



**City of Sanibel**  
Office of the City Manager  
800 Dunlop Rd., Sanibel, FL 33957

June 30, 2025

Dear Sanibel Property Owner,

I am writing to update you on the City of Sanibel's intent to establish a special assessment to fund dredging in the Wulfert Channel. You are receiving this letter because property you own is within the proposed "Wulfert Channel Dredging Assessment District" (Assessment District).

At the June 12, 2025, Special City Council meeting, the City Council voted to approve Resolution 25-024 to declare the City's intent to establish the Assessment District for the purposes of dredging Wulfert Channel (public improvements) and to levy a special assessment against the properties that will benefit from the public improvements, whether a property is developed or vacant. The Resolution adopted by the City Council excludes the Dinkins Bayou Dredging area that was previously considered. Additionally, the proposed dredging footprint for Wulfert Channel was reduced to only the area within the city's jurisdictional boundaries. City staff will hold a public meeting this summer to discuss a potential future dredging project within the Dinkins Bayou with residents, to see if there is the collective will to move forward with it; and, if so, to collaboratively reduce the amount of dredging to the minimum necessary.

Chapter 170, Florida Statutes (2024), authorizes municipalities to establish special assessments against the specific properties benefiting from the improvements proposed. In establishing the boundaries for the Assessment District, the City included each parcel, whether vacant or developed, that either has or is legally entitled to have a minimum of one dock along the shoreline of the Assessment District.

The City of Sanibel will fund 33.33% of the project cost. The remainder of the cost (66.67%) will be paid by property owners who will benefit from the public improvement through the establishment of the Assessment District. As discussed at the June 12, 2025, City Council meeting, a portion of the entrance to Dinkins Bayou must be dredged as part of the Wulfert Channel project for the barge to navigate between the Wulfert Channel and the Henderson Rd. boat ramp, where trucks will pick up dredge material for transport. This increases the total cost of the public improvements from \$446,065, as discussed on June 12, 2025, to \$598,555. The table below summarizes the proposed cost apportionment based on the revised cost.

Revised Wulfert Channel Assessment District Dredging Project				
Item	Unit	Unit Cost	Quantity	Cost
Permit Survey/Plans - Wulfert (Revised)	Each	9,065.00	1	9,065.00
Mobilization	Each	45,000.00	1	45,000.00
Dredge Survey/Staking	Each	15,000.00	1	15,000.00
Dredging - Wulfert (Revised)	CY	100	2,900	290,000.00
Dredging - Area 1 Dinkins	CY	100	1,173	117,300.00
Dredge Material Hauling - To WWWTF (Revised)	CY	15	4,073	61,095.00
Dredge Material Hauling - Off Island (Revised)	CY	15	4,073	61,095.00
<b>Total</b>				<b>598,555.00</b>

City Share - 33.33%				199,498.38
Private Property Share - 66.67%				399,056.62
<b>Total</b>				<b>598,555.00</b>

If the Assessment District is approved by the City Council as proposed, the private property owners' share (66.67%) will be equally divided among the 196 properties that are within the Assessment District, as shown in the attachment to this letter. This means each property owner within the Assessment District, excluding owners of vacant parcels that do not have development rights, would be responsible for paying \$2,036 for this dredging project.

The City Council wishes to provide property owners who are subject to this assessment with the option of paying their assessment in lump-sum or in annual installments for up to five years. The attached table illustrates the proposed payment schedule and amounts property owners would be required to pay depending upon the payment schedule selected (by the property owner). For property owners choosing to pay in annual installments, an interest rate of 4.5% compounded annually would be added to the assessment. The City will annually invoice residents for this project assessment.

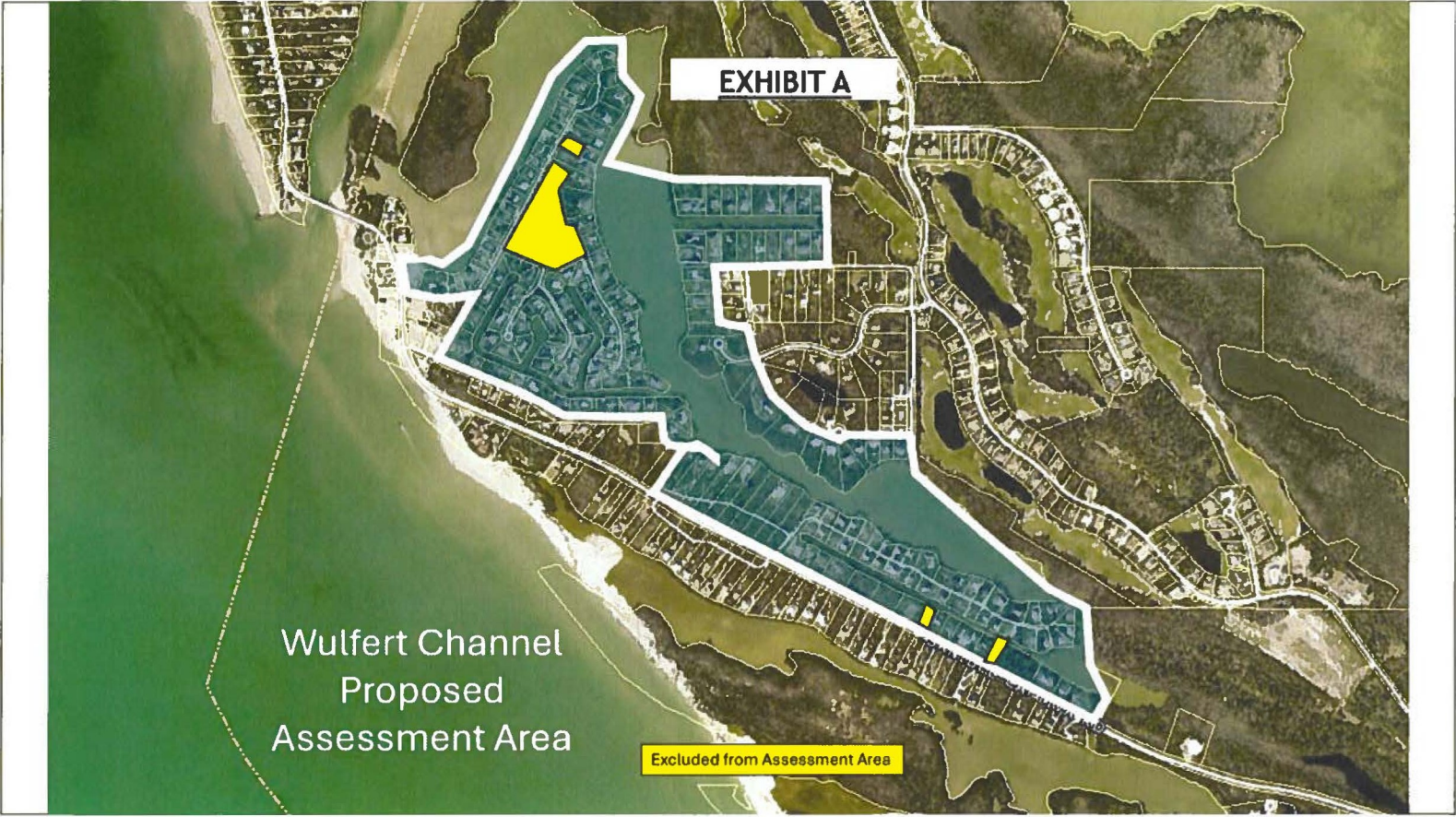
At the July 15, 2025, City Council meeting, the City Council will consider approving a Resolution to establish the date of August 19, 2025, as the date the City Council will hold a public hearing and give final consideration to establishing the Assessment District. You will receive a separate notice concerning the August 19, 2025, City Council meeting as it relates to the Assessment District.

Should you have any questions, please call the City Manager's office at 239-472-3700 or send an email to Vicki Smith, Assistant to the City Attorney and City Manager at [vicki.smith@mysanibel.com](mailto:vicki.smith@mysanibel.com). Any emails received will be considered public comment and will be added to the record. Additionally, you are welcome to attend the July 15, 2025, City Council meeting and provide public comment directly to the City Council concerning this project and the Assessment District. **The discussion on the Assessment District will not begin until 2:30 pm on July 15, 2025 (at the earliest time).**

Sincerely,



Dana A. Souza  
City Manager



Revised Wulfert Channel Area Dredging Assessment District Payment Options																		
	Assessment	Year 1 Payment	Balance	4.5% interest	Balance	Year 2 Payment	Balance	4.5% Interest	Balance	Year 3 Payment	Balance	4.5% Interest	Balance	Year 4 Payment	Balance	4.5% Interest	Year 5 Payment	Total Payment
Resident Payment Option 1-year Payment	2,036.00	2,036.00	0.00															2,036.00
Resident Payment Option - 2-year Payment	2,036.00	1,018.00	1,018.00	45.81	1,063.81	1,063.81	0.00											2,081.81
Resident Payment Option - 3-year Payment	2,036.00	678.67	1,357.33	61.08	1,418.41	709.21	709.21	31.91	741.12	741.12								2,128.99
Resident Payment Option - 4-year Payment	2,036.00	509.00	1,527.00	68.72	1,595.72	531.91	1,063.81	47.87	1,111.68	555.84	555.84	25.01	580.85	580.85				2,177.60
Resident Payment Option - 5-year Payment	2,036.00	407.20	1,628.80	73.30	1,702.10	425.52	1,276.57	57.45	1,334.02	444.67	889.35	40.02	929.37	464.68	464.68	20.91	485.59	2,227.67