



City of Sanibel

Planning Commission

Planning Department Agenda Memorandum

Land Development Code Review Sub-Committee Meeting Date: April 22, 2025

To: Land Development Code Review Sub-Committee

From: Savannah White, Senior Planner

Date: April 11, 2025

TITLE: Solar Energy Systems and Electric Vehicle (EV) Charging Stations

BACKGROUND

Proposed Land Development Code (LDC) amendments related to sustainable development were previously presented to the Land Development Code Review Subcommittee on September 24, 2024, and to the Planning Commission on October 22, 2024, and December 10, 2024. At the last discussion, Planning Commission declined to advance a recommendation to create a Sustainable Development Program. However, amendments pertaining to solar energy systems and electric vehicle (EV) charging stations were included among the 2025 Planning priority list for discussion at the next LDC Review Subcommittee.

Staff compiled input from both the Land Development Code Review Subcommittee and the Planning Commission to draft proposed language, along with supplemental research including:

- Information from the Florida Solar Energy Center at UCF
- Guo, Wang, and Steiner. "When Climate Mitigation Meets the Needs of Adaptation: Closing the Resilience Gap for EV Charging Services in Hurricane-Prone Areas." *Journal of Management in Engineering* 40, no. 5 (2024)
- Section 316.515(2) Florida Statutes regarding legal height for vehicles on public roads

Staff also contacted local utility providers to identify programs available to support solar adoption. LCEC offers a Net Metering Program that allows customers with renewable generation systems (e.g., solar photovoltaic systems) to receive credits or payouts for excess energy produced and supplied to LCEC's reserves. However, the utility does not currently provide direct funding for solar PV system installation. In addition to utility programs, various rebates and funding opportunities are available at the state and federal levels for renewable and energy-efficient technologies.

PROPOSAL

The intent of these amendments is to establish clear, consistent standards for the installation and integration of solar panels and EV charging infrastructure within both new and existing developments. The provisions are designed to support the broader adoption of clean energy technologies while maintaining consistency with the Sanibel land development code and Sanibel Plan. Staff recommendations are intended to achieve the following:

- Align with Sanibel Code Section 3.3.9- to foster Sanibel's receptiveness to new technologies that generate and conserve electricity while maintain community compatibility aesthetics.
- Align with Sanibel Code Section 3.2.2- to continue researching best practices to support the Sanibel's sustainability over the Sanibel Plan's 5- and 10-year planning horizons.
- Establish provisions for the installation of solar energy systems while accommodating the installation of solar panels on roofs notwithstanding maximum height limits.
- Establish provisions for the installation of EV charging stations.

The proposed legislative text is in compliance with the parameters of Senate Bill 250.

RECOMMENDATION

Staff recommend the Land Development Code Review Subcommittee move this item to Planning Commission for consideration of a draft resolution.

ATTACHMENTS:

A – Solar Installation and EV Charging-DRAFT LDC language