FEET)
1" = 1200'

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APPENDIX – PICTURES OF PERIMETER PRESERVE AREAS

Northern Area



NW Logan Access – Parkland Preserve Gate & Flow Way CDD Missing Gate



Village Walk of Bonita Springs – Chain link fence (others)

Northern Area



Valencia – Lake and Barbed Wire Fence (others)



Abandoned Trailer

Collier Boulevard Access and Eastern Private Property Areas



4-Point Intersection – South



4- Point Intersection – West

Collier Boulevard Access and Eastern Private Property Areas



Collier ROW – Ex. Fence Good Condition



Collier ROW – Ex. Fence Terminal

Western Property Limits



Flow Way CDD Gate 1 – Broken



Flow Way CDD Gate 2 – Broken

Western Property Limits



Wooden Post & Barbed Wire Repair



Wooden Post & Barbed Wire Repair

Western Property Limits



Terafina & Dirt Path



Horseback Riders

Southern Entrance and Outparcel Areas



Outparcel Buffer Wall