



PINELLAS COUNTY COASTAL MGMT

John E. Bishop, Ph.D.
Coastal Management Coordinator
Environmental Management Division

Meeting Agenda (Indian Rocks Beach Easements)



- Introduction by Mayor-Commissioner Kennedy
- History of the project
- Why Nourishment is needed
- Key easement provisions
- Where the Easements are located
- Status of the Sand Key Project
- Questions?

NEWS

Study: Beach property values depend on feds

Jim Waymer FLORIDA TODAY

Published 1:11 p.m. ET Mar. 26, 2015 | Updated 2:36 p.m. ET Mar. 27, 2015

[View Comments](#)



There's a housing bubble along the beach that would burst, were it not for the feds.

Oceanfront property values on the East Coast could plummet if Congress suddenly pulled the plug on beach nourishment funding and state and local government had to foot the bill, a new study found.

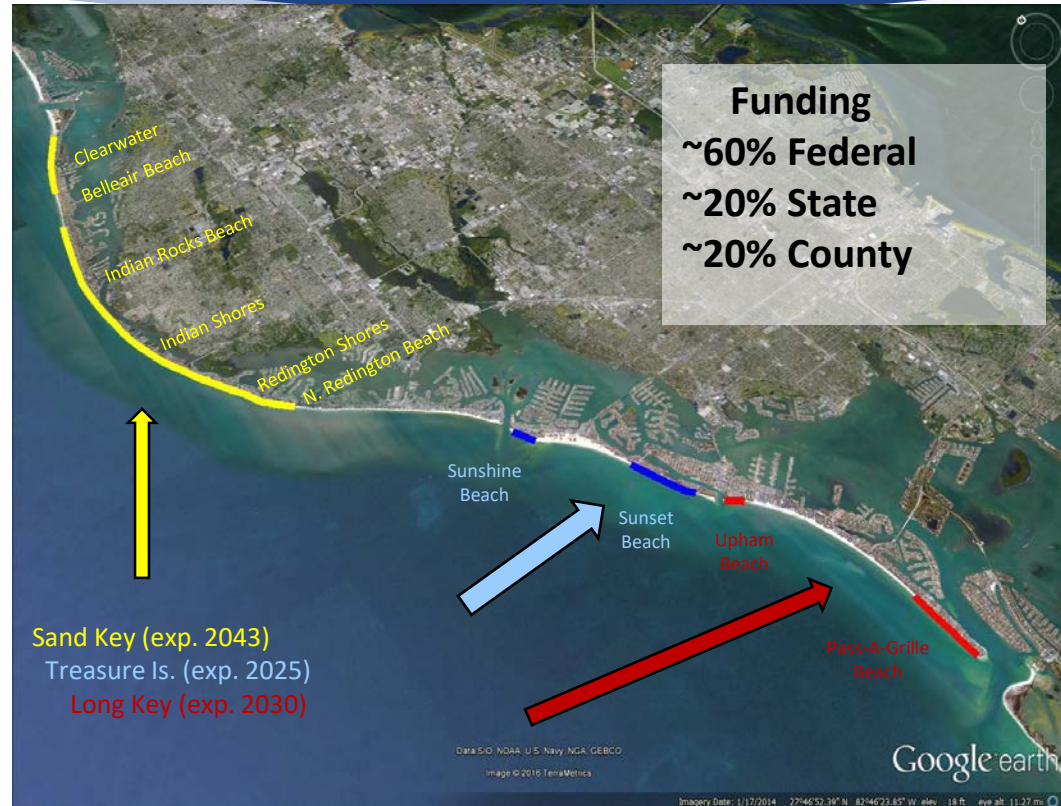
"Values could erode by as much as 17 percent in towns with high property values and almost 34 percent in towns with low property values," Martin D. Smith, professor of environmental economics at Duke University, said in a release about the study he coauthored. "This would be analogous to the bursting of a bubble."

Researchers from the University of North Carolina Wilmington, Duke and Ohio State University published the findings this week in the journal *PLOS One*. The National Science Foundation funded the study.

<https://www.floridatoday.com/story/news/local/environment/2015/03/26/study-beach-property-values-depend-feds/70489022/>

Federal Project Segments

- 35 miles of beach
- 21.4 miles critically eroded
- 12 miles are restored regularly
- Average \$10 M/yr



Initial Project (1980'S)

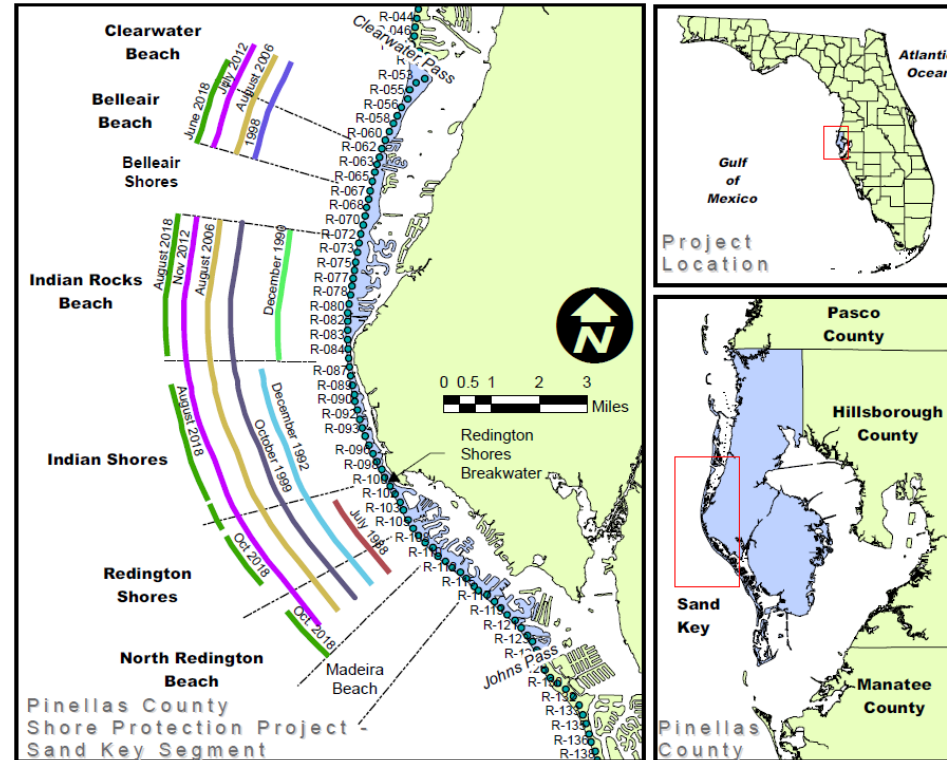
- **First Authorized by Congress in 1966**
- **1985 & 1986 Erosion Control Lines Set**
- **1988 First federal shore protection nourishment Redington Shores**
- **Used temporary construction easements**

Sand Key Project History

10.9 MCY \$142.3M



- **Prior Nourishment**
 - 1961-1983
 - 1.5 MCY \$2.5M
- **Initial Nourishment**
 - 1988, 1990, 1992
 - 2.45 MCY \$11.7M
- **1st Renourishment**
 - 1999
 - 2.6 MCY \$24M
- **2nd Renourishment**
 - 2006
 - 1.7 MCY \$29.8M
- **3rd Renourishment**
 - 2012
 - 1.25 MCY \$31.5M
- **4th Renourishment**
 - 2018
 - 1.3 MCY \$42.7M

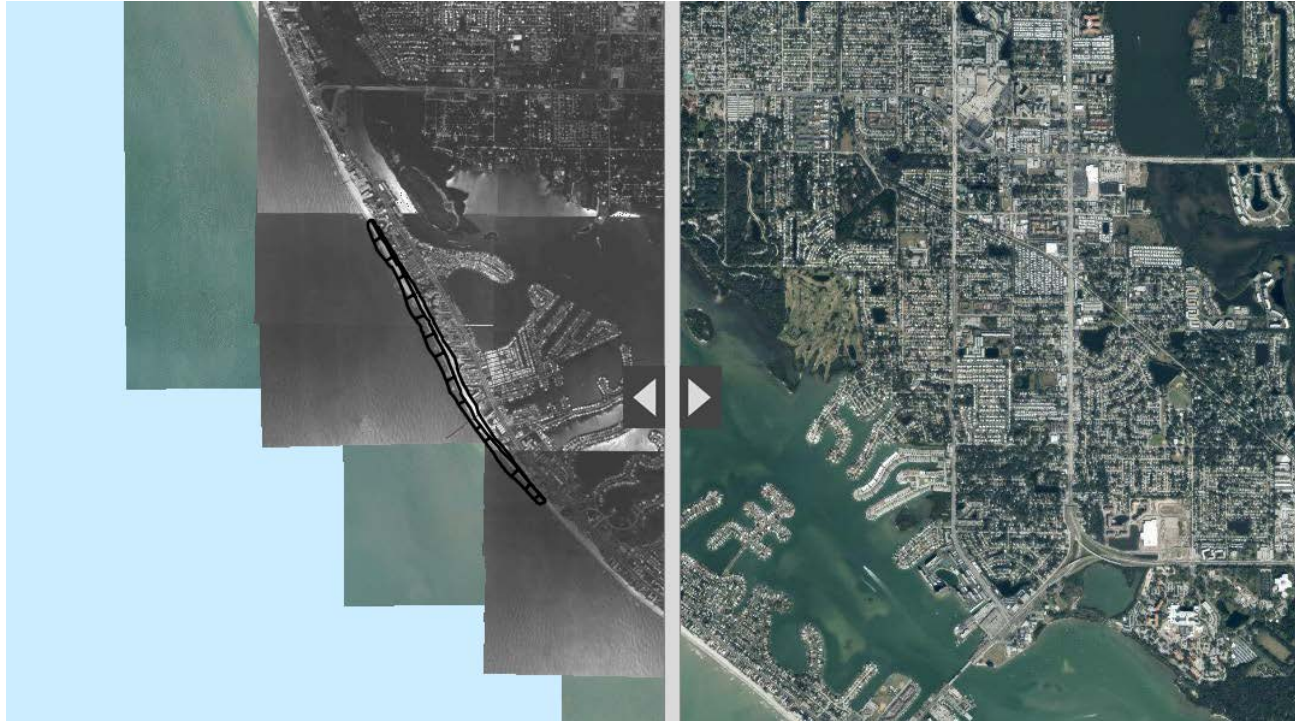




**Purpose: Maintain a wide
sandy beach.**

Why?

Before After Slider Map



R72 26th Avenue Indian Rocks Beach



R72 26th Avenue Indian Rocks Beach



R75 17th Avenue Indian Rocks Beach



R75 17th Avenue Indian Rocks Beach



R76 15th Avenue Indian Rocks Beach



R76 15th Avenue Indian Rocks Beach



R76 15th Avenue Indian Rocks Beach



R76 15th Avenue Indian Rocks Beach



R79 8th Avenue Indian Rocks Beach



R79 8th Avenue Indian Rocks Beach



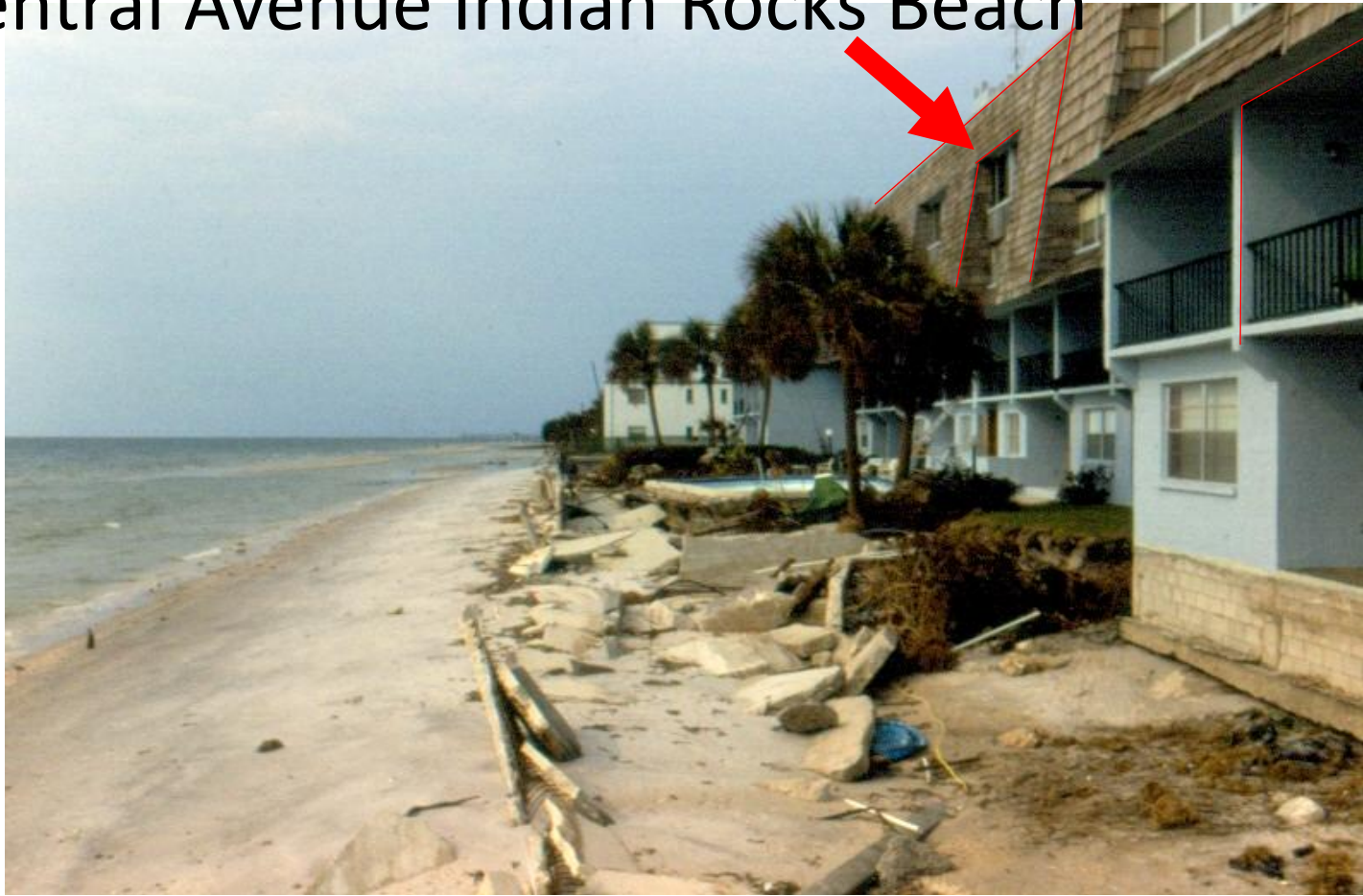
R81 5th Avenue Indian Rocks Beach



R81 5th Avenue Indian Rocks Beach



R84 Central Avenue Indian Rocks Beach



R84 Central Avenue Indian Rocks Beach



Benefits to the Community

Environmental Benefits

- Nesting
 - Sea Turtles
 - Shorebirds
 - Snowy Plover
 - Least Tern
 - Black Skimmer
 - American Oystercatcher
 - Wilson's Plover
- Foraging Shorebirds
 - Piping Plover
 - Red Knot

R84 Central Avenue Indian Rocks Beach

1985



Photo courtesy of Florida Department of Environmental Protection
<http://prodenv.dep.state.fl.us/DwrmCoasts/search>

Benefits to the Community

Environmental Benefits

- Nesting
 - Sea Turtles
 - Shorebirds
 - Snowy Plover
 - Least Tern
 - Black Skimmer
 - American Oystercatcher
 - Wilson's Plover
- Foraging Shorebirds
 - Piping Plover
 - Red Knot

R84 Central Avenue Indian Rocks Beach

2017



Benefits to the Property Owner

R85 Whitehurst Ave Indian Shores 1985

Storm Protection

- Reduce Storm damage
 - Condos
 - Other upland infrastructure
- Property Value



Photo courtesy of Florida Department of Environmental Protection
<http://prodenv.dep.state.fl.us/DwrmCoasts/search>

Benefits to the Property Owner

R85 Whitehurst Ave Indian Shores 2017

Storm Protection

- Reduce Storm damage
 - Condos
 - Other upland infrastructure
- Property Value



Benefits to the Community

Beach Related Tourism (2015)

- Spent \$2.3 B/yr in Pinellas
- Supported 47,000 jobs/yr
- Contributed \$145 M/yr in State/local taxes

R95 193rd Avenue Indian Shores

1985



Photo courtesy of Florida Department of Environmental Protection
<http://prodenv.dep.state.fl.us/DwormCoasts/search>

Benefits to the Community

Beach Related Tourism (2015)

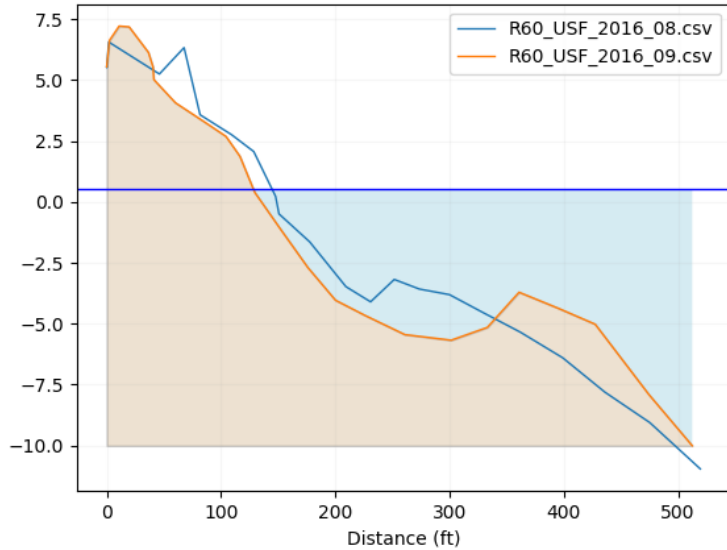
- Spent \$2.3 B/yr in Pinellas
- Supported 47,000 jobs/yr
- Contributed \$145 M/yr in State/local taxes

R95 193rd Avenue Indian Shores

2017



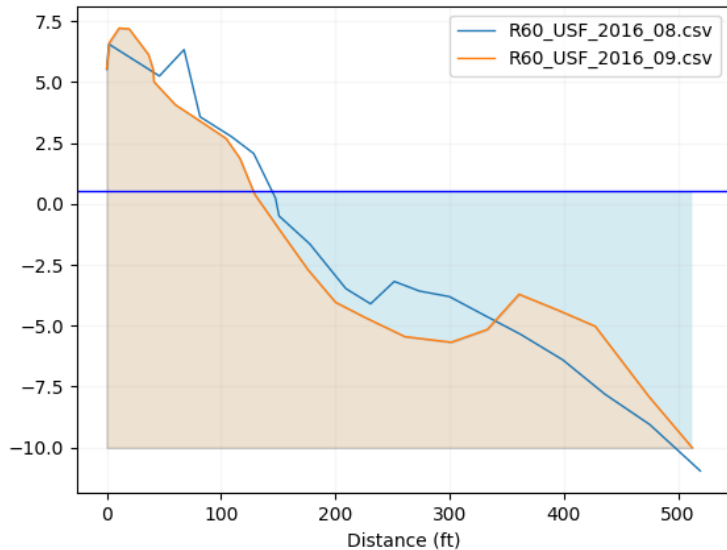
Belleair Beach R60A (Hermine 2016)



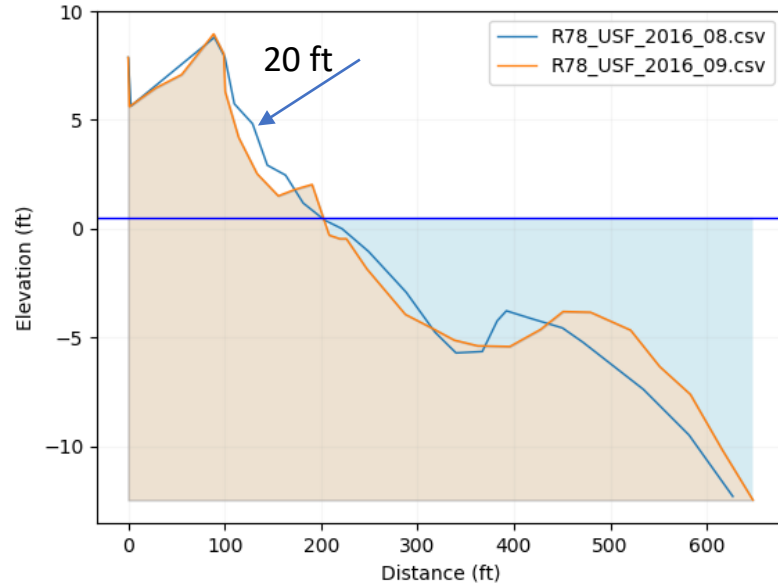
Time: Tue Aug 30 13:46:18 EDT 2016
lon: +027.93865° / -082.83982°
lat: 13ft
WGS-84
Azimuth/Bearing: 209° S29°W 3716mils (True)
Pitch Angle: -00.0°
Roll Angle: +00.0°
X



Belleair Beach R60A (Hermine 2016)



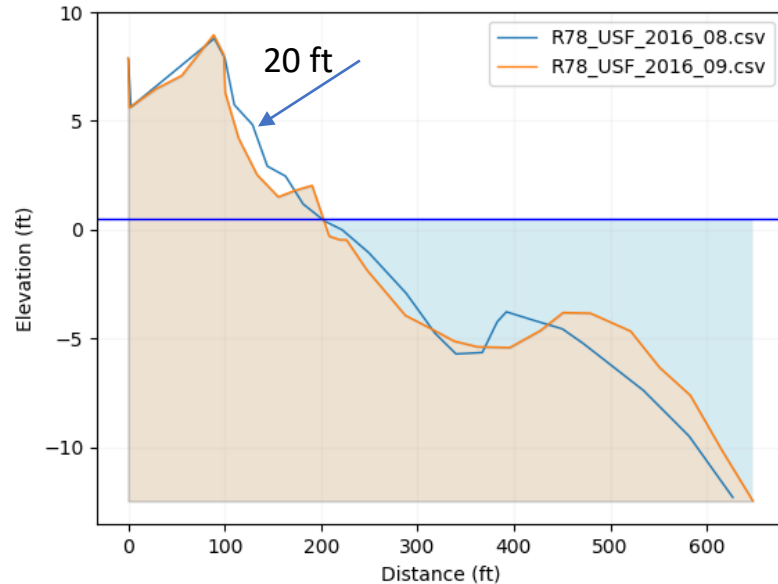
Indian Rocks Beach, 9th Av, R78A (Hermine 2016)



Date & Time: Tue Aug 30 12:58:39 EDT 2016
Position: +027.89148° / -082.85074°
Altitude: 14ft
Datum: WGS-84
Azimuth/Bearing: 355° N05W 6311mils (True)
Elevation Angle: -00.0°
Horizon Angle: -00.2°
Zoom: 1X



Indian Rocks Beach, 9th Av, R78A (Hermine 2016)

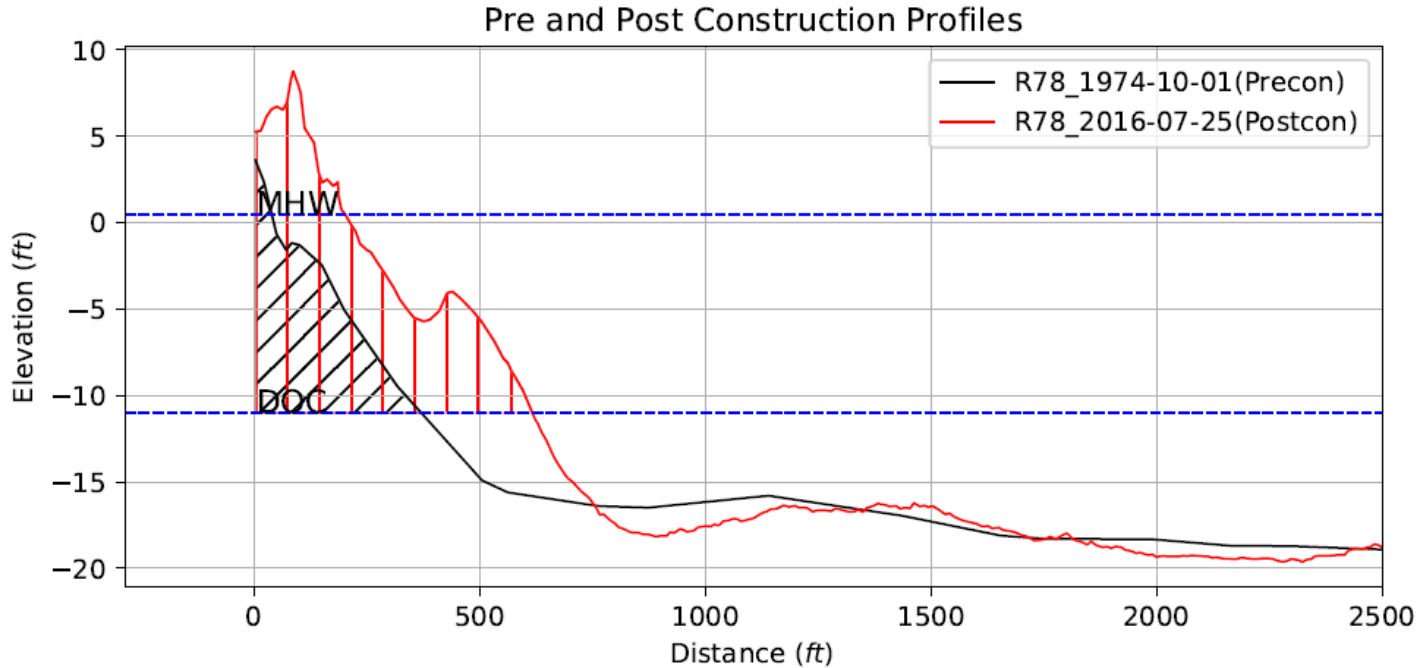


Date & Time: Wed Sep 7 09:32:43 EDT 2016
Position: +027.89151° / -082.85079°
Altitude: 4ft
Datum: WGS-84
Azimuth/Bearing: 355° N05W 6311mils (True)
Elevation Angle: -00.0°
Horizon Angle: -00.2°
Zoom: 1X



9th Ave north

163 ft of Shoreline Added



Beach Erosion (Park Blvd)

- **Annually** (Above MLW)
 - **11 ft/yr lost**
 - **3.6 yd³/ft/yr lost**
- **Approximately 1 dump truck load for every 3 ft wide slice of beach**
- **7.5 liters/ft/day**
- **10 oz/ft/hour**

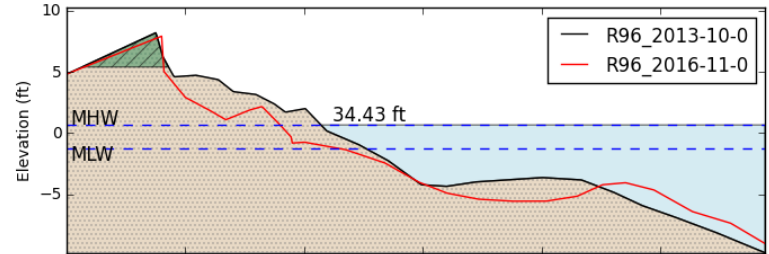


Photo from Norfolk Dredging



Easement Requirements

Public Use and Access



- **1986 Water Resources Development Act Section 103 (d) prohibits Federal participation in costs assigned to benefits to privately-owned shores where the use of such shores is limited to private interests.**
- **In 1996 the Corps developed a standard template for perpetual public access easements to be applied for all shore protection projects**

Perpetual Easement

- **Prior to initial construction of the shore protection project, much of Sand Key was eroded back to the seawall**
- **Perpetual Easements were never obtained**
- **Easements needed over portion of beach lying on private property**

Easements Required

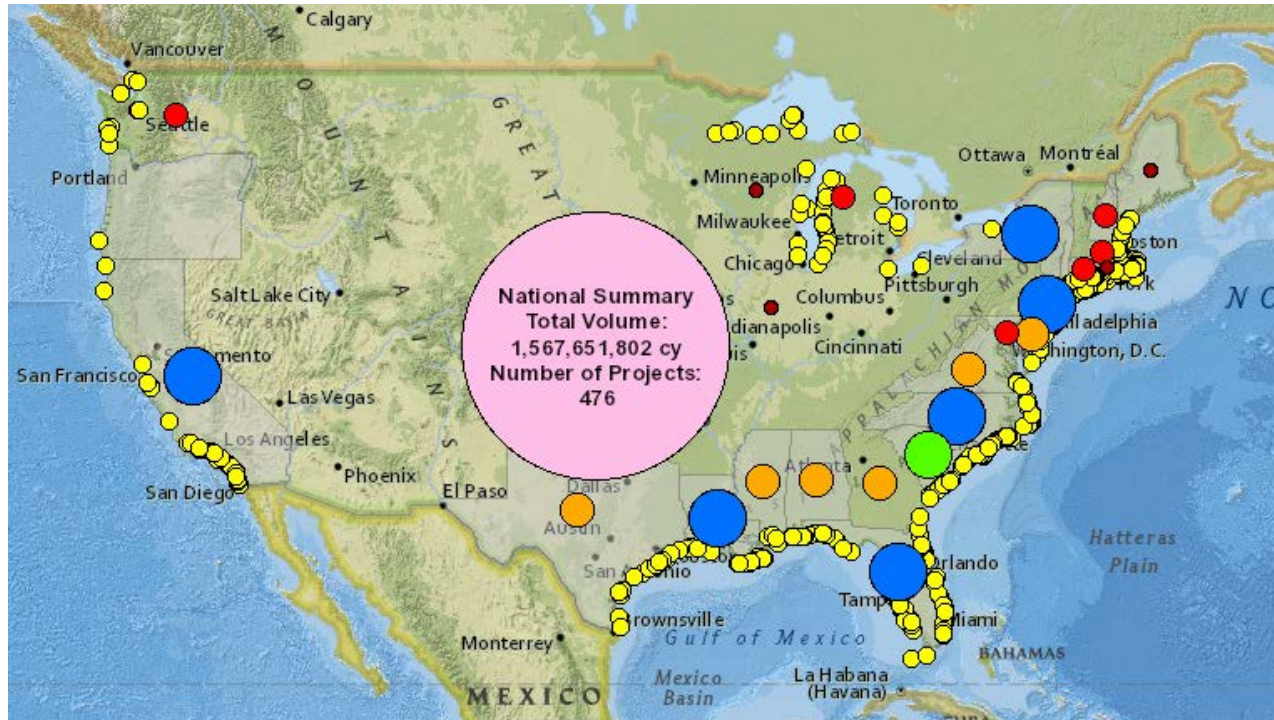
- **2018 Project**
 - **All easements (~461) were initially required**
 - **USACE let us proceed with getting only those where sand would be placed during that project.**
- **Future Projects (2020+)**
 - **Need all easements wherever sand was historically placed**
 - **Easements allow the County to quickly respond to the next Hurricane**

Perpetual Easement



- **Real estate requirements must be met in order to proceed with any future beach nourishment project (100% of the perpetual easements obtained)**
- **Government real estate requirements apply Nationwide and its highly unlikely that the real estate requirement can be waived for a particular project.**
- **No one can sign these easements over but YOU! We need the public's help in order to keep our successful project going.**

ASBPA (National Beach Nourishment Database)



Key Easement Language Provisions



Currently States

- Perpetual
- Public Use
- Construct beach Nourishment
- Excludes permanent structures (added)
- Does not authorize the construction of dune systems

Removed

- Dunes
- Other Erosion Control Structures
- Construct “berms”
- Plant vegetation

Key Easement Provisions

WHEREAS, this Easement does not authorize construction of dune systems.

NOW THEREFORE, in consideration of the mutual benefits to be derived from the permitted uses described below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR does, to the extent GRANTOR has authority to do so, hereby bargain, convey, and grant a perpetual easement in, on, over, and across the land described and depicted as “Proposed Easement SK-XXX” in Exhibit A, which is attached hereto and incorporated herein, to GRANTEE for:

- (1) public use; excluding any permanent commercial enterprises or the construction of any permanent structures;
- (2) use by GRANTEE, its representatives, agents, and contractors solely for activities necessary for construction and operation of beach nourishment, including but not limited to the right to:
 - a) construct, preserve, patrol, operate maintain, repair, rehabilitate, and replace a public beach, together with any temporary appurtenances thereof;
 - b) accomplish any alterations or contours needed;
 - c) nourish and renourish periodically;
 - d) move, temporarily store, and remove equipment and supplies;
 - e) perform any other work necessary and incident to the construction, periodic renourishment, and maintenance of any use permitted in this Easement;
 - f) erect, maintain, and remove temporary structures, silt screen and sand fences; and
 - g) trim, cut, fell, and remove all trees, underbrush, debris, obstructions, and any other vegetation, structures, and obstacles.

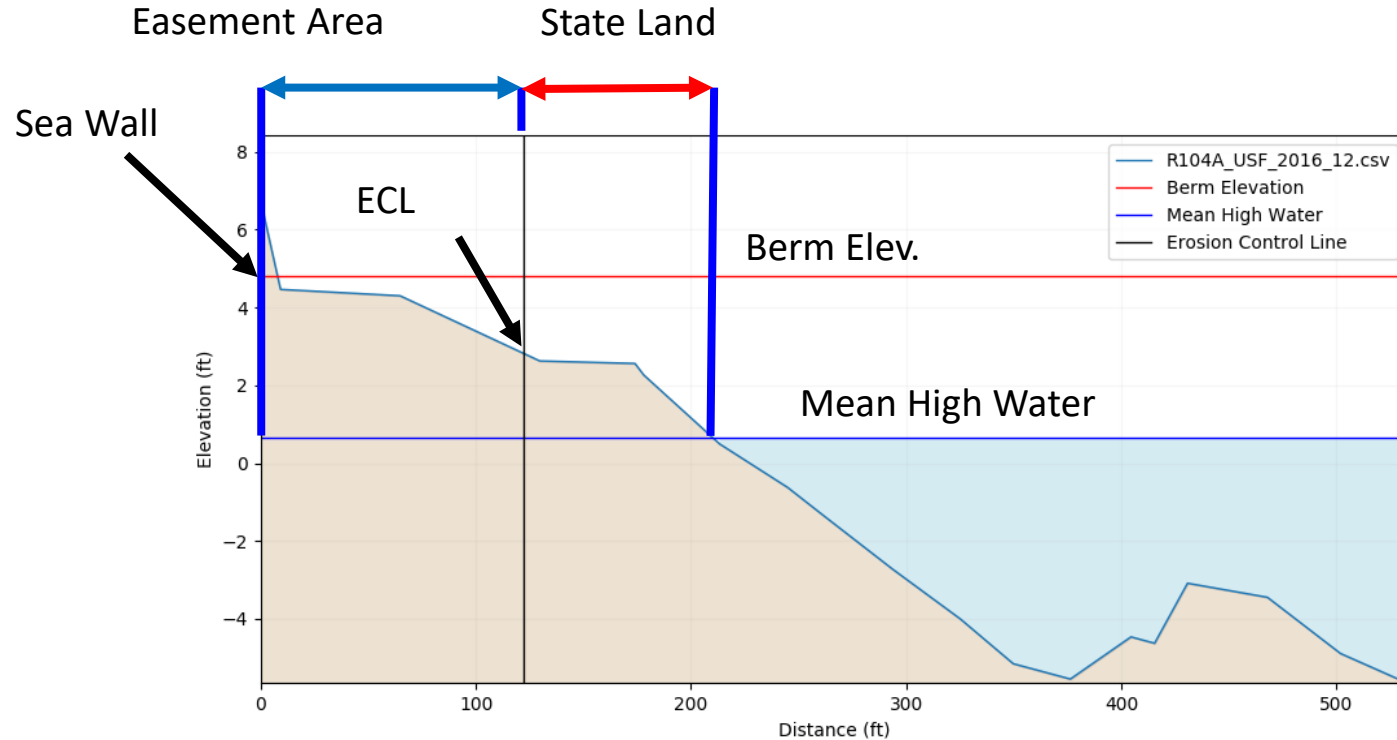
Existing Dunes



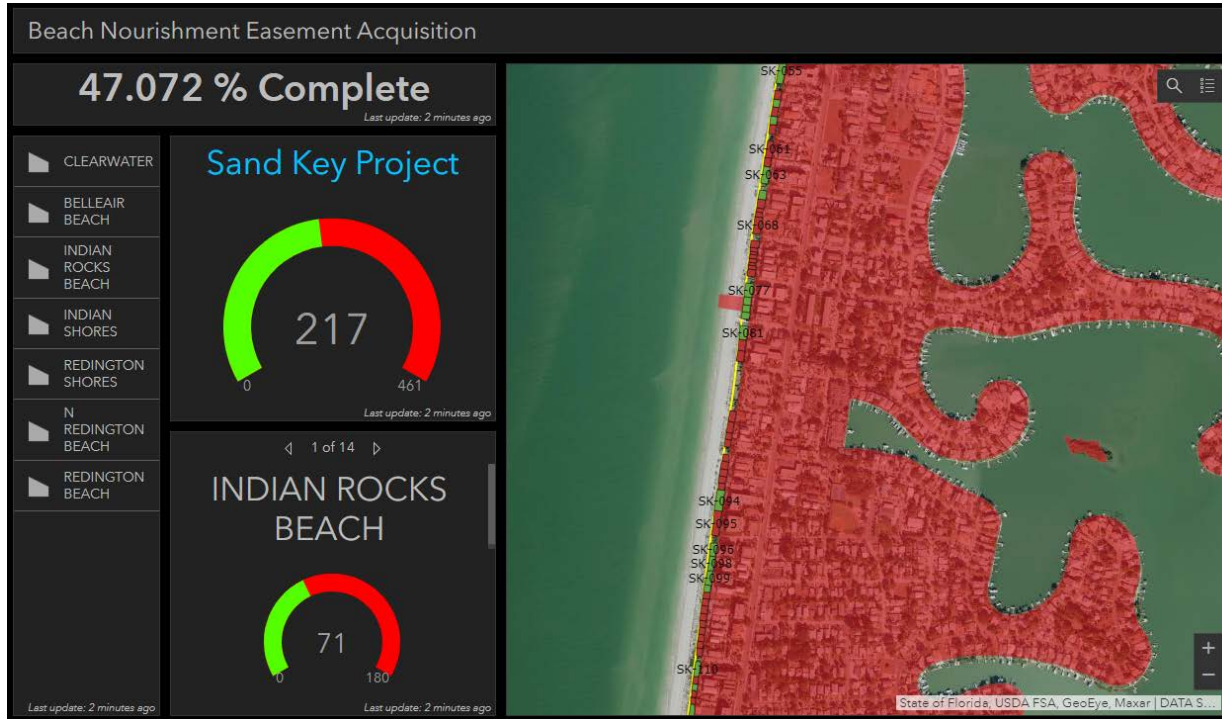
Statute 161.053 2(a)

Excerpt: Upon such filing with the Department of State, no person, firm, corporation, or governmental agency shall construct any structure whatsoever seaward thereof; make any excavation, remove any beach material, or otherwise alter existing ground elevations; drive any vehicle on, over, or across any sand dune; or damage or cause to be damaged such sand dune or the vegetation growing thereon seaward thereof, except as hereinafter provided.

Example Cross Section of Easement



Tracking Web Application



Current State of Acquisition



Questions?

signforsand@pinellascounty.org

John E. Bishop, Ph.D.

Coastal Mgmt Coordinator

Pinellas County Environmental Management

22211 US Hwy. 19 N, Bldg. 10

Clearwater, FL 33765

Phone (727) 464-8766

jbishop@pinellascounty.org