



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date: July 15, 2025

To: City Council
From: Savannah White, CFM, Senior Planner
Date: June 11, 2025

SUBJECT: An ordinance amending the Code of Ordinances to consider Solar Energy Systems and Electric Vehicle (EV) Charging Infrastructure; amending Subpart B, Land Development Code; Chapter 126, Zoning; Article XIV, Supplementary District Regulations, Division 2, Accessory Structures, adding a new Subdivision IV, Alternative Clean Energy Technologies, a new Section 126-913, Applicability, and a new Section 126-914, Development Standards, for the purpose of updating the Land Development Code Regulations.

REVIEW TIMELINE

Date	Meeting Type	Summary
4/22/25	LDC Review Subcommittee	Discussion
5/13/25	Planning Commission	Unanimous approval of Resolution 25-11
6/3/2025	City Council	Discussion and First Reading
7/15/2025	City Council	Second Reading

Background:

There has been growing interest in clean energy technologies on Sanibel, particularly as a means to enhance the island's recovery and resilience following recent hurricanes. Amendments to the Land Development Code related to solar energy systems and electric vehicle (EV) charging stations were included in the 2025 Planning Priorities list for discussion. This item was approved through Planning Commission Resolution 25-11 and subsequently advanced by City Council during discussion and first reading.

Sanibel is and shall remain a barrier island sanctuary

Benefits

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. These provisions are designed to support the broader adoption of clean energy technologies while ensuring alignment with the Sanibel Land Development Code and the Sanibel Plan. Staff recommendations are intended to achieve the following:

- Align with Sanibel Code Section 3.3.9 – fostering receptiveness to new technologies that generate and conserve electricity, while maintaining community-compatible aesthetics.
- Align with Sanibel Code Section 3.2.2 – supporting continued research into best practices that promote sustainability over the Sanibel Plan's five- and ten-year planning horizons.
- Establish provisions for the installation of solar energy systems, including the allowance of rooftop solar panels notwithstanding maximum height limits.
- Establish provisions for the installation of EV charging stations.

The proposed legislative text complies with the parameters of Senate Bill 250.

City Council directed during discussion of the draft ordinance that staff present an exemption for developed area and impermeable coverage for these installations for future consideration. That ordinance change will be considered by Planning Commission on July 8, 2025.

PUBLIC COMMENT: Staff have not received public comments on this item.

FISCAL IMPACT: None.

RECOMMENDED ACTION: Adopt Ordinance 25-011 at Second Reading.