

LEGAL NOTICE OF PUBLIC HEARING

***** THIS IS NOT A BILL. DO NOT SEND PAYMENT *****

July 28, 2026



City of Sanibel

800 Dunlop Road
Sanibel, Florida 33957-4096

www.mysanibel.com

AREA CODE – 239

ADMINISTRATION/LEGISLATIVE	472-3700
CITY COUNCIL	472-4135
BUILDING	472-4555
PLANNING	472-4136
PUBLIC WORKS	472-6937
UTILITIES	472-3179
FINANCE	472-9615
INFORMATION TECHNOLOGY	472-3700
LEGAL	472-4359
NATURAL RESOURCES	472-3700
POLICE	472-3111
EMERGENCY MANAGEMENT	472-3111
RECREATION	472-0345

CITY OF SANIBEL NOTICE OF INTENT TO ADOPT, AT A PUBLIC HEARING, A SPECIAL ASSESSMENT TO FUND STORMWATER MANAGEMENT; DIRECTING PLACEMENT OF THE SPECIAL ASSESSMENT ONTO THE NON AD-VALOREM PORTION OF THE LEE COUNTY REAL ESTATE TAX BILL FOR COLLECTION DURING THE 2026 TAX YEAR AND EACH YEAR THEREAFTER.

[Owner Name – Col B]

[Owner Address 1 – Col C]

[Owner Address 2 – Col D]

[Owner City – Col E], [Owner State – Col F] [Owner ZIP Code – Col G]

Re: Parcel ID [Folio – Col A]

[Site Address - Col H]

Sanibel, Florida

Dear Property Owner:

The City of Sanibel (the “City”) is considering establishing a dedicated funding source for the City's stormwater management related services, facilities, and improvements with special assessments against property located within the City limits. Chapter 170, Florida Statutes (2025), authorizes municipalities to establish special assessments against the specific properties benefiting from the improvements proposed.

The special assessment for each parcel of property is based on the benefits or burdens attributable to each parcel measured in “Assessment Units.” The assignment of Assessment Units is based upon an equivalent residential unit (ERU). One ERU is estimated to be 6,300 sq ft of impervious area. **The estimated annual amount per ERU to be discussed by the City Council is \$277.55 for the fiscal year beginning October 1, 2026.**

A summary of parcel type, unit of measure, and ERU in Table 1.

Table 1 – Proposed Fee Structure

Parcel Type	Unit of Measure	ERU
Single - family	Per unit	1.0
Condo	Per unit	0.29
All Other Parcels	Per 6,300 sq ft of impervious area	Varies

Information regarding the assessment for this specific parcel is included below.

This Parcel Type:	[Parcel Type – Col I]
Total Number of ERU's Attributable to This Parcel:	[ERUS – Col J]
Estimated Fiscal Year 2027 Stormwater Assessment for This Parcel:	[Assessment for This Parcel – Col K]

If adopted, the City expects to collect approximately \$1,700,000 in Fiscal Year 2027 for the purposes described in this notice. The annual assessment will include each property owner's share of collection costs. Intended to continue annually, the assessment will provide a consistent funding source for current stormwater improvements and help accelerate future infrastructure projects through long-term financing arrangements. The City Council will discuss the assessment's effect on the operating millage rate and taxes levied at a public hearing.

If approved by the City Council, the stormwater assessment shown on this notice would be collected by the Lee County Tax Collector on the tax bill to be mailed in November 2026. Florida law requires that the City must inform you that failure to pay your assessment may result in foreclosure or the issuance of a tax sale certificate in the future. The City has the right to foreclose and collect delinquent assessments in any manner provided by law. Until paid, the stormwater assessment will constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and other non-ad valorem assessments. Assessments shall become delinquent if not paid within thirty (30) days of the due date.

All affected property owners are invited to attend and have a right to appear at a public hearing. You may also file written comments with the City Clerk prior to or during the public hearing. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

An initial public hearing will be held on Tuesday, August 18, 2026, at 9:10 A.M., in MacKenzie Hall, 800 Dunlop Road, Sanibel, Florida to receive public comment on the proposed assessment and on the placement of the assessment on the annual Lee County real estate tax bill.

A final public hearing will be held on September 14, 2026, at 9:00AM at 800 Dunlop Road, Sanibel, Florida, 33957.

Please direct questions or correspondence to:

City Clerk
City of Sanibel
800 Dunlop Road
Sanibel, Florida 33957
(239) 472-3700

Sincerely,

CITY OF SANIBEL