

Meeting Minutes - Renourishment Workshop October 23, 2025

- **Dune Height Concerns and Historical Data Requests:** Rene, John, Brighton, and Nicole discussed ongoing resident concerns about the current dune heights following the 2021 renourishment, with specific requests for historical elevation data to clarify whether the new dunes are significantly higher than previous levels.
 - **Resident Concerns About Dune Height:** Brighton relayed that several residents have expressed disappointment with the current dune heights, prompting the board to prioritize addressing these concerns and clarifying the rationale behind the current dune elevations.
 - **Historical Dune Elevation Data Search:** Rene repeatedly requested precise data on the dune template and elevations from the 2020/2021 renourishment, specifically at Andy Rosse Lane and the Mucky Duck area, to compare with current conditions; Nicole and Brighton confirmed they are searching through historic records and expect to provide the information within a few days.
 - **Photo Evidence and Visual Comparisons:** John sent a photo from January 2020 to Brighton and the group to visually illustrate the pre-renourishment dune conditions, emphasizing the need for objective data and noting that visual evidence supports the presence of a significant dune prior to the 2021 project.
 - **Floodplain and Permit Elevation Clarifications:** Rene and Brighton discussed the historical minimum elevation requirements for building permits, with input from Nicole and Jeff clarifying that the National Flood Insurance Program was adopted in 1984, and that current FEMA flood heights may differ from past requirements.
- **Public Comments on Dune Height Impacts:** Jeff Brown and Judy McCormack provided detailed feedback to the board regarding the impacts of increased dune heights on property views, stormwater management, and overall beach usability, raising questions about the consistency and communication of the project's design decisions.
 - **View Obstruction and Property Impact:** Jeff explained that the increased dune height, particularly in front of the Mucky Duck and his own property, now obstructs views from ground-level homes and restaurants, with calculations showing that a two-foot increase makes a significant difference in visibility.
 - **Stormwater Management and Flooding Concerns:** Jeff and Judy described how the expanded dune footprint and increased elevation may exacerbate stormwater runoff onto private properties and Captiva Drive, referencing recent flooding events and the need for further engineering review; Nicole responded that there is no evidence from other communities that wider dunes cause stormwater management issues.
 - **Sand Overwash and Unusual Storm Events:** Judy recounted the unprecedented sand overwash during storms Milton and Helene, which raised dune elevations and caused property impacts, while Nicole clarified that such events were unique and affected the entire west coast of Florida, not just Captiva.
 - **Requests for Further Review and Communication:** Residents requested more transparent communication and public hearings regarding dune height decisions, expressing frustration that the rationale for the 12-foot dune was not clearly

conveyed and that many homeowners were unaware of the changes until after construction.

- **Engineering Rationale for Dune Height Variation:** Nicole and Brighton explained the engineering and historical basis for varying dune heights across Captiva, noting that the South Seas area has historically had lower dunes and that the current design aimed to increase protection by raising dune heights by approximately two feet island-wide.
 - **Historical Dune Profiles and Design Decisions:** Nicole stated that the South Seas area has always had lower dunes compared to the southern portion of the island, and the design increased dune heights by about two feet everywhere to provide consistent storm protection, with the north end set at 10 feet and the South at 12 feet.
 - **Volume and Protective Area Considerations:** Nicole explained that the design aimed to provide similar protective volumes across different areas, adjusting dune height and footprint based on available space and historical conditions, as directed by the Commission.
 - **Comparison to Other Communities:** Judy questioned why Captiva's dunes were raised to 12 feet while Sanibel's recent renourishment was only 6.5 feet, and Nicole responded that the intention was to maximize storm protection in light of sea level rise and recent storm impacts.
- **Ongoing Stormwater Management Initiatives:** Rene, Jeff, and Brighton discussed the ongoing efforts by Jay Brown and the county to address stormwater management and flooding in Captiva, with recognition that the issue is complex and requires further engineering input.
 - **Current Stormwater Task Force Efforts:** Jay Brown and the county are actively working on stormwater management solutions for Captiva, with input from residents and ongoing engineering studies to address persistent flooding, especially in the village area.
 - **Retention Areas and Property-Level Mitigation:** Jeff and Rene discussed the use of retention areas and berms on private properties to manage runoff, noting that larger lots can accommodate more water, but smaller village lots remain vulnerable.
- **Resident Feedback and Board Communication:** Brighton and Rene reviewed the volume of resident complaints received about the dune project, emphasizing that while only a small percentage of beachfront homeowners have formally complained, the board remains open to further feedback and is committed to transparency.
 - **Complaint Volume and Stakeholder Engagement:** Brighton reported receiving complaints from about six homeowners out of 455 beachfront properties, and Rene reiterated the board's responsibility to balance individual concerns with the need to protect the entire island.