

2/22 storm recovery update

From: Captiva Community Panel <captivacommunitypanel@gmail.com>

To: gooderhamk@gmail.com

[View this email in your browser](#)



Storm debris update

You may have heard that the deadline for right-of-way debris pickup for the City of Sanibel has been extended from the original Feb. 20 cutoff. That, however, does not affect Captiva

The Captiva deadline for debris pickups from the road right-of-way was Feb. 13. Now, if property owners have storm debris to be removed, they need to contact Lee County to arrange a pickup and need to sign a Right of Entry form (Link below) that allows government contractors to enter your property to remove the debris.

Property owners are asked to move debris to the edge of their property – but **NOT** into the road right-of-way, where other phases of the recovery effort will continue. For example, the fire district will be painting of fire hydrants in the next few weeks to keep them from rusting or corroding due to the saltwater contact as well as to make them more visible for public safety personnel. (The edge of your property is **NOT** the edge of the roadway, so keep piles away from the road, hydrants and utilities.)

Lee County Commissioner Kevin Ruane's staff is helping to coordinate debris removal, working with property owners and the county Solid Waste department

to facilitate pickups. You can contact them at dist1@leegov.com or call (239) 533-2224.

The Florida Division of Emergency Management (FDEM) is still accepting applications from private and commercial property owners who would like assistance for the assessment and removal of qualifying debris, including vehicles, vessels, and other title property. More information can be found at iandebriscleanup.com

County announces phased opening of beach parks

FROM LEE COUNTY:

Lee County plans a phased reopening of beach parks with the overall goal of working alongside local, state and federal partners to progress as quickly as possible, while ensuring safety for the community and the best use of taxpayer dollars.

On Captiva, the county plans to reopen Alison Hagerup Beach Park by mid-March. Turner Beach is controlled by the City of Sanibel, and a reopening date for that park has not been set.

Residents and visitors are advised:

- Beaches and beach parks have not been restored to pre-Hurricane Ian conditions.
- Some amenities such as restroom facilities, piers and walkovers have not been repaired or replaced at this time.
- Debris continues to wash onshore and quickly may be obscured by sand.
- Beach shoes should be worn at all times.
- Debris can still be found in near-shore areas, such as dunes or mangrove-lined coastlines.
- Closure signs are posted where necessary, and www.leeparks.org has status updates.

For more information on additional openings and available amenities, visit the Park Progress Map tool at www.leeparks.org. For Hurricane Ian information, visit www.leegov.com/storm.

Red tide alert posted

FROM FLORIDA DOH:

The Florida Department of Health in Lee County (DOH-Lee) has issued health

alerts for the presence of a red tide bloom. An alert level of red tide was found near Lynn Hall Park (Fort Myers Beach), Gasparilla Island State Park (Boca Grande Pass), Turner Beach (Captiva), Blind Pass Beach (Sanibel) and Lighthouse Beach (Sanibel). This is in response to water samples taken on Feb. 13-15, 2023.

Residents and visitors are advised to take the following precautions:

- Look for informational signage posted at most beaches.
- Stay away from the water, and do not swim in waters with dead fish.
- Those with chronic respiratory problems should be especially cautious and stay away from this location as red tide can affect your breathing.
- Do not harvest or eat molluscan shellfish or distressed or dead fish from this location. If caught live and healthy, finfish are safe to eat as long as they are filleted and the guts are discarded. Rinse fillets with tap or bottled water.
- Wash your skin and clothing with soap and fresh water if you have had recent contact with red tide.
- Keep pets and livestock away and out of the water, sea foam and dead sea life. If your pet swims in waters with red tide, wash it as soon as possible.
- Residents living in beach areas are advised to close windows and run the air conditioner, making sure that the A/C filter is maintained according to manufacturer's specifications.
- If outdoors near an affected location, residents may choose to wear masks, especially if onshore winds are blowing.

In Florida, red tide is caused by a naturally occurring microscopic alga called *Karenia brevis*. Red tide algal blooms can change rapidly, staying in one place for months or just a few days or weeks.

Find current information about Florida's water quality status and public health notifications for harmful algal blooms and beach conditions by visiting ProtectingFloridaTogether.gov and floridahealth.gov/environmental-health/aquatic-toxins. Protecting Florida Together is the state's joint effort to provide statewide water quality information to prioritize environmental transparency and commitment to action.

Post-storm landscape restoration lecture

FROM CITY OF SANIBEL

Want to know how Hurricane Ian impacted the vegetation of Sanibel, as well as

considerations for replacing plants that were destroyed?

Stephen Brown, with the University of Florida Institute of Food and Agriculture Sciences, will discuss this topic, and more, in the BIG ARTS Auditorium, on Thursday, March 2, at 3 p.m., following the Sanibel Vegetation Committee Meeting. The presentation is open to the public, and interested persons are encouraged to attend! The city plans to record the presentation for posting on the city's website.

Stephen Brown is a faculty member and an Extension Agent with the University of Florida Institute of Food and Agriculture Sciences. He holds a Bachelor of Science in Soil Science from the University of California, Riverside, and a Master of Science in Soil Fertility and Plant Nutrition from the University of Florida, Gainesville. He is responsible for taking university-based research on Florida Friendly Landscaping for both commercial and residential clientele.

As such, he plans, develops, implements, and evaluates various methods for clientele outreach and education. For more information, visit the website at Lee County - UF/IFAS Extension (ufl.edu).

Resolution of FEMA concerns with market value determinations

FROM CITY OF SANIBEL:

The City of Sanibel received three important letters from FEMA last week concerning the “just value” or “market value” of Sanibel properties as determined by the Lee County Property Appraiser. All other jurisdictions in Lee County received similar letters. Ultimately, the City of Sanibel received a letter recognizing the legal authority the Lee County Property Appraiser (LEEPA) has in determining the just or market value of properties in Lee County.

Based on this letter, the City of Sanibel will continue to use the “Tax Roll Value Letter” available for single-family residential properties on the LEEPA website, or an independent appraisal submitted with a Building Permit Application, to determine the pre-hurricane market value of Sanibel properties (structures). The pre-hurricane market values are required to measure the cost of repairs to “substantially damaged” properties against FEMA's 50% Rule.

The letters received by the City, and summary information concerning each letter, are listed below.

FEMA Sanibel Just Value Notification Letter – This letter is dated 2/14/2023. It was not read by City officials until the morning of 2/15/2023. This letter is addressed to Sanibel Mayor Holly Smith but was sent by email to the City Manager and Building Official/Floodplain Manager late in the day (6:15 pm) on 2/14/2023.

This letter called into question the methodology and consistency of LEEPA in determining the pre-hurricane just or market value of properties through LEEPA's "tool" -- the "Tax Roll Value Letter" LEEPA provided for single family residential properties following Hurricane Ian. This letter is also used by building officials to determine the market value of properties and to determine if the damage of any given single family residential property is within FEMA's 50% rule. Properties requiring repairs that are below 50% of their market value may be repaired. Properties requiring repairs that exceed 50% of their market value must be brought into compliance with all current floodplain and building code requirements. This may include a requirement to elevate a structure.

This letter also "strongly" recommended that the City not use the LEEPA tool in determining the pre-storm market value of Sanibel homes. This recommendation was in direct conflict with the definition the City's Code of Ordinances provides for how market values are to be determined. This recommendation would have required the City to use assessed values for structures provided by LEEPA instead of the market value determined by LEEPA. Alternatively, property owners may, in all instances, obtain an appraisal from an independent appraiser to determine the market value of their structure.

The City of Sanibel supported the market values determined by LEEPA and questioned the FEMA letter which failed to provide any specifics for their concern or recommended process for determining the market value of a residential structure on Sanibel. Matt Caldwell participated in the City's community updates to explain his methodology in determining the market values of structures following Hurricane Ian and provided a tutorial on how to access this information on the FEMA website.

- Click [here](#) to view this letter.

FEMA City of Sanibel Substantial Damage Review Letter – This letter is dated 2/15/2023. It was not read by City officials until the morning of 2/16/2023. This letter is addressed to Mayor Smith but was sent by email to the City Manager and Building Official/Floodplain Manager late in the day (5:50 pm) on

2/15/2023.

This letter informs the City that FEMA will review “substantial damage” determinations and building repair permits issued on Sanibel to ensure compliance with “floodplain management programs” which includes the National Flood Insurance Program (NFIP). The City’s Community Service Rating (CRS) provides residents with a 25% discount on flood insurance rates.

A review of the noted records is typical following a major hurricane that caused substantial damage to structures/properties.

- Click [here](#) to view this letter.

FEMA Sanibel Market Value Clarification Letter – This letter is dated 2/17/2023. It was not received by City officials until the morning of 2/18/2023 (11:50 am) when it was forwarded to the City Manager by Kevin Guthrie, Florida DEM Director. This letter is addressed to Mayor Smith but was sent by email to the City Manager and Building Official/Floodplain Manager.

As previously noted, this FEMA letter recognizes the legal authority the Lee County Property Appraiser (LLEPA) has in determining the just or market value of properties in Lee County.

Based on this letter, the City of Sanibel will continue to use the “Tax Roll Value Letter” available for single-family residential properties on the LLEPA website, or an independent appraisal submitted with a Building Permit Application, to determine the pre-hurricane market value of Sanibel properties (structures). The pre-hurricane market values are required to measure the cost of repairs to “substantially damaged” properties against FEMA’s 50% Rule.

- Click [here](#) to view this letter.



Captiva Community Panel

P.O. Box 72

Captiva, FL 33924

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).
