



Minutes

Briefing Meeting
of the
Captiva Erosion Prevention District
CEPD Office, 11513 Andy Rosse Lane, Unit 4
March 21, 2019 @ 1:00 P.M.

Commissioners Present: Mike Mullins (Chair); Michael Lanigan (Vice Chair);
Dave Jensen (Commissioner)

Absent (excused): Harry Kaiser (Secretary); Bob Walter (Treasurer)

Staff Present: Carolyn Weaver (CEPD Administrator); Joe Wagenti (CEPD Deputy Administrator)

1. Call to Order

Chairman Mullins called the meeting to order at 1:00 pm.

2. Roll Call

The Chair called the roll and the results are outlined above.

3. Public Comments

None

4. Tentative Apportionment

Chairman Mullins began the meeting by stressing that the Board needs to be satisfied with the determination of apportionment before any public decisions are set. The Board is discussing the option of using Ad Valorem versus Benefit based assessment, but since it is much different than the past assessments it seems to raise more questions than answers. It was noted that we need to preserve commercial share.

Commissioner Lanigan would like to see a side by side comparison of ad valorem, the current basic assessment, 2014 apportionment, 2014 low to high estimated figures, 2014 apportionment total (with extrapolations to \$18M), and the 2019 Low to High estimates.

Chairman Mullins reiterated the need to show Low to High estimates since once the Board accepts the tentative assessment, they will need to explain the Low to High and that it depends on what CEPD receives from Federal and State sources.

Commissioner Lanigan would like a comparison of the 2014 millage rate to what we are using now. It was also stressed that 600 interviews are more legitimate than anecdotal rebuttals. He went on to state that the last 3 renourishment projects were benefit-based.

Chairman Mullins stated there is a problem with Ad Valorem: Property valuation is not efficient and some homeowners refuse to homestead because of re-appraisal.

Commissioner Lanigan stated we should treat homesteading all the same, condo and single family alike, and need to extend fairness in all properties that do not rent.

Chairman Mullins asked if we should obtain another economist and if we should ask Dr. Stronge if he has done this type of assessment elsewhere in the state. He also requested that we obtain the original beach surveys from Dr. Stronge as well as the functions of his calculations.

Chairman Mullins wants to validate the beach survey so we can use that data to justify our requests to Federal and State agencies.

The survey resulted in showing a median value of \$14 per visitor, 422,000 beach visits annually showing roughly \$6.5M in benefits, with +\$3.6M in recreational value benefit and +\$2.5M in storm benefit.

We attempted to call Dr. Stronge at this time, several times, but the line was always busy.

Discussion continued over Dr. Stronge's PowerPoint from the last Board meeting and the note stating APTIM determined that storm protection will not extend past the 1st line of properties. Chairman Mullins brought up several individual properties and was concerned at the anomalies in assessment. He is planning to write a Beach Brief and might ask for a vote determining the use of benefit-based versus Ad Valorem.

The subject was raised regarding the protection of Barrier Islands to the mainland and if there is an economic impact study of the coastal community from either the TDC or the Coastal Advisory Committee.

5. Turner Beach Permit

Chairman Mullins wanted staff to ask APTIM if they can provide an opinion of the rip-rap project on Turner Beach by Sanibel Island and its relation to the upcoming renourishment project.

6. Parking Lot Survey

The major lines are being added to the 2012 survey. A site plan for the Alison Hagerup mobile restroom project will be created using this survey. A title search should be underway by the end of the week.

7. Commissioner Comments

Commissioner Lanigan wanted CEPD to find out if the properties around Tween are 1st string properties and exactly how did Dr. Stronge categorize them.

Chairman Mullins wanted all questions sent to Dr. Stronge right away and to get clarification on Gulfway and Sunset Captiva, specifically.

Adjourn

The meeting was adjourned at 3:30pm