

# Planning Commission Meeting

December 10, 2024

- **AGENDA ITEM : 7C**
- **TOPIC: SUSTAINABLE DEVELOPMENT PROGRAM**



# Sustainable Development Program

July 11, 2023- Planning Commission received a presentation from Dr. Jennifer Languell, Founder and President of Trifecta Construction Solutions to bring awareness of sustainability and green building solutions to the community of Sanibel.

November 28, 2023- Planning Director, Paula McMichael provided a brief presentation to the Land Development Code Review Subcommittee regarding green building standards and potential incentives for encouraging such design standards. Also including hindrances related to Senate Bill 250.

September 24, 2024- draft Sustainable Development Language was brought to the Land Development Code Review Subcommittee for their discussion and recommendations.

October 22, 2024- second draft of Sustainable Development Language was brought to Planning Commission for their review and recommendations.



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# Sustainable Development Program

During the October 22, 2024, Planning Commission meeting, several recommendations and requests for clarification were discussed, including:

- Inclusion of definition of *renewable energy systems*
- Inclusion of definition of *IBHS Fortified* and *Third party rater* in text
- Tighten up language to make sure it is clearer on what is being incentivized
- Revise the fast-track development incentive
- Clarify the solar installation height allowance
- Look into costs associated with certification expenses
- Coordinate with Dr. Jennifer Languell, Trifecta Construction Solutions



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## Additional Resources Reviewed

- FGBC's, GBI's, LEED's website regarding application fees and registration fees.
- Information and feedback from Bill Kachman, FGBC president.
- Feedback from Dr. Jennifer Languell, Trifecta Construction Solutions.
- FSEC's resources on solar certifications and home energy efficiency



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# Analysis

- Section 86-227 was revised to clarify the applicability of the Article.
- Section 86-229 was revised to include the incentives section as to grab immediate attention since this is the main concept of the Article.
- The language was revised throughout to clarify that this Article is voluntary.
- Sections 86-231 and 86-232 were removed and listed in a separate Sustainable Development Checklist that staff can amend and update when needed, as standards change.

<u>Green Building Certification</u>	<u>Estimated Cost (residential)</u>	<u>Estimated Cost (non-residential)</u>
FGBC	\$100-\$370	\$3,000-\$7,500
LEED	\$375-\$525	\$4,550-\$38,700
GBI	/	\$6,135-\$23,000
FORTIFIED	\$700-\$1,700	\$1,000-\$3,000

<u>Date</u>	<u>New Construction (residential)</u>	<u>New Construction (non-residential)</u>
December 2022-2023	50 permits issued, C.O.'d, ready to issue, or in review	13 permits issued, C.O.'d, ready to issue, or in review
December 2023-2024	47 permits issued, C.O.'d, ready to issue, or in review	7 permits issued, C.O.'d, ready to issue, or in review

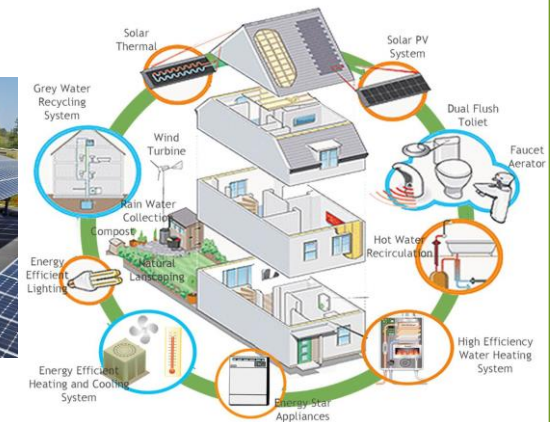
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# Recommendations

- Discuss proposed sustainable development language.
- Cross-reference with input from previous meetings to confirm alignment with community priorities and the Sanibel Plan.
- Highlight areas needing clarification or additional research.



Cistern to collect rainwater attached to Powell Home, 1939 (Powell Family Collection)



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## **Chapter 86- Development Standards**

### **Article V. - SUSTAINABLE DEVELOPMENT PROGRAM**

#### **Sec. 86-226. - Intent.**

It is the intent of this Article to create incentives that promote environmentally responsible development in the City of Sanibel. This program is intended to be intricately aligned with the Sanibel Plan and to promote energy-efficient buildings that conserve resources and are designed in a manner compatible with the character of the community.

#### **Sec. 86-227. - Applicability.**

The incentives in this program are available to all construction projects, whether for entirely new development or repair or rehabilitation of existing buildings, both residential and nonresidential structures. Participation in the program is voluntary.

## Sec. 86-228. - Definitions.

For purposes of this article, the following terms, words and phrases shall have the following meanings:

*Actual cost* means the fees charged by a green building certification program to be awarded a green certification.

*Alternative green building certification system* means a third-party verified system for establishing green building certification standards in addition to, and as an alternative to, LEED certification, GBI's Green Globes certification, *IBHS Fortified* or FGBC's Florida Green Standards, and as approved by the City of Sanibel Planning or Building Department.

*Electrical Vehicle (EV) charging station* means a device specifically designed to supply electrical power for recharging plug-in electric vehicles.

*Energy conservation systems* means technologies and practices that reduce energy consumption such as smart thermostats, insulation improvements and high-efficiency systems that that reduce the need for heating and cooling.

*FGBC* means the Florida Green Building Coalition.

*GBI's Green Globes* means the Green Building Initiative's Green Globes rating system.

*Green building* means generally the resource efficient design, construction, and operation of buildings by employing environmentally sensible construction practices, systems, and materials. Green building also means an office, residential or civic structure which has obtained sustainable building certification.

*Green building certification* means a form of recognition that a building or construction project satisfies established sustainability standards of a third party rating system such as a LEED certification, GBI's Green Globes certification, *IBHS Fortified*, FGBC's standards, or other alternative certification.

*IBHS Fortified* means the Insurance Institute for Business and Home Safety designation programs including Fortified Roof, Fortified Home, Fortified Multifamily, and Fortified Non-residential.

*LEED* means the Leadership in Energy and Environmental Design Rating System of the U.S. Green Building Council.

*Renewable energy systems* means technologies and methods that harness energy from renewable sources—such as solar, wind, hydro, geothermal, and biomass—to generate electricity or heat.

*Solar photovoltaic (pv) system* means one or more solar panels combined with an inverter and other electrical and mechanical hardware that use energy from the sun to generate electricity

*Sustainable development practices* means a set of strategies aimed at meeting the needs of the present without compromising the quality of life for future generations. These practices include water conservation systems, energy conservation systems, renewable energy systems, and green infrastructure.

*Third party rater* means an independent third party certified by the USGBC, FGBC, GBI or an alternative green building certification system as a green building rater qualified to verify that the building project has satisfied all of the requirements associated with the standards applicable to a particular project.

*USGBC* means the U.S. Green Building Council.

*Water conservation systems* means technologies and practices that reduce water consumption, including rainwater harvesting systems, low-flow fixtures, and graywater recycling systems.



**Sec. 86-229. - Incentives.**

Voluntary implementation of sustainable development practices, that are above and beyond Land Development Code requirements, shall qualify for the following incentives:

*(a) Fast-track development review.*

- (1) To qualify for fast-track development review, the project must submit for green building certification, either as new construction or as a remodeling certification.
- (2) Applicants who pursue a green building certification shall provide proof of registration with a green building certification entity and a rating checklist from the third party rater, identifying anticipated credits to be obtained.
- (3) Upon completion, the applicant must submit a final green building certification report, including any official documentation from the certifying entity, confirming that the project has achieved the specified green building certification.

*(b) Refund of certification expenses. Applicants voluntarily obtaining a green building certification shall receive a refund of the actual cost of the green building certification fee.*

*(c) Reduction of development permit fees.* A reduction of development permit fees as set forth in Section 90-134 will be available to those applicants who voluntarily:

- (1) obtain a green building certification; or
- (2) incorporate sustainable development practices into their projects according to the Sustainable Development Checklist as developed by staff and adopted by resolution; or
- (3) construct a solar installation or EV charging station in compliance with the standards of Section 86-230.

*(d) Designation.* The Department shall issue a Certificate of Compliance identifying the property as a sustainable development project with benefits to the community and the environment for those projects that voluntarily:

- (1) obtain a green building certification; or
- (2) incorporate sustainable development practices into their projects according to the Sustainable Development Checklist as developed by staff and adopted by resolution; or
- (3) construct a solar installation or EV charging station in compliance with the standards of Section 86-230.

**Sec. 86-230. - Solar installations and EV charging stations.**

An applicant will qualify for incentives described in Section 86-229 (c) and (d) when a development permit is required, if the application is in compliance with applicable standards.

- (a) Roof-mounted solar photovoltaic (pv) panels installed on a structure in compliance with the manufacturer's specifications, may extend above the highest point of the roof ridge, including any supporting structures or mounts and therefore do not require issuance of a development permit.
- (b) Standalone solar photovoltaic (pv) systems shall comply with the setback requirements for accessory structures and the developed area and impermeable coverage allowance limitations of the applicable zoning district.
- (c) Solar covered parking structures may be permitted at multi-family residential use, institutional use, or non-residential use development above a lawfully established parking area provided that:
  - (1) required vegetation buffers and parking landscape islands are not disturbed;
  - (2) it complies with applicable setbacks of the zone in which the parking area is located;
  - (3) it complies with coverage allowances limited to the zone in which the property is located;
  - (4) it does not exceed 12 feet in height, as measured from the existing grade;
  - (5) it is located outside the A-Gulf Beach (seaward of the 1974 Coastal Construction Control Line) or B-Bay Beach zones.
- (d) Electrical Vehicle (EV) charging stations may be permitted at multi-family residential uses, institutional uses, non-residential uses, and public facilities within a lawfully established parking area provided:
  - (1) required vegetation buffers and parking landscape islands are not disturbed;
  - (2) they comply with non-residential parking setbacks, side and rear yard setbacks, as applicable;
  - (3) they are located outside the A-Gulf beach (seaward of 1974 Coastal Construction Control Line) or B-Bay beach zones;
  - (4) they do not increase the number of parking spaces but may be counted toward required parking.

**Sec. 90-134. - Reduction of development permit fees for Sustainable Development Program.**

(a) For residential construction, the structure or project must satisfy the requirements of any green building certification, or an alternative green building certification system with established standards, or sustainable development practice.

Upon receipt of sufficient evidence of such certification of the structure or documentation of sustainable development practice, the City will refund 25 percent of the permit fee paid.

(b) For non-residential construction, the structure must satisfy the requirements of any green building certification, an alternative green building certification system with established standards, or a sustainable development practice.

Upon receipt of sufficient evidence of such certification of the structure or documenting of sustainable development practice, the City will refund 35 percent of the permit fee paid.