



DAUPHIN ISLAND WEST END NOURISHMENT PROJECT

Public Hearing per Alabama Code
Title 9. Conservation and Natural
Resources § 9-15-56

6-8pm, December 11th, 2024

Dauphin Island
Community Center



Sunset Capital of Alabama™

Sept. 15, 2023
(photo courtesy of Sam St. John, Fly the Coast)

Welcome

Agenda/Meeting format

- Call to Order
- Purpose of Public Hearing
 - Required by State Law - Alabama Code Title 9. Conservation and Natural Resources § 9-15-56
- Verbal Public Comment Period
 - 3-minutes per comment/statement
 - Zoom comments – raise their hand
 - Provide name, DI property address



Dauphin Island West End Nourishment Project

- Placement of 2.4M+ cubic yards of sand extending 3.5 miles

- Initial construction will increase beach width from 170 to 590 feet
- Restore ~40 ac of dune habitat and ~200 ac of beach habitat



Application for Beach Nourishment Project



The Town of Dauphin Island requirements to apply for a beach renourishment project:

1. A detailed description of location, dimensions, and design features of the proposed beach project.
2. The location of the **designated mean high tide line** and project limits (landward and seaward extent of the proposed beach project) relative to the designated mean high tide line and the construction control line.
 - This must be presented and adopted through a **public hearing** by both the Town and ADCNR.
3. Adequate engineering, geological or other scientific data concerning shoreline topography, stability, and potential impacts.
4. A description of the quantities of sand from public water bottoms of the State of Alabama.

Alabama Beach Act Process



- **Legal Steps for Designated MHT Line**

- Town require to hold a formal Public Hearing – Dec 11
- Alabama Department of Conservation and Natural Resources required hold a formal Public Hearing – TBD, early 2025
- Town Resolution to accept designated MHT line
- Designated Mean High Tide Line will be recorded in office of the judge of probate for Mobile County

Mean High Tide Line

- **Natural MHT Line:** Boundary between upland property owners and the state generally shifts with the natural changes in the shore.



- **“Designated” MHT Line:** Sets boundary between State and property owners.
 - Required by State Law - Alabama Code Title 9. Conservation and Natural Resources § 9-15-56

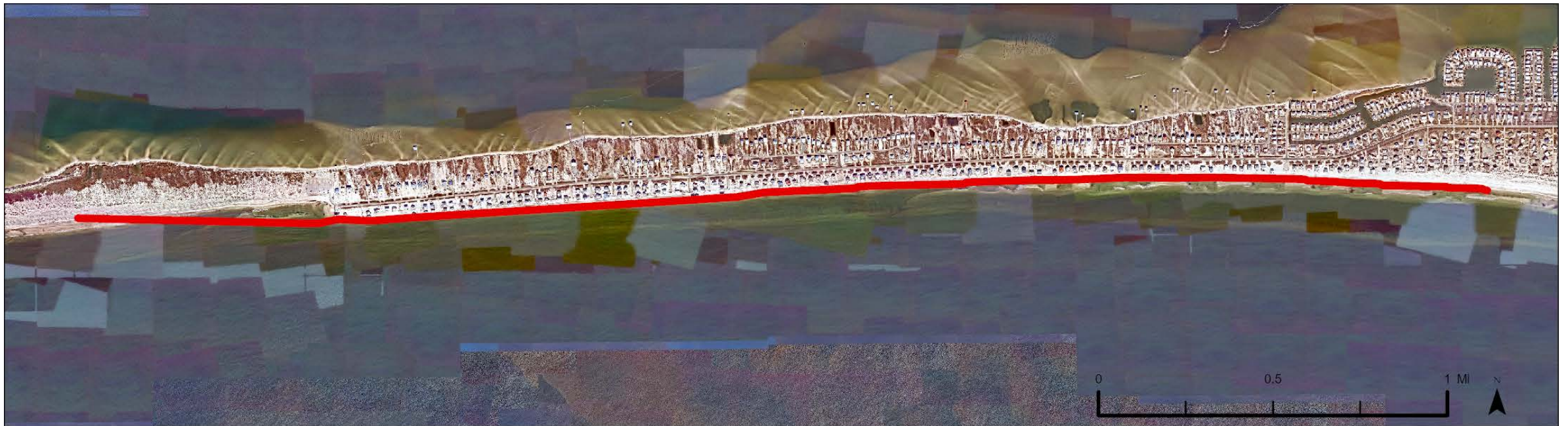
What this means to you as a property owner

- Gulf-fronting landowners still retain all “statutory and common-law riparian or littoral rights of access” to the new restored beach lands
- Designated MHT line is there forever, unlike the natural MHT line that moves
- Land restored south of the designated MHT line will be owned by State of Alabama for the people of Alabama
- Engineered beach allows for FEMA claim after declared storms to ensure sustainability
- Results in cost-share for renourishment

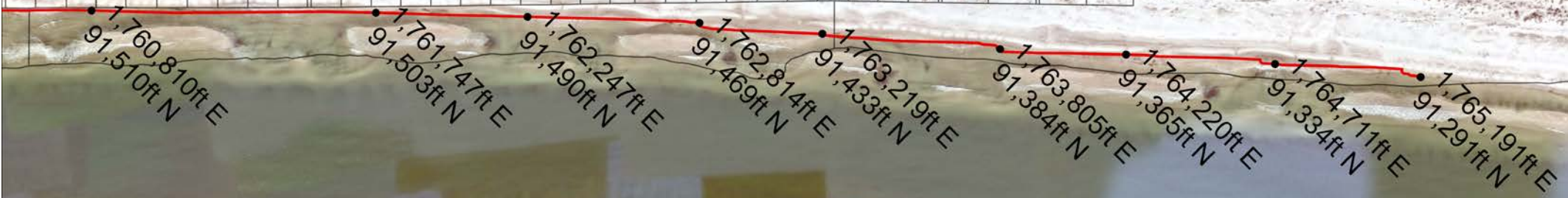
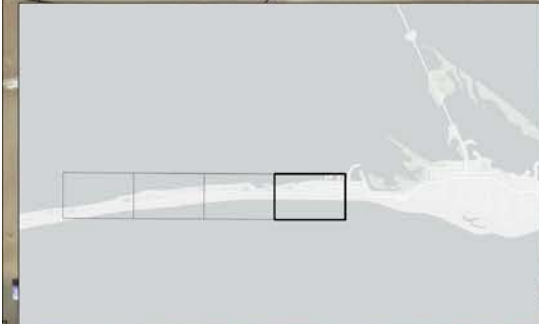


Proposed Designated Mean High Tide Line

Maps to be provided on Town website and tonight at hearing



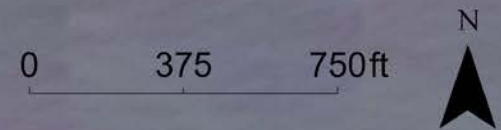
Eastern section of the project - East West- designated MHTL begins at the eastern limits of the project boundary and runs west, to a line extended south from the western boundary of 2625 Bienville Blvd. North-South- designated MHTL is positioned no less than 10' seaward of the north boundary of the POA West Surf Beach, or 10' seaward of the natural mean high tide line, whichever is further seaward.



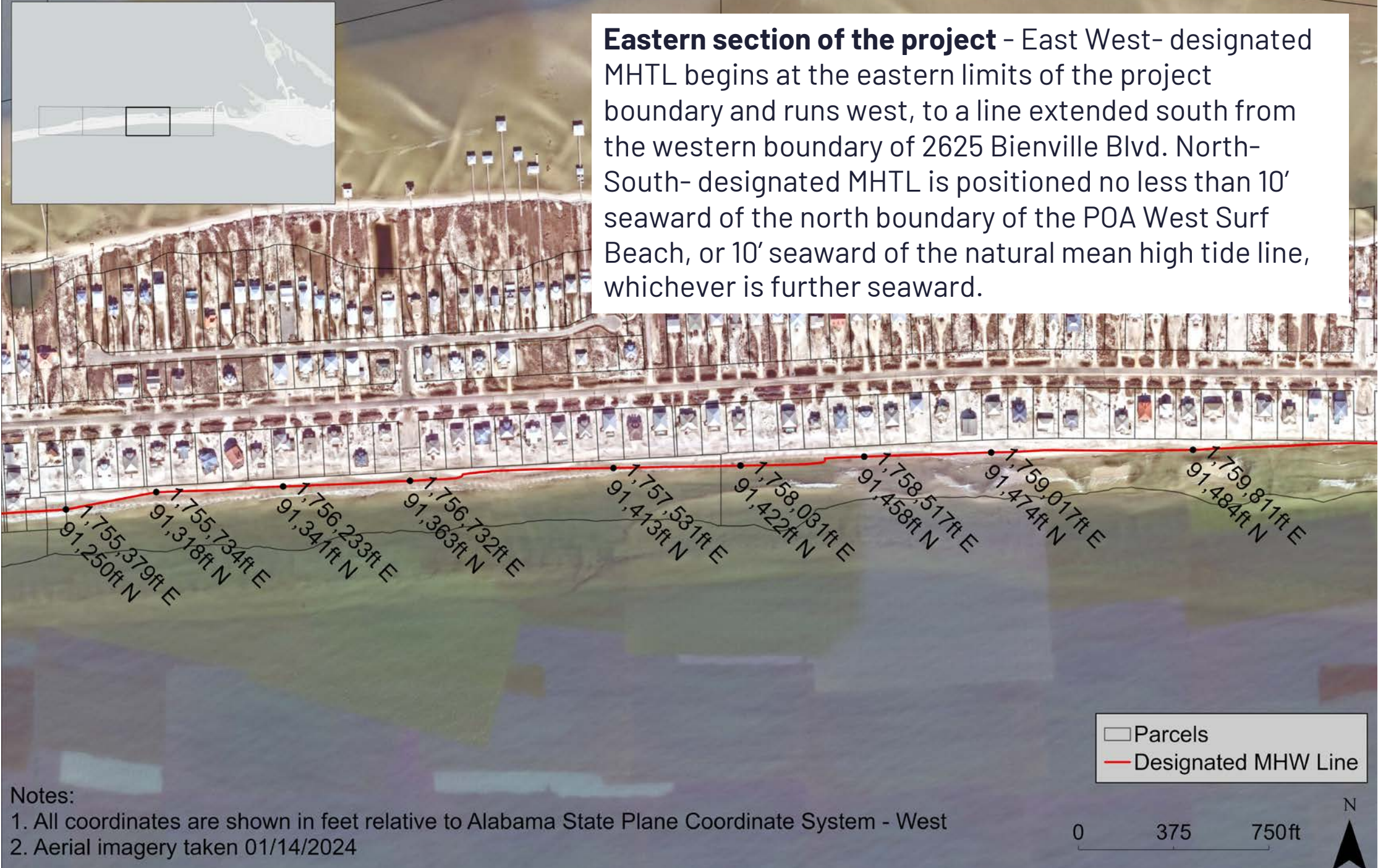
Legend:

- Parcels
- Designated MHW Line

Notes:
1. All coordinates are shown in feet relative to Alabama State Plane Coordinate System - West
2. Aerial imagery taken 01/14/2024

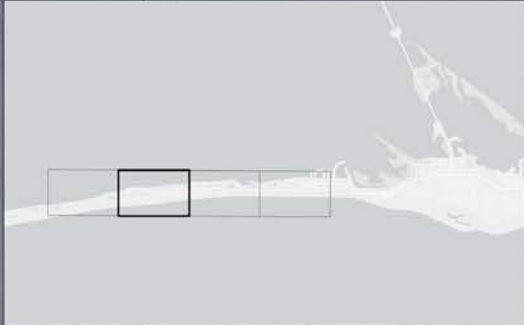


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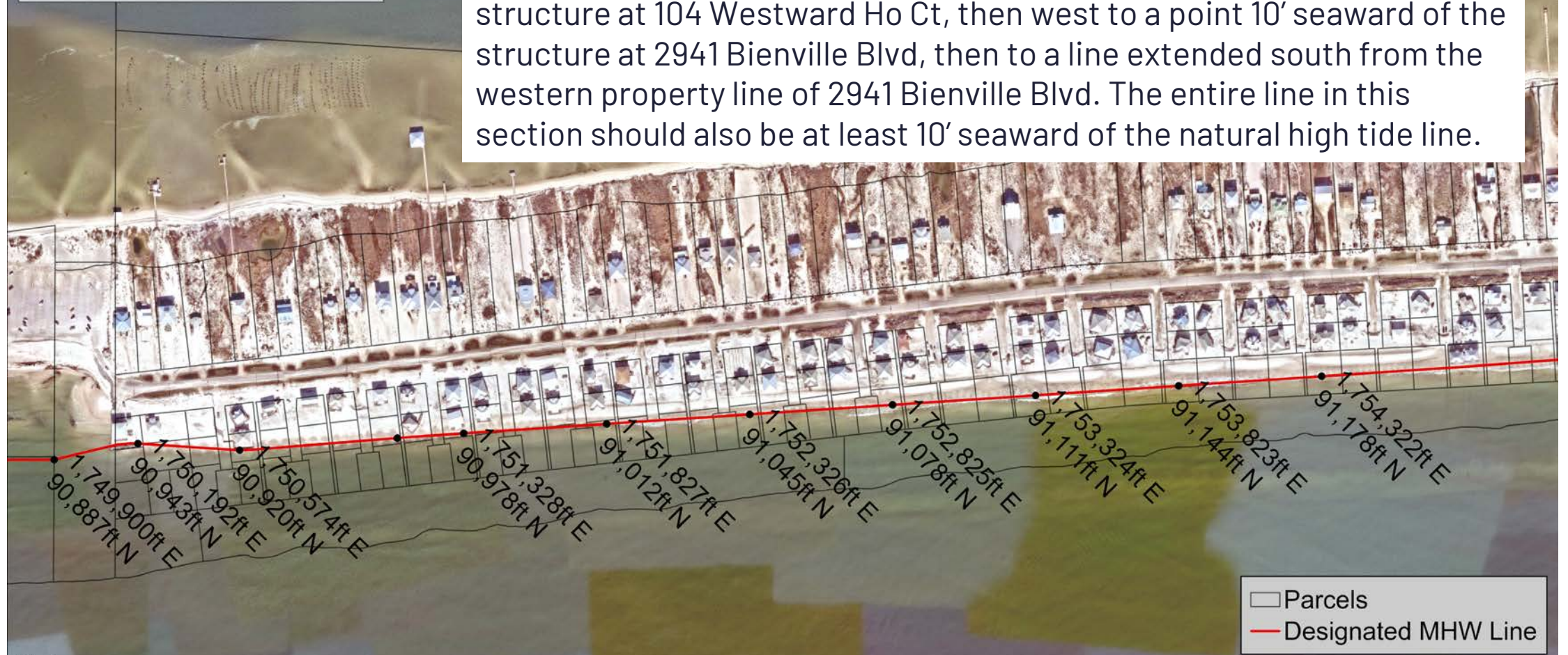


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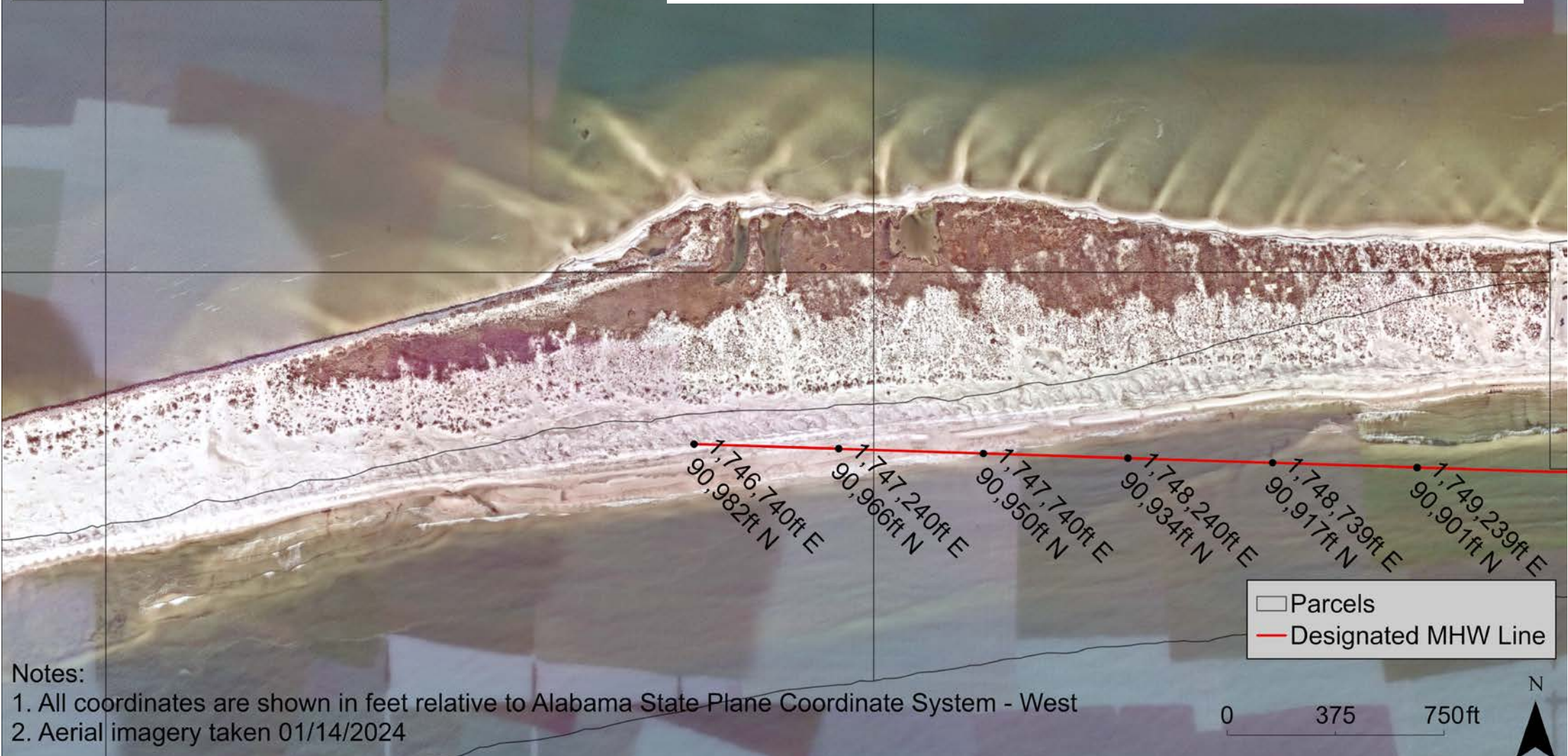
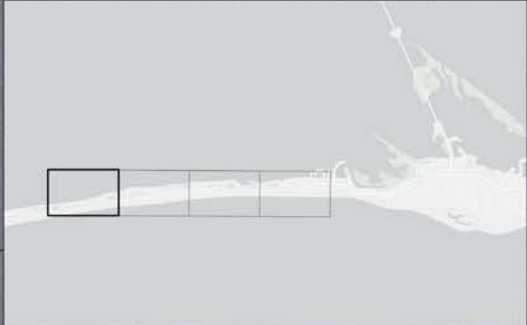
Middle section of the project - From the western end of the MHTL in Project Section One, extend the MHTL to a point 10' seaward of the structure at 101 Seneca Ct, then run west to a point 10' seaward of the structure at 100 Shell Ct, then west to a point 10' seaward of the structure at 103 Vargas Ct, then west to a point 10' seaward of the structure at 104 Westward Ho Ct, then west to a point 10' seaward of the structure at 2941 Bienville Blvd, then to a line extended south from the western property line of 2941 Bienville Blvd. The entire line in this section should also be at least 10' seaward of the natural high tide line.



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Western section of the project - From the western extent of the designated MHTL in section two, extend west while staying seaward of the property boundaries for the Town of DI West End Park, then to the western extent of the project.



1,746,740ft E
90,982ft N

1,747,240ft E
90,966ft N

1,747,740ft E
90,950ft N

1,748,240ft E
90,934ft N

1,748,739ft E
90,917ft N

1,749,239ft E
90,901ft N

□ Parcels
— Designated MHW Line

0 375 750ft

N

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Play sound when timer ends

Start Timer

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Other Informational Sources

- Send questions and comments to westend@townofdauphinisland.org
- Website: <https://www.townofdauphinisland.org/westendnourishment>
- FAQ pamphlet, Fact Sheets, and Maps – available here and on website
- Statutory information hard-copies available at Town Hall