



## 2021 BEACH NOURISHMENT

During the May 2021 Board Meeting of the Captiva Erosion Prevention District (CEPD), Commissioners accepted the engineering and CEPD staff recommendations on the selection of the dredging contractor. Great Lakes Dredge and Dock Company (GLDD) was awarded the contract with a low bid of \$15,625,485. The CEPD Board also voted to finalize negotiations for a municipal bond loan with Synovus Bank; Mr. Mark E. Raymond, Esq., was approved by the board to serve as the district's bond counsel and has worked on the CEPD loans for past projects.

The bids were submitted with the condition that the Commissioners may decide to adjust the amount of sand placed on the project by as much as 25%. The low bid unit price per cubic yard for sand came in only marginally greater than the last project by \$0.05 per cubic yard. This attractive and highly competitive bid provides an opportunity for the CEPD to increase the volume of the project as appropriate.

The CEPD Board has authority to elicit a change work order to increase the project sand volume even higher should our sand needs extend beyond the +25% threshold. Total project costs are still being estimated.

## WHO PAYS THE COST?

Under Florida's Department of Environmental Protection (FDEP) Beach Management Program, financial assistance is available to local governments and agencies. While the FDEP pays a portion of the cost, the local community also shares in the cost with Lee County through a special assessment of Captiva property owners. The CEPD's enabling legislation requires special assessments used to help finance a beach project to be levied against all properties in proportion to the benefits received.

The CEPD retains economists and coastal engineers to conduct an analysis of the project and determine the nature and extent of benefits accruing from the project. Those benefits are allocated to the property owners by categories or zones of comparable benefits. The project will generate a stream of benefits for Captiva property owners which will ultimately result in an enhancement of property values beyond the level they would have attained without the project.

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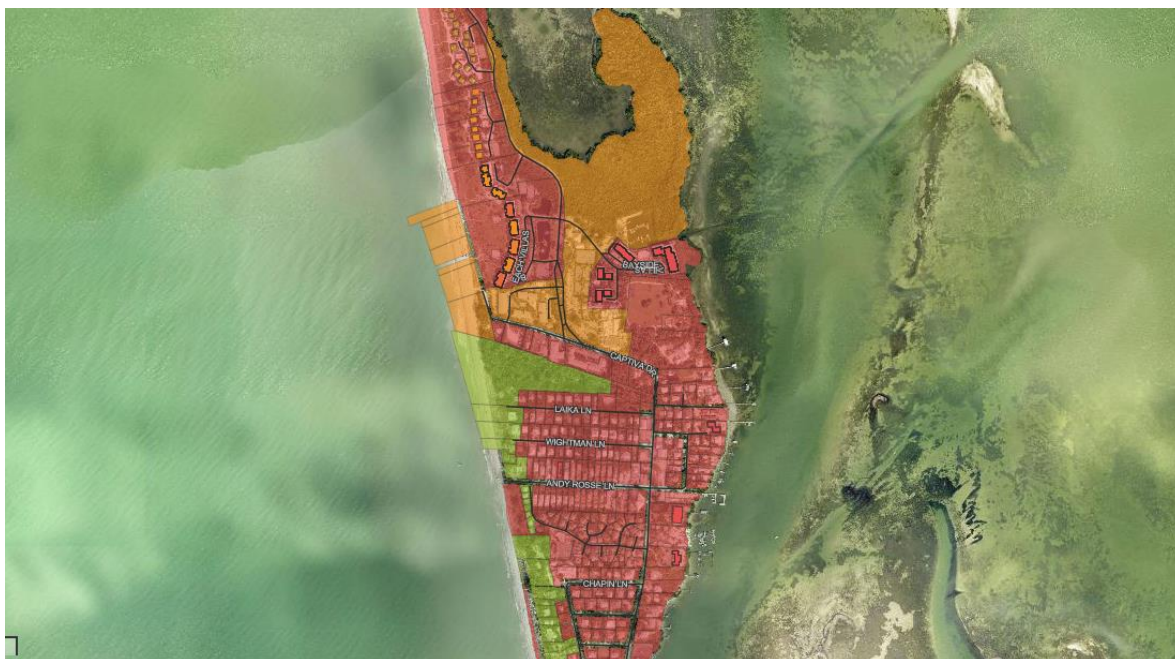
## WHO PAYS THE COST? (cont.)

The benefits include storm protection and recreation. The storm protection benefit is based on reduction in property loss due to erosion and storm damage because of the added protection from renourishment. Only gulf front properties receive storm protection benefits. The recreational benefit is based on the value of the recreational use to people living or staying on the island in addition to those commercial properties benefitting from the beach visitors.

In 2019, Captiva residents voted with a significant majority in favor of a referendum to borrow an amount not to exceed \$18,000,000. This authorizes the CEPD to finance the cost of the beach nourishment project until all costs are known and the apportionment of the costs can be appropriately assessed to property owners. During the August 9<sup>th</sup> Regular Board Meeting, held at Tween Waters Inn Ding Darling Room at 1 p.m., the CEPD Board will hear comments from the public and interested persons regarding the project plans and specifications, cost estimates and/or the tentative cost apportionment and assessment. CEPD will be sending out letters to property owners with their estimated assessment and an invitation to the August 9<sup>th</sup> Meeting.

CEPD Technical Policy Director, Daniel Munt, crafted an interactive map utilizing the ARCGIS system that displays the tentative apportionment model under consideration by the CEPD Board, as would be assessed across Captiva properties.

The application has been embedded on the CEPD website so that all property owners may conveniently search for their estimated assessment. The map can be found here: <https://www.mycepd.com/map-of-the-apportionment-model>



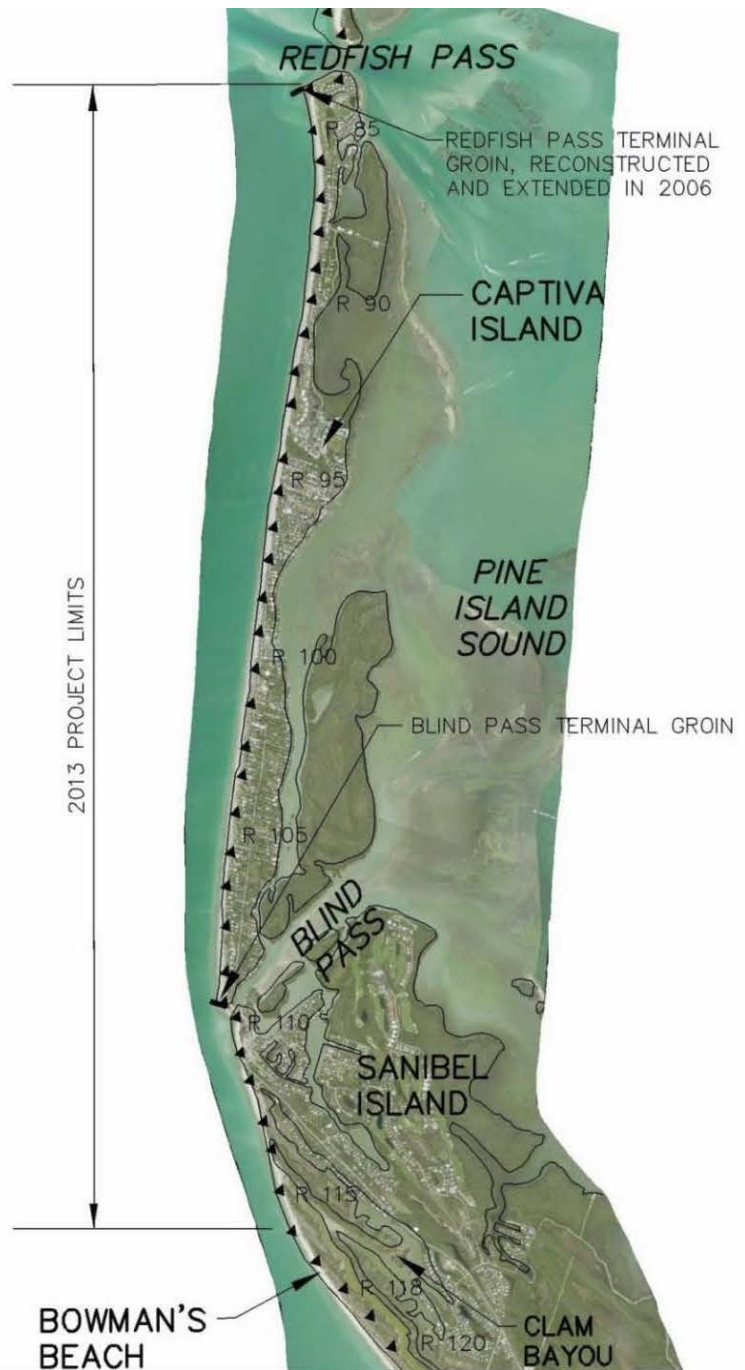
This aerial view is from the application posted on the website. The color-coded map overlay is used to distinguish apportionment classifications.

# BEACH NOURISHMENT PROJECT UPDATE

The 2021 Captiva Island Beach Renourishment project commencement is currently being coordinated with the resource agencies and contractor, Great Lakes Dredge and Dock. Following recent and ongoing planning discussions, construction is now projected to start no earlier than August 26, 2021 pending all notice to proceed approvals from the agencies. Barring any unforeseen delays, it is estimated to take approximately 35 days to place the contracted 600,000 cubic yards once construction is underway; if additional sand is authorized by the CEPD, the number of construction days will be adjusted accordingly. Construction of the beach will first move south near 16141 Captiva Drive to Turner Beach, and then north toward Chapin Lane. Once the southern portion of the island is completed, construction operations will move north to fill the remainder of the island in a similar manner.

The project area is located between Florida DEP reference monuments R-84 and R-109 (Captiva Island). The project consists of the placement of approximately 750,000 cubic yards of beach fill along 4.85 miles of shoreline and rehabilitation of existing dunes along the entire Gulf of Mexico shoreline of Captiva Island between Redfish Pass and Blind Pass.

The project, designed to last beyond 8-10 years, provides necessary maintenance to counteract long-term critical erosion of our beaches, properties, and shorelines. Project plans, design specifications, cost estimates and tentative cost apportionments for the project are on file with the CEPD and project engineer. They are available to be reviewed in the office of the CEPD at 11513 Andy Rosse Lane, Unit 4, Captiva, Florida.



## 2021-2022 BUDGET

Every year in September, local governments go through what is called the Truth in Millage (TRIM) process. This process establishes the annual millage rate that taxing authorities can levy on the taxable property value.

Taxing Authorities can begin work on their annual budget upon receipt of an estimated taxable value from the property appraiser's office. This is used to get an idea of what the next rollback rate might look like. The rollback rate is a calculation used to present a budget as close to the prior year as can be accomplished. Based on Commissioner attendance and votes at the September hearings, only certain increases over the rollback rate may be passed. A proposed millage and budget are created by staff to show what services the Board of Commissioners have asked for throughout the year, this does not mean it is the staff's suggestion. A full dais and unanimous vote are required to pass a proposed millage rate. The board can unanimously pass any millage rate up to but not to exceed the proposed budget.

At the June 7th Board Meeting, CEPD Commissioners directed staff to prepare a budget that follows a millage rate of .4494 which will give the CEPD budget an increase of approximately \$21,000 or 3.2%. Executive Director Nelson pointed out during the meeting that without a strategic plan of what the district wants to accomplish over the next 3, 5, or 10 years beyond shoreline erosion, it would be difficult to recommend an increase or decrease. Vice Chairman Silvia mentioned that the budget staff was directed to prepare will barely cover inflation. The Consumer Price Index is up 5% as of May 2021. The TRIM budget hearing dates have been set for September 13, 2021 at 5:01PM and September 23, 2021 at 5:01PM.

Everything presented on the following figure is an estimate based off the property appraisers estimated taxable value. An actual value for fiscal year 21/22 will be provided to CEPD on July 1st.

| Millage by Vote  | Millage | % Increase | Budget    | % Increase2 |
|------------------|---------|------------|-----------|-------------|
| Proposed         | 1       | 129.67     | 1,522,617 | 129.67      |
| Two Thirds (4/5) | 0.4943  | 13.53      | 752,630   | 13.53       |
| Majority (3/5)   | 0.4494  | 3.22       | 684,264   | 3.21        |
| Rollback         | 0.4354  | -0.94      | 669,190   | 0.94        |

|                                   |                      |
|-----------------------------------|----------------------|
| <b>FY 20/21 Gross Taxable</b>     | <b>Prior Millage</b> |
| 1,508,437,106                     | 0.4395               |
| <b>FY 21/22 Estimated Taxable</b> | <b>Prior Budget</b>  |
| 1,522,617,000                     | 662,958              |

Please Note: Florida has a very broad public records law. Most written communications to or from CEPD employees and officials regarding CEPD business are public records available to the public and media upon request.



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