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## Beach Nourishment Referendum on November 2 Ballot

Like any other major infrastructure, restored beaches must be maintained to stay healthy. Think



of Captiva's beach like a road, requiring periodic resurfacing with sand. Last renourished in 2005-2006, Captiva's beach remains vulnerable. After three and a half years, the project had an average shoreline retreat of 7.9 feet per year. This erosional trend requires a nourishment plan to restore and maintain Captiva's shoreline in 2013-2014.

The Captiva Erosion Prevention District (CEPD) is proposing a \$23,500,000 project to add approximately 1.2 million cubic yards of sand to 6.4 miles of beach. The sand source is located approximately 8 miles west of Captiva in the Gulf of Mexico. The project will restore the shoreline to the original design standard along with having up to eight years of advanced nourishment on Captiva.

The design also includes 15,000 cubic yards of sand for dune repair. All areas of the Captiva shoreline will receive a minimum of 20 cubic yards of sand per linear foot with a beach width between 30 and 145 feet.

### Project Cost and Funding

It is estimated that the total project costs will be \$23.5 million. Other government cost sharing is

described below and is estimated at \$8.5 million. The local community must also be willing to pay for the project since Congress requires that costs for beach nourishment and periodic nourishment be shared by the federal government and the local sponsor. The Captiva share is estimated to be \$15 million and is paid for by a special assessment on Captiva property.

#### *Federal Cost Sharing:*

A Project Cooperation Agreement between the Department of the Army and the Captiva Erosion Prevention District allows reimbursement of the federal share for periodic nourishment of Captiva



Island. Federal participation in a shore protection project is limited to shorelines open to public use and is not a guarantee. Policy changes set forth by the White House Office of Management and Budget can negatively impact the availability of funds for beach nourishment. The CEPD will actively pursue federal reimbursement in Washington through the Congressional appropriation process.

#### *State Cost Sharing:*

The Florida Department of Environmental Protection Bureau of Beaches and Coastal Systems has developed a Strategic Beach Management Plan to carry out state responsibilities for beach nourishment. The Bureau requires a funding commitment from the state in



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order to provide funding for beach projects. CEPD will submit formal funding requests to Florida's Congressional Delegation beginning in the 2011 State Legislative Session and advocate for the project.

*Lee County Cost Sharing:*

A portion of the Lee County Bed Tax is dedicated to beach and shore projects through the Tourist Development Council (TDC).

### Assessments and Apportionment

The local community must be willing to help pay for some of the nourishment project since Congress requires that costs for beach nourishment



**Nourishment protects property and adds recreational benefits. Without it, the value of property would fall.**

and periodic nourishment be shared by the federal government and the local sponsor. The enabling legislation of the CEPD requires that special assessments used to help finance a beach project be levied against benefitting properties in proportion to the benefits received by the properties from the project. CEPD retained renowned economist Dr. William Stronge to work with the engineers of Coastal Planning and Engineering to conduct an analysis of the proposed project and determine the nature and extent of benefits expected to accrue from the project and allocate those benefits to their proper recipients by categories or zones of comparable benefits.

The beach nourishment project will generate a stream of benefits for property owners on Captiva which, ultimately, will show up as an enhancement of property values beyond the levels they would

have attained in the absence of the project. The benefits from the nourishment project are twofold: storm protection and recreation.



**March 1988 on Captiva prior to nourishment. There is no beach.**

The storm protection benefit received by a property is based on the reduction in property loss due to erosion and storm damage as a result of the added protection provided by the beach width and distances from the mean high water line. Only properties that front on the Gulf of Mexico receive storm protection benefits under this definition.

The second benefit category is based on the value of the recreational experience of the restored



**4-foot escarpment created in August 2010 by storm erosion**

beach provided to people living or staying in residences throughout the island, as well as those commercial properties that benefit from the allure of the beach for their customers or visitors. Unlike the storm protection benefits, the recreational benefits flow to all properties on the island, regardless of whether they are on the Gulf or not.

Within each of the two benefit categories, storm protection and recreation, properties are grouped

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by location and land use. For example, location of the property may be in the Village, South Seas, Gold Coast, Turner Beach, or the ‘Tween Waters stretch. Land use includes use of the property as a single family residence, multi-family residence, interval property or commercial property. Collectively, this process and calculation is called “apportionment,” where properties are assigned a rate according to the proportion of benefits that accrue to each property. Assessments are then calculated using this apportionment applied to the current Just Value of the property as determined by the Lee County Property Appraiser.

In early October, tentative apportionment letters will be sent to Captiva property owners along with a notice of an apportionment hearing. That hearing is scheduled for October 20, 2010, at 5:01 p.m. at South Seas Resort in the Auger Room.

### Why Now? – 10 Good Reasons

Captiva’s beach is beautiful and inviting. So why hold a referendum November 2, 2010, authorizing the issuance of bonds for a future beach nourishment project. Here are 10 reasons why:

- Enables earlier nourishment projects if conditions warrant.
- Takes advantage of interest rates that are now at historical lows.
- Provides necessary lead time to assure more competitive bidding for all project phases, particularly dredgers.
- Favorably positions Captiva during negotiation for interlocal project agreements.
- Assures adequate time to address permitting obstacles and multiple agency requirements.
- Allows for long range planning.
- Maintains Captiva’s proactive beach preservation image.
- Increases opportunities to pursue federal and state funding.
- Advances project negotiations based on local funding already in place.
- Provides time to locate quality sand sources.

### Going to the Voters

The CEPD is authorized on behalf of Captiva to obtain funding to meet the costs of beach nourishment projects provided that such funding is first approved at a duly conducted referendum election by the electors of the District. On July 14, 2010, the CEPD Commissioners passed a resolution to move forward with the current project calling for the referendum question to be placed on the November 2, 2010 ballot. The ballot language is:



*Shall Captiva Erosion Prevention District issue not exceeding \$15,000,000 of bonds, bearing interest at not exceeding the legal rate, maturing within eleven years from issuance, payable from special assessments on benefitted lands, to finance the cost of a beach renourishment, erosion control and coastal protection project?*

FOR BONDS \_\_\_\_\_  
 AGAINST BONDS \_\_\_\_\_

### Voter Information



By law, only Captivans registered to vote on Captiva can vote in the referendum. Voter registration closes October 4, 2010. You can register to vote if you meet the following qualifications:

*(1)(a) Any person at least 18 years of age who is a citizen of the United States and a permanent resident of Florida and of the county where he wishes to register, is eligible to register with the supervisor when the registration books are open. Upon registration, such person shall be a qualified elector of that county.*

*(1)(b) Any person who will become 17 years of age on or before the date of any election and who is otherwise qualified shall be entitled to preregister on or after his 17th birthday with the supervisor for any election occurring on or after his 18th birthday, when the registration books are open.*

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You can request a ballot by mail (absentee ballot) by calling (239) 533-6919. The last day to request one is Tuesday, October 26. It must be returned in person or by mail no later than 7:00 p.m. on Election Day. Completed ballots by mail cannot be accepted at polling places.

For further information, call the Lee County Supervisor of Elections, (239) 533-8683, or register online at [leelections.com/voterreg.htm](http://leelections.com/voterreg.htm).

### When Payment Is Due and Payment Options

Early in October, Captiva Island property owners will receive notice by mail at the address shown on the last available tax roll of their tentative apportionment of project cost. The

District will receive any objections to the tentative apportionment by interested parties at the public hearing on Oct. 20.



Should the referendum pass and the project move forward, payment is not due until the project is completed, which is estimated to be 2014. Your final assessment will be based on the project's actual construction costs. Once those costs are determined, you will be notified of the proposed assessment and the CEPD will hold another public hearing to confirm the assessment roll. Following confirmation of the roll, property owners will receive the actual assessment with payment options.

Important Dates				
Final Budget Hearing	9/21	5:01 p.m.	'Tween Waters Inn	Wakefield Room
Last Day to Register to Vote	10/4			
Town Hall Meeting	10/19	1:00 p.m.	'Tween Waters Inn	Wakefield Room
Regular Board Meeting and Apportionment Hearing	10/20	12:00 p.m.	South Seas Resort	Auger Room
Last Day to Request Ballot by Mail (Absentee Ballot)	10/26			
Election Day*	11/2	All day	Captiva Community Ctr.	

\*Absentee ballots must be at the elections office not later than 7:00 pm.

Captiva Erosion Prevention District  
P.O. Box 365  
Captiva, FL 33924

PRSRT STD  
US POSTAGE  
PAID  
FORT MYERS, FL  
PERMIT NO. 569



Website: mycepd.com

Telephone No. (239) 472-2472  
P. O. Box 365, Captiva, FL 33924

Email: mycepd@gmail.com

A Special Insert in the CEPD Fall 2010 Newsletter

### **The Future of Our Beach: What's in Store? Beach Referendum - November 2, 2010**

Beaches are dynamic land forms subject to both storm damage and manmade erosion. The engineering solution to this problem is called restoration and renourishment. During a beach nourishment project large volumes of beach quality sand, called beach fill, are added from off shore sand sources to restore the eroding beach. Think of Captiva's beach like a road, requiring periodic resurfacing with sand.

While beach nourishment is not an exact science and variables and uncertainties exist, the periodic interval for beach nourishment on Captiva averages seven to eight years. Captiva's last nourishment was completed at the end of January, 2006. The planning process for the next nourishment project has begun. Because it's impossible to predict with certainty what wave or storm conditions will be in a given year, CEPD contracted with coastal engineers to use computer models to help design the next beach nourishment project based on a range of expected beach behavior and certain types of storms. The actual construction of the project is expected to begin in 2013.

The CEPD will approach federal, state, and county government with a request for funding assistance for the next project. Captiva has historically depended on federal, state and county funding. But no longer can we assume that all projects will get built with federal and state funds. Federal and state budgets for beach and shore projects have dwindled with the eroding economy. Since federal and state government has always required the community to share in the cost of the nourishment, the cost to the community may increase.

#### Voter Information

##### Key Dates

**Voter Registration** – Closes October 4

**Early Voting** - October 18 – October 30

**General Election** - November 2

**Last Day to Request Ballot by Mail** – October 27

**Voter Registration Web Site** - [leeelections.com/voterreg.htm](http://leeelections.com/voterreg.htm)

**Request a Ballot by Mail** - call 239-533-6919; fax 239-533-6913

**Supervisor of Elections Phone Number** - 239 533-8683

The Captiva Erosion Prevention District is proposing a \$23.5 million project for 2013-2014. The CEPD will aggressively pursue funding from both local and state government estimated at \$8.5 million. Additionally, the District will seek federal reimbursement through Congressional appropriation. If and when federal dollars are received, the share of the cost of the project for Captivans will be reduced. In the absence of federal funding, the Captiva share of the project is estimated at \$15 million.

At their July 14, 2010 Regular Board Meeting, the Board of Commissioners of the CEPD passed a resolution to place a bond/loan referendum on the ballot for the November 2, 2010 general election. This early date was chosen to take advantage of existing interest rates that are at or near historical lows.

Only Captivans who are registered to vote on Captiva will be eligible to vote. Voter registration for the election closes on October 4. Should the referendum pass and the project move forward, residents and businesses will not pay on their renourishment assessment until the project is complete.

*"Think of Captiva's beach like a road, requiring periodic resurfacing with sand."*



## Captiva Island Beach Maintenance Renourishment Project FACT SHEET

### **PREVIOUS PROJECTS**

- 1989 All of Captiva
- 1996 All of Captiva and Northern Sanibel
- 2006 All of Captiva and Northern Sanibel

### **TIMETABLE**

- September, 2010 Letters of tentative assessment and Public Hearing mailed
- October 4, 2010 Last day to register to vote in November 2 Election and Referendum
- October 20, 2010 Public Hearing and Board Adoption of Resolution of Tentative Assessment
- November 2, 2010 Election Day ( Vote on Referendum)
  
- 2011
  - Commence Bond/Loan negotiations/structuring
  - Establish competitive bidding processes
  - Finalize project design and management methodology
  - Finalize funding sources
  
- 2012
  - Finalize interlocal agreements
  - Execute competitive bidding process
  - Select contractor
  
- 2013
  - Construction begins on project

### **PROJECT DESCRIPTION**

- Cubic Yards Approximately 1.2 million cubic yards
- Length 6.4 miles
- Width 30-145 feet
- Borrow Site Borrow Area III-B and VI are 8.3 to 8.7 miles off shore with medium to fine grained light gray to gray sand and shell
- Dunes Variety of dune vegetation and 15,000 C.Y. of sand for repair

### **PROJECT COSTS**

- Total Cost Estimate \$23.5 million
- Other Governments Share \$8.5 million
- Captiva Share Estimate \$15 million

### **SPECIAL ASSESSMENT**

- Apportionment Property Just Value X Assessment Millage Rate
- Benefits:
  - Gulf Front Increased Recreation and Increased Storm Protection
  - Non-Gulf Front Increased Recreation
- Categories Commercial, multi-family, single family, interval