



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

May 21, 2025

Dear Sanibel Property Owner,

This letter is sent to inform you of the City of Sanibel's intent to establish a special assessment to fund dredging in the Wulfert Channel, Sunset Bay, and Dinkins Bayou area. You are receiving this letter because property you own is within the proposed "Wulfert Channel and Dinkins Bayou Area Dredging Assessment District" (Assessment District). This project was initiated by requests from residents who found that the recent hurricanes deposited sediment in the Wulfert Channel, Sunset Bay, and Dinkins Bayou areas, which is restricting boating access to open water and created hazards to marine navigation. In response to resident concerns, the City hired an engineering firm to complete a bottom survey of the Assessment District. The completed bottom survey identifies the need to perform maintenance dredging to provide safe navigation for boaters.

With the survey completed and the need to dredge Assessment District established, the City's contractor provided cost proposals for the required dredging. The total project cost, including surveying, dredging, and dredge material disposal is \$3,190,650.

To fund this dredging project, the City will need to establish the Assessment District. The City of Sanibel, based on the City Council's direction on the May 3, 2025, proposes to fund 33.33% of the project cost. The percentage of the total cost the City proposes to pay is consistent with the portion the City pays in other dredging assessment districts in Sanibel. The remainder of the cost (66.67%) will need to be paid by property owners who will benefit from this improvement through the establishment of the Assessment District. The table below summarizes the proposed cost apportionment.

Assessment District Dredging Project				
Item	Unit	Cost		
Survey - Wulfert	1	8,000.00		PO - 2500255
Survey - Sunset Bay/Dinkins Bayou	1	8,000.00		PO - 2500128
Dredging	22390 cy	2,838,800.00		
Dredge Material Hauling	22390 cy	335,850.00		\$15cy/haul off island
Total		3,190,650.00		
City Share - 33.33%		1,063,443.65		
Private Property Share - 66.67%		2,127,206.36		
Total		3,190,650.00		

If the Assessment District is passed as proposed, the private property owners' share (66.67%) will be equally divided among the 202 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 \$10,636.03 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 one, two, or three annual installments. The table below 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 two or three installments, an interest rate of 4.5% compounded annually would be added to the assessment. The City will invoice residents directly for this project assessment.

Assessment District Payment Options											
	Assessment	Year 1 Payment	Balance	4.5% interest	Balance	Year 2 Payment	Balance	4.5% Interest	Balance	Year 3 Payment	Total Payment
Resident Payment Option 1-year Payment	10,636.03	10,636.03	0.00								10,636.03
Resident Payment Option - 2-year Payment	10,636.03	5,318.02	5,318.02	239.31	5,557.33	5,557.33	0.00				10,875.34
Resident Payment Option - 3-year Payment	10,636.03	3,545.34	7,090.69	319.08	7,409.77	3,704.88	3,704.88	166.72	3,871.60	3,871.60	11,121.83

Additionally, the City intends to assess properties within the Assessment District \$1,200/year, beginning with the 2026 tax year (October 2026) to establish a fund that will pay for future maintenance dredging within the Assessment District. The \$1,200/year assessment is based on the assumption that maintenance dredging within the Assessment Area may again be necessary in 2035 (10 years) as the Dinkins Bayou area was last dredged in 2014. A project with dredging parameters based on the 2024-2025 bottom survey is estimated to cost \$4,287,967 in 2035. This assessment will be issued by the Lee County Tax Collector through the real estate tax bill, and may be adjusted periodically.

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 reviewed 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.

At the June 3, 2025, City Council meeting, the City Council will consider approving a Resolution to declare the City's intent to establish the Assessment District and assess those properties a proportionate share of the expense related to the maintenance dredging project. Also at the July 15, 2025, City Council meeting, the City Council will consider approving a Resolution formally establishing the assessment roll for the Assessment District, and a separate Resolution, with the City Council sitting as the Sanibel Equalization Board, to approve the project assessment and to establish a reoccurring annual special assessment for future dredging projects within the Assessment District. You will receive a separate notification concerning the July 15, 2025, City Council meeting.

It is important to note that without the establishment of the proposed Assessment District, the City will be unable to fund this maintenance dredging project.

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. Any emails received will be considered public comment and will be provided to the City Council at their respective meetings. Additionally, you are welcome to attend the June 3 and the July 15, 2025, and provide public comment directly to the City Council concerning this project and the Assessment District.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dana A. Souza". The signature is fluid and cursive, with the first name "Dana" being the most prominent part.

Dana A. Souza
City Manager