



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Town Commission

MEETING DATE: April 4, 2023

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Proposed amendment to the Town Code of Ordinances to incorporate sea turtle protection lighting standards.

SUMMARY:

On October 18, 2022, the Town Commission considered an introduction to a proposed amendment to the Town Code of Ordinances that would incorporate more comprehensive standards for sea turtle protection lighting (see attached Commission memorandum). A motion was made to send the proposed Ordinance to the NRPAB for review and to ask Gumbo Limbo, Florida Fish and Wildlife Conservation Commission (FWC), and the Town's marine turtle permit holder to give their expert advice (motion carried 5-0). Note that the attached October 18, 2022 Commission memorandum provides an assessment of the current sea turtle lighting regulations found in the Town Code as well as Town Comprehensive Plan policies that are specific to the protection of sea turtles. In addition, the memorandum provides sea turtle data from FWC.

A summary of the comments provided by FWC and Gumbo Limbo are provided below (see Attachment No. 1, 2 and 3 for complete comments including those from the Town's marine turtle permit holder):

FWC:

- Add "footcandle" definition consistent with the State of Florida Model Lighting Ordinance for Sea Turtle Protection (*added to proposed Ordinance via bolded double underline*).
 - Provide a light transmittance of 15% to 30%.
 - For temporary construction lighting, add the following two (2) additional regulations under Section 4-8(k)(4):
 - c. Turned off during nighttime in sea turtle nesting season, or if authorized during sea turtle nesting season, shall only be allowed from 6:00AM to 9:00PM, must be restricted to the minimal amount necessary, and shall incorporate the standards in this section, and
 - d. Restricted to the minimal number of foot-candles necessary to conform to the applicable construction safety regulations.
-

Gumbo Limbo:

- Revise definition of “beach” to reflect the “toe of the dune” rather than “permanent” vegetation.
- Provide in Certified Wildlife Lighting definition where choices can be found.
- For temporary lighting, include cell phone screens (*added to proposed Ordinance via bolded double underline*).
- Provide a light transmittance of 15% or 15% for all windows within 100 feet of the toe of the dune and 45% for 100 feet beyond dune.
- For proposed Existing Exterior and Interior Lighting (Sec. 4.8(j)(2)b.) include the removal of televisions away from windows (*added to proposed Ordinance via bolded double underline*).

At the October 18, 2022 Town Commission meeting, the Commission’s discussion on the proposed Ordinance included adding examples of colors that pertain to the definition of “long wavelength.” The proposed Ordinance has been revised, via bolded double underline, to include such examples.

In addition, the draft ordinance that was provided to the Town Commission on October 18th, 2022, did not specifically require compliance with the “Existing Exterior and Interior Lighting” regulations proposed in Section 4-8(j). The provision read “Reduce or eliminate the negative effects of existing exterior artificial lighting through the following measures.” The proposed Ordinance has been revised to require compliance with such measures (note the addition of the word “shall”) given all the other proposed sea turtle lighting regulations are required. It was noted by the Town Attorney in review of the Ordinance for required public hearings that the measures be either clearly required or suggested remedial measures.

Light Transmittance:

According to the State of Florida Model Lighting Ordinance for Sea Turtle Protection (dated December 17, 2020) and the proposed Town ordinance, all glass windows, walls, railing and doors on the seaward side of any new construction shall use tinted glass with an inside to outside Light Transmittance Value (LTV) of 45 percent or less. As noted above, FWC suggests a LTV of 15 to 30% and Gumbo Limbo suggests a minimum LTV of 15 percent with some exceptions. Attachment No. 4 provides a chart to illustrate the various light transmittance percentages. The following table provides the current LTV adopted by those municipalities in Palm Beach County that have sea turtle lighting regulations (according to FWC):

MUNICIPALITY	LIGHT TRANSMITTANCE
Boca Raton	45% or less
Palm Beach County	45% or less
Delray Beach*	45% or less
Juno Beach*	45% or less
Ocean Ridge*	45% or less

* Municipalities that have adopted Palm Beach County’s Sea Turtle Protection Ordinance.

Also attached to this memorandum is a 2021 lighting survey that was conducted in Highland Beach for a research project with Palm Beach County (Attachment No. 5). While the survey was considered informal, it did record those properties with non-compliant lighting based on the County Code.

Natural Resources Preservation Advisory Board recommendation

At the February 1, 2023 Natural Resources Preservation Advisory Board meeting, a motion to approve the proposed Ordinance with the following changes carried 4-0:

Remove the word 'televisions' from Section 4-8(j)(2)b. and add the following text to Section 4-8(j)(2)c.

Use opaque shades or room darkening window treatments (e.g., blinds, curtains, screens) to shield interior lights, light emitting screens including televisions and computers from the beach.

Planning Board recommendation

At the March 9, 2023 Planning Board meeting, the Board made a motion to approve the Ordinance (motion carried 4-0).

FISCAL IMPACT:

N/A

ATTACHMENTS:

Town Commission Memorandum – October 18, 2022.

Proposed Ordinance.

Attachment No. 1 - FWC comments on proposed Ordinance.

Attachment No. 2 - Gumbo Limbo comments on proposed Ordinance.

Attachment No. 3 - Highland Beach marine turtle Permit Holder comments.

Attachment No. 4 – Light transmittance percentages chart.

Attachment No. 5 - Lighting Survey for Highland Beach (2021) prepared by Palm Beach County, Department of Environmental Resources Management.

RECOMMENDATION:

At the discretion of the Commission.



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Town Commission Meeting

MEETING DATE October 18, 2022

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Introduction of proposed amendment to the Town Code of Ordinances to incorporate sea turtle protection lighting standards.

SUMMARY:

Section 30-85 of the Town Code of Ordinances ("Town Code") requires that "[a]ll lighting of all structures east of SR A1A shall comply with the "sea turtle protection" lighting standards as adopted by the town." Such lighting standards are currently found in Section 4-8, and are limited to the following provision:

(c) *Lighting restrictions along beach.* No artificial light shall illuminate any area of the beach which may be used for turtle nesting and hatching during the period from March 1 to October 31 of each year, from dusk to dawn.

Section 4-8 does not address the different types of artificial lighting sources (e.g. residential dwellings, parking areas, walking paths, fountains, pool areas, etc.) that may be visible from the beach including from structures west of State Road A1A nor does it provide specific types of lighting fixtures and sources that protect sea turtle populations.

The Coastal Management/Conservation Element of the Town's Comprehensive Plan provides the following policies specific to the protection of sea turtles:

Objective 1.4 The Town will actively support protection and conservation of coastal natural resources including manatees, sea turtles, seagrass beds, and mangrove stands. The Town will have met this objective through the provision of education materials regarding the protection of the coastal natural resources within the community.

Policy 1.4.1 The Town will coordinate with the appropriate agencies in order to ensure the protection of its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove stands.

Policy 1.4.2 The Town shall maintain and enforce provisions to protect its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove stands, in its Code of Ordinances.

Policy 3.3.3 The Town will include within its land development regulations provisions to require limitations on outside lighting so as to not attract sea turtle hatchlings away from the water during hatching season.

In addition, the Town’s 2022 Strategic Priorities Plan includes a Sea Turtle Lighting Standards initiative as part of the “Ranked Projects & Initiatives List.” Therefore, in compliance with the Town Code, the Town Comprehensive Plan, and the Town’s 2022 Strategic Priorities Plan, staff is proposing an amendment to the Town Code to incorporate more comprehensive sea turtle protection lighting standards. The proposed Ordinance is based on the State of Florida Model Lighting Ordinance for Sea Turtle Protection (dated December 17, 2020) and includes the following provisions:

- Purpose and intent
- Definitions
- Applicability
- Lighting restrictions along beach
- Standards for exterior and interior lighting affixed to new structures, new construction and improvements to existing structures.
- Outdoor areas
- Parking areas and roadways
- Pool areas
- Beach access points and dune walkovers
- Existing exterior and interior lighting
- Special events, motor vehicles and temporary lighting
- Enforcement, penalty

According to the Florida Fish and Wildlife Conservation Commission (FWC), within the last five (5) years, the Town has had more documented sea turtle nests than the Cities of Boca Raton and Delray Beach (see Attached Table 1). The following table provides the annual sea turtle nests totals for the Town from 2017-2022:

Year	County	Beach	Loggerhead Nest	Green Turtle Nest	Leatherback Nest	% of County nests (all species combined)
2017	Palm Beach	Highland Beach	1,182	644	3	4.61
2018	Palm Beach	Highland Beach	902	46	7	3.61
2019	Palm Beach	Highland Beach	904	447	6	3.25
2020	Palm Beach	Highland Beach	1,002	281	11	3.58
2021	Palm Beach	Highland Beach	814	284	6	3.33
Survey Boundary Description					Length (km)	
649m South of Del Harbor Drive (26.43212, -80.06168) to 8 km North of Palm Beach/Broward County Line (26.39106, -80.06613)					4.8	

Data Source: FWC/FWRI Statewide Nesting Beach Survey Program Database as of March 22, 2022

According to the FWC, both the Leatherback and Green sea turtles are endangered while the Loggerhead is threatened. Threats to each of these three (3) sea turtle species includes coastal development which "...increases artificial lighting which can be detrimental to hatchlings causing them to migrate towards the light instead of the ocean."¹

As part of the Commission's introductory review of this item, it is worthwhile to note that pursuant to Section 2-140(c) of the Town Code, the Natural Resources Preservation Advisory Board ("Board") has the power and duty to "[r]eview existing and proposed town ordinances which affect the environment, and advise the town commission regarding the need for modifications or changes to such ordinances." Therefore, staff recommends that if the Commission should desire to move forward with the proposed Ordinance, that it be reviewed by the Board.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Proposed Ordinance

Table 1 – Sea Turtle Data provided by FWC

Ordinance Process Flowchart

RECOMMENDATION:

At the discretion of the Town Commission.

¹ <https://myfwc.com/wildlifehabitats/profiles/>

TABLE 1

Data Source: FWC/FWRI Statewide Nesting Beach Survey Program Database as of 22 March 2022

Year	County	Beach	Survey Length (km)	Loggerhead Nest	Loggerhead False Crawl	Green Turtle Nest	Green Turtle False Crawl	Leatherback Nest	Leatherback False Crawl	Annual Number of Nests (all species combined)	% of County Nests (all species combined)	Nest Density (#Nests/Km) all species combined
2017	Palm Beach	Highland Beach	4.8	1,182	1,470	644	422	3	0	1,829	4.61	381
2018	Palm Beach	Highland Beach	4.8	902	840	46	26	7	0	955	3.61	199
2019	Palm Beach	Highland Beach	4.8	904	797	447	202	6	0	1,357	3.25	283
2020	Palm Beach	Highland Beach	4.8	1,002	844	281	115	11	0	1,294	3.58	270
2021	Palm Beach	Highland Beach	4.8	814	844	284	193	6	2	1,104	3.33	230
2017	Palm Beach	Boca Raton	8.0	767	1,513	299	458	5	1	1,071	2.70	134
2018	Palm Beach	Boca Raton	8.0	686	1,158	19	23	18	0	723	2.73	90
2019	Palm Beach	Boca Raton	8.0	913	1,181	393	535	18	2	1,324	3.17	166
2020	Palm Beach	Boca Raton	8.0	756	1,217	132	193	13	3	901	2.49	113
2021	Palm Beach	Boca Raton	8.0	660	991	192	317	21	0	873	2.63	109
2017	Palm Beach	Delray Beach	4.5	252	900	46	120	6	2	304	0.77	68
2018	Palm Beach	Delray Beach	4.5	271	677	2	11	5	1	278	1.05	62
2019	Palm Beach	Delray Beach	4.5	290	655	58	85	15	1	363	0.87	81
2020	Palm Beach	Delray Beach	4.5	285	536	42	78	21	1	348	0.96	77
2021	Palm Beach	Delray Beach	4.5	356	589	28	43	15	3	399	1.20	89
2017	Palm Beach	Juno Beach	9.7	5,149	8,896	4,343	7,282	64	8	9,556	24.06	985
2018	Palm Beach	Juno Beach	9.7	5,552	7,512	353	404	111	24	6,016	22.74	620
2019	Palm Beach	Juno Beach	9.7	6,452	10,738	4,258	6,541	123	12	10,833	25.92	1117
2020	Palm Beach	Juno Beach	9.7	7,129	10,892	2,249	2,500	216	32	9,594	26.54	989
2021	Palm Beach	Juno Beach	9.7	5,458	9,343	2,373	3,531	157	45	7,988	24.10	824

Cc = Loggerhead; Cm = Green Turtle; Dc = Leatherback

Year	County	County Totals (Cc)	County Totals (Cm)	County Totals (Dc)	Annual Number of Nests in Palm Beach County (all species combined)
2017	Palm Beach	26,245	13,263	207	39,715
2018	Palm Beach	24,876	1,277	305	26,458
2019	Palm Beach	28,790	12,612	397	41,799
2020	Palm Beach	29,465	6,125	565	36,155
2021	Palm Beach	25,880	6,788	484	33,152

ORDINANCE INITIATION

The initiation of a new ordinance may originate from several different sources:

- Commissioner/Staff initiative
- Citizen concerns expressed through public comments
- Response to state and federal actions
- Advisory Board Initiative

INTRODUCTION TOWN COMMISSION

A proposal for a new ordinance is presented to the commission for consideration. If approved in concept, the commission directs Town Manager and Town Attorney to research the subject matter and create a draft ordinance. Draft ordinance forwarded to the appropriate Advisory Board for recommendation.

Staff/Legal Team
Research & Draft
Ordinance

ADVISORY BOARD(S)

The appropriate advisory board review and proposes any edits draft ordinance. This process may involve multiple meetings for review and to solicit public comments. Once a draft is settled upon, the advisory board provides and recommendation with the final draft to the commission for consideration for a First reading.

TOWN COMMISSION -- 1st READING

Commission discusses the public merits of the ordinance along with the recommendations of the assigned advisory board(s). Public input provided. Commission may move forward to 2nd Reading/Public Hearing or may send back to advisory board and/or staff for modifications or additional research.

TOWN COMMISSION -- 2nd READING/PUBLIC HEARING

After public hearing and final discussion, the commission votes to approve and enact ordinance. The Commission may request additional modifications.

TOWN STAFF -- ADOPTION & IMPLEMENTATION

ATTACHMENT NO. 1

From: [SeaTurtleLighting](#)
To: [Ingrid Allen](#); [SeaTurtleLighting](#)
Cc: [Seckinger, Eric](#); [Trindell, Robbin](#); [Mongiovi, Beth](#); [Valvo, Jennifer](#)
Subject: RE: proposed sea turtle lighting ordinance - Town of Highland Beach
Date: Tuesday, December 13, 2022 9:37:41 AM
Attachments: [image001.png](#)

Dear Ingrid,

Thank you for the opportunity to provide you with comments on the proposed Sea Turtle Ordinance for the Town of Highland Beach, FL. We have a few suggested additions. They are shown as underlined text below:

Section 4.8(b) *Definitions*.

Foot-candle the English unit for measuring illuminance; the uniform illumination of a surface one foot away from a point source of one candela; one lumen per square foot; equal to 10.76 lux.

-
Nesting Season for Palm Beach County is March 1 to October 31.

Section 4.8(e)(5) All glass windows, walls, railings and doors on the seaward and shore-perpendicular sides of any new construction shall use tinted glass with an inside to outside light transmittance value of 45 percent or less. However, a light transmittance of 15% to 30% is recommended by the Florida Fish and Wildlife Conservation Commission.

Section 4.8(k)(4)

- a. Inclusive of...
- b. Mounted less than...
- c. Turned off during nighttime in sea turtle nesting season, or if authorized during sea turtle nesting season, shall only be allowed from 6:00AM to 9:00PM, must be restricted to the minimal amount necessary, and shall incorporate the standards in this section, and
- d. restricted to the minimal number of foot-candles necessary to conform to the applicable construction safety regulations.

We hope you find the comments useful and appreciated that you reached out for comments from the staff at the Florida Fish and Wildlife Conservation Commission.

Sincerely,

Jennifer

Jennifer J. Valvo, Ph.D.

Fisheries & Wildlife Biologist III

Imperiled Species Management Section
Florida Fish and Wildlife Conservation Commission

Email: Jennifer.Valvo@MyFWC.com

Phone: (850)922-4330

1875 Orange Avenue East

Tallahassee, FL 32311

From: Ingrid Allen <iallen@highlandbeach.us>

Sent: Monday, November 21, 2022 10:31 AM

To: SeaTurtleLighting <SeaTurtleLighting@MyFWC.com>

Cc: Seckinger, Eric <Eric.Seckinger@MyFWC.com>; Trindell, Robbin <robbin.trindell@MyFWC.com>;
Mongiovi, Beth <Mary.Mongiovi@MyFWC.com>

Subject: RE: proposed sea turtle lighting ordinance - Town of Highland Beach

[EXTERNAL SENDER] Use Caution opening links or attachments

Jennifer:

Thank you for your email. If you would kindly provide comments no later than **December 13th**. As I indicated below, the Town's proposed Ordinance is based on the State Model Ordinance dated 12-17-20.



Sincerely,
Ingrid Allen
Town Planner

*Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4540 Office (option 3)
(561) 278-2606 Fax
www.highlandbeach.us*

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From: SeaTurtleLighting <SeaTurtleLighting@MyFWC.com>

Sent: Friday, November 18, 2022 4:03 PM

To: Ingrid Allen <iallen@highlandbeach.us>

Cc: SeaTurtleLighting <SeaTurtleLighting@MyFWC.com>; Seckinger, Eric <Eric.Seckinger@MyFWC.com>; Trindell, Robbin <robbin.trindell@MyFWC.com>; Mongiovi, Beth <Mary.Mongiovi@MyFWC.com>

Subject: RE: proposed sea turtle lighting ordinance - Town of Highland Beach

Dear Ms. Allen,

Thank you for reaching out to the Florida Fish and Wildlife Commission (FWC) for comments on the proposed Sea Turtle Ordinance for the Town of Highland Beach, FL. FWC staff appreciate the opportunity to review and provide comments on the ordinance. Please let me know if there is an impending or designated deadline that must be met.

Sincerely,

Jennifer

Jennifer J. Valvo, Ph.D.

Fisheries & Wildlife Biologist III
Imperiled Species Management Section
Florida Fish and Wildlife Conservation Commission

Email: Jennifer.Valvo@MyFWC.com

Phone: (850)922-4330

1875 Orange Avenue East

Tallahassee, FL 32311

From: Mongiovi, Beth <Mary.Mongiovi@MyFWC.com>

Sent: Monday, October 24, 2022 10:46 AM

To: Ingrid Allen <iallen@highlandbeach.us>

Cc: SeaTurtleLighting <SeaTurtleLighting@MyFWC.com>

Subject: proposed sea turtle lighting ordinance - Town of Highland Beach

Good morning Ingrid.

This request should go to our lighting staff who I have included in my response.

Thanks.

Beth Mongiovi (Brost)

Assistant Research Scientist
Marine Turtle Research
Fish and Wildlife Research Institute
100 8th Avenue SE
St. Petersburg, FL 33701

(727) 502-4738 (Office), (727) 410-2499 (Cell)
<http://myfwc.com/research/wildlife/sea-turtles/>

“...in Wildness is the Preservation of the World.” – Henry David Thoreau

From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Monday, October 24, 2022 10:18 AM
To: Mongiovi, Beth <Mary.Mongiovi@MyFWC.com>
Subject: proposed sea turtle lighting ordinance - Town of Highland Beach

Hi Beth:

The Town is proposing a sea turtle lighting ordinance that is based on the State Model Ordinance Lighting Ordinance for sea turtle protection (dated 12-17-20). The ordinance was introduced to the Town Commission on 10/6/22 and the Commission asked that it be reviewed by the Town’s Natural Resources Preservation Advisory Board, Gumbo Limbo and FWC. That said, I have attached the proposed ordinance and would appreciate any comments and/or support at your earliest convenience.

Thank you.



Sincerely,
Ingrid Allen
Town Planner

*Town of Highland Beach
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Highland Beach FL 33487
(561) 278-4540 Office (option 3)
(561) 278-2606 Fax
www.highlandbeach.us*

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ATTACHMENT NO. 2

From: [Anderson, David](#)
To: [Ingrid Allen](#)
Subject: RE: TOWN: Sea Turtle Lighting Ordinance Updating
Date: Tuesday, October 25, 2022 10:46:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Ingrid,

Overall a very nice job with the ordinance! I consulted with Dr. Kirt Rusenko and below are some comments. Let me know if you have any questions.

Thank you,
David

Page 2

Sec. 4-8.

(b) Definitions.

“Beach”

Comment: There is really no “permanent” vegetation on the dune. Suggest changing “the line of permanent vegetation” to “the toe of the dune” which as been defined for ordinances. The “permanent vegetation line” is way farther west than the toe of the dune. This might be something that can be used to restrict lighting further inland from the beach.

“Certified wildlife lighting”

Comment: Maybe this part includes the FWC website or at least provide where these lighting choices can be found?

Page 3

“Temporary lighting”

Comment: Include cell phone screens?

“Tinted glass”

Comment: Try for higher tinting, e.g., 15% transmittance, which would also save residents on air conditioning bills. Or maybe 15% transmittance for all windows within 100 feet of the toe of the dune and 45% transmittance for 100 feet beyond of the dune. (Inverse Square Law of Light – light decreases with distance).

Page 4

(d) Lighting restrictions along beach.

Comment: Might this section include skyglow as a source of lighting that illuminates the beach?

(e) Standards for exterior and interior lighting . . .

(1)

Comment: This is great!

Page 5

(3)

Comment: Longer wavelength lighting requires fewer foot-candles at night to adequately light an area. So, after the Illuminating Engineering Society determines proper definitions for scotopic/photopic ratios the required foot-candles may be reduced in the future for beachfront lighting.

(5)

Comment: Similar to comment above, go for 15% transmittance.

Page 8

(j) Existing Exterior and Interior Lighting

(1)

Comment: Nice section! More of a carrot than a stick.

Page 9

(2)

b.

Comment: "Rearrange lamps, TVs, and other . . . "

David Anderson | Sea Turtle Conservation Coordinator
City of Boca Raton, Recreation Services - Gumbo Limbo Nature Center
1801 N. Ocean Blvd., Boca Raton, FL 33432
P 561-544-8614 | manderson@myboca.us

Stay Connected



From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Thursday, October 20, 2022 1:56 PM
To: Anderson, David <MAnderson@ci.boca-raton.fl.us>
Subject: [EXTERNAL] RE: TOWN: Sea Turtle Lighting Ordinance Updating

David:

I appreciate your quick response. Thank you for offering to review the Ordinance. Again, kindly provide any comments and/or support of the Ordinance at your earliest convenience. I will be emailing all interested parties early next week on whether the Ordinance will make the 11-2-22 NRPAB meeting agenda or a future date.



Sincerely,
Ingrid Allen
Town Planner

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From: Anderson, David <MAnderson@ci.boca-raton.fl.us>
Sent: Thursday, October 20, 2022 1:24 PM
To: Ingrid Allen <iallen@highlandbeach.us>
Subject: RE: TOWN: Sea Turtle Lighting Ordinance Updating

Hi Ingrid,

I will be glad to look over the ordinance and provide comments. Unfortunately, I have a meeting at the day and time of the NRPAB meeting. Meanwhile, I will be happy to provide any more info upon request – photos, examples, data, etc. I will reply to the other e-mail as well.

Thank you for reaching out to me.

David

David Anderson | Sea Turtle Conservation Coordinator
City of Boca Raton, Recreation Services - Gumbo Limbo Nature Center
1801 N. Ocean Blvd., Boca Raton, FL 33432
P 561-544-8614 | manderson@myboca.us

Stay Connected



From: Ingrid Allen <iallen@highlandbeach.us>
Sent: Thursday, October 20, 2022 12:15 PM
To: Anderson, David <MAAnderson@ci.boca-raton.fl.us>
Subject: [EXTERNAL] FW: TOWN: Sea Turtle Lighting Ordinance Updating

Mr. Anderson:

Just wanted to follow up on Joanne's email below. Note that the Town's proposed Sea Turtle Ordinance (see attached) is based on the State of Florida Model Lighting Ordinance for Sea Turtle Protection (dated December 17, 2020). As I indicated below, in my initial email to Joanne, the Ordinance was introduced to the Town Commission on 10-18-22. Upon the Commission's review, their direction was to have the Ordinance reviewed by the Town's Natural Resources Preservation Advisory Board (NRPAB) as well as Gumbo Limbo. That said, in addition to your attendance at the NRPAB meeting (tentatively on 11/2/22 at 1:00pm), would you be able to review the Ordinance and kindly provide any comments and/or general support at your earliest convenience? Kindly advise.

Thank you.



Sincerely,
Ingrid Allen
Town Planner

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ATTACHMENT NO. 3

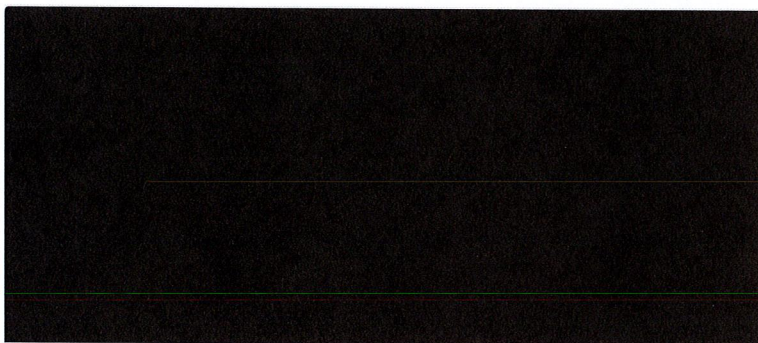
From: [Barbara Blaid James](#)
To: [Ingrid Allen](#); ryansarewe@bellsouth.net
Cc: [David Anderson](#); [Jeff Remas](#); [Marshall Labadie](#)
Subject: HIGHLAND BEACH Sea Turtle Lighting Ordinance U-TUBE
Date: Thursday, October 20, 2022 12:27:55 PM

Dear Joanne Ryan (FWC Permit #22-100) and others - In my 21+ years as a resident of Highland Beach and most of those years as a Sea Turtle Program volunteer and/or Permit Holder, this is the very first time I have seen such attention to detail from true professionals that we finally have in our Village Government. The Sea Turtle Lighting Ordinance which was formerly two sentences (if that) is finally, in 2022-23, being upgraded beyond expectations. The eleven page potential Ordinance can be found on the Town website. The Town has taken the ball and run very fast and furious with it. I will attempt to watch/listen to the 11/2 Commission meeting on my cell phone, as I am not available to attend.

Following is a link to the **U-Tube portion of the Town Commission's October 18th, 2022 meeting. (78) 10/018/2022 Town Commission Meeting - YouTube** (click on the link at bottom **The Turtle Lighting Topic discussion appears starting at 1:36:58 and ending at 2:00:32.**)

This replacement Ordinance will be "approved" at a future meeting. OUR CURRENT TOWN GOVERNMENT WANTS THIS ORDINANCE. *Celebration indeed.* Thanks to those involved in making this happen - **Barbara James**

PS - if you attempt to find this meeting another way, please note that U-Tube description has a typo - is shows 10/**0**18/2022 instead of 10/18/2022.



10/018/2022 Town Commission Meeting

On Thursday, October 20, 2022 at 06:01:17 AM EDT, ryansarewe@bellsouth.net <ryansarewe@bellsouth.net> wrote:

Good morning, Ingrid,

Thank you for the invitation to the NRPAB meeting regarding the sea turtle lighting ordinance. I would be happy to attend the meeting on Nov 2nd and I am including in this email the representatives that I think would be interested in attending for Palm Beach County, FWC and Gumbo Limbo.

I will reach out to our "turtle team" and see who can be available to attend as well.

Also, I want to thank Barbara for keeping the ball rolling on this issue. As she mentioned in her emails, the code compliance staff has been excellent in resolving lighting issues over this past summer.

Thank you for all your efforts.

See you in November.

Joanne Ryan
Highland Beach MT Permit #100
561-441-4375

On Wednesday, October 19, 2022 at 11:35:42 AM EDT, Ingrid Allen <iallen@highlandbeach.us> wrote:

Joanne:

Good afternoon. The introduction of the sea turtle lighting Ordinance went before the Town Commission yesterday. The Commission made a motion to have the Town's Natural Resources Preservation Advisory Board (NRPAB) review the Ordinance and have yourself, as the current Marine Turtle Permit Holder (and any volunteers) as well as representatives from Gumbo Limbo and FWC attend such NRPAB meeting. That said, the NRAPB meets quarterly, and their next meeting is November 2, 2022 at 1:00pm (Town Hall Chambers). Would you be available to attend on November 2nd? Also, can you provide me with any contacts you may have over at Gumbo Limbo and any local contact at FWC (I have been in contact with Beth Mongiovi of FWC but she is based in St. Petersburg.). Kindly advise at your earliest convenience.

Thank you.

Sincerely,

Ingrid Allen

Town Planner

From: bocablanid <bocablanid@yahoo.com>
Sent: Thursday, October 13, 2022 8:11 PM
To: Ingrid Allen <iallen@highlandbeach.us>; bocablanid@yahoo.com
Cc: Jeff Remas <bco@highlandbeach.us>; Joanne Ryan <ryansarewe@bellsouth.net>
Subject: RE: TOWN: Sea Turtle Lighting Ordinance Updating

Ingrid (and Jeff) this is, indeed, great news. I am forwarding to the current Marine Turtle Permit Holder - Joanne Ryan. (I am behind the scenes attempting to back away as she builds the Program under her fresh vision).

As a "civilian", I must admit, reading legalize has always been a challenge for me ! I gave it a shot and with a few eyeball rolls as I was feeling somewhat inadequate, it appears to cover many bases and I am quite impressed.

Thank you again for taking the lead and getting this "on the books --- finally". You continue to show you're valuable assets to our Town.

Best to you both ... Barbara

PS .. Glad to report that Jeff and his Ordinance Official(s) were a great help with those violations we reported this year. They now will have the "paper to stand on" in future nesting seasons. BRAVO

----- Original message -----

From: Ingrid Allen <iallen@highlandbeach.us>

Date: 10/13/22 3:25 PM (GMT-05:00)

To: Barbara Blamid James <bocablanid@yahoo.com>

Cc: Jeff Remas <bco@highlandbeach.us>

Subject: RE: TOWN: Sea Turtle Lighting Ordinance Updating

Barbara:

FYI, at the 10-18-22 Town Commission meeting, the Commission will be considering the Introduction of a proposed sea turtle ordinance (see attached). The ordinance is based on the State of Florida's model lighting ordinance for sea turtle protection. The staff memorandum that will accompany the ordinance will be available on the Town's website the Friday before the meeting at the following link:

<https://highlandbeach-fl.municodemeetings.com/?>

Sincerely,

Ingrid Allen

Town Planner

From: Barbara Blamid James <bocablanid@yahoo.com>

Sent: Wednesday, August 17, 2022 11:49 AM

To: Marshall Labadie <mlabadie@highlandbeach.us>

Cc: Terisha Cuebas <tcuebas@highlandbeach.us>; Douglas Hillman <dhillman@highlandbeach.us>;

Natasha Moore <nmoore@highlandbeach.us>; Peggy Gossett-Seidman

<pseidman@highlandbeach.us>; Evalyn David <edavid@highlandbeach.us>; John Shoemaker

<jshoemaker@highlandbeach.us>; Jeff Remas <bco@highlandbeach.us>; Ingrid Allen

<iallen@highlandbeach.us>; JOANNE RYAN <ryansarewe@bellsouth.net>; Craig Hartmann

<chartmann@highlandbeach.us>

Subject: TOWN: Sea Turtle Lighting Ordinance Updating

TO: Marshall Labadie - Town Manager

TO: Assistant Town Manager - Terisha Cuebas

CC's TO: Our Town Commissioners

CC: Craig Hartmann - Chief HBPD

CC: Joanne Ryan - FWC Marine Turtle Permit Holder 22-100

CC: Jeff Remas - HB Building Official

CC: Ingrid Allen - HB Town Planner

FROM: Barbara James - Former Sea Turtle Permit Holder

RE: UPDATING SEA TURTLE LIGHTING ORDINANCE

Dear Marshall - (and Ladies and Gentlemen) -

As I am not sure exactly whom to address this request, you are all *the lucky recipients* of this e-mail. Okay - Down to business:

The Town has a two sentence Ordinance about Beach-Front Lighting during Sea Turtle Nesting Season. It was written in the early 1980's (or close enough to that time). For years it has been a struggle to actually clarify to those "in violation" that they are indeed "in violation". Many Towns, Counties and Cities here in Florida and all the way up to the Carolinas have "clearer, newer" Ordinances for these exact issues. Scratching my head, a dozen or so years ago, I inquired of the Town to look into this. Got a pat on the head and said "certainly, we will look into it".

During the pandemic, after having reported one of the "Lights on the Beach" violations, I recall that Jeff Remas and Ingrid Allen told me that they had started the process of "LOOKING INTO THE NECESSARY ORDINANCE UPDATING" - - and one of them (?) had mentioned to me that they had reached out and gotten clear, concise, enforceable material from extremely appropriate sources, enabling them to write the Up-Date that I had been looking for so long. We all got lost during the pandemic freeze-in-place era, so I didn't push, ask or even think about it.

BUT - after having attended the Town Commission meeting yesterday, I saw Jeff coming down the hallway. I put out my foot to trip him; it caused him to stop abruptly and in 25 words or less (hard to believe from me), he said YES, they had indeed completed the necessary rewrite and it just had to be brought up on a future agenda. I won't bother you with the numerous emails to Code Enforcement / Building Department his season with violations of lighting ordinances, and the fast and efficient investigation and completion of those events. **We now have a SUPERIOR TEAM in our CODE/BUILDING Department.** Better than we have had since I have owned here since 1998. Let's take full advantage of their commitment, their fire, their efficiency and their drive. **They have the "product". Ready. Now.**

As mentioned, I had 25 words with Jeff. I do not know whom to ask to put this Completed Project on an Agenda for approval, or discussion, or whatever is deemed necessary. The work is done (thanks in part to Covid quiet time). Those of us working in our "Sea Turtle Nesting Sanctuary" (aka Highland Beaches three-mile maternity ward) could use the support when violations are affecting the nesting.

I admit having made this letter less than Business/Professional - but that was to hope you would read

through it.

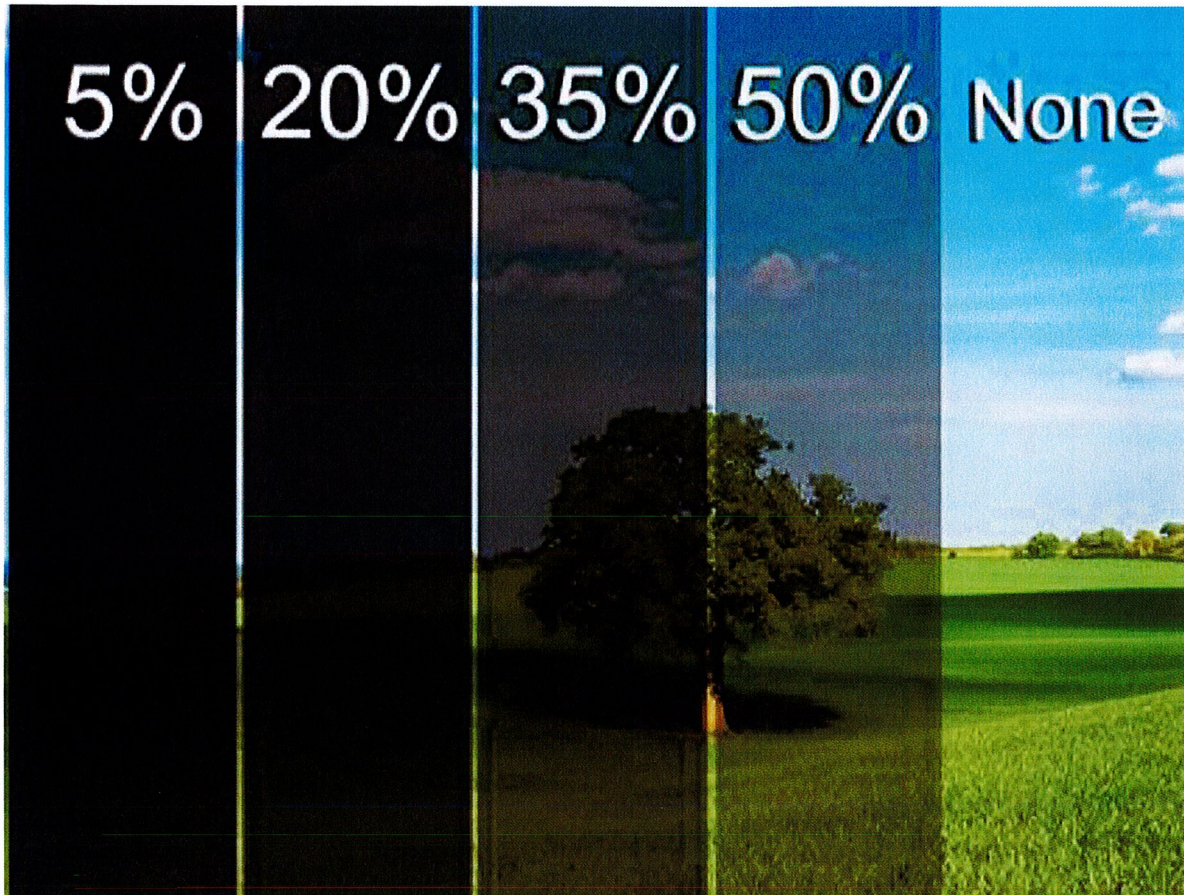
Closing on a serious note, please consider adding the Sea Turtle Lighting Ordinance Update to a not-to-distant future Commission Meeting for discussion, recommendation and approval.

Grateful for your continued support,

Barbara James

FWC Q.I. / former Permit Holder

Window Tint Visible Light Transmittance



Source: Lighting Guide, Marine Turtle Protection Ordinance, Sarasota County, FL

ATTACHMENT NO. 5

From: [Teal Kawana](#)
To: [Adam Osowsky](#); [Ingrid Allen](#)
Subject: Highland Beach Lighting Survey
Date: Tuesday, October 25, 2022 12:05:35 PM
Attachments: [image001.png](#)
[Highland Photosheet 090221.docx.pdf](#)

Good Afternoon,

As requested, the Highland Beach photosheet from our 2021 lighting survey is attached. This was an informal survey that was conducted for a research project with the County and we recorded properties with non-compliant lighting based off of the conditions in our County ordinance. Please let me know if you have any questions. Thank you.



Teal Kawana

Environmental Analyst

[Palm Beach County](#)

[Dept. of Environmental Resources Mgmt.](#)

[2300 North Jog Road, 4th Floor](#)

[West Palm Beach, FL 33411](#)

[Email:TKawana@pbcgov.org](mailto:TKawana@pbcgov.org)

[Office: \(561\)-681-3852](tel:(561)681-3852)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

September 02, 2021
2359 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	2+ rooms	East

September 02, 2021
2363 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Up lighting on vegetation	Unknown	Southeast
2	Indirect illumination	Unknown	Southeast

September 02, 2021
 2365 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Up lighting on vegetation	Unknown	Southeast, Northeast
2	Indirect illumination	Unknown	East

September 02, 2021
2367 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Path lights	~3	East beach access

September 02, 2021
2375 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Up lighting on vegetation	Unknown	East
2	Pole mounts	Unknown	Northeast, beach access

September 02, 2021
2395 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Wall mounts	3-4	North along wall
2	Bollards	~5	Southeast
3	Green indirect illumination from pool	Unknown	East
4	Interior	3+ rooms	East

September 02, 2021
 2435 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Purple indirect illumination from pool lighting	Unknown	East
2	Interior	1-2 Rooms	East
3	Path lights	12	East, to beach

September 02, 2021
2445 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Wall mount	1	East

September 02, 2021
2455 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Up light	1	East

Townhouse of Highland Beach
September 02, 2021
2565 S Ocean Blvd



Townhouse of Highland Beach
September 02, 2021
2565 S Ocean Blvd



Townhouse of Highland Beach
September 02, 2021
2565 S Ocean Blvd

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	1	North
2	Interior	8-10 units	Northeast, Northwest, East
3	Indirect illumination, white	Unknown	Northeast
4	Indirect illumination, blue/purple	Unknown	East, Southeast

Townhouse of Highland Beach
September 02, 2021
2575 S Ocean Blvd

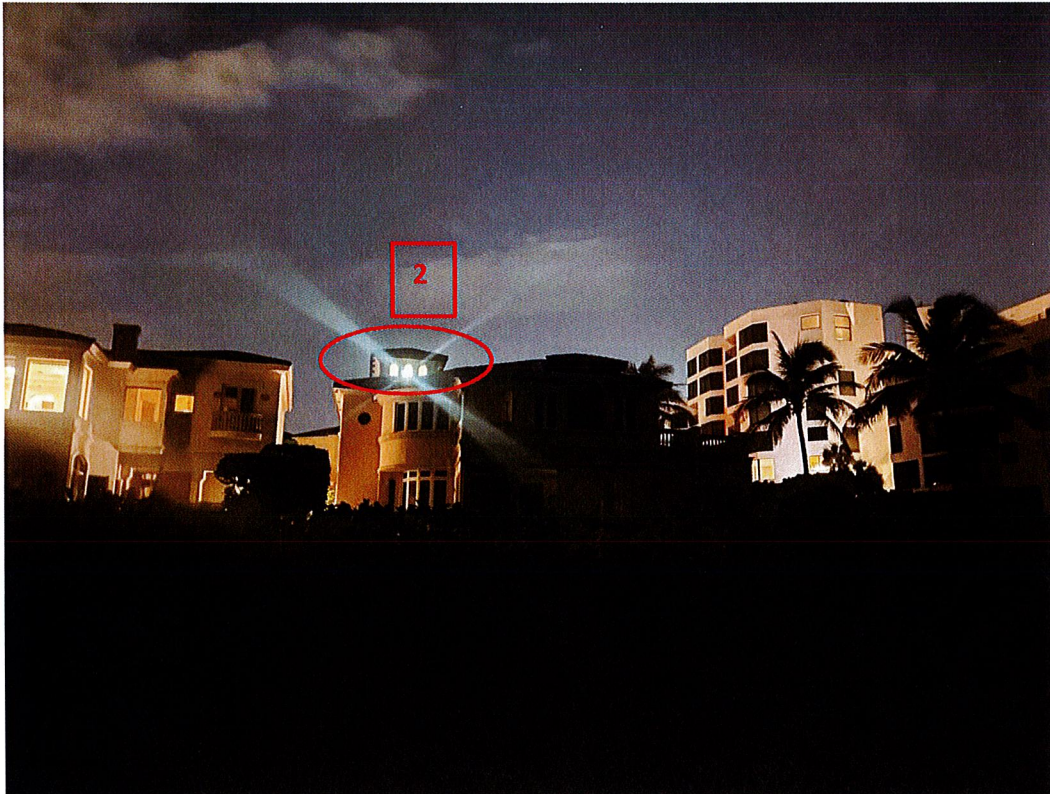


Townhouse of Highland Beach
September 02, 2021
2575 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	~5	North, East
2	Purple indirect	Unknown	East, Northeast
3	Street light/parking lot light	1	West
4	White wall mounted	~5-10	East
5	White indirect on building	Unknown	South
6	Interior	~ 5 units	East, Southeast

September 02, 2021
2635 S Ocean Blvd



September 02, 2021
2635 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination caused by unknown fixture on gate	1	East/ Southeast
2	Ceiling mounted	1	East, in cupola

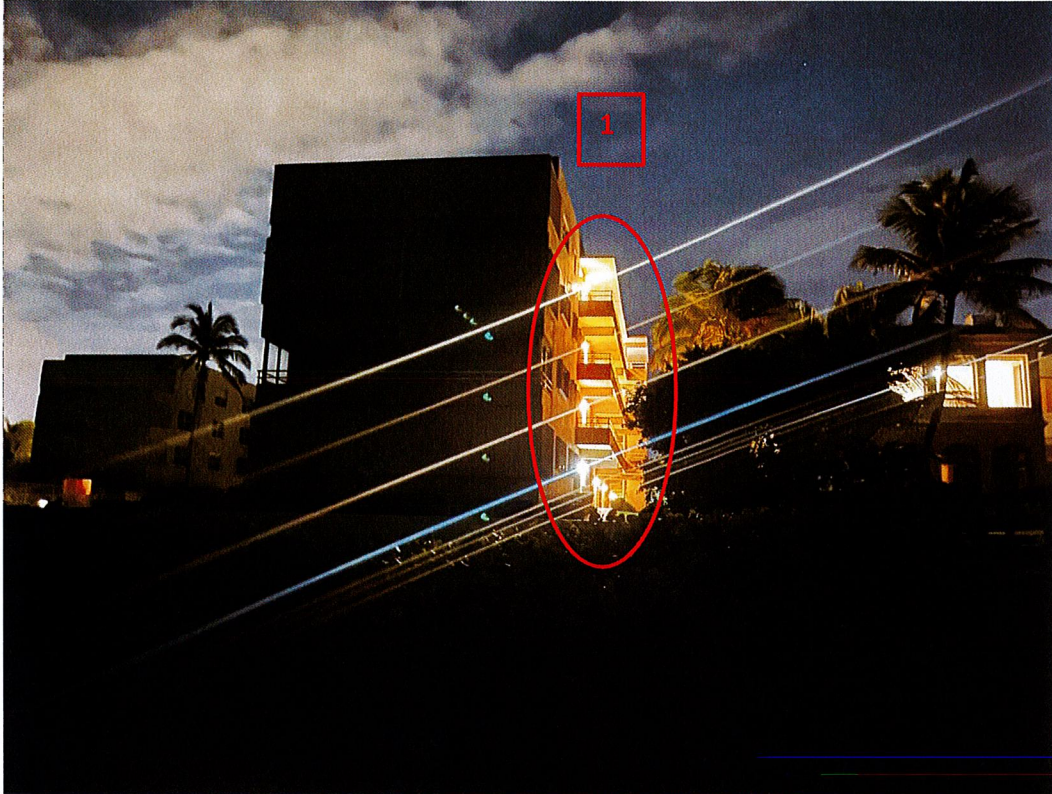
September 02, 2021
2633 S Ocean Blvd



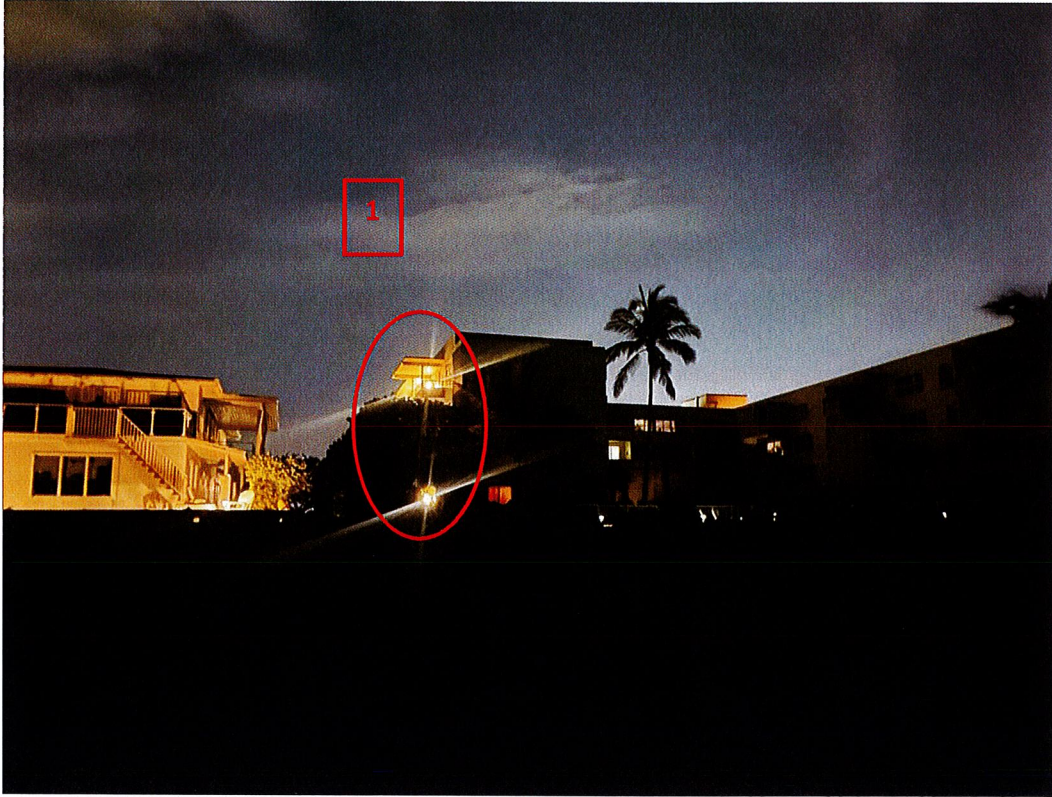
September 02, 2021
2633 S Ocean Blvd

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination caused by unknown fixture	Unknown	East, Northeast
2	Interior	1 room	East

September 02, 2021
2701 S Ocean Blvd

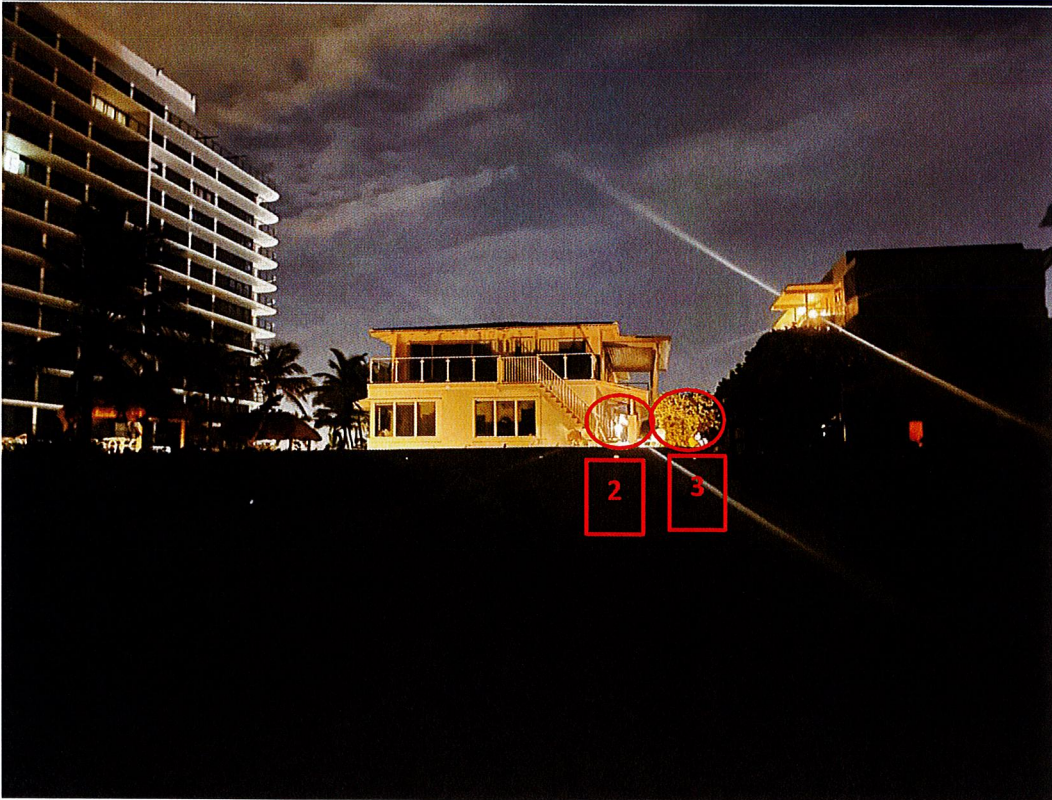


September 02, 2021
2701 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Wall mount	~50	North and South, 25 on each side
2	Pole/ Mushroom lights	~10-15	East, Central area
3	Interior	~2 units	East

September 02, 2021
2711 S Ocean Blvd
Jamaica Manor



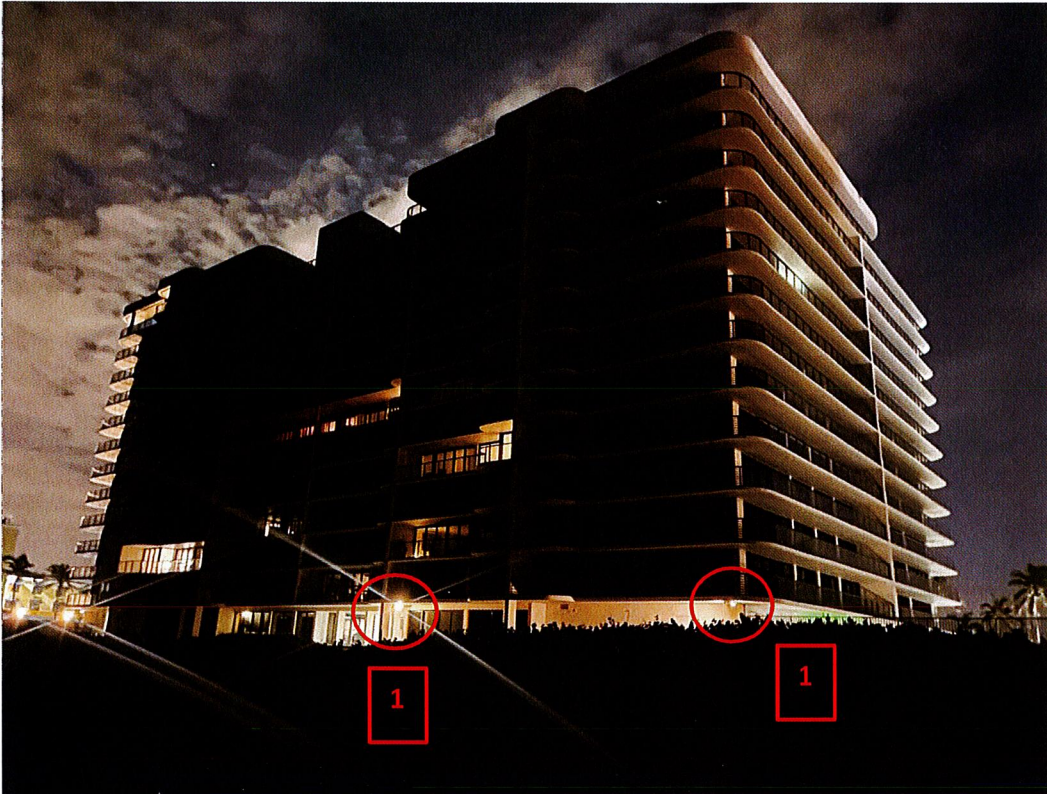
September 02, 2021
2711 S Ocean Blvd
Jamaica Manor



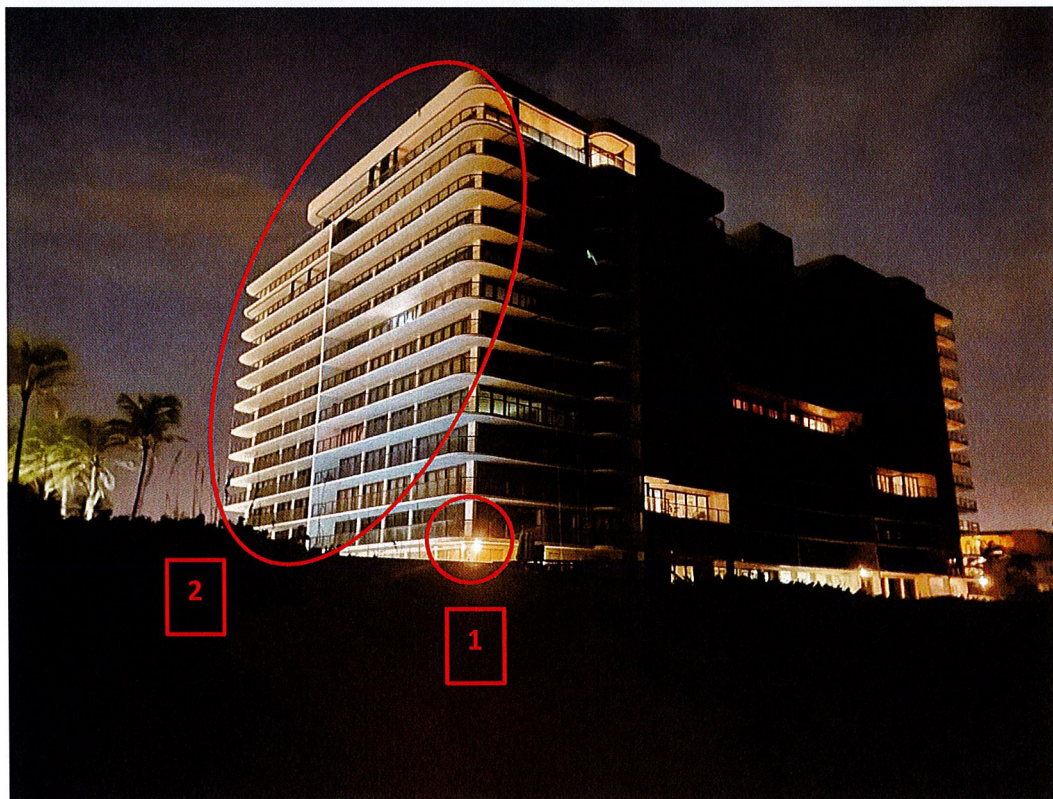
**September 02, 2021
2711 S Ocean Blvd
Jamaica Manor**

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination	Unknown	East
2	Wall mount	1	Northeast
3	Up lighting	~5	Northeast, around sitting area Northeast, under bush, Southeast, in tiki hut

September 02, 2021
2727 S Ocean Blvd
Villa Magna Condos



September 02, 2021
2727 S Ocean Blvd
Villa Magna Condos

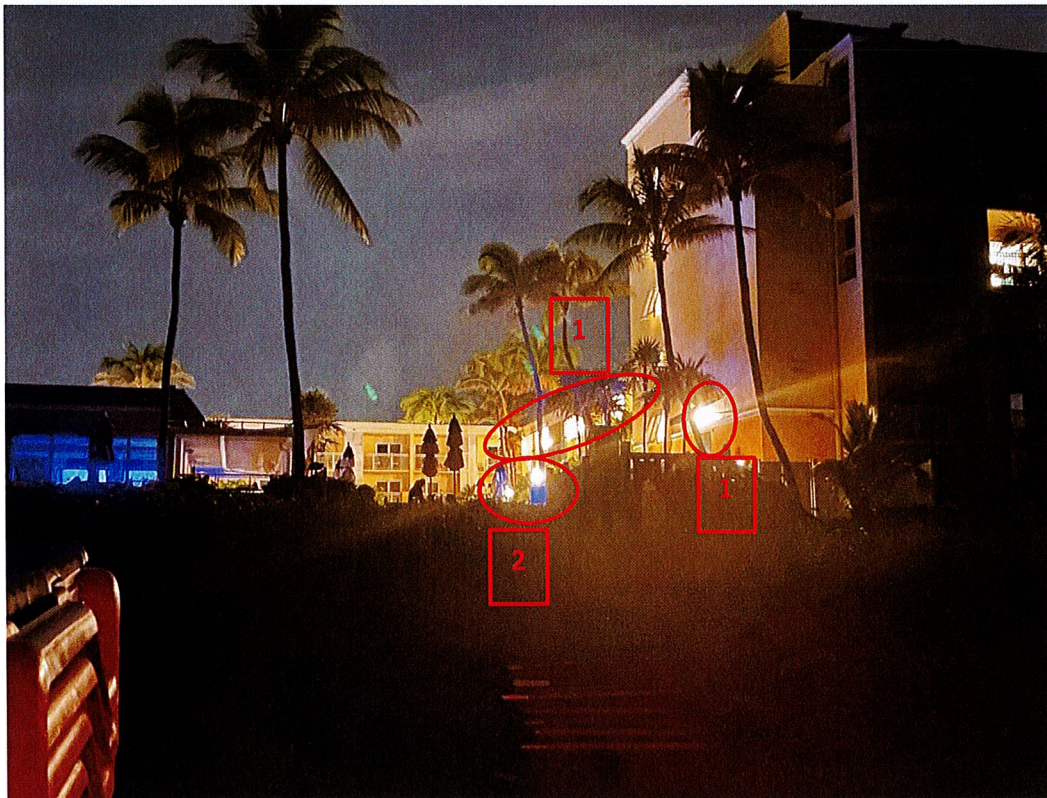


September 02, 2021
 2727 S Ocean Blvd
 Villa Magna Condos

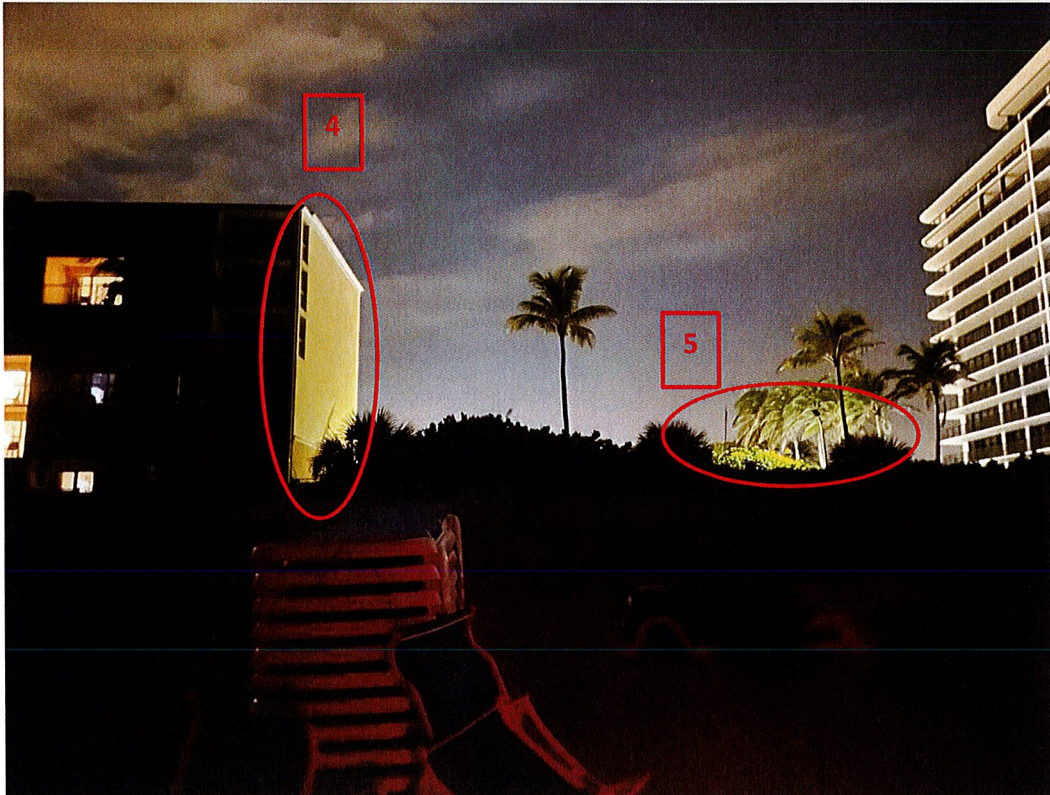


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	~5	East, Southeast, Northeast
2	Pool lighting causing indirect illumination	Unknown	South
3	Interior	Unknown	East

September 02, 2021
2809 S Ocean Blvd



September 02, 2021
2809 S Ocean Blvd



September 02, 2021
2809 S Ocean Blvd

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Wall mounts	~10-12	East (throughout center)
2	Pole lights	~2-5	East (central)
3	Interior/ interior stairwell	~10 rooms/units	East, Northeast, Southeast
4	Indirect illumination	Unknown	North face (parking lot)
5	Large parking lot light	1	North

September 02, 2021
2901 S Ocean Blvd
Highlands Place Condo



**September 02, 2021
2901 S Ocean Blvd
Highlands Place Condo**

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Bollards	Unknown	Southeast/ Southwest (around pool)
2	Ceiling mounts	Unknown	Southwest
4	Indirect illumination from pool lighting	Unknown	South face

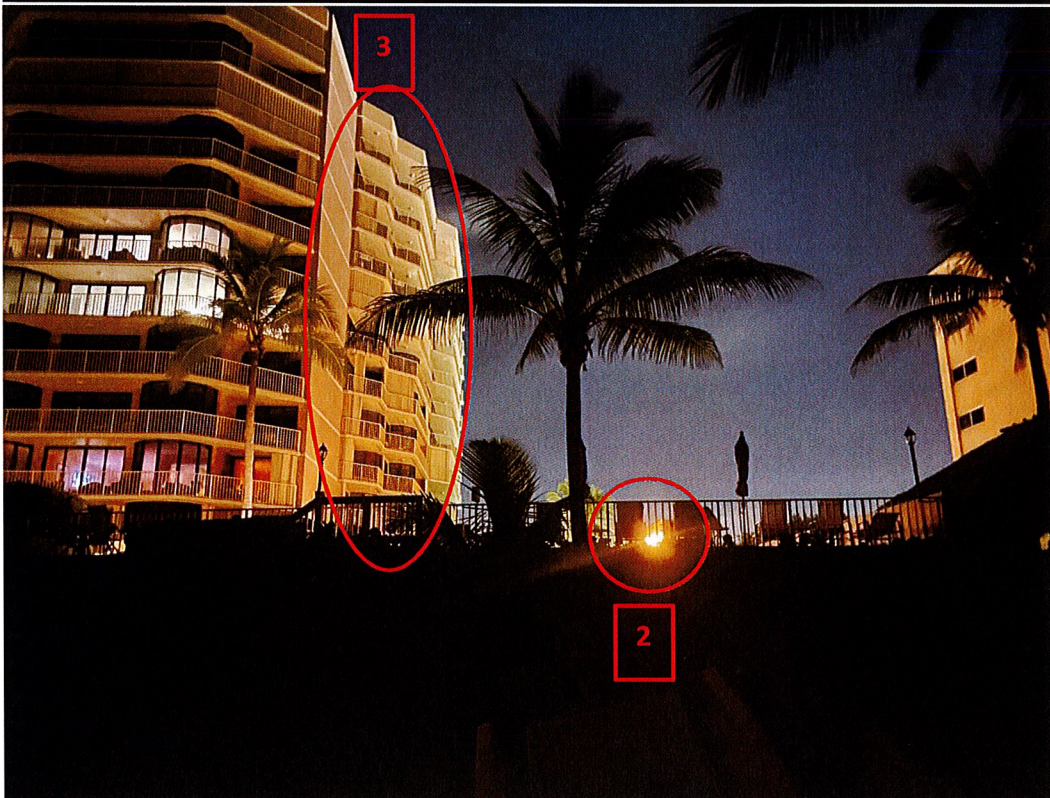
September 02, 2021
2909 S Ocean Blvd
Wiltshire House Condo



September 02, 2021
2909 S Ocean Blvd
Wiltshire House Condo

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination	Unknown	Western pool cabanas
2	Ceiling mount	1	East, on balcony
3	Interior	10+ units	East

September 02, 2021
2917-2916 S Ocean Blvd
Trafalgar of Highland Beach



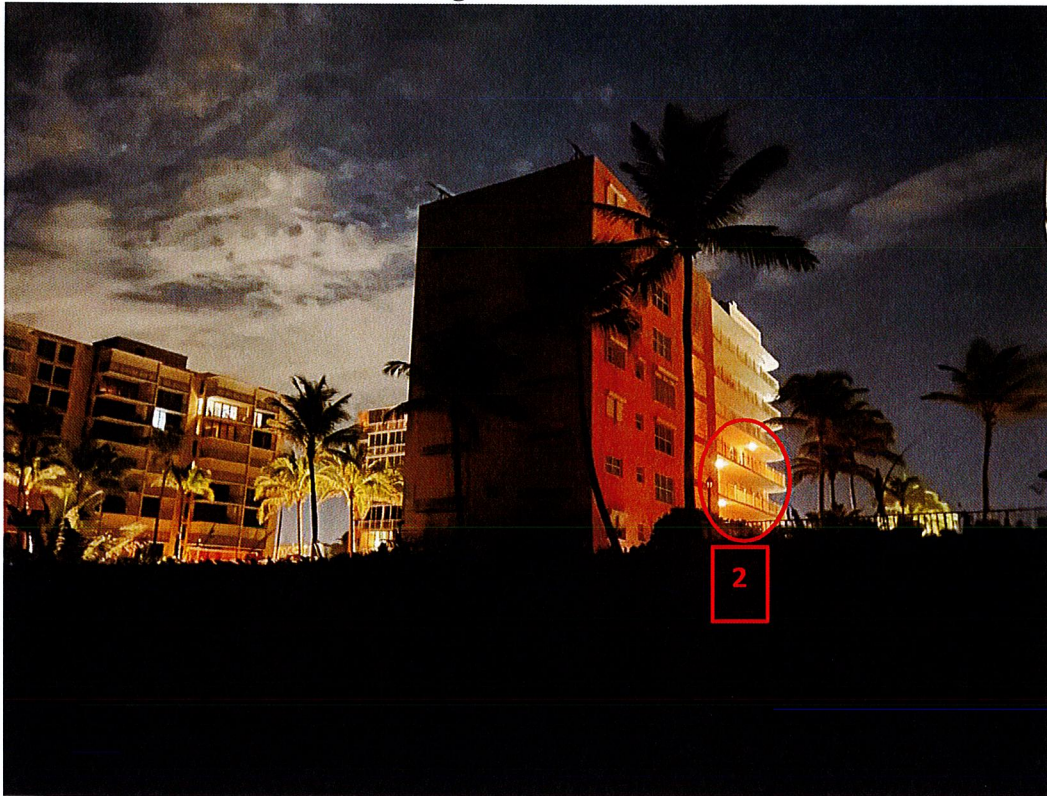
September 02, 2021
2917-2916 S Ocean Blvd
Trafalgar of Highland Beach

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pool lighting	Unknown	Northeast
2	Wall mounted	Unknown	North on Pool House Walls
3	Indirect illumination	Unknown	Southwest, Northeast (pool)
4	Interior	~3 Units	East

September 02, 2021
2921-2920 S Ocean
Highland Towers



September 02, 2021
 2921-2920 S Ocean
 Highland Towers

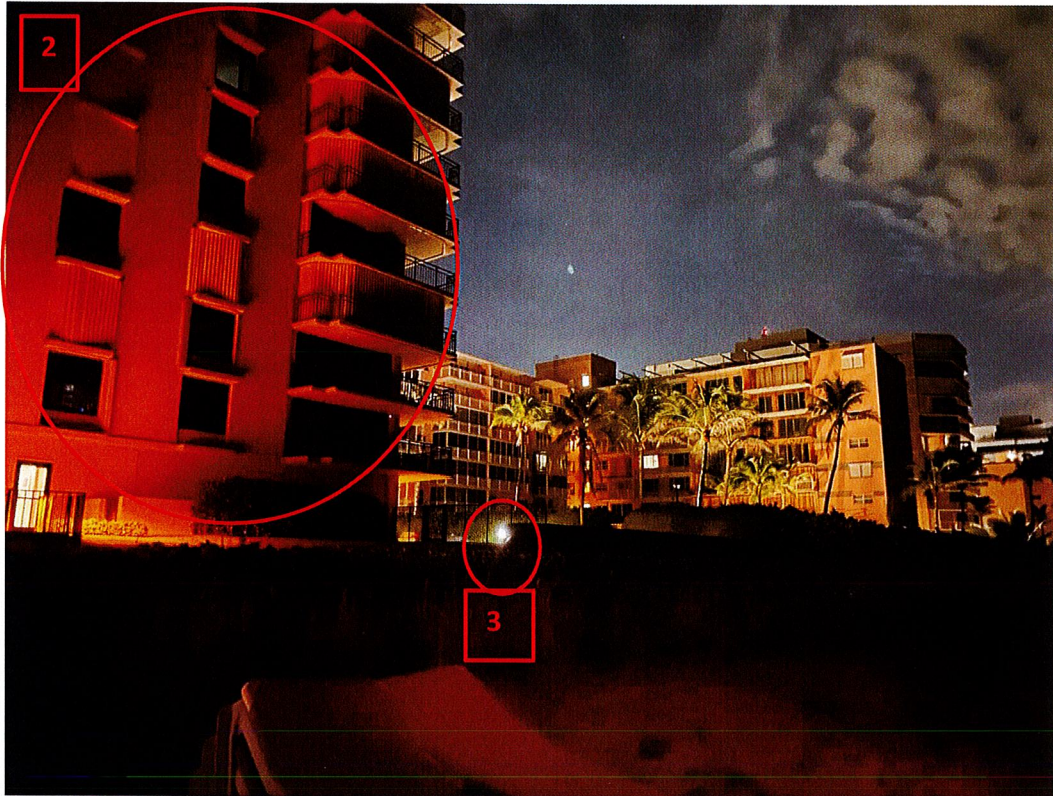


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Up lighting on vegetation	Unknown	East
2	Ceiling mounted	~2-5	Northeast
3	Interior	2 units + 5 stairwell windows	East

September 02, 2021
3009 S Ocean Blvd
Ocean Pines Condo



September 02, 2021
3009 S Ocean Blvd
Ocean Pines Condo



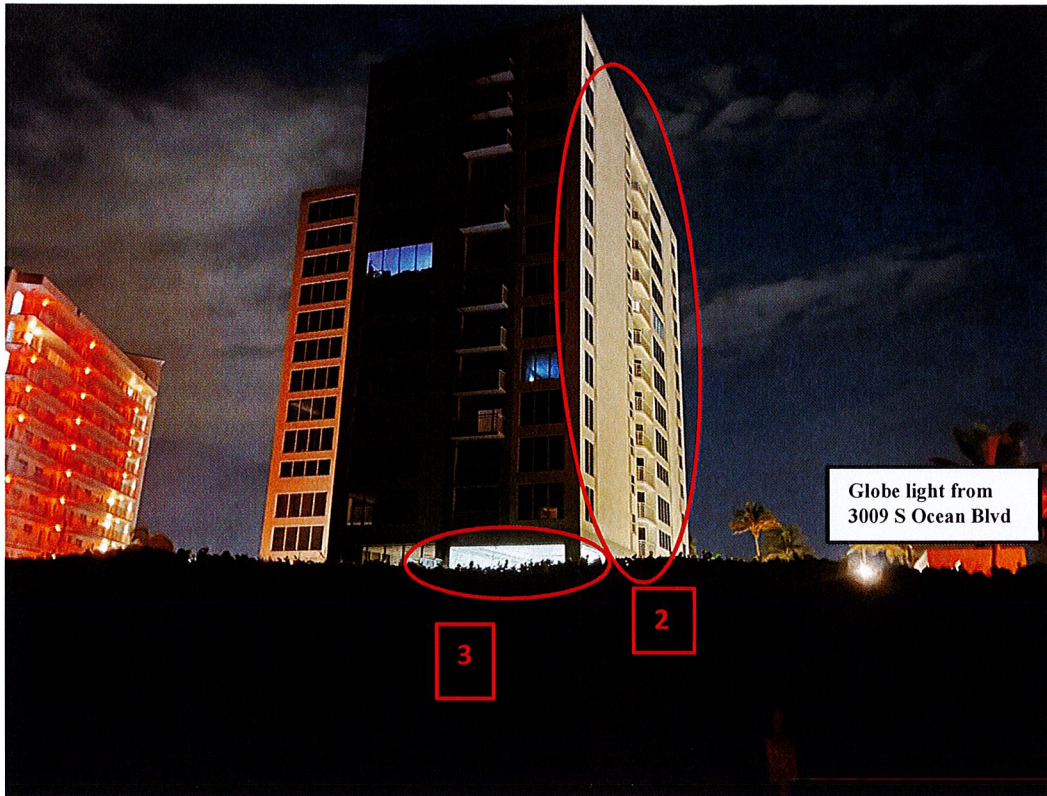
September 02, 2021
3009 S Ocean Blvd
Ocean Pines Condo

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pool lighting causing indirect illumination	Unknown	Southeast
2	Amber indirect from turtle fixtures	Unknown	East, Southeast
3	Globe lights	~5-8	North, South
4	Ceiling mounts in parking garage	Unknown	North

September 02, 2021
3015 S Ocean Blvd
Ocean Dunes Condo

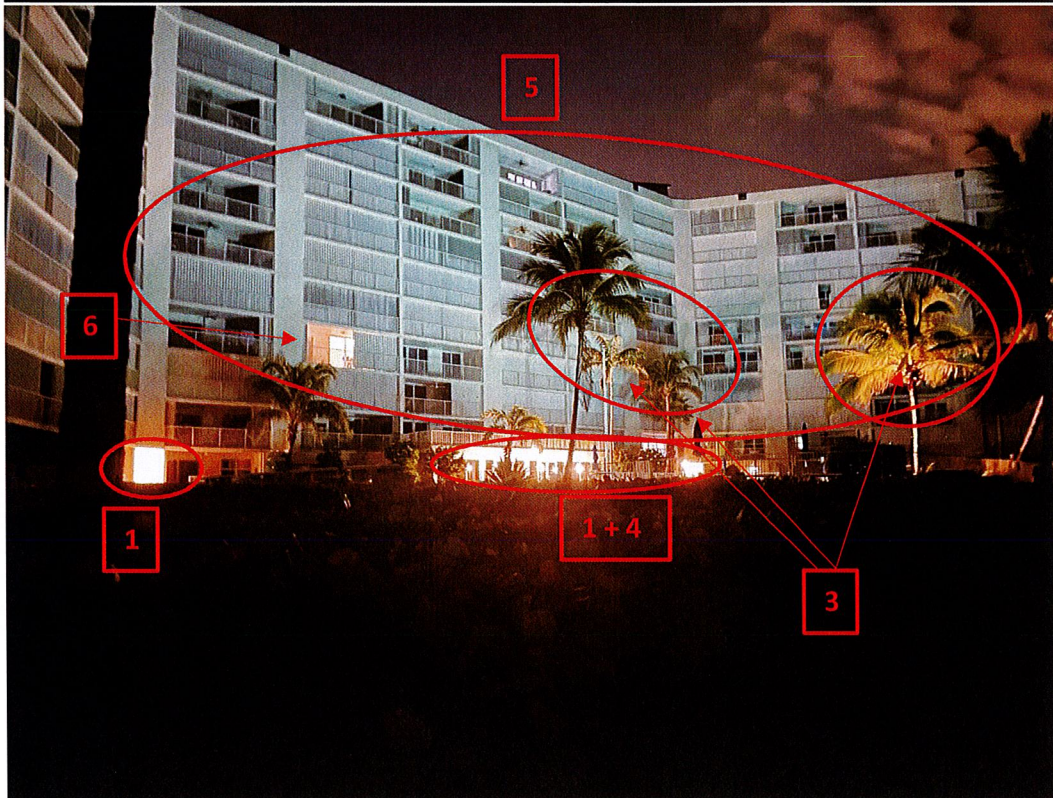
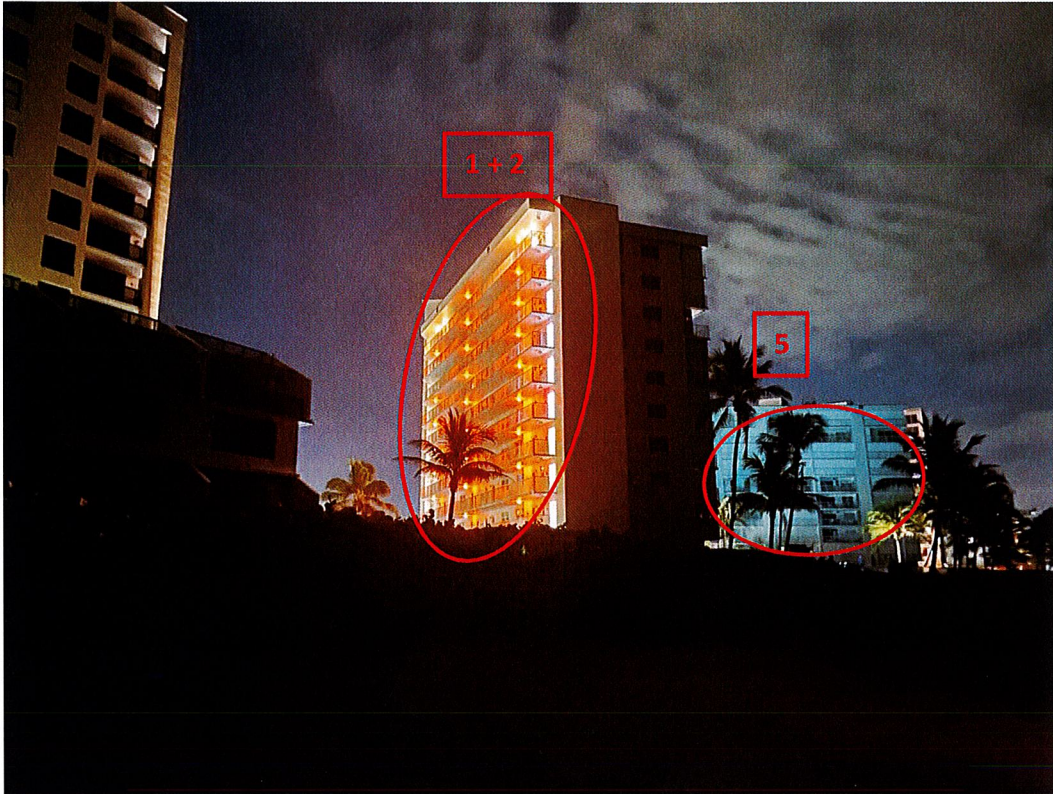


September 02, 2021
 3015 S Ocean Blvd
 Ocean Dunes Condo

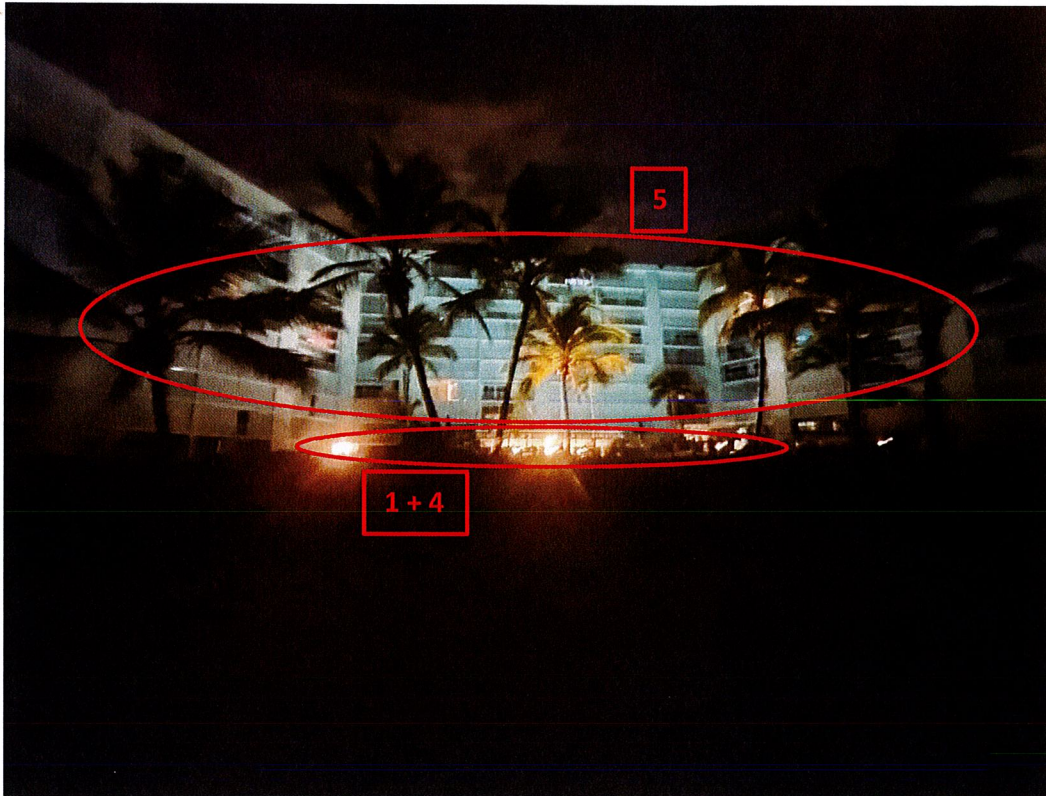


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pole mounted	2	South
2	Indirect illumination	Unknown	South, Southeast, North
3	Ceiling mounted	Unknown	North, East

September 02, 2021
3101 S Ocean Blvd
Penthouse Towers

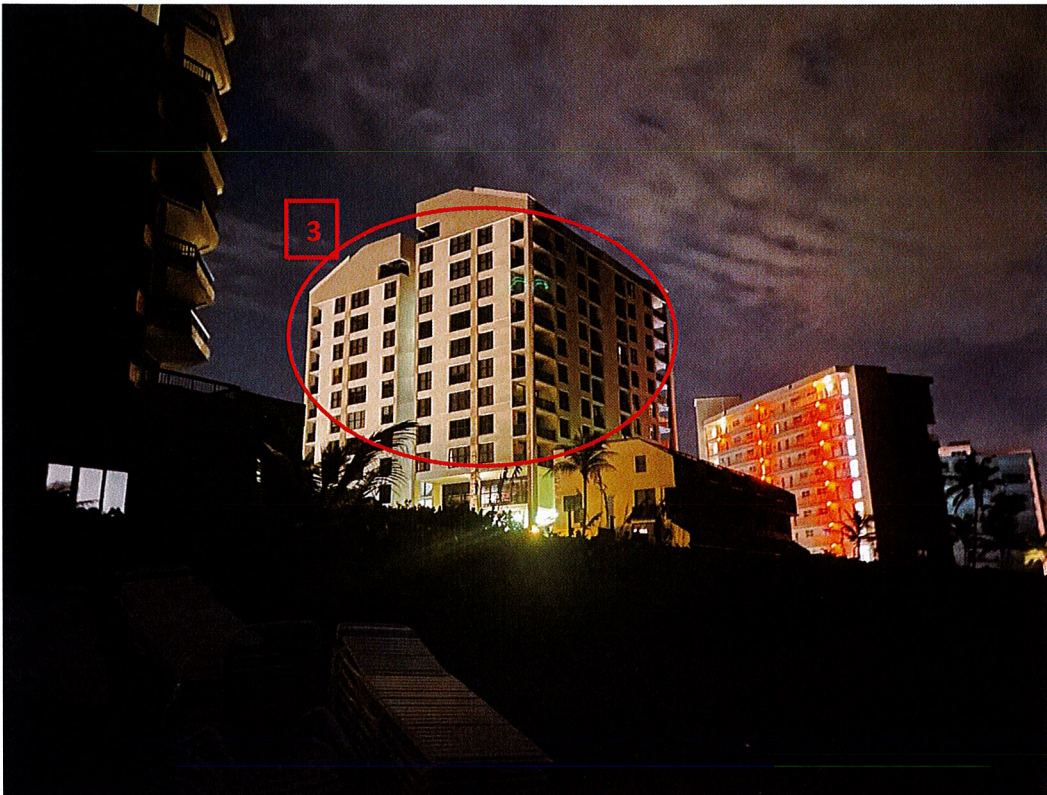


September 02, 2021
 3101 S Ocean Blvd
 Penthouse Towers

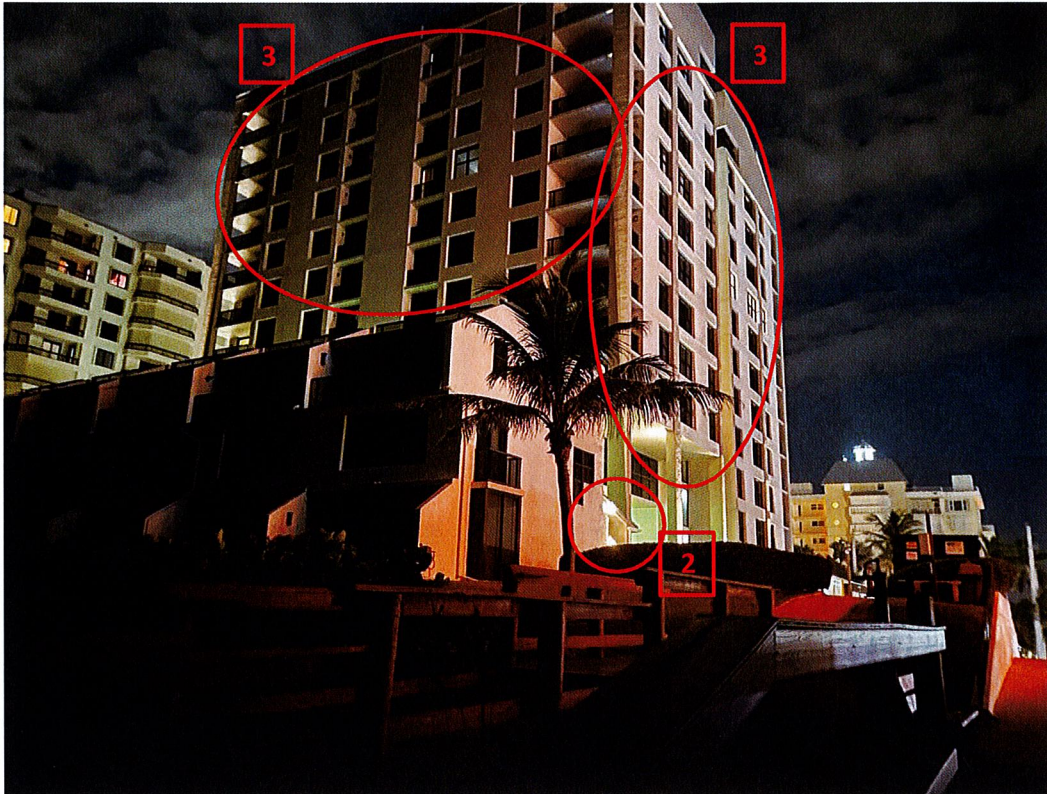


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	White ceiling mounted	3+	South, East
2	Amber ceiling mounted	~24	South
3	Up lights on vegetation	~ 4	East
4	Pole mounted	4-5	East
5	Pool lighting causing blue indirect illumination	Unknown	East
6	Interior	1-3 rooms	East

September 02, 2021
3115 S Ocean Blvd
Ocean Terrace North



September 02, 2021
 3115 S Ocean Blvd
 Ocean Terrace North



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pole mounted globe light	1	South
2	Ceiling mounted	Unknown	North, South
3	Indirect Illumination	Unknown	North, East, South

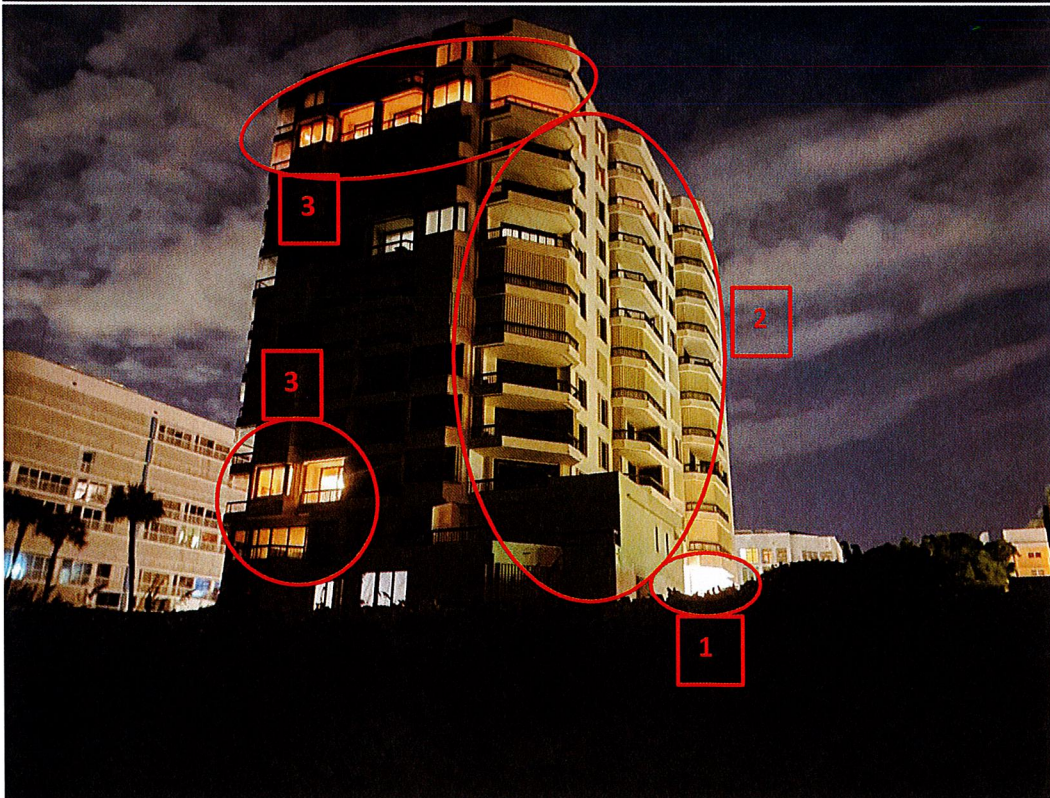
September 02, 2021
3114 S Ocean Blvd
Montaray House



September 02, 2021
3114 S Ocean Blvd
Monterey House

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	20+	East

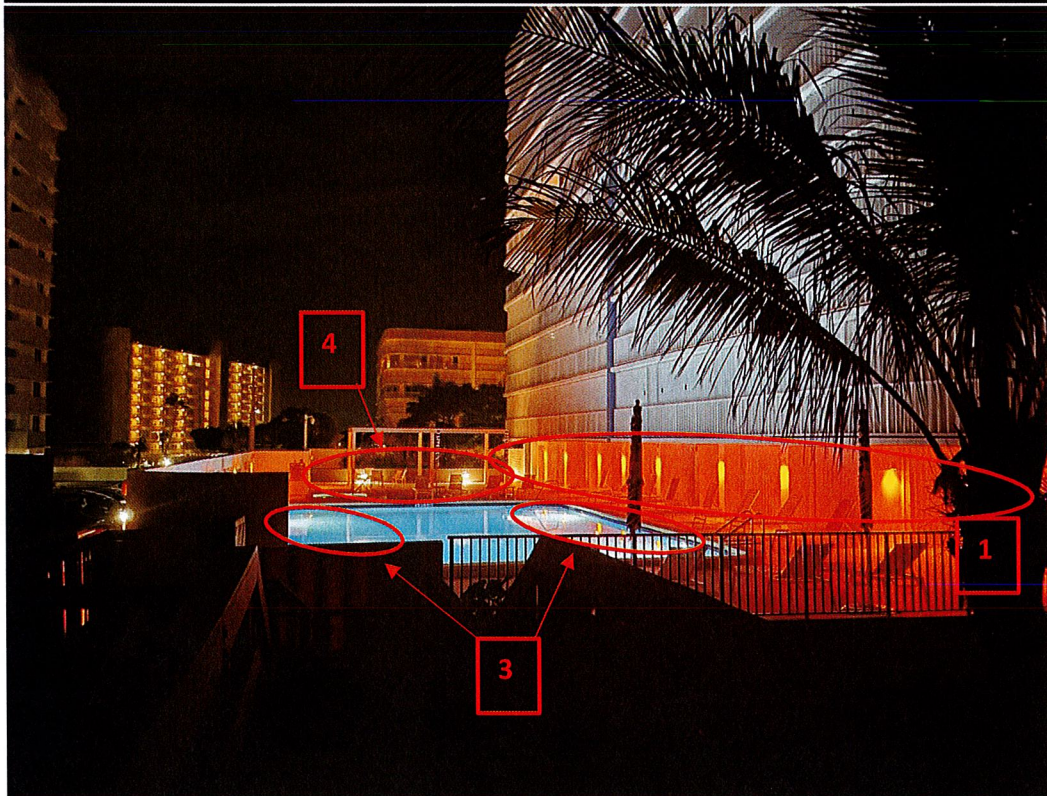
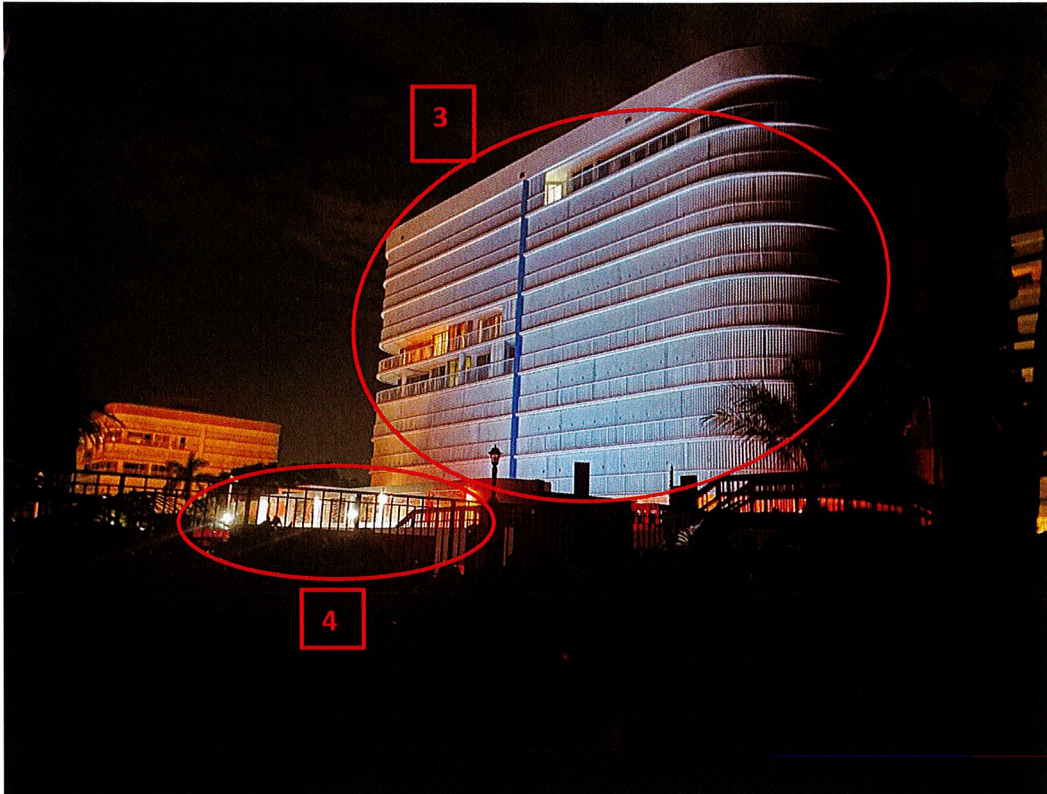
September 02, 2021
3201 S Ocean Blvd
Beach Walk East



September 02, 2021
3201 S Ocean Blvd
Beach Walk East

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	2	South, North
2	Indirect illumination from pool lighting/parking lot	Unknown	South (pool), North (parking)
3	Interior	~5 rooms	East

September 02, 2021
3211 S Ocean Blvd
Villa Mare

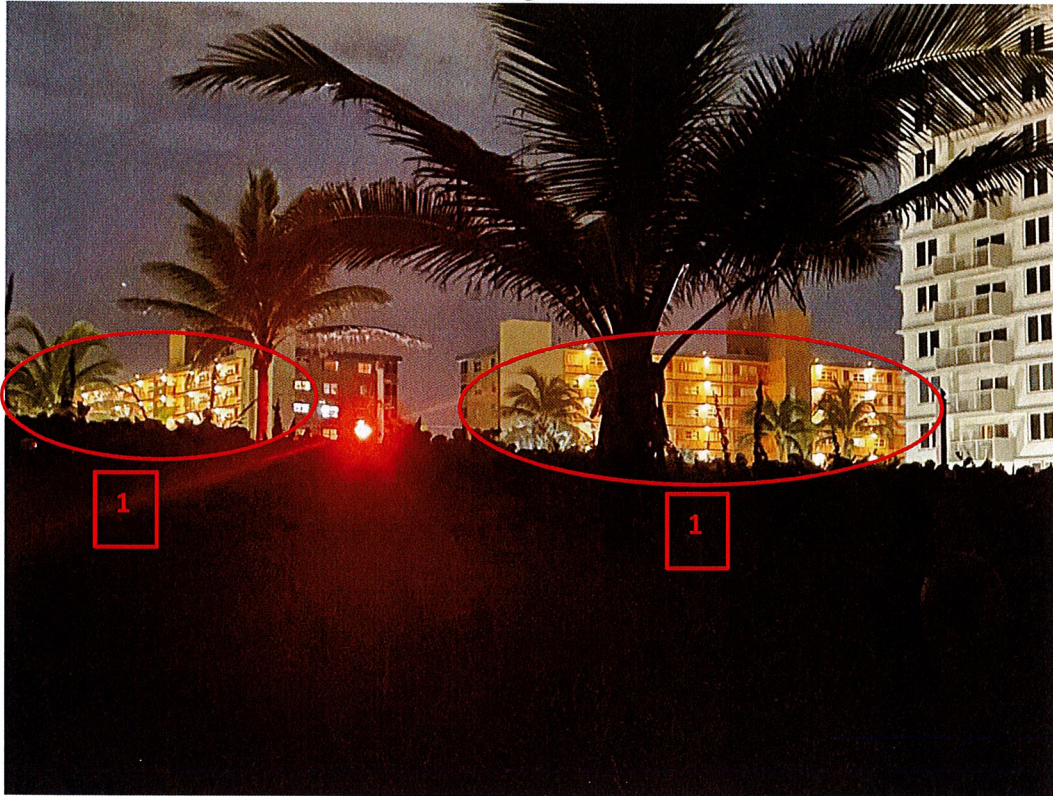


September 02, 2021
 3211 S Ocean Blvd
 Villa Mare



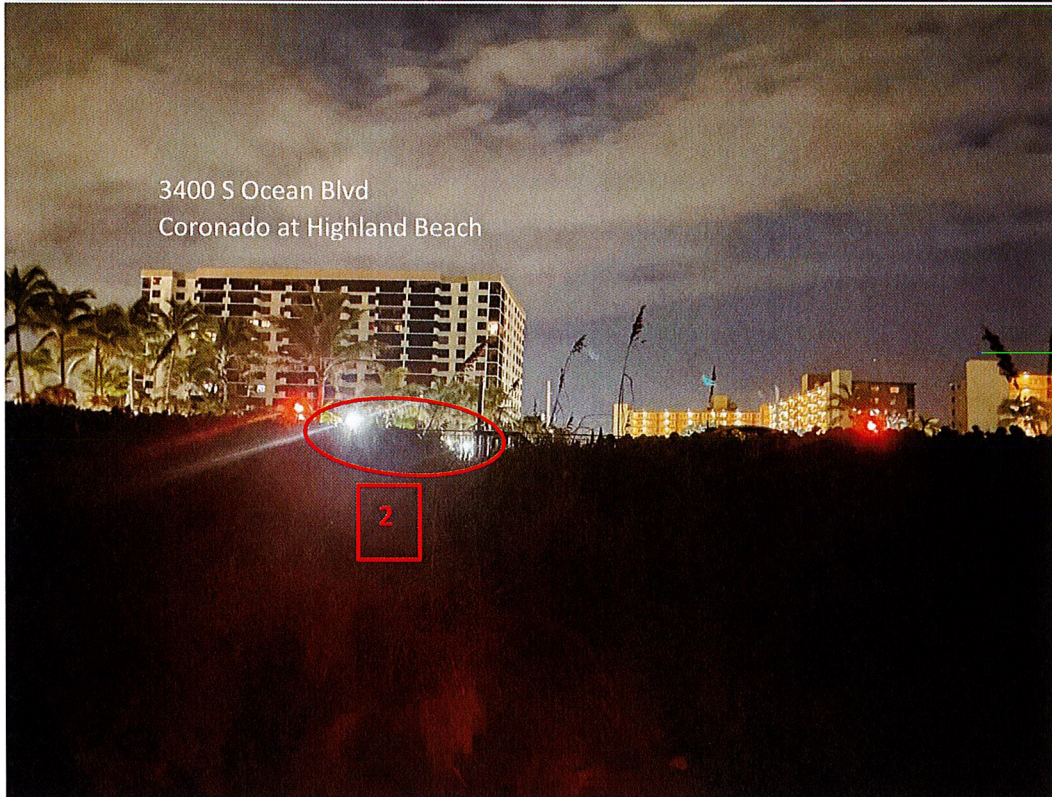
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Amber wall mounts around pool	~10	Southeast, Southwest pool area
2	Indirect illumination	Unknown	North face (parking lot), South (pool)
3	Underwater pool lights	6	South
4	White step lights	~10	Southeast, Southwest pool area

September 02, 2021
 3224 S Ocean Blvd
 Seagate of Highland Condos

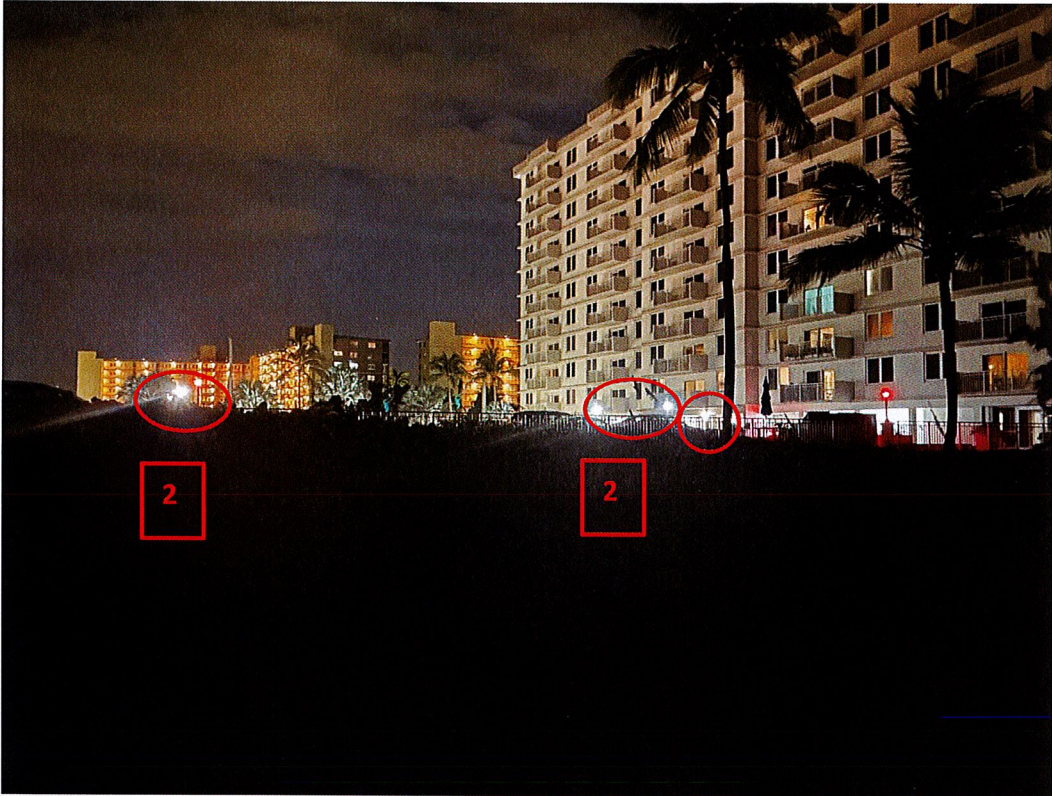


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	50+	West (East, South)

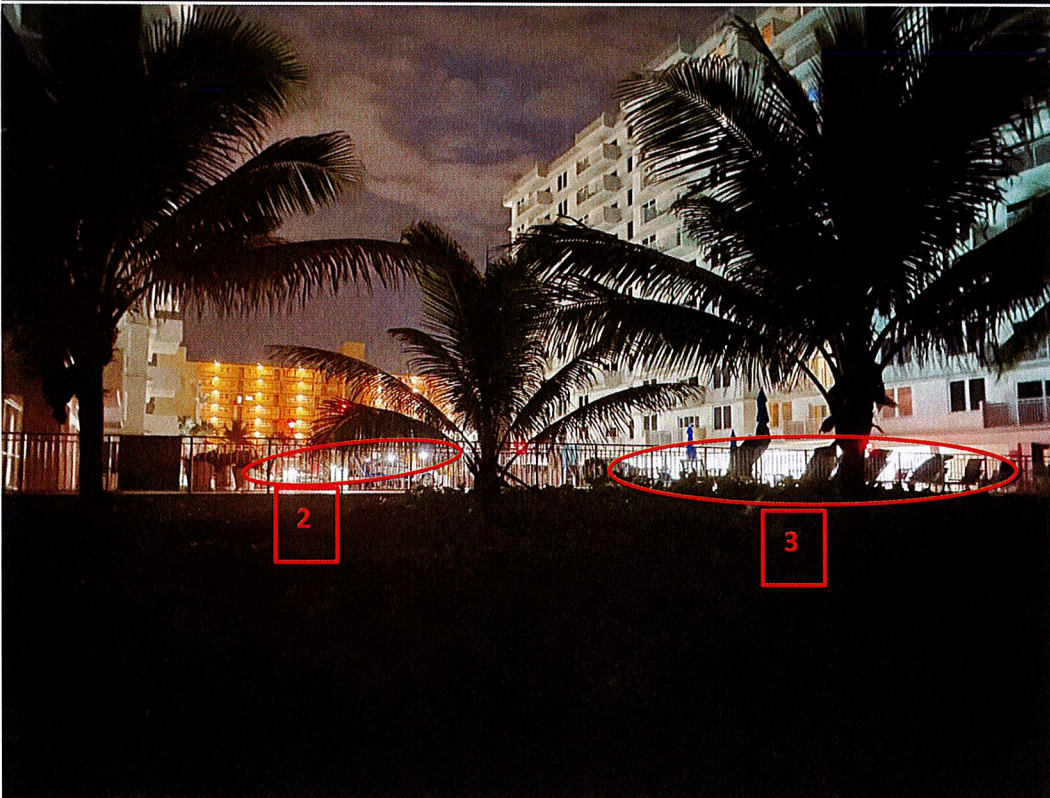
September 02, 2021
3215-3301 S Ocean Blvd
Ambassadors V North & South



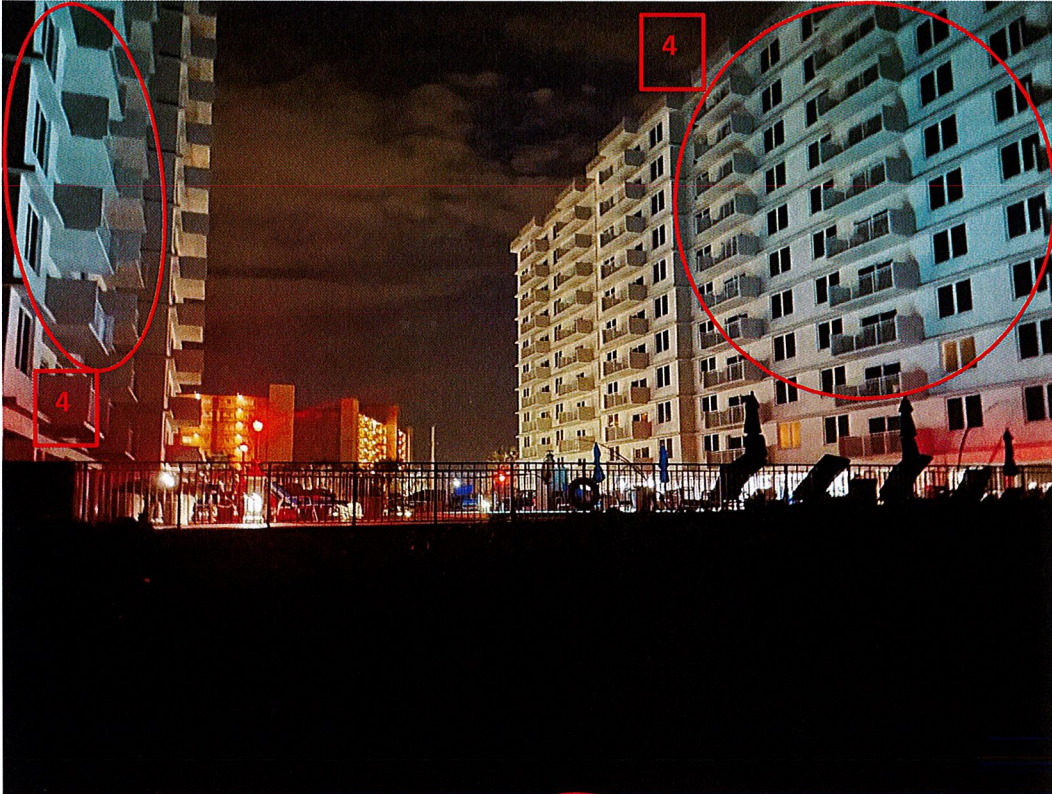
September 02, 2021
3215-3301 S Ocean Blvd
Ambassadors V North & South



September 02, 2021
3215-3301 S Ocean Blvd
Ambassadors V North & South



September 02, 2021
3215-3301 S Ocean Blvd
Ambassadors V North & South



**September 02, 2021
3215-3301 S Ocean Blvd
Ambassadors V North & South**

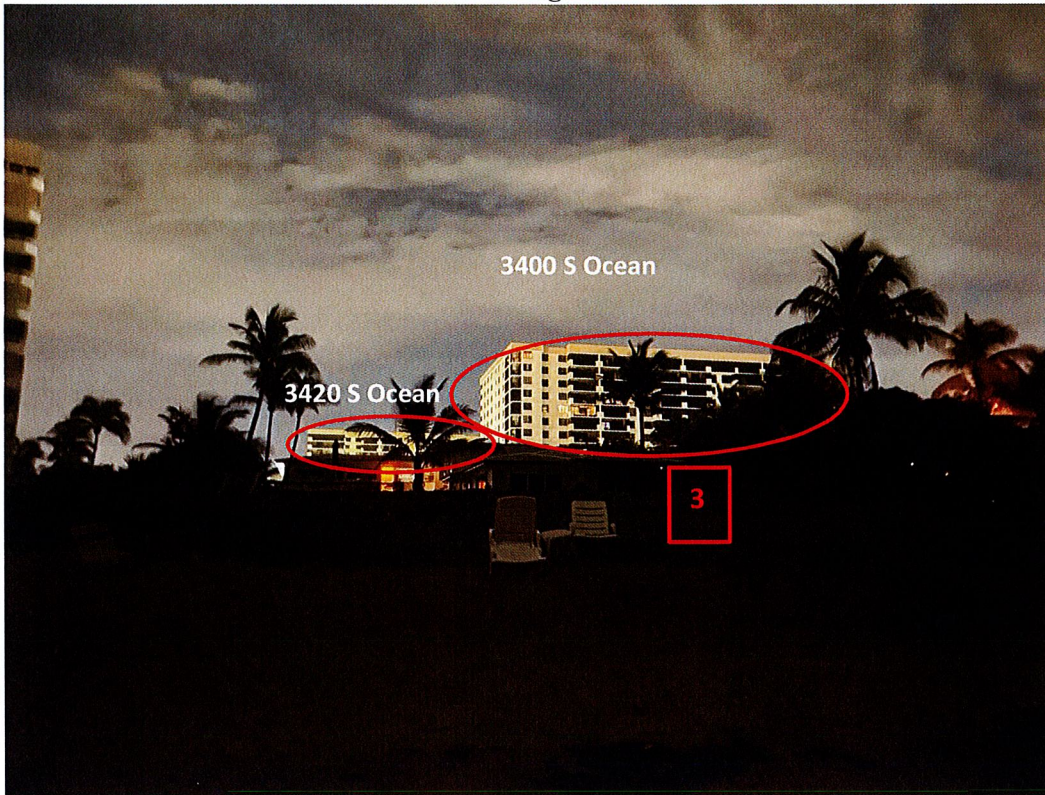


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	White indirect illumination	Unknown	South, East between buildings
2	Pole mounted	Unknown	East, between buildings, in pool/seating areas
3	Ceiling mounted	Unknown	In carports
4	Blue indirect illumination from pool lighting	Unknown	East, between buildings

September 02, 2021
3321-3420 S Ocean Blvd
Coronado At Highland Beach



September 02, 2021
 3321-3420 S Ocean Blvd
 Coronado At Highland Beach



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Spotlight	1	South
2	Amber lighting, too many unnecessary fixtures	20+	East
3	Indirect illumination	Unknown	West

September 02, 2021
3401 S Ocean Blvd
Ridge Condo



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination	Unknown	East

September 02, 2021
3407 S Ocean Blvd
Clarendon Condo



September 02, 2021
3407 S Ocean Blvd
Clarendon Condo

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Spot light	2	Southeast
2	Indirect illumination	Unknown	South
3	Interior	~5 units	East

September 02, 2021
3425 S Ocean Blvd
Le Sanctuaire Condo



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mount	~3	Southwest

September 02, 2021
3450 S Ocean Blvd
Casuarina Condo

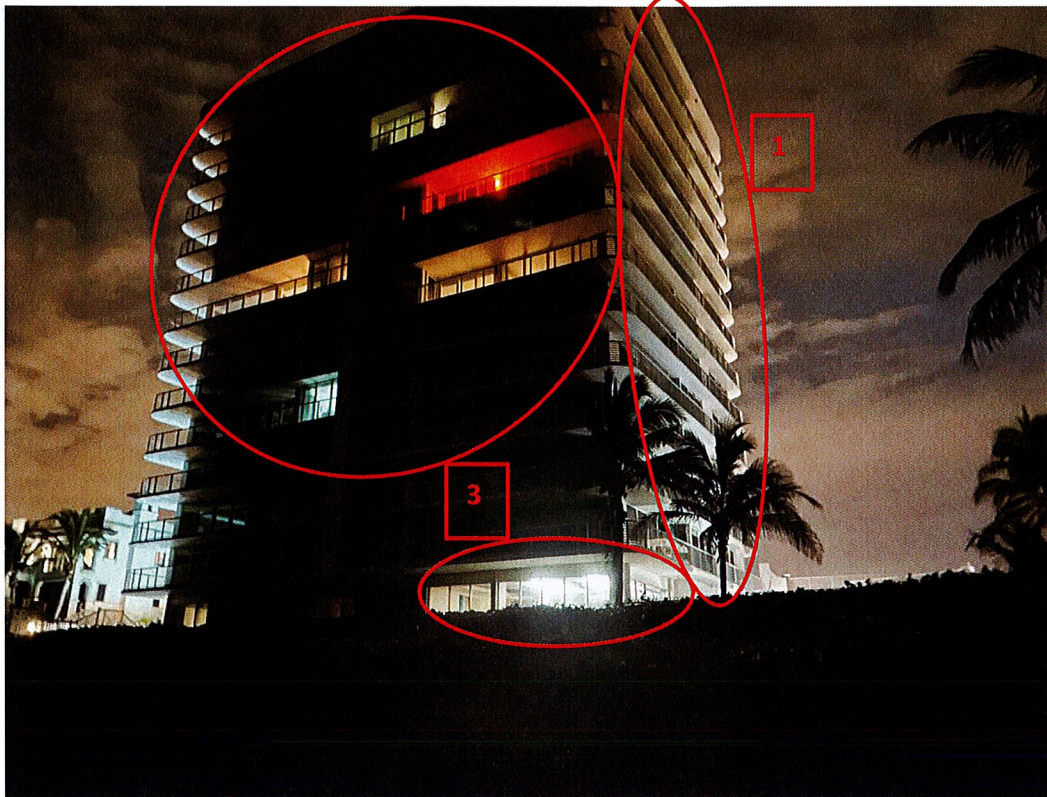


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination	Unknown	West (East)

September 02, 2021
3505 S Ocean Blvd
Villa Nova Condo



September 02, 2021
 3505 S Ocean Blvd
 Villa Nova Condo



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination	Unknown	South (pool), North (courtyard fountain)
2	Step / path lights	~10	Southeast, beach access
3	Interior	~7 rooms	East, North

September 02, 2021
 3511 S Ocean Blvd
 Villas at Highland Beach



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination	Unknown	East
2	Interior	Unknown	East

September 02, 2021
 3515 S Ocean Blvd



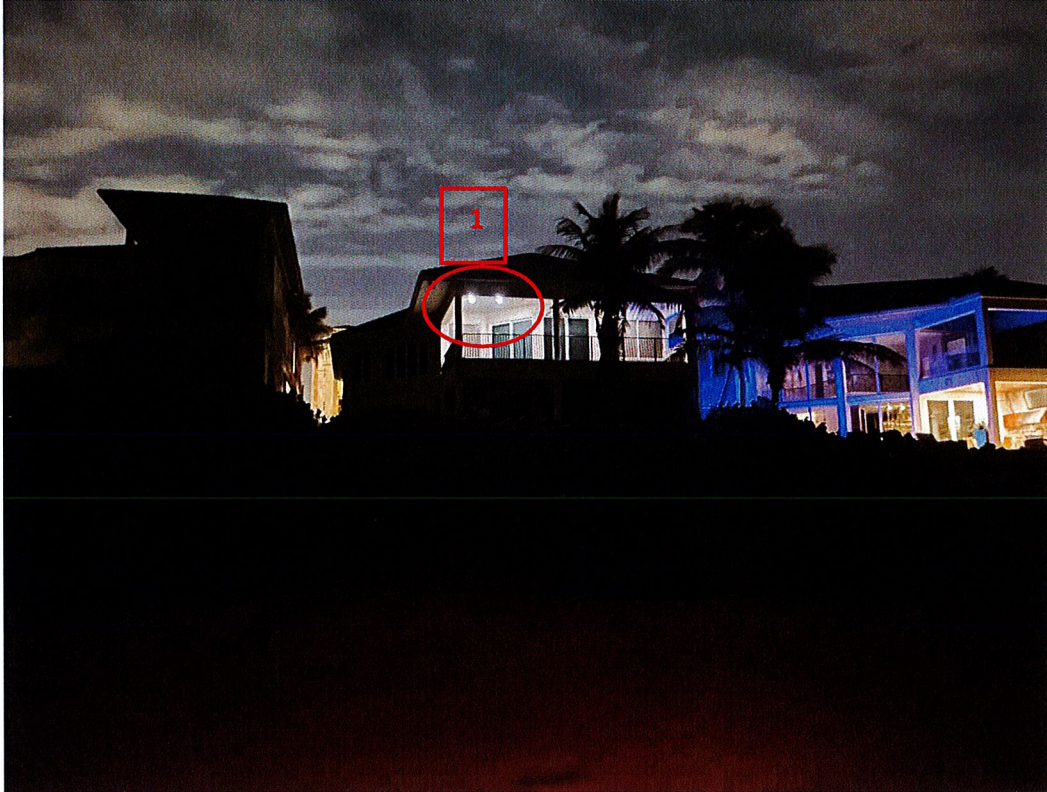
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pergola	Unknown	East
2	Step lights	~6	East, Beach access

September 02, 2021
 3567 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination from pool lighting	Unknown	East
2	Ceiling mounted	2	East, northeast porch
3	Interior	Unknown	East

September 02, 2021
3569 S Ocean Blvd



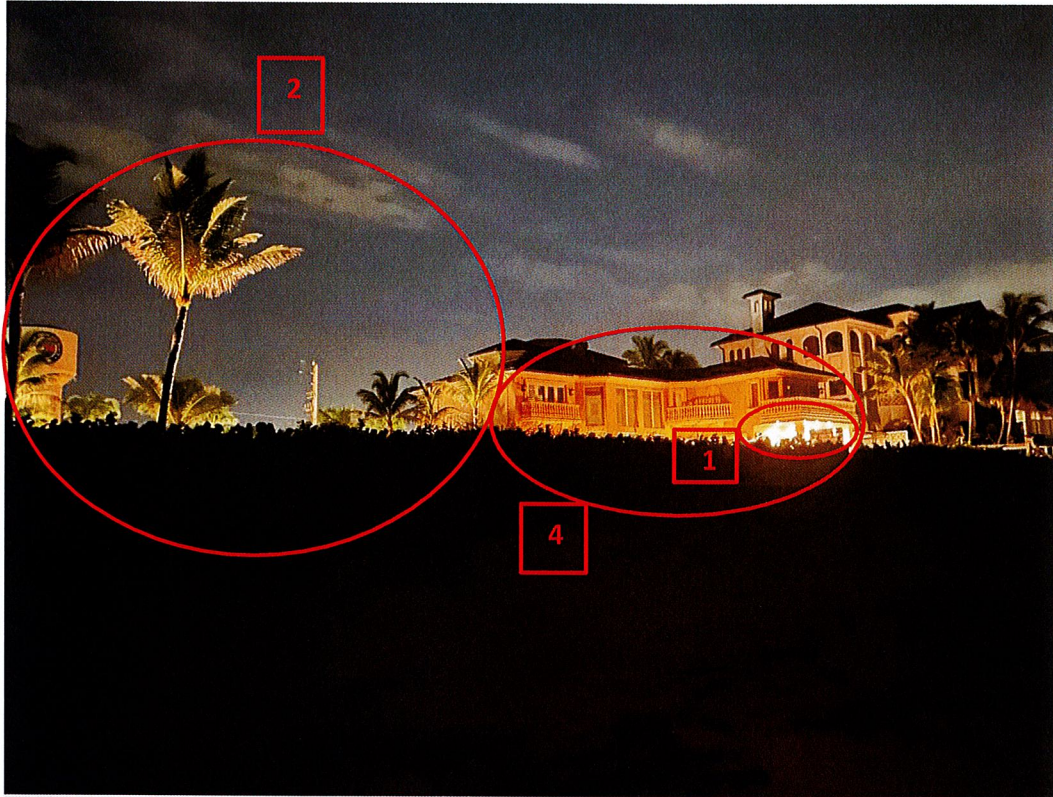
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	2	East, 2 nd story balcony

September 02, 2021
 3594 S Ocean Blvd
 Highland Beach Club Condominium

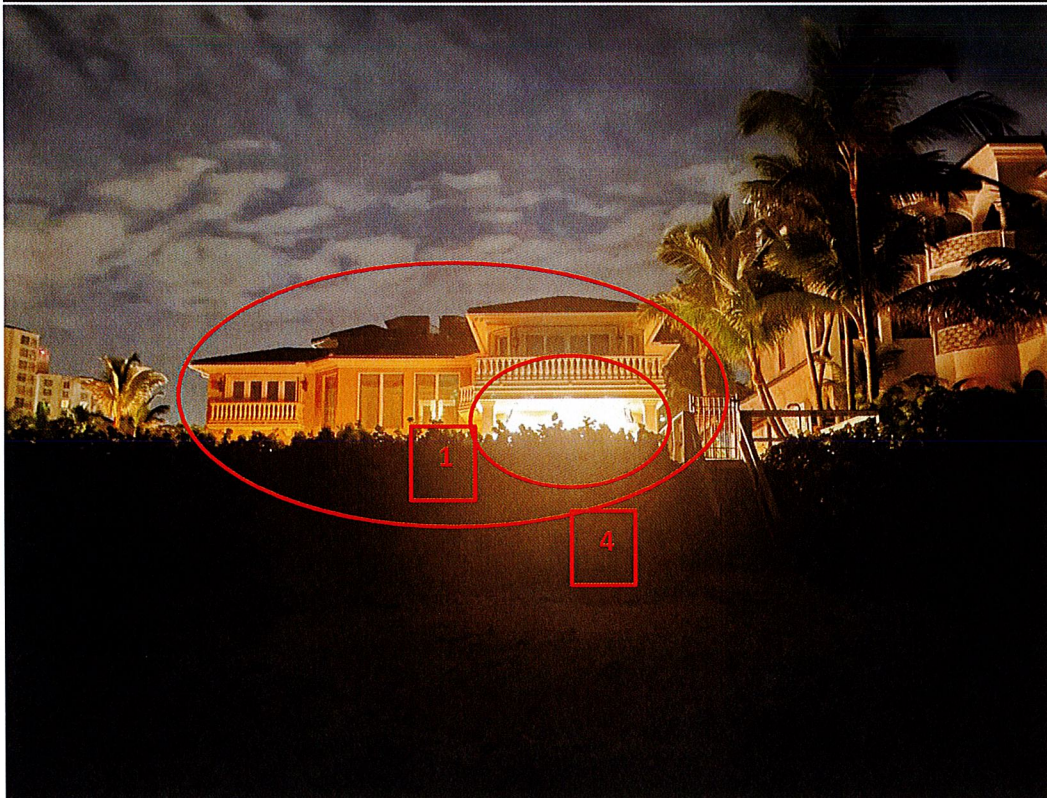


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination	Unknown	West (East face)
2	Interior	Unknown	West (East face)

September 02, 2021
3615 S Ocean Blvd



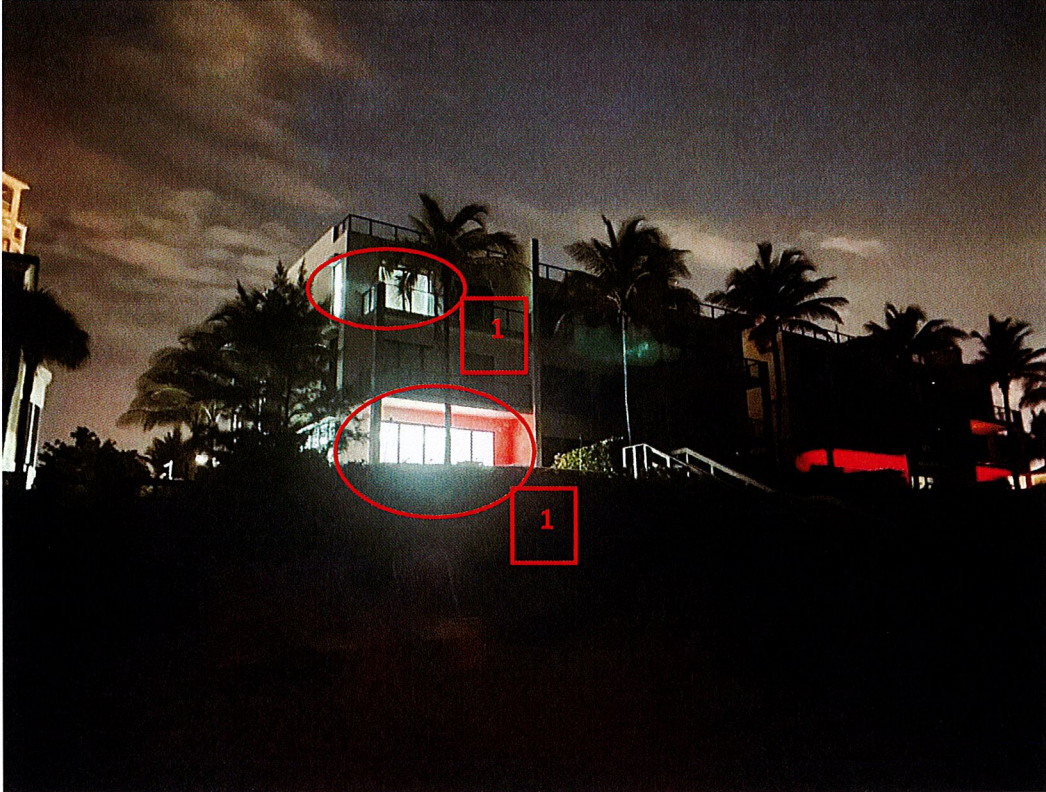
September 02, 2021
3615 S Ocean Blvd



September 02, 2021
3615 S Ocean Blvd

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	~8	East, northeast porch
2	Up lighting on vegetation	Unknown	East
3	Street light	1	West
4	Indirect Illumination	Unknown	East

September 02, 2021
3621 S Ocean



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	Unknown	East

September 02, 2021
 3701 S Ocean
 Toscana



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination	Unknown	West, across the street
2	Interior	Unknown	West, across the street

September 02, 2021
3711 S Ocean



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	Unknown	East

September 02, 2021
3715 S Ocean



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Up lighting on vegetation	~5	East
2	Interior	Unknown	East

September 02, 2021
3719 S Ocean



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	Unknown	East

September 02, 2021
3805 S Ocean



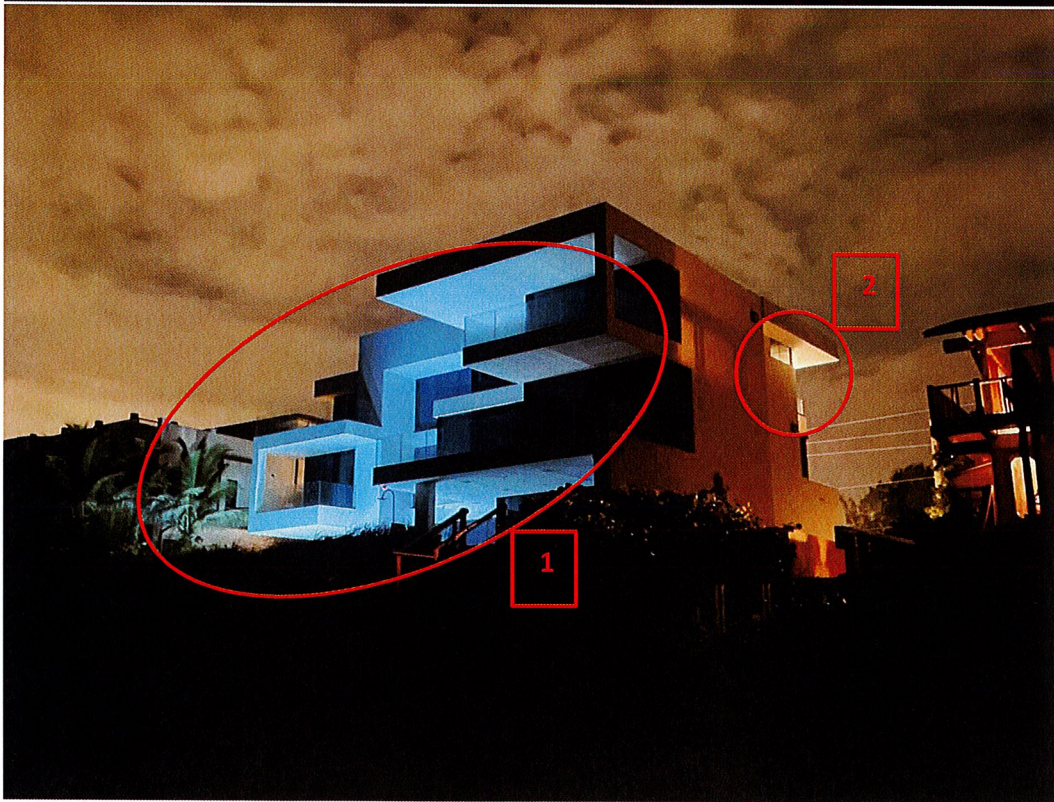
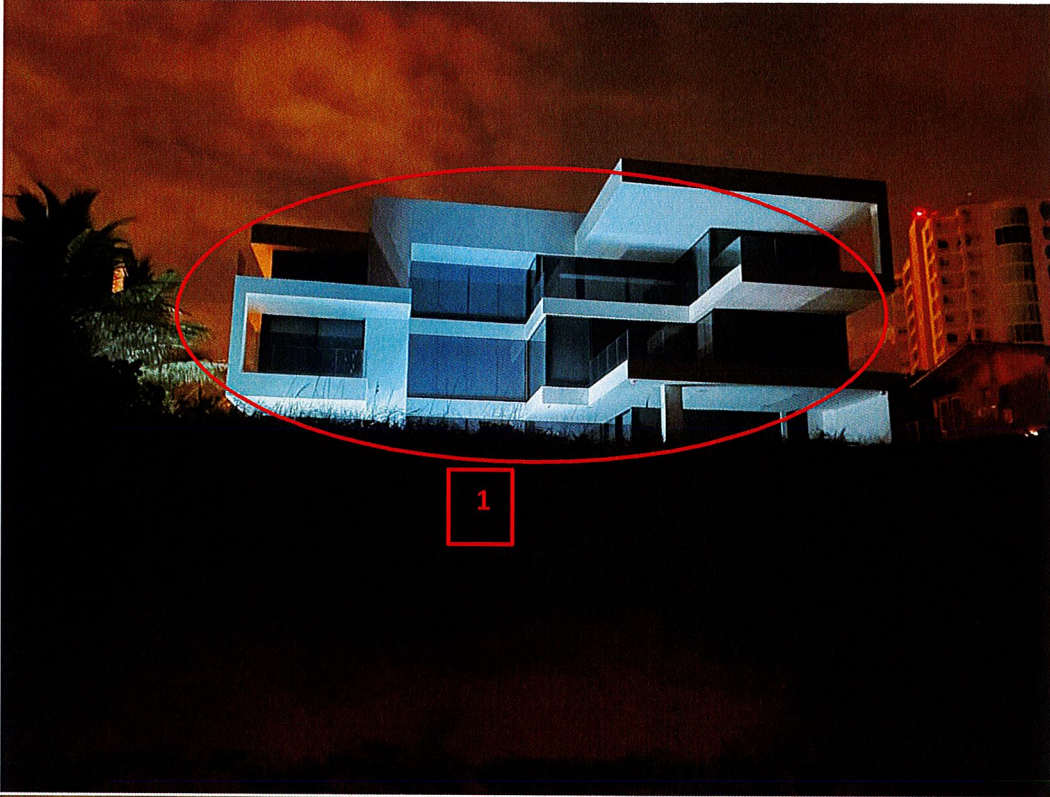
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	6	South, East

September 02, 2021
3817 S Ocean



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	Unknown	East
2	Indirect illumination on adjacent property	Unknown	Southwest

September 02, 2021
3833 S Ocean



September 02, 2021
3833 S Ocean

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Blue indirect illumination from pool lighting	Unknown	East
2	Ceiling mounted	1	Northwest

September 02, 2021
3905 S Ocean



September 02, 2021
3905 S Ocean

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted spotlight	2	Southwest and Northwest

September 02, 2021
3921 S Ocean Blvd

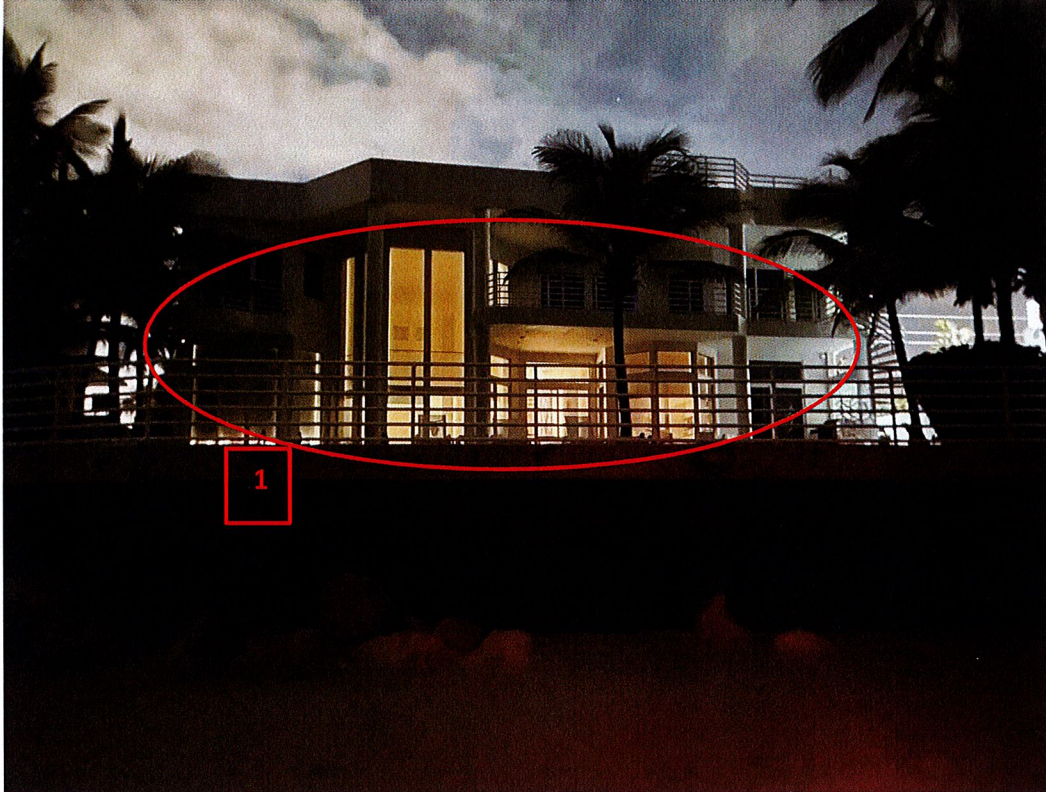


September 02, 2021
3921 S Ocean Blvd



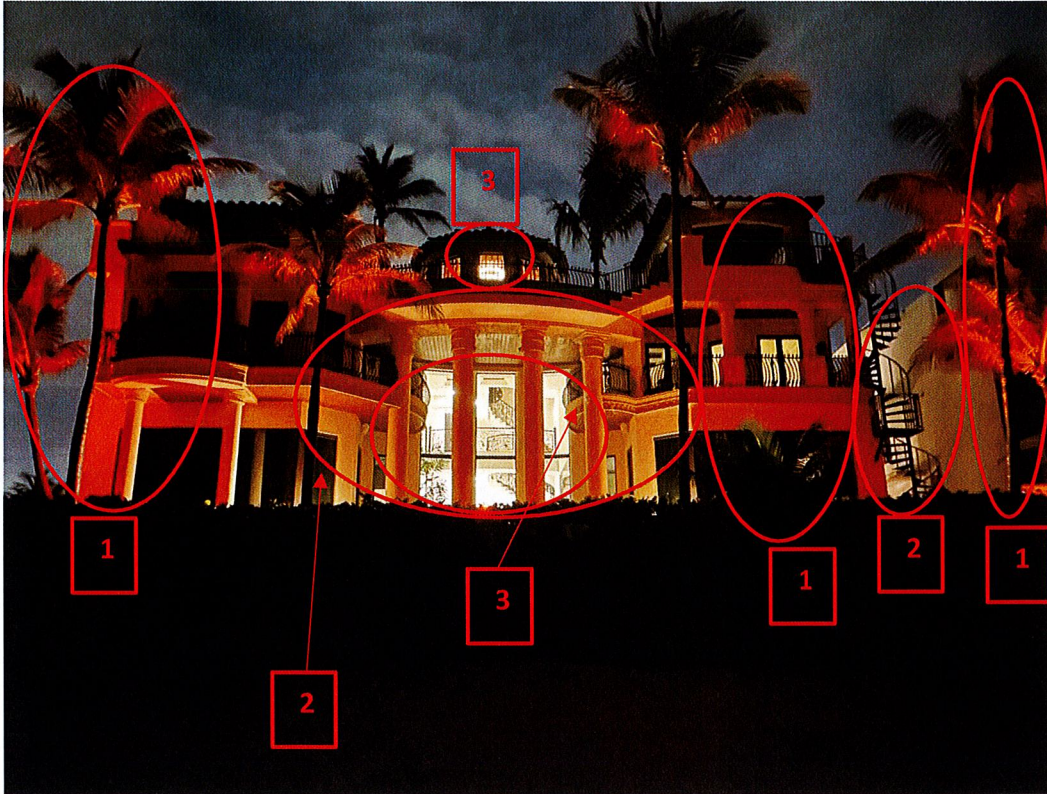
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted spotlight	~2	Southwest balcony
2	Interior	Unknown	East

September 02, 2021
4001 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	Unknown	East

September 02, 2021
 4011 S Ocean Blvd



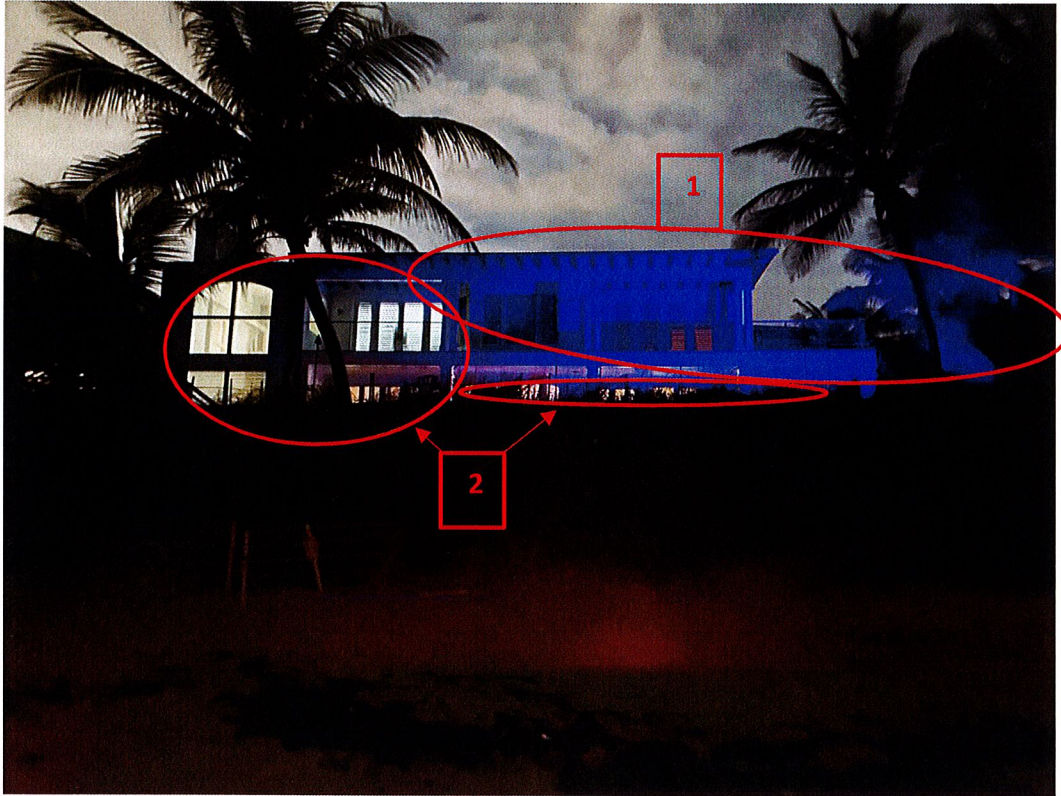
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Amber up lighting	Unknown	East
2	Indirect illumination	Unknown	East, North, South
3	Interior	Unknown	East

September 02, 2021
4015 S Ocean Blvd (Vacant lot)



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Streetlight	1	West

September 02, 2021
4023 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination from blue pool lighting	Unknown	East
2	Interior	Unknown	East

September 02, 2021
4101 S Ocean Blvd



September 02, 2021
4101 S Ocean Blvd

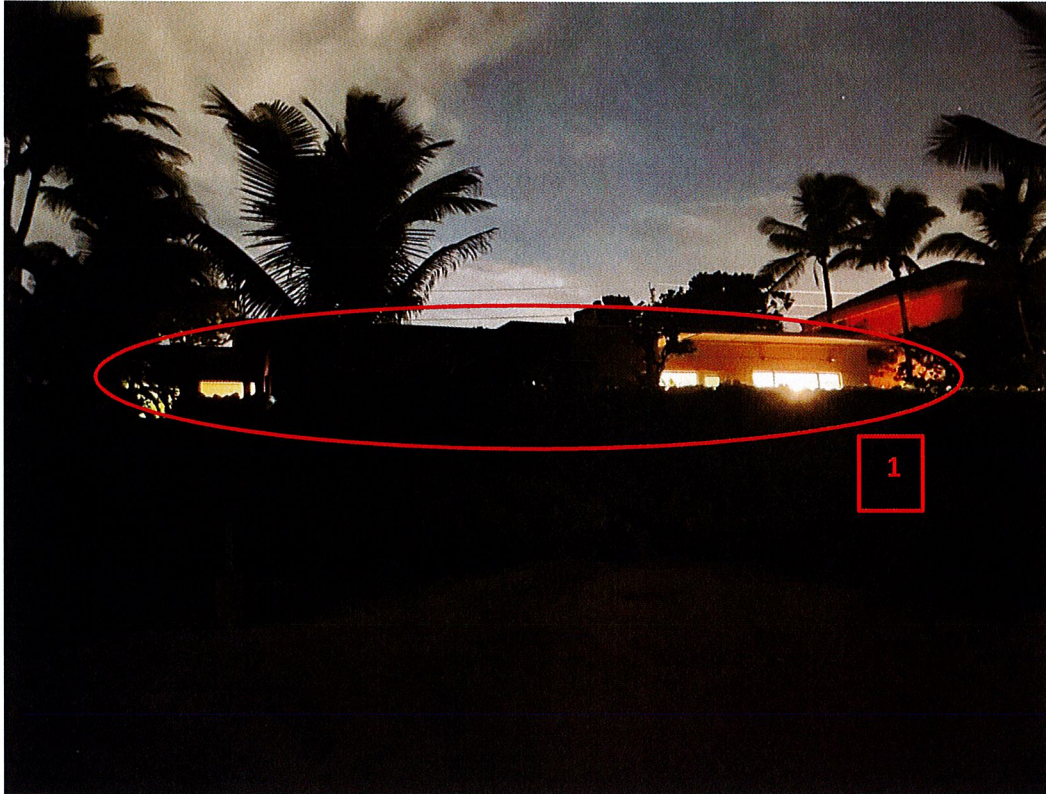
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination from multicolored pool lighting	Unknown	East

September 02, 2021
4111 S Ocean Blvd



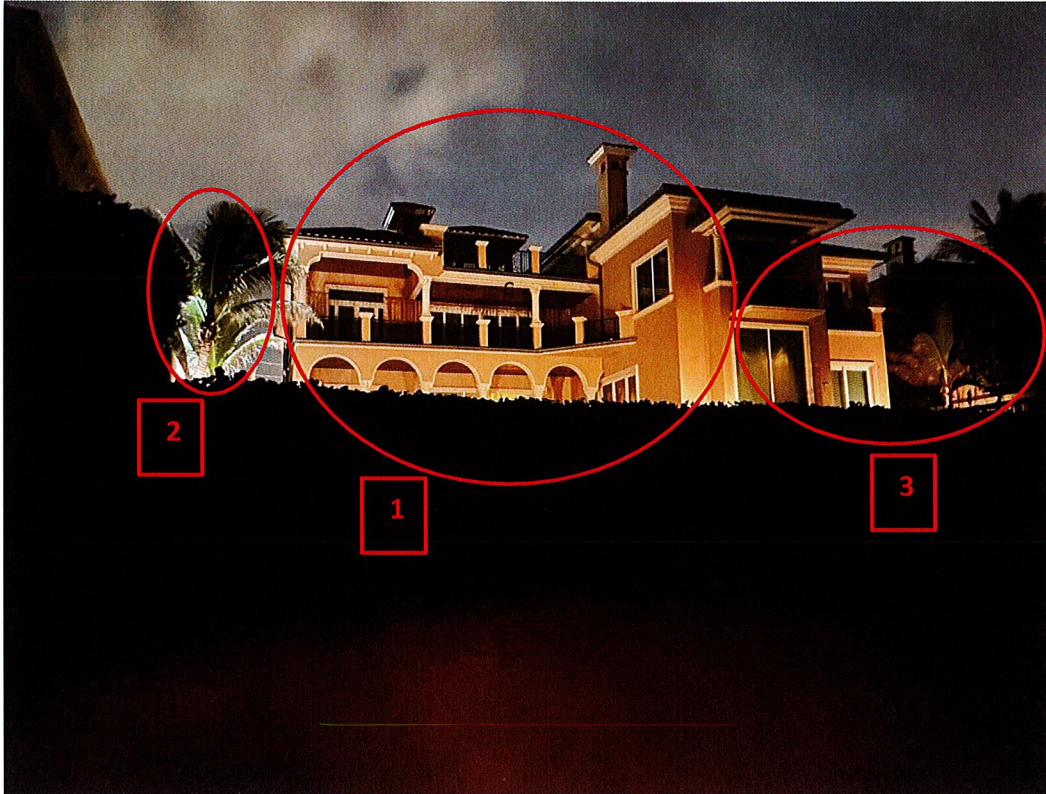
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	1 room	East

September 02, 2021
4115 S Ocean Blvd



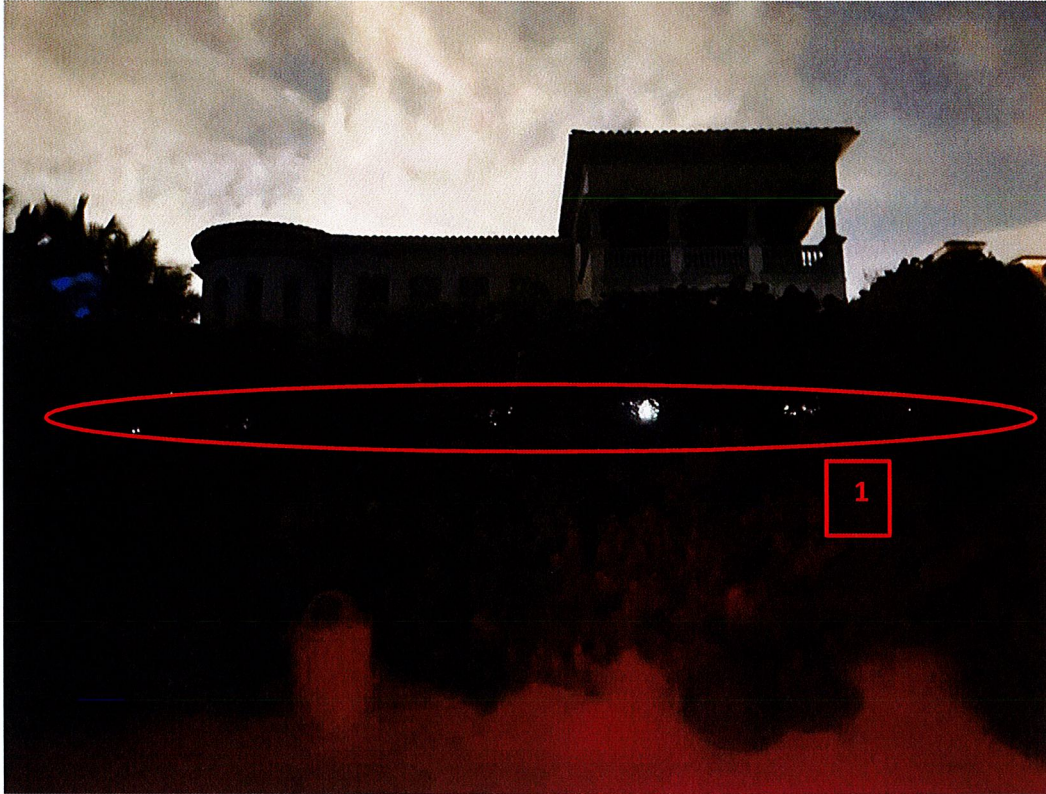
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	2 rooms	East

September 02, 2021
4121 S Ocean Blvd



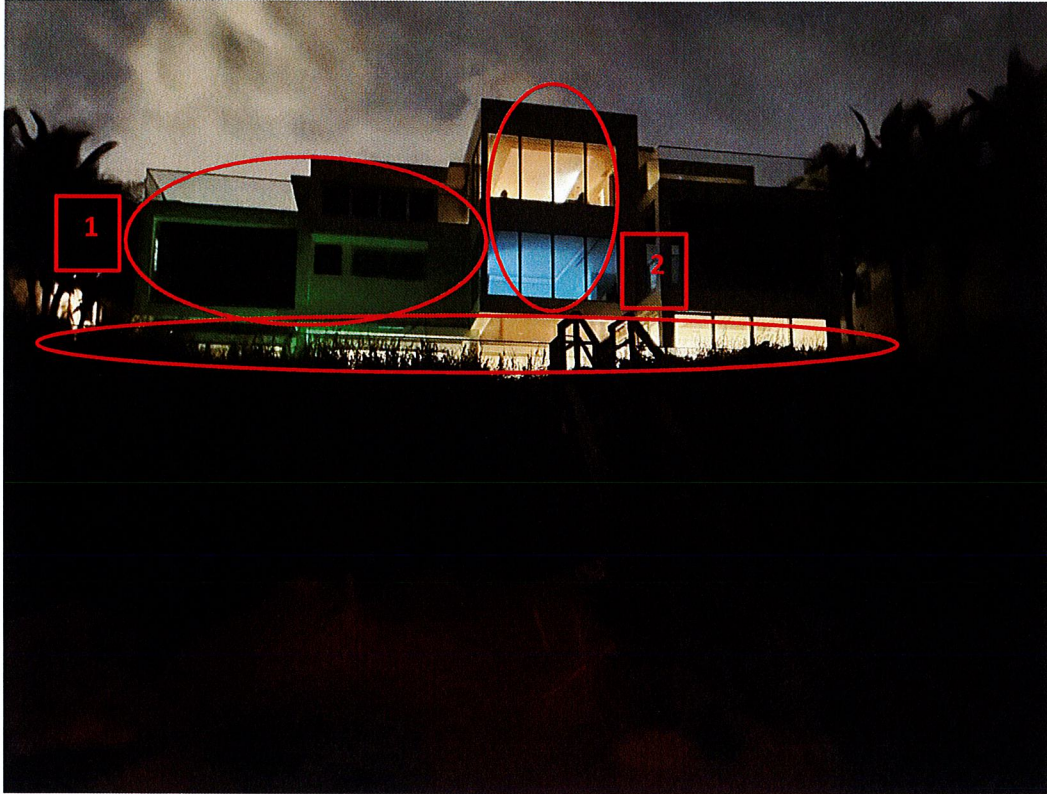
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination from pool lighting	Unknown	East
2	Up lighting on vegetation	Unknown	Southeast
3	Up lighting	Unknown	Northeast

September 02, 2021
4201 S Ocean Blvd



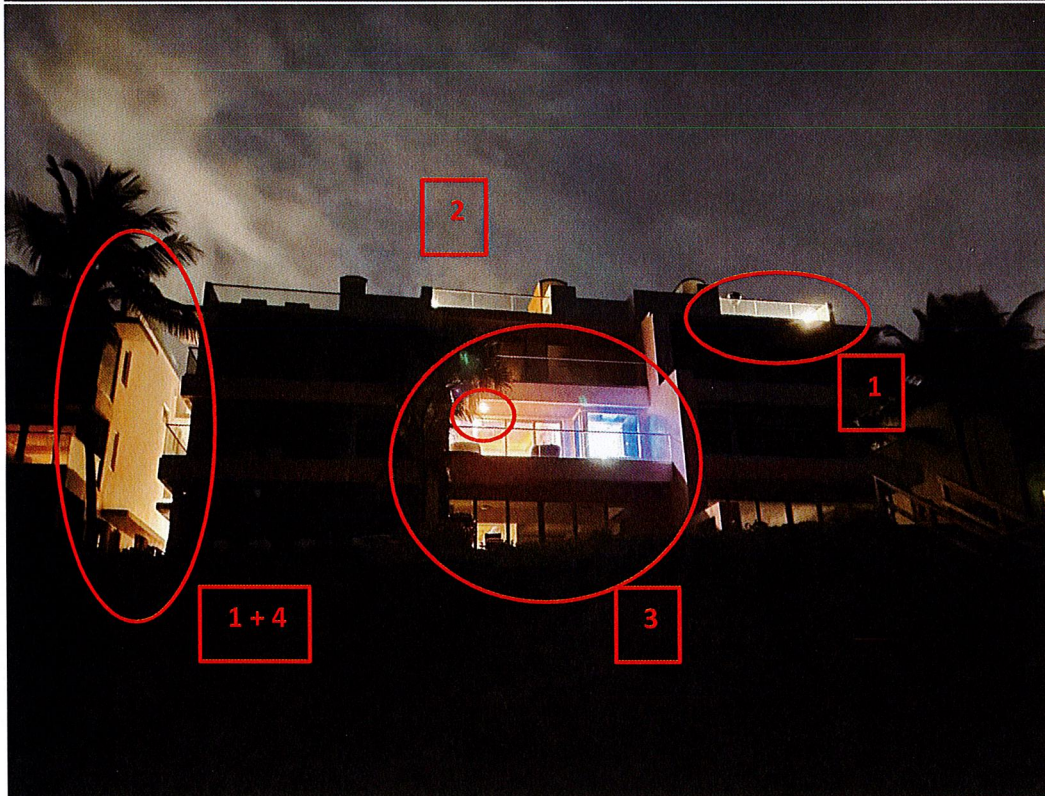
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pathlights	Unknown	East, behind vegetation

September 02, 2021
4205 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination from pool lighting	Unknown	East
2	Interior	Unknown	East

September 02, 2021
4211-4215 S Ocean Blvd



September 02, 2021
4211-4215 S Ocean Blvd

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Wall mount	1	Roof
2	Ceiling mount	1	East, balcony
3	Interior	Unknown	East
4	Indirect illumination	Unknown	In-between buildings

September 02, 2021
4221 S Ocean Blvd



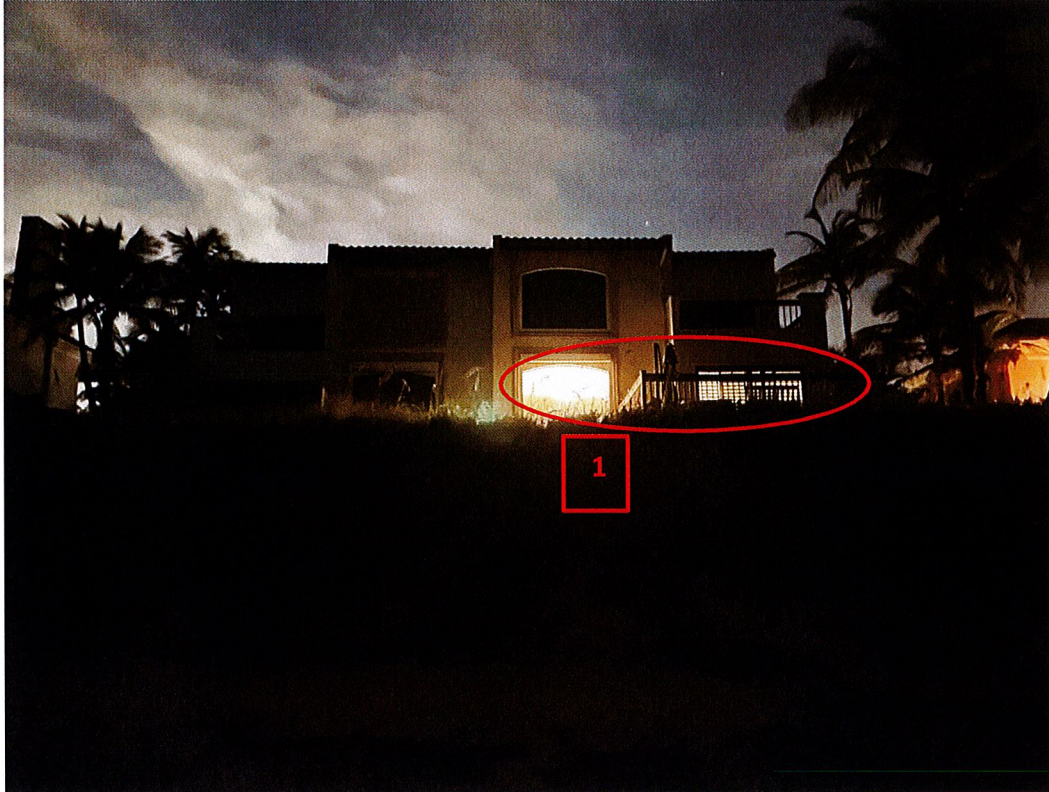
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	Unknown	East

September 02, 2021
4301 S Ocean Blvd



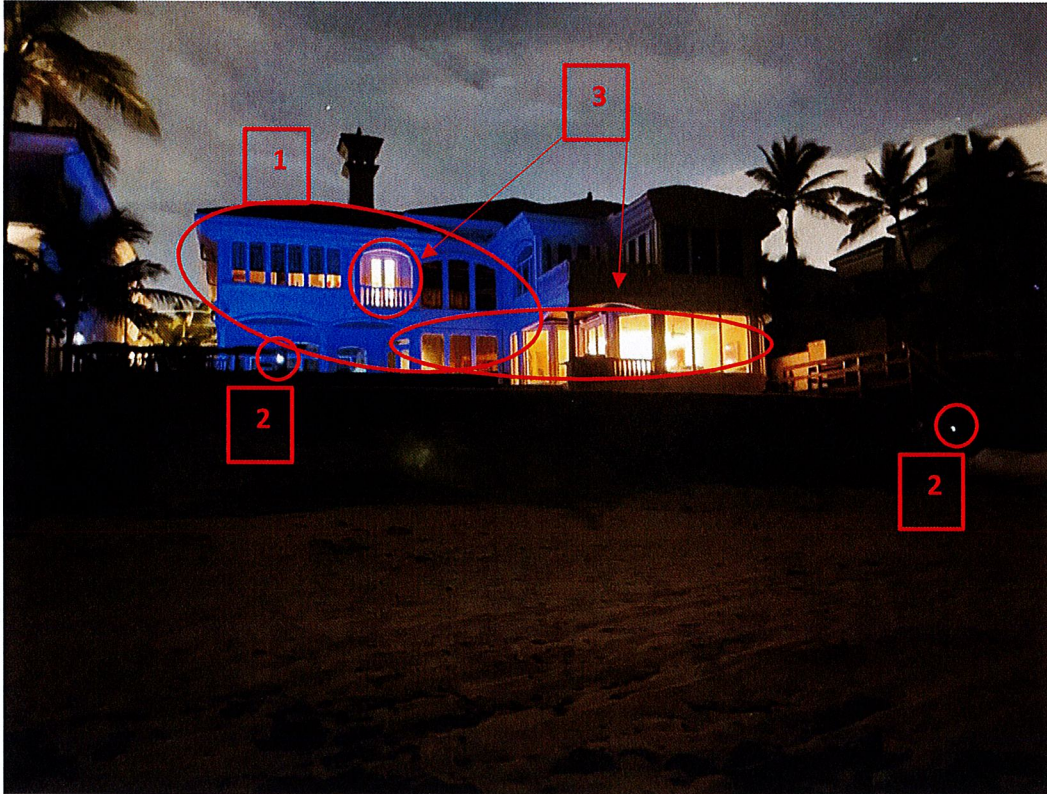
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	2	East, over balcony

September 02, 2021
4307 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	~ 2 rooms	East

September 02, 2021
2 Ocean Place



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination from pool lighting	Unknown	East
2	Small blue solar path light	2	East
3	Interior	~2 Rooms	East

September 02, 2021
3 Ocean Place



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Beach access lighting	~5-10	East
2	Up lighting on vegetation	~5	Southeast, Northeast
3	Indirect illumination	Unknown	East

September 02, 2021
4 Ocean Place



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination (multiple sources)	Unknown	East, from pool

September 02, 2021
6 Ocean Place



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Beach access lighting	~10	East
2	Up lighting on vegetation	~7-10	East
3	Indirect illumination	Unknown	East

September 02, 2021
7 Ocean Place



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pathlights	~5	East
2	Up lighting on vegetation	~5-10	East
3	Interior	Unknown	East

September 02, 2021
8 Ocean Place



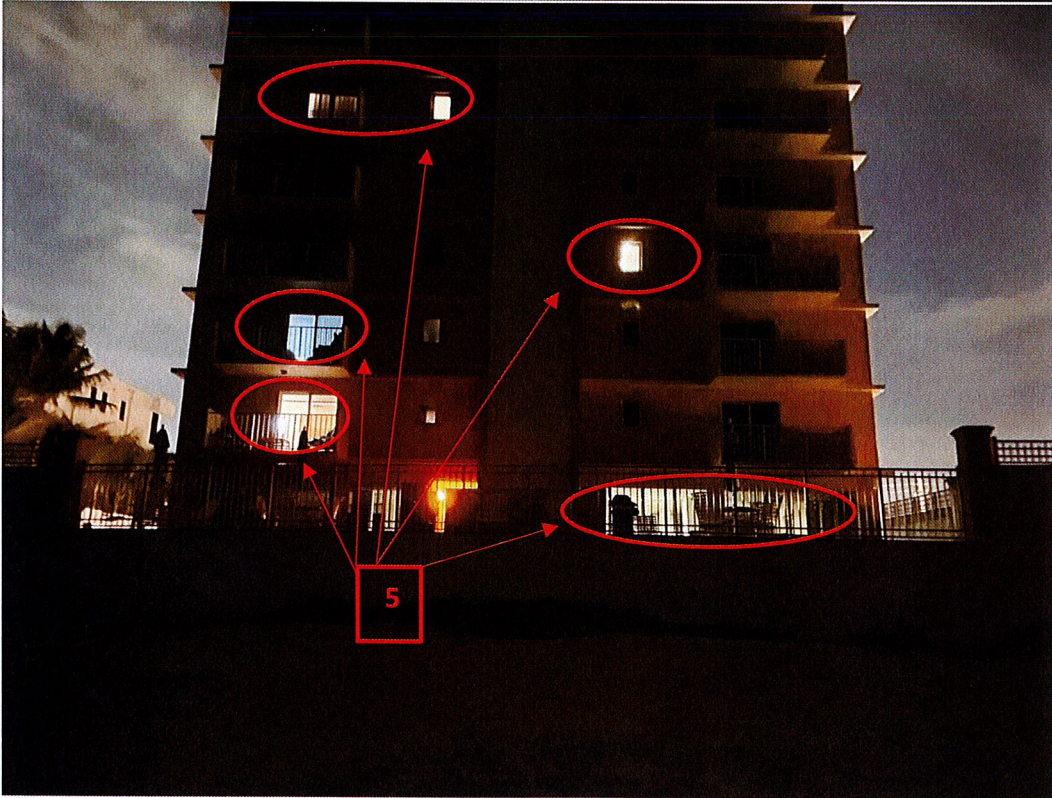
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	~5	East
2	Indirect illumination from up lighting	~2-4	North face
3	Interior	Unknown	East

September 02, 2021
11 Ocean Place

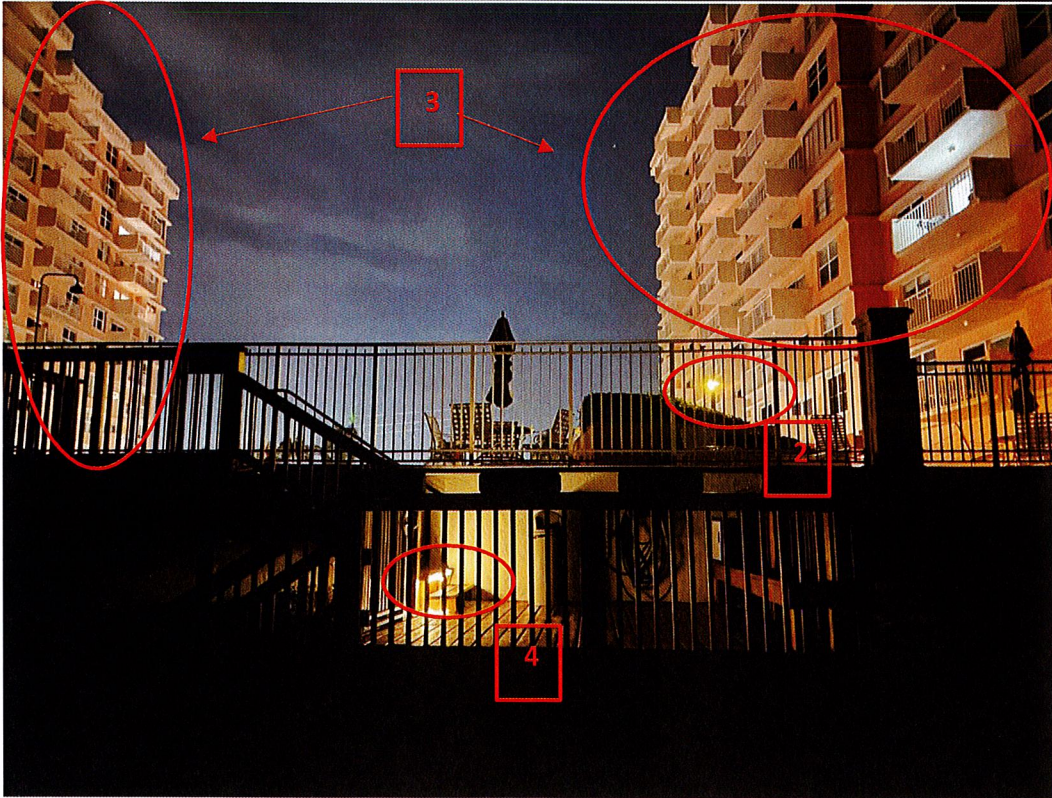


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Indirect illumination from pool lighting	Unknown	East
2	Wall mounts	2	East
3	Bollards	Unknown	East, under cabana

September 02, 2021
4505-4511 S Ocean Blvd



September 02, 2021
4505-4511 S Ocean Blvd



September 02, 2021
 4505-4511 S Ocean Blvd



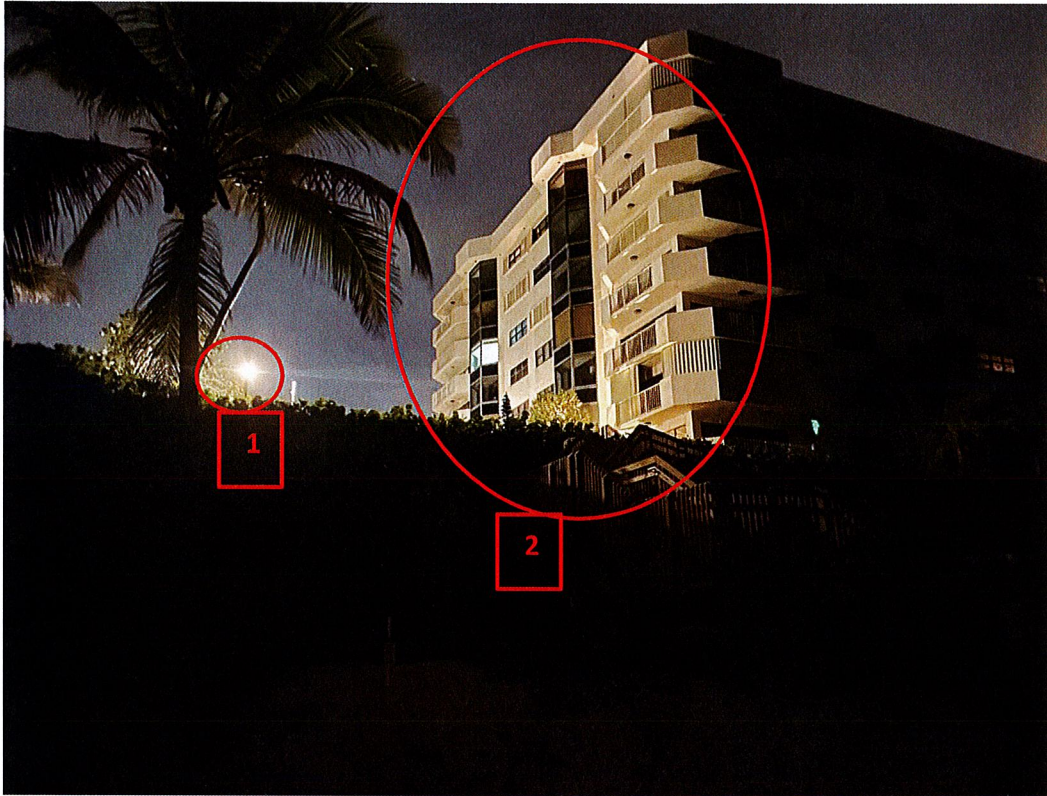
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Parking garage lighting	Unknown	North and South
2	Yellow pole mounted	~5	Northwest parking lot
3	Indirect illumination from pool lighting	Unknown	Center of two buildings
4	Rope lights	1	East, on steps to beach
5	Interior	Unknown	East, West, South

September 02, 2021
 4519-4515 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Up lights on vegetation	Unknown	North
2	Interior	2 rooms	

September 02, 2021
4605 S Ocean Blvd



September 02, 2021
4605 S Ocean Blvd

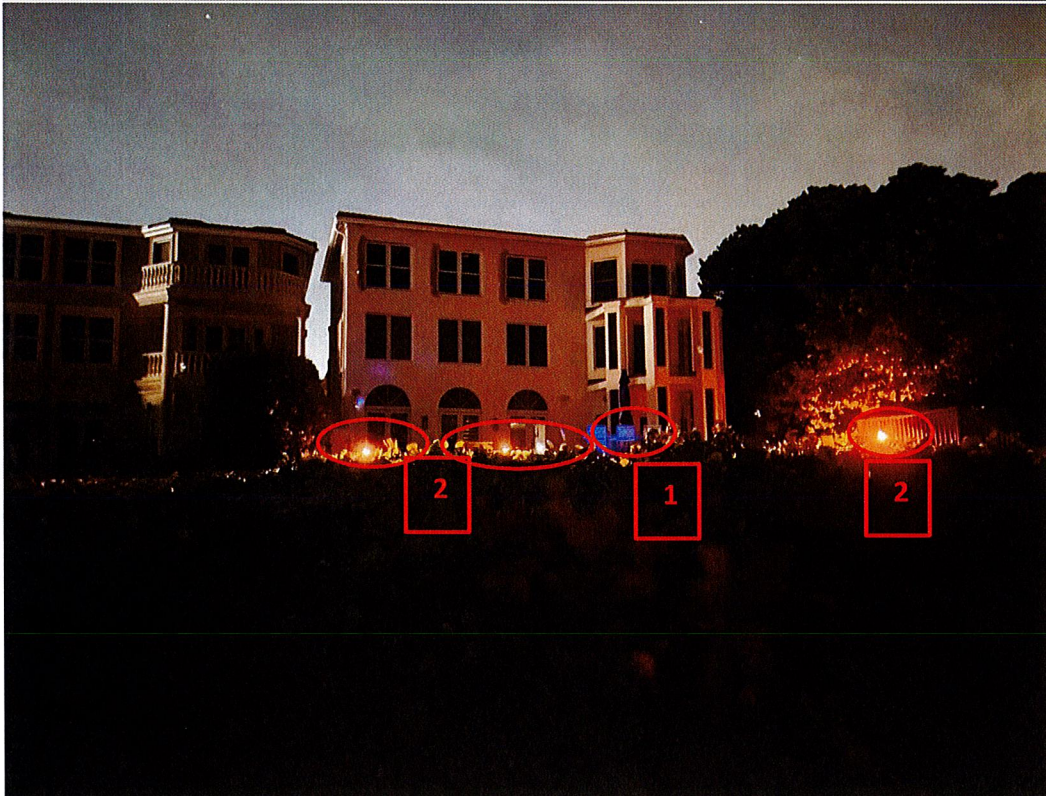
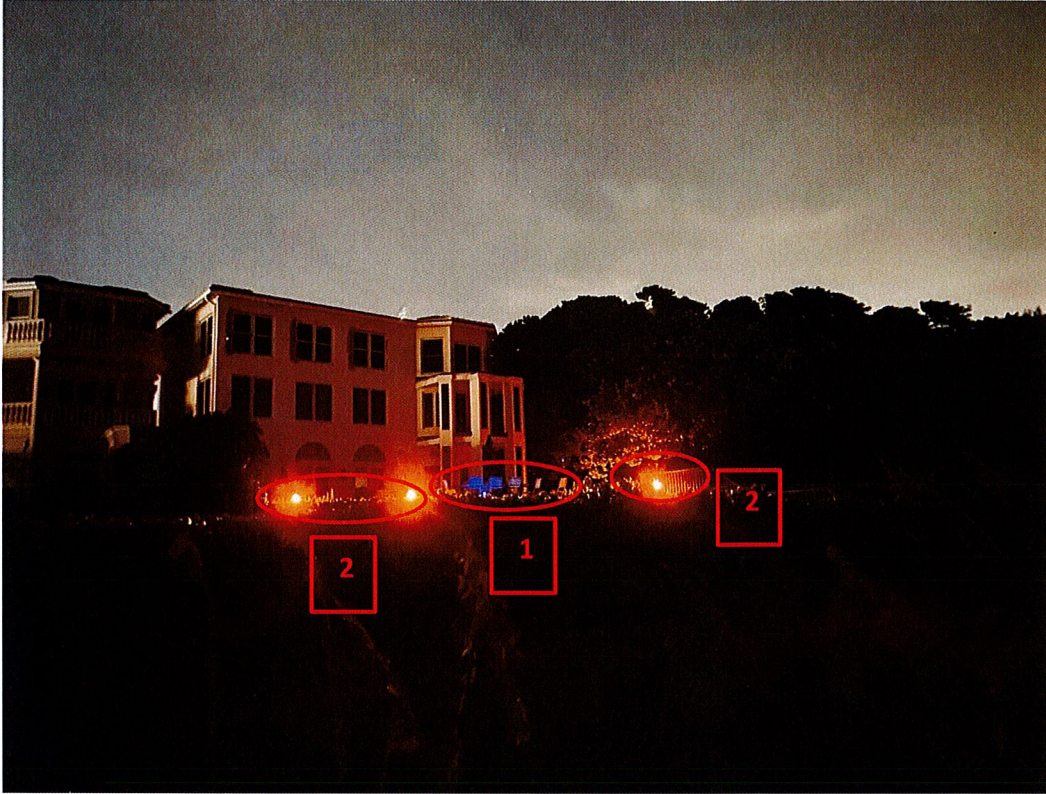
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pole mount	1 visible but probably multiple	South
2	Indirect illumination	Unknown	South, North

September 02, 2021
 4621 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Uplights on vegetation	Unknown	East
2	Indirect illumination	Unknown	East
3	Path lights	Unknown	East

September 02, 2021
4713 S Ocean Blvd



September 02, 2021
4713 S Ocean Blvd

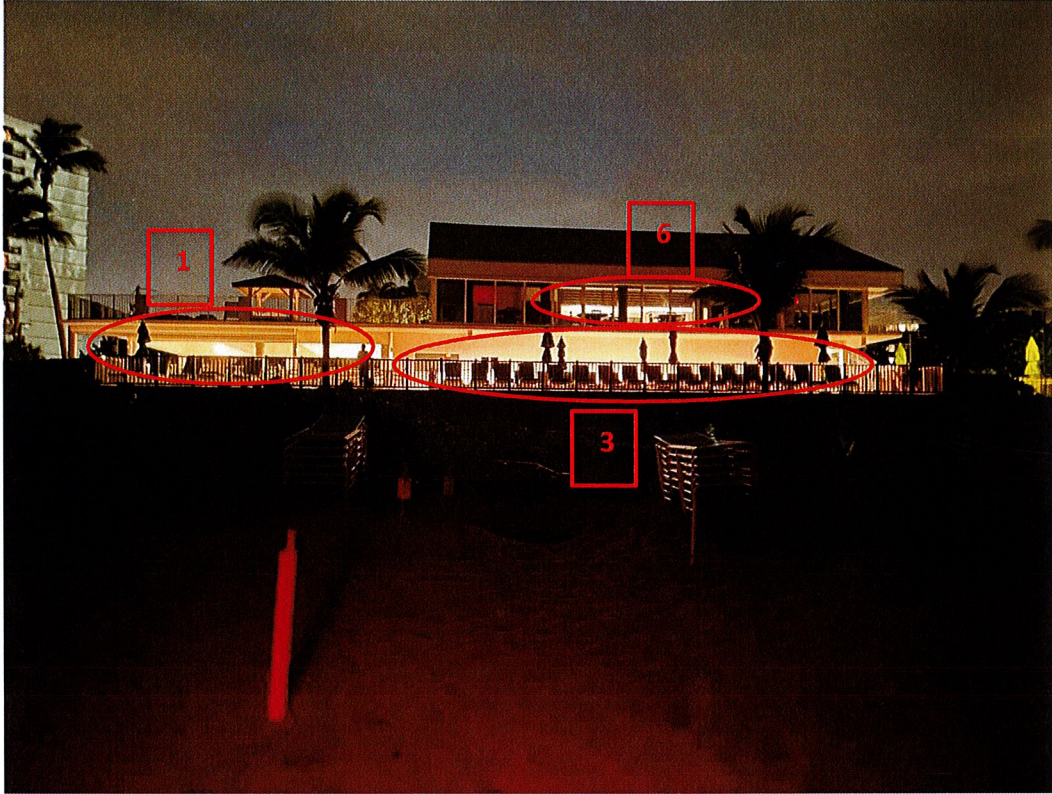
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Blue path lights	2	East
2	Ground spotlights	4	East

September 02, 2021
4715 S Ocean Blvd

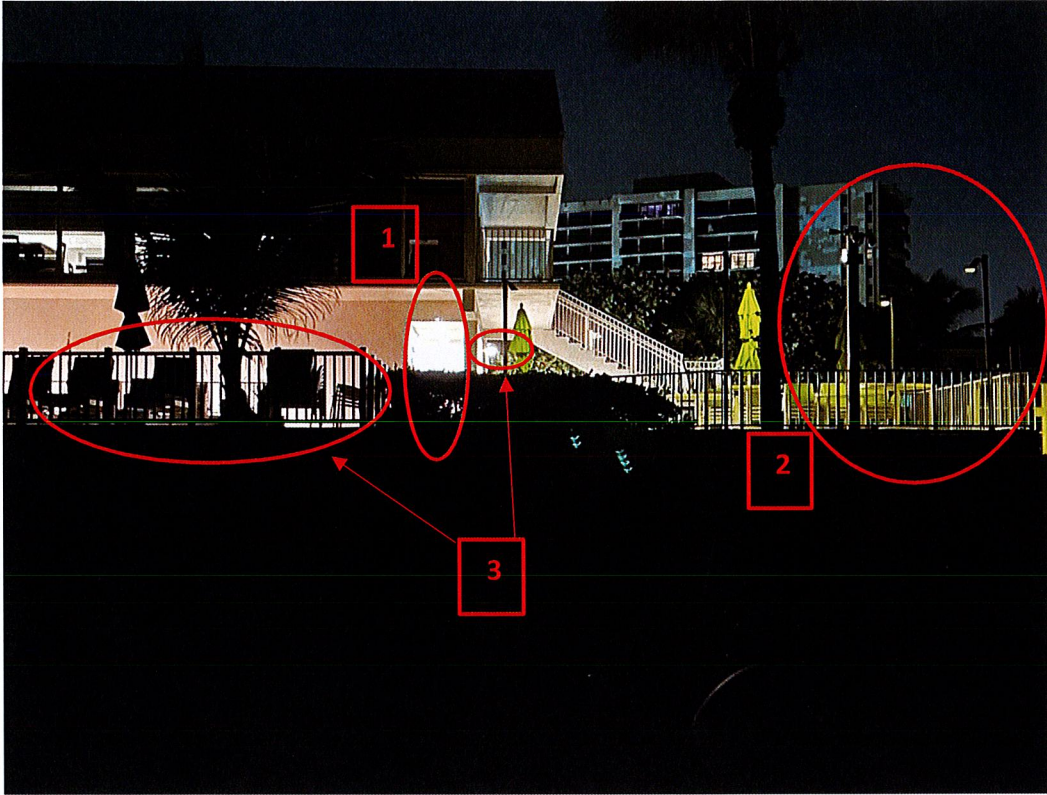


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Spotlight	1	Southeast

September 02, 2021
4801 S Ocean Blvd



September 02, 2021
 4801 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	2	South breezeway/patio, north stairwell, west of pool
2	Pole lights	4	North and west of pool area
3	Wall mounted	Unknown	East, north face
4	Spotlight	1	West of West stairs to pool
5	Step lights	Unknown	East, stairs to second floor
6	Interior	Unknown	East