



Captiva Current

Proposed assessment process outlined for beach renourishment project

By TIFFANY REPECKI
 trepecki@breeze-news.com

The tentative apportionment for the 2020-2021 beach renourishment project was presented to the Captive Erosion Prevention District's board of commissioners at its recent meeting.

On Sept. 27, economists Drs. William Stronge and Gary Jackson reviewed their breakdown of the annual benefits of the project for private property owners, in terms of storm protection and recreation, and the resulting proposed method for determining the assessments for all of the involved parcels.

The information presented was based on data yielded from a Recreational Use of Captiva's Beaches and Economic Impact study and a Captiva Rental Property study that were recently conducted, plus an Engineering Design and Storm Damage Benefits report by APTIM Coastal Planning & Engineering.

Stronge explained that using the combined data, they were able to calculate monetary values for the annual benefits to private owners in the amounts of \$2,417,881 for storm protection and \$2,592,038 for recreation, for \$5,009,919 in total. Recreation was broken down by the following types of property:

- Single-family
- Condominiums
- Multi-family with less than 10 units
- Commercial

Recreation made up 51.7 percent and storm protection made up 48.3 percent of the \$5 million.

Stronge noted that the involved or assessed properties would be the first line of privately-owned ones along the Gulf of Mexico, found landward of the Erosion Control Line. Unlike those further inland, the renourishments improve their private beach access and increase protection from future storm damage.

"It has to do with how far does the water come in when the various storms as there," he said.

Stronge and Jackson next broke down the total storm protection figure by the

Type of Property	2018		2021		2018	Basic Millage
	Annual Benefit	Percent	Share of Cost	Value	Just	
Upper South Seas	\$904,501	18.1	\$2,708,131	\$157,885,308	17.1525	
Lower South Seas	\$290,306	5.8	\$869,194	\$187,363,896	4.6391	
Village	\$344,186	6.9	\$1,030,514	\$56,835,257	18.1316	
Tween Waters Road	\$338,826	6.8	\$1,014,466	\$199,805,282	5.0773	
Upper Gold Coast	\$315,811	6.3	\$945,557	\$199,486,877	4.7399	
High Erosion Gold Coast	\$224,251	4.5	\$671,421	\$87,340,133	7.6874	
Single-Family	\$997,567	19.9	\$2,986,777	\$604,680,241	3.7118	
Condominiums/Apartments	\$828,596	16.5	\$2,480,866	\$354,491,001	6.9984	
Multi-Family<10	\$172,260	3.4	\$515,758	\$223,853,739	2.3040	
Commercial	\$593,614	11.8	\$1,777,317	\$147,098,332	12.0825	
	\$5,009,919	100.0	\$15,000,000	Assumed		

Benefits refers to single year (the average year) Costs cover 10 years life of the project

Cost percent share = Benefit percent share. Millage is Share of Cost divided by Just Value times 1000.

beach zones to be addressed during the project, calculating the monetary value and percentage of benefits for each. They did the same for the total recreation figure, breaking down values and percents by type of parcel.

As a result, they came up with the following:

Storm protection

- Upper South Seas at \$904,501 (18.1 percent)
- Lower South Seas \$290,306 (5.8 percent)
- Village at \$344,186 (6.9 percent)
- Tween Waters Road at \$338,826 (6.8 percent)
- Upper Gold Coast at \$315,811 (6.3 percent)
- High Erosion Gold Coast at \$224,251 (4.5 percent)

Recreation

- Single-family at \$997,567 (19.9 percent)
- Condominiums at \$828,596 (16.5 percent)
- Multi-family with less than 10 units at \$172,260 (3.4 percent)
- Commercial at \$593,614 (11.8 percent)

Stronge noted that Upper South Seas has a larger share than the other zones because of the higher level of erosion, plus additional widening of the beach and extension of the zone southward on this project.

"So those three factors — are why that number is so high relative to the other zones," he said.

Assessments for owners would be based on their property type plus project zone.

Using the previously assumed total project cost of \$15 million for Captiva, Stronge and Jackson calculated tentative basic millages by figuring in the already-determined monetary value benefits, share percents and share of cost, as well as 2018 just values — over the 10-year lifespan of the project.

Seeking direction from the board, Stronge floated some possible modifications.

In terms of the storm protection assessments, he pointed out that the Sunset Captiva development advertises its beach-front parcel as a common area accessible to all of its properties, not just the seven Gulf-front properties that have been the only ones assessed for storm damage during past projects.

"We are proposing that you consider including all of the parcels," Stronge said.

Within the Upper Gold Coast, he pointed to a private beachfront access that has not been assessed before. He explained that he and Jackson have identified seven adjacent properties associated with the access. Stronge added that the board may consider assessing the owner properties for the first time.

"These are two (recommendations) that seemed worthy of your consideration," he said.

In terms of the recreation assessments, Stronge and Jackson suggested including the multi-family properties with less than 10 units into the condominium category, which was done on the last project. They also recommended giving discounts to homesteaded properties, which also was done before.

Following the presentation, the board voted unanimously in favor of two motions.

The commissioners asked that Stronge and Jackson come back at the November meeting with two models drawn up — one without the recommended adjustments and one with the adjustments.

"Then we can look at the facts before we make any changes," Vice Chair Mike Mullins said of the figures. "Unless you see it and have a feeling for this — it's hard to conceptualize what the impact is."

The commission also asked that Stronge and Jackson provide a little more wiggle room when calculating the basic millages by using a figure of \$18 million for the project's total cost.

In other news

■ The commission adopted the project fund budget for fiscal year 2018-2019.

■ Treasurer Bob Walter reported a decline in parking revenues due to red tide and free parking.

"It's been a very quiet six weeks for all businesses on Captiva," he said.

■ CEPD staff are continuing to work on the CEPD history and educational plan projects.