

Gumbo Limbo Property Owners Association, Inc.
PO Box 982
Sanibel, FL 33957

RECEIVED CITY OF SANIBEL
AUG 10 2026 PM 12:52

City of Sanibel
800 Dunlop Road
Sanibel, FL 33957
Attn: City Clerk

August 8, 2026

Sanibel City Council,

This letter is written by the Gumbo Limbo Property Owners Association (GLPOA) on behalf of its 176 property owners. All of the property owners within the Gumbo Limbo subdivision have received stormwater assessment notices dated July 28, 2026. These notices have raised concerns within our privately owned community. The purpose of this letter is to inform the City of Sanibel that GLPOA inc has concerns with the proposed assessment.

Gumbo Limbo is a privately owned community and the residents own and maintain the roadways, lakes and drainage system. The upkeep of this common infrastructure is overseen by the Association's board of directors and financed by annual dues, which is outlined in the bylaws. There is no City tax revenue available for the purpose of maintaining this privately owned infrastructure.

The Gumbo Limbo subdivision consists of approximately 107 acres of land, of which 20 acres is two lakes. The Gumbo Limbo storm water drainage system consists of drainage swales, a network of 33 catch basins and 16 drainage laterals. The swales parallel both sides of the streets thereby capturing stormwater and keeping the water off the streets. The water from the swales is directed toward the grated concrete catch basins which channels water through reinforced concrete drainage pipes to the lakes.

Gumbo Limbo retains all of its stormwater within the confines of our privately owned community. The community is bordered by federally owned tidal lands to the north and west. On the east side, it is bordered by Dixie Beach Boulevard and to the south several private property owners. Our community is of no stormwater burden to adjoining properties.

While GLPOA fully supports the purpose of the proposed stormwater assessment, our Association takes issue with costs that will not benefit our community.

Thomas Mulqueen
President GLPOA Inc.



CC: Gumbo Limbo Board of Directors

Scotty L. Kelly

From: Bill Rigsby <webmaster@rigsbybrothers.com>
Sent: Monday, August 10, 2026 11:12 AM
To: Scotty L. Kelly
Subject: Opposition to proposed storm water assessment

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Please forward my opposition to the proposed stormwater assessment to the initial public meeting on Aug 18th.

Please DO NOT take another \$277.55 from my family..... just because you have the authority to do so. Use your leadership position instead to reduce the budget elsewhere if you feel this is important.

Thank you for representing me.

Bill Rigsby
2425 Shop Road
407-448-1430

“
The **fatal attraction** of government is that it allows busybodies to impose decisions on others without paying any price themselves. That enables them to act as if there were no price, even when there are **ruinous prices paid by others.**

Scotty L. Kelly

From: Barbara Callen <bcallen1952@gmail.com>
Sent: Saturday, August 8, 2026 10:36 AM
To: Scotty L. Kelly
Subject: Stormwater assessment

[You don't often get email from bcallen1952@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Ms. Kelly

I am writing to voice my concern and dissent over the proposed stormwater assessment as outlined in your letter of 7/28/26.

As residents of Gumbo Limbo, we own and are responsible for our streets and storm drainage system. As a result, I am already paying for storm drainage management and this proposed assessment would create a redundancy that I feel is unfair. If the assessment goes through, I think Gumbo Limbo homeowners should be exempt. Please present my thoughts to the city council as I will be unable to attend the 8/18 meeting.

Thank you

Barbara Callen
1659 Serenity Lane

Sent from my iPhone

From: David Gurney <david-gurney@outlook.com>
Sent: Friday, August 7, 2026 10:10 AM
To: Oisin F. Dolley <Oisin.Dolley@mysanibel.com>
Subject: 639Donax st

Oisin:

How are things on island ? Have you had a chance to look at our row planting along Donax. I was there for 2 days last week when my ac was not working and I thought the plants look pretty healthy. The limestone boulder are removed from the row. Any comments ?

I am reading the proposed assessment for stormwater and I think it is long overdue. I do have some concerns. First the timing should be later so seasonal residents are fully back, like are national elections. The image of trying to pass assessments when all affected aren't there is suspect and subject to criticism.

Second, it should be stated that the funds will be used for stormwater management only. Look only to the causeway for funds not applied to the project they were intended for.

Third, there should be a maximum amount it can increase each year, like amount of inflation. Selling an assessment that dramatically increases the year after it passes has been done before and taxpayer response is very negative.

Any interest off of that account should only be spent on the original purpose.

Lastly, a sunset date, say 10 years allows for taxpayers to revote on it as conditions change yet allow for funding for 10 years.

Comments ?

Thanks

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From: Leslie Cimino <ljccommunications@gmail.com>

Sent: Wednesday, August 5, 2026 3:06 PM

To: Scotty L. Kelly <Scotty.Kelly@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>

Subject: Storm Water Management Assessment

To the Sanibel Council and City Management:

I am unable to attend the meeting scheduled for August 18 for medical reasons. However, I have questions and thoughts about this potential assessment and the timing of the meetings of such importance in general.

First, why have critical meetings about these kinds of decisions been scheduled during times when most of the Sanibel population is away? The timing seems purposeful in order to generate the least resistance. Bring these matters up during "season" and I am sure your meetings would be much better attended and the feedback much more helpful in making important financial decisions.

Regarding this particular assessment - the letter we residents received does not explain the ERU calculation in a transparent way. From the looks of it, since I live in a single family home I would have to pay the same amount in assessed rate as any other single family home, regardless of size. So, my little 1500 sq ft. home will be charged at the same rate as single family homes on W. Gulf (or elsewhere) that are 5,000+ sq ft.? That doesn't seem fair to me at all. Also, as a "new build," post Hurricane Ian, I was forced to dig swales around my entire property for the purpose of stormwater management. Does the expense of having to do that exempt me from additional hardship of taxation? I doubt it. So, how does the City and Council propose to ease the burden for homeowners who have already faced thousands of dollars in expenses for this very same purpose?

How many other assessments will be heading our way? There certainly are quite a few projects that will probably require funding that will exceed that which the current tax base can support. Pretty soon you will have priced the smaller owners out of being able to afford living on Sanibel. What a shame.

Perhaps less money should be thrown at repeated studies on a roundabout which will never work due to the lack of lane space on the Causeway. Perhaps it might have been a more prudent decision to hold off the Causeway Beautification Project until the roundabout is voted upon...if by some chance the populace decides to build it, much of the new planting will have to be uprooted to accommodate the roadway.

I hope that the City and Council will find much more transparent ways of informing the public on these critical matters. A letter sent to residences during the summer months does not have the reach it should to keep Sanibelians informed. Better the true, complete information come from

all of you rather than as gossip on social media. You have the ability to clarify the narrative. Now you just need the desire.

I look forward to any responses from the City or Council members.

Respectfully submitted,

Leslie Cimino
full time resident
1983 Roseate Ln
Sanibel, FL 33957
201-491-8711

From: Dave Muench <dave@sanibelcamping.com>
Sent: Monday, August 3, 2026 2:17 PM
To: Mike Miller <Mike.Miller@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Oisin F. Dolley <Oisin.Dolley@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; Jerry Muench <jamtwo@comcast.net>
Subject: Request for Stormwater Assessment Credit & Relief Framework – Periwinkle Park

To City Engineer Dolley, Honorable Members of the Sanibel City Council, and City Manager Souza:

I am writing on behalf of my family's business, Periwinkle Park to provide formal feedback regarding the proposed municipal Stormwater Assessment Study and to request a technical review of our site's stormwater footprint and mitigation capabilities.

As a foundational property on Sanibel, Periwinkle Park has historically engineered, constructed, and maintained its own comprehensive internal stormwater management and retention infrastructure. Our system captures and treats runoff on-site before utilizing the Sanibel River as its sole final destination. Periwinkle Park operates without using any City swales, street culverts, or municipal lift pumps. While we recognize the City's vital role in managing master water levels via the Beach Road weir to San Carlos Bay, our private system places zero demand on localized city conveyance infrastructure.

Under the proposed non-ad valorem assessment model based strictly on aggregate impervious surface area, Periwinkle Park faces a substantial annual assessment projected at **\$24,424.40**. Unlike transient luxury resorts or high-yield commercial developments, Periwinkle Park operates as a below-market-rate residential housing community providing critical workforce and accessible living on the island. Operating on narrow margins, an unmitigated recurring annual assessment of this scale creates a severe financial burden that directly threatens long-term housing affordability for our island residents.

Because our property fully internalizes its stormwater conveyance and actively advances the environmental goals of the City, we respectfully request that the City establish a clear, equitable Stormwater Fee Credit and Mitigation Framework prior to finalizing the non-ad valorem assessment rolls.

Specifically, we request consideration of the following:

1. Confirmation of Our Baseline Impervious Footprint & Post-Ian Reductions:

As documented in the detailed boundary and site survey previously submitted to the City, our exact impervious square footage is fully mapped. Furthermore, as we continue our post-Ian recovery, we have made deliberate strides to reduce overall site overdevelopment and actively incorporate the vision of the Sanibel Plan into every phase of Periwinkle Park's ongoing redevelopment. To safeguard our hydrology and water quality, Periwinkle Park enforces strict internal policies, including:

- **Zero Net Increase in Impervious Area:** No new impervious materials or hardscape expansion will be installed or placed on Periwinkle Park property beyond the footprint of an established roofline or impervious living area/structure.
- **Footprint Caps:** Shed sizes have been reduced to a maximum footprint of 4'x6'.
- **Environmental Stewardship:** Rigorous enforcement of our 3-to-1 native vegetation planting ratio, a complete year-round ban on all fertilizers, and a ban on installing sod, vegetable gardens and citrus trees to eliminate nutrient and pesticide runoff.

2. **Technical Guidelines & Timeline for On-Site Retention Credits:**

We request the early release of the technical criteria, application guidelines, and administrative timeline for securing credits based on verified on-site retention, peak attenuation, and water quality treatment capacities under South Florida Water Management District (SFWMD) standards.

3. **Special Relief Mechanisms for Below-Market Residential Housing:**

We urge the Council to consider a dedicated allowance tier or mitigation factor for low-income and below-market-rate housing communities that independently maintain their own stormwater infrastructure and prevent extra load on the City's drainage network.

We deeply appreciate your leadership and continued service to Sanibel. We welcome the opportunity to meet with Public Works engineering staff to review our site's as-built drainage capacity, retention logs, and SFWMD permit compliance.

Thank you for your time, consideration, and commitment to an equitable policy for all Sanibel properties.

Sincerely,

David J. Muench

Partner / General Manager

Periwinkle Park

David Muench

Periwinkle Park

Scotty L. Kelly

From: Colin Bower <colin.cbb@gmail.com>
Sent: Friday, July 31, 2026 1:37 PM
To: Scotty L. Kelly
Subject: Written Opposition to Proposed Stormwater Special Assessment
Attachments: 2026-07-31 Written Opposition to Proposed Stormwater Special Assessment.pdf

You don't often get email from colin.cbb@gmail.com. [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact MIS Support.

Dear City Clerk,

Please find attached my written comments regarding the proposed Stormwater Special Assessment.

As I am unable to attend the public hearings, I respectfully request that this letter:

- Be distributed to the Mayor and all members of the City Council;
- Be included in the official public record for the August 18 and September 14, 2026 public hearings; and
- Be read during the public comment portion of the hearing, if permitted by the Council's procedures and time constraints.

I would appreciate your confirmation that this email and the attached letter have been received and will be included in the official record.

Thank you for your assistance.

Respectfully,

Colin Bower
+1-239-286-9002
Colin.CBB@gmail.com

Colin Bower

1182 Sand Castle Rd., Sanibel FL 33957 | (239)247-0990 | colin.cbb@gmail.com

Date: July 31, 2026

To: City Clerk
City of Sanibel
800 Dunlop Road
Sanibel, Florida 33957

RE: Written Opposition to Proposed Stormwater Special Assessment – Request for Inclusion in the Public Record

Dear City Clerk,

I am a Sanibel property owner and am writing to formally express my opposition to the proposed Stormwater Special Assessment. Unfortunately, I am unable to attend the upcoming public hearings. I respectfully request that this correspondence:

1. Be distributed to the Mayor and all members of the City Council;
2. Be included in the official public record for the August 18 and September 14, 2026 public hearings; and
3. Be read during the public comment portion of the hearing, if permitted by the Council's procedures and time constraints.

I fully support responsible investment in maintaining and improving Sanibel's stormwater infrastructure. Protecting our island from flooding, preserving water quality, and maintaining resilient public infrastructure are essential responsibilities of local government. My concern is not with the importance of stormwater management, but with whether the City has demonstrated that the proposed assessment is financially necessary, appropriately structured, and equitably allocated among property owners.

According to the information provided by the City, the proposed assessment would generate approximately \$1.7 million annually. A significant portion of those revenues would fund stormwater operations and personnel costs that are currently paid from the General Fund. The Mayor's letter similarly explains that the assessment is intended to replace General Fund revenues presently used for stormwater services.

Despite this proposed transfer of expenses from the General Fund to a separate assessment, the City has not committed to a corresponding reduction in the operating millage rate. Instead, the notice states only that the Council will evaluate whether an adjustment to the millage rate is appropriate.

Without a firm commitment to reduce the operating millage by an equivalent amount, this proposal represents an additional recurring financial obligation for property owners rather than simply a different method of funding existing services.

This concern is heightened because the City's proposed FY2027 budget reflects approximately \$1 million in additional ad valorem revenue resulting from increased taxable property values while maintaining the existing operating millage rate. At the same time, the City continues to maintain substantial reserve balances and fund balances. While I recognize that many of these funds are legally restricted or committed for specific purposes, the City has not clearly demonstrated why existing revenue growth and available financial resources are insufficient to support the proposed stormwater program before creating a new permanent assessment.

Before approving this assessment, I respectfully believe the City should publicly provide:

- A five-year history of stormwater expenditures, separated into operations, personnel, and capital improvements.
- The amount currently funded from the General Fund for each category.
- A reconciliation showing precisely which General Fund expenditures would be transferred to the assessment.
- A commitment identifying the specific reduction in the operating millage that would accompany those transferred expenditures.
- A five-year capital improvement plan identifying each proposed stormwater project, its estimated cost, funding source, and implementation schedule.
- The anticipated use of grants, borrowing, and other financing.
- A five-year projection of future assessment levels.
- An explanation of why a lower assessment or phased implementation was not selected.

I am also concerned about the methodology used to allocate the assessment among property owners. The proposed methodology assigns every single-family residence one Equivalent Residential Unit (ERU) while condominium units are assigned 0.29 ERUs, and many commercial properties are assessed based upon measured impervious area. The City should publicly provide the engineering and financial analysis supporting these allocation factors and demonstrate that they reasonably reflect the relative stormwater benefit and burden attributable to each property type. Without that supporting analysis, property owners cannot independently determine whether the proposed distribution of costs is equitable.

In addition, the City's long-term financial plan appears to contemplate funding not only current operations but also future reserves, capital improvements, and borrowing. Before property owners commit to an ongoing annual assessment, the Council should clearly identify the projects to be financed, the anticipated borrowing requirements, repayment assumptions, and the projected effect on future assessment levels.

I recognize that stormwater infrastructure is one of the City's core responsibilities and that long-term investment is necessary. My request is simply that any new recurring assessment be supported by a transparent financial analysis demonstrating that the amount proposed is the minimum necessary, that existing revenue sources have been fully evaluated, and that property owners are provided sufficient information to make an informed judgment.

Sanibel property owners continue to face rising financial pressures, including escalating insurance premiums, increasing rebuilding and maintenance costs, and now a proposed new annual special assessment. Before imposing another permanent financial obligation, the City should clearly

demonstrate the actual funding gap, explain why existing revenues are insufficient, and show that less burdensome alternatives have been fully evaluated.

Accordingly, I respectfully request that the City Council defer action on the proposed Stormwater Special Assessment until the requested financial information has been presented to the public and the necessity, amount, and structure of the assessment have been fully justified. Should the Council ultimately determine that a dedicated stormwater assessment is warranted, I further request that any General Fund expenditures transferred to the assessment be accompanied by a corresponding reduction in the operating millage so that property owners are not asked to assume an additional recurring financial burden for services already being funded.

The residents of Sanibel expect careful stewardship of public funds, transparency in financial decision-making, and thoughtful consideration before new recurring financial obligations are imposed. I respectfully ask the Council to ensure that any assessment adopted is supported by a clearly demonstrated financial need, an equitable allocation methodology, and a thorough evaluation of all reasonable alternatives.

Thank you for your consideration. Please confirm receipt of this correspondence and that it has been included in the official public record for the August 18 and September 14, 2026 public hearings.

Respectfully,



Colin Bower

From: Tom Mulqueen <president@gumbolimbo33957.org>
Sent: Wednesday, July 29, 2026 8:12 AM
To: Oisin F. Dolley <Oisin.Dolley@mysanibel.com>
Cc: Linda Uhler <Secretary@gumbolimbo33957.org>; Morgan, Daniel & Amy <amy@dannymorgan.com>; Al Rabin <alstuartr@aol.com>; Sue Ramos <treasurer@gumbolimbo33957.org>; Stroud, Britt & Amy <amyandbritt@yahoo.com>; Kathy and Todd Wood <Biogenwood@yahoo.com>
Subject: Stormwater Assessment

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Oisin,

The announcement below has caught the attention of some Gumbo Limbo property owners. I reviewed the Santec presentation on the City's website dated July 21, 2026. It would appear from slide number 11 of the presentation that Gumbo Limbo is included in the scope of the assessment. Since Gumbo Limbo's privately owned stormwater system is excluded from the City's management, I just want to confirm whether we are included in this assessment. Please verify it.

This assessment reminds us of concerns about stormwater run-off from Jerrys. Jerrys is a largely impervious area and most of the stormwater run-off goes to the vegetation at the north end of the parcel which borders Gumbo Limbo. Our community remains intently interested in the amount of impervious area and stormwater retention from the Jerrys parcel. This issue concerns all property owners on Wilton Lane. Please keep us informed of any developments.

Gumbo Limbo Board of Directors,

Tom Mulqueen

GLPOA, Inc

Sanibel Moving Forward on Potential Stormwater Assessment

July 24, 20261285

by SC Reporter Emilie Alfino

Consultant Stantec presented its Stormwater Assessment Study to the Sanibel City Council on July 21, 2026. While a fee structure is yet to be determined, it is based on impervious area. Impervious area includes surfaces that prevent water from naturally soaking into the ground.

Typical impervious surfaces on a single-family lot are roofs; paved parking and driveways; patios, decks, and hardscapes; walkways and sidewalks; utility pads; sheds on slab; and other similar surfaces. These are used to calculate the stormwater fee.

An estimate of what a fee might be is \$277.55 annually for a single-family residence. This compares to \$451.68 for Fort Myers Beach, \$297.36 for Naples, and \$156 for Cape Coral.

Council voted unanimously to move forward with a potential stormwater assessment. The entire study can be found on the city's website, [mysanibel.com](https://www.mysanibel.com).