



Town of Highland Beach

Notice of Public Meeting Protocol

The Town of Highland Beach is committed to serving the needs of the public while also working to ensure the safety and health of the town's staff, the community, and visitors alike.

That said, as an added layer of protection for the safety of all attending meetings in the Commission Chambers, the wearing of facial coverings or masks is required. Also, until further notice, Social distancing requirements and in-person meeting capacity limits remain in place. For those interested, Zoom Video Communications and telephone participation are offered.

The following information is guidance for preregistration for Zoom or telephone participation, and for viewing and providing public comments at the meeting:

ZOOM PARTICIPATION:

Online or Telephone Access – Access to the meeting will begin on the date and time of the meeting.

- To Join Meeting: All interested persons **must preregister** to participate by contacting Town Clerk Lanelda Gaskins at publiccomments@highlandbeach.us or by calling (561) 278-4548 no later than one (1) business day prior to the meeting date (**e.g. by 4:30 P.M. on a Monday if the meeting is scheduled for that Tuesday; and by 4:30 P.M.**).
- Meeting access information and instructions will be provided to those persons two hours prior to the meeting.
- The video camera display feature will only be enabled for Public Hearing Quasi-Judicial matters and during public comments only. The video camera display feature will be disabled for public use.

For additional information on using Zoom, please visit Zoom Support by clicking on the following link: <https://support.zoom.us/hc/en-us>.

Viewing Only - To view the meeting, preregistration is not required. The public can view the meeting on the following:

- Highland Beach TV Channel 99 online streaming on the Town's website and via Highland Beach YouTube at <https://www.youtube.com/channel/UCTAGr8WCa44Y3Q2Bb6UN2mw>.

PROVIDING PUBLIC COMMENT:

Persons desiring to provide public comments must do so by one of the methods listed below. Public comments will be limited to five minutes (three minutes for special Commission meeting items only) per person during the designated section of the agenda. If an interested person desires to provide a written public comment, all comments must be directed to Lanelda Gaskins, Town Clerk as follows:

TO SEND COMMENTS IN ADVANCE VIA EMAIL:

- To submit public comments, click on the link <https://mmportal6.teamunicode.com/> to go to the Agendas and Meeting webpage. At the top of the page click on “Public Comments” to submit your comments, or
- Submit your comments to publiccomments@highlandbeach.us.
- The Town will receive such public comments no later than two (2) hours prior to the meeting. If timely received, Town staff will read the public comment at the meeting.
- Live Zoom Video Participation - If attending via Zoom online, please follow Zoom instructions above. Once the meeting gets to the applicable public comment period, the host of the meeting will allow public participants (audio only) into the meeting from the waiting room, to provide live public comments.
- Live Zoom Telephone Participation - If attending via Zoom by telephone, please follow the instructions above. Once the meeting gets to the appropriate public comment period, the host of the meeting will allow public participants into the meeting from the waiting room, to provide live public comments.

Should you have any questions, please feel free to contact the Town Clerk’s Office at (561) 278-4548.

Published: 05.26.2021 / Updated 04.15.2022

AGENDA

NATURAL RESOURCES PRESERVATION ADVISORY BOARD REGULAR MEETING



Wednesday, February 01, 2023 AT 10:00 AM

TOWN OF HIGHLAND BEACH, FLORIDA

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: www.highlandbeach.us

TOWN HALL COMMISSION CHAMBERS

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
6. **PRESENTATIONS**
 - A. Updates from Town Planner Allen
7. **APPROVAL OF MINUTES**
 - A. [November 02, 2022](#)
8. **UNFINISHED BUSINESS**

None.
9. **NEW BUSINESS**
 - A. [Proposed amendment to the Town Code of Ordinances to incorporate sea turtle protection lighting standards.](#)

B. Board Member Updates on Assigned Projects

1. Member Barbara Nestle
2. Member Joshua Davison
3. Member Diane Matthewman
4. Vice Chairperson Margarita Chappelear
5. Chairperson Nicole Stansfield

C. Follow up on the December 15, 2022, Town of Highland Beach Food Truck Event

D. Discussion on the Dune Restoration Outreach Meeting

10. ANNOUNCEMENTS

February 07, 2023	1:30 P.M.	Town Commission Meeting
February 09, 2023	9:30 A.M.	Planning Board Regular Meeting
February 14, 2023	1:00 P.M.	Code Enforcement Board Regular Meeting
February 20, 2023	Town Hall closed in observance of Presidents Day	
February 21, 2023	1:30 P.M.	Town Commission Meeting

Board Vacancies (Information Only)

Board of Adjustment and Appeals - Two (2) vacancies for three-year terms

Financial Advisory Board - One (1) vacancy for an unexpired term ending April 30, 2023, and One (1) vacancy for an unexpired term ending April 30, 2024

Natural Resources Preservation Advisory Board - Two (2) vacancies for unexpired terms ending April 30, 2024

11. ADJOURNMENT

Any person that decides to appeal any decision made by the Natural Resources Preservation Advisory Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record including testimony and evidence upon which the appeal is based. (State Law requires the above Notice. Any person desiring a verbatim transcript shall have the responsibility, at his/her own cost, to arrange for the transcript.) The Town neither provides nor prepares such record. There may be one or more Town Commissioners attending the meeting.

In accordance with the Americans with Disabilities Act (ADA), persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (561) 278-4548 within a reasonable time prior to this meeting in order to request such assistance.

File Attachments for Item:

A. November 02, 2022



TOWN OF HIGHLAND BEACH NATURAL RESOURCES PRESERVATION ADVISORY BOARD REGULAR MEETING MINUTES

Town Hall / Commission Chambers
3614 South Ocean Boulevard
Highland Beach, Florida 33487

Date: November 02, 2022
Time: 12:30 PM

1. CALL TO ORDER

Chairperson Stansfield called the meeting to order at 9:30 A.M.

2. ROLL CALL

Member Diane Matthewman
Member Nicole Stansfield
Member Joshua Davison
Member Barbara Nestle
Member Margarita Chappellear
Administrative Support Specialist Ganelle Thompson

ABSENT

Member Virginia Eastwood-Egan
Member Leonard Brenner

ADDITIONAL STAFF PRESENT

Town Planner Ingrid Allen

3. PLEDGE OF ALLEGIANCE

The Board led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF THE AGENDA

MOTION: Chappellear/Matthewman – Moved to approve the agenda as presented, which passed unanimously 5 to 0.

5. PUBLIC COMMENT

There were no public comments.

6. PRESENTATIONS

None.

7. APPROVAL OF MINUTES

A. October 06, 2022

MOTION: Davison/Chappelear - Moved to approve the minutes of October 06, 2022, as presented which passed 5 to 0.

8. UNFINISHED BUSINESS

A. Updates from Town Planner Allen

Town Planner Allen provided updates as follows:

She mentioned an email sent to the Board Members prior to the food truck event that discussed the board's dune outreach campaign.

The Board's web address was updated.

The Board webpage was updated including a heading for dune restoration with additional links.

The educational outreach letter was sent out last week.

She also discussed the maintenance of dune erosion with the Florida Department of Environmental Protection.

She mentioned that an introduction of a sea turtle lighting ordinance will be coming to the Board at their next meeting.

9. NEW BUSINESS

A. Approval of Natural Resources Preservation Advisory Board Proposed 2023 Calendar Year Meeting Dates

MOTION: Davison/Matthewman - Moved to change the meeting times to 10:00 A.M. keeping the dates set forth in the agenda which passed 5 to 0.

B. Follow up on the October 27, 2022 Town of Highland Beach Food Truck Event

Chairperson Stansfield read the title into the record and provided feedback in relation to the Board's Attendance. She mentioned that there was positive feedback from residents during the event about the Board. She also stated that

many people worked hard to get the Board website and QR code up and running. She wanted it noted that the Board appreciated the Town Commissioners for giving them the ability to have a table at the event.

Member Davison asked about the ability to monitor website traffic. Ms. Thompson mentioned that she would follow up with the Town manager's Office about the traffic on the Board's webpage on the Town's website.

There was a discussion about having a table at future food truck events to interact with residents.

C. Board Member Updates on Assigned Projects

1. Member Barbara Nestle

Member Nestle provided a summary of each member's to-do list and mentioned she would like to know the outcome of the beach raking issues.

Chairperson Stansfield mentioned that the issue was previously discussed and that they spent extensive time on the issue last year.

Town Planner Allen spoke and explained that the private property owners hire beach raker companies.

Chairperson Stansfield asked that Town Planner Allen resend the prior information so they can discuss the issue at February's meeting.

2. Member Joshua Davison

Member Davison had no updates.

3. Member Virginia Eastwood-Egan

Member Eastwood-Egan was not present.

4. Member Leonard Brenner

Member Brenner was not present.

5. Member Diane Matthewman

Member Matthewman provided information on the maintenance of dune restoration.

6. Vice Chairperson Margarita Chappelear

Vice Chairperson Chappelear provided information on her PowerPoint presentation which is available on the Town's webpage that provides information on how to maintain the dunes.

7. Chairperson Nicole Stansfield

Chairperson Stansfield provided the Board with an update on the Town Commission Meeting she attended. She presented the PowerPoint to the Board. She also asked for an update on if she can move forward with reserving the library. Town Planner Allen said she would sit down with the Town Manager and discuss how to proceed.

There was discussion about updating and revising the PowerPoint monthly and posting it on the Board's webpage so that the residents can follow along with the Board's progress. The PowerPoint will be disseminated to the Board members through Town Planner Allen so all Board members could contribute.

There was a discussion about obtaining more bucket trees for the beaches. Town Planner Allen said that she would discuss how to proceed with the Town Manager.

Chairperson Stansfield spoke about the beach restoration feasibility study, done by Coastal Planning and Engineering Inc., which was discussed at the Town Commission meeting. She mentioned that the new study would be done in tangent with a dune study.

The Board discussed agencies that would help with the issues with the dunes. Chairperson Stansfield asked what Board members would like to continue to do research on agencies that would contribute to or support the issue.

Chairperson Stansfield volunteered to reach out to Palm Beach County

Member Matthewman volunteered to contact the Florida Department of Environmental Protection.

Vice Chairperson Chappelear volunteered to reach out to the Florida Fish and Wildlife Conservation Commission.

10. ANNOUNCEMENTS

Chairperson Stansfield read the announcements as follows:

November 09, 2022	1:00 P.M.	Code Enforcement Board Regular Meeting
November 09, 2022	6:00 P.M.	Public Meeting Accessory Marine Facility Regulations
November 10, 2022	9:30 A.M.	Planning Board Regular Meeting
November 10, 2022	6:00 P.M.	Public Meeting Accessory Marine Facility Regulations
December 07, 2022	6:00 P.M.	Public Meeting Accessory Marine Facility Regulations

11. ADJOURNMENT

The meeting adjourned at 1:40 P.M.

APPROVED at the February 01, 2023, Natural Resources Preservation Advisory Board Regular Meeting.

ATTEST:

Chairperson Nicole Stansfield

Transcribed by: Ganelle Thompson

Ganelle Thompson,
Administrative Support Specialist

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>

File Attachments for Item:

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



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Natural Resources Preservation Advisory Board (NRPAB) Meeting

MEETING DATE February 1, 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 **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*).

Note that 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.

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	<i>LIGHT TRANSMITTANCE</i>
Boca Raton	<i>45% or less</i>
Palm Beach County	<i>45% or less</i>
Delray Beach*	<i>45% or less</i>
Juno Beach*	<i>45% or less</i>
Ocean Ridge*	<i>45% or less</i>

* 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.

Pursuant to the “Powers and duties” of the Board (Section 2-140(c) of the Town Code), upon review of the proposed ordinance, the Board shall advise the Town Commission, via a recommendation(s), the need for modifications or changes to such ordinance.

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 Board.



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 649m South of Del Harbor Drive (26.43212, -80.06168) to 8 km North of Palm Beach/Broward County Line (26.39106, -80.06613)					Length (km) 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 a 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

**TOWN OF HIGHLAND BEACH
ORDINANCE NO**

AN ORDINANCE OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AMENDING SECTION 4-8 “LIGHTING RESTRICTIONS FOR PROTECTION OF SEA TURTLES” AND SECTION 30-85 “COASTAL LIGHTING” OF THE TOWN CODE OF ORDINANCES TO INCORPORATE LIGHTING REGULATIONS FOR NEW AND EXISTING COASTAL STRUCTURES IN ORDER TO MINIMIZE THE AFFECT OF ARTIFICIAL LIGHT ON SEA TURTLE POPULATIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Highland Beach, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town of Highland Beach recognizes that light pollution of beaches is a serious threat to sea turtles inhabiting its beaches; and

WHEREAS, the Town of Highland Beach recognizes that nesting adult and hatchling sea turtles are negatively affected by light pollution created by artificial light visible from any portion of the beach; and

WHEREAS, the Town of Highland Beach recognizes that sea turtles are protected by federal and state law; and

WHEREAS, the Town of Highland Beach recognizes that the quality of life of its residents are enriched by a healthy sea turtle population; and

WHEREAS, the Town of Highland Beach desires to minimize the detrimental effect on nesting sea turtle populations by implementing regulations that reduces the amount of artificial light, intentionally or unintentionally visible from beaches, emanating from new or existing residences;

WHEREAS, the Town Commission has determined that the amendment to the Code of Ordinances is in the best interest of the Town of Highland Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA, AS FOLLOWS:

Section 1. The foregoing facts and recitations contained in the preamble to this Ordinance are hereby adopted and incorporated by reference as if fully set forth herein.

Section 2. The Town of Highland Beach Code of Ordinances is hereby amended by amending Chapter 4 “Animals” to read as follows (deleting is ~~stricken through~~ and adding is underlined):

Sec. 4-8. – Lighting restrictions for protection of sea turtles.

(a) *Purpose and intent.* The purpose of this section is to protect the threatened and endangered sea turtles which nest along the beaches of the town from light sources that disrupt their nesting and hatching. The intent is for the appropriate design and implementation of coastal lighting to ensure that light pollution does not interfere with sea turtle nesting and hatching events while at the same time protecting public safety.

(b) *Definitions.*

Artificial light the light emanating from any human-made device.

The “~~B~~each” the zone of unconsolidated material that extends landward from the mean low water line to the place where there is a marked change in material or physiographic form, or to the line of permanent vegetation.

Certified wildlife lighting lighting fixtures and bulbs reviewed and approved with conditions of use through the Florida Fish and Wildlife Conservation Commission’s Wildlife Lighting Certification Process.

Cumulatively visible light from numerous artificial light sources that as a group can be seen by an observer standing anywhere on the beach.

Directly visible when glowing element(s), lamp(s), globe(s), or reflector(s) of an artificial light source can be seen by an observer standing anywhere on the beach.

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.

Frontal dune the first natural or man-made mound or bluff of sand which is located landward of the beach and which has sufficient vegetation, height, continuity, and configuration to offer protective value.

Full cutoff a lighting fixture constructed in such a manner that no light emitted by the fixture, either directly from the lamp or a diffusing element or indirectly by reflection or

refraction from any part of the luminaire, is projected at or above 90 degree as determined by photometric test or certified by the fixture manufacturer.

Fully shielded a lighting fixture constructed in such a manner that the glowing elements, lamps, globes, or reflectors of the fixture are completely covered by an opaque material to prevent them from being directly visible from the beach. Any structural part of the light fixture providing this shielding must be permanently affixed.

Indirectly visible light reflected from glowing element(s), lamp(s), globe(s), or reflector(s) of an artificial light source that can be seen by an observer standing anywhere on the beach without the light source being directly visible.

Long wavelength a lamp or light source emitting light wavelengths of 560 nanometers or greater **(which is amber, orange, or red)** and absent wavelengths below 560 nanometers.

New construction all new construction of or additions and alterations to buildings, pools, pavement, other structures, landscape areas or lighting systems. The most protective lighting standards apply to new construction visible from the beach.

Non-egress Lighting exterior lighting that is not being used to light a distinct route or meet minimum requirements for emergency access to or from a building, including but not limited to decorative lights (e.g. strobe lights, string lights, etc.), balcony lights, landscape lights, and uplights.

Outdoor Area: any portion of a property that could have an artificial light source not attached to a permanent structure, including but not limited to pathway lighting, landscape lighting, pool lighting.

Sea Turtle any turtle, including all life stages from egg to adult, of these species: Green (*Chelonia mydas*), Leatherback (*Dermochelys coriacea*), Loggerhead (*Caretta caretta*), Hawksbill (*Eretmochelys imbricata*), and Kemp's ridley (*Lepidochelys kempii*). For the purposes of this ordinance, the term sea turtle is synonymous with marine turtle.

Sea Turtle Nesting Habitat all sandy beach and unvegetated or sparsely vegetated dunes immediately adjacent to the sandy beach and accessible to nesting female turtles.

Temporary lighting any non-permanent light source that may be hand-held or portable including but not limited to tiki torches, lanterns, flashlights (including cell phone flashlights **and screens**), candles, flash photography, etc.

Tinted glass any glass treated to achieve an industry-approved, inside-to-outside light transmittance value of 45 percent or less. Such transmittance is limited to the visible spectrum (400 to 700 nanometers) and is measured as the percentage of light that is transmitted through the glass.

- (c) Applicability. This section shall apply to all properties within the Town that may produce artificial light directly, indirectly, or cumulatively visible from any portion of the beach, regardless of whether those properties are beachfront properties. The provisions of this section are not intended to prevent the use of any design, materials or method of installation or operation not specifically prescribed herein, provided any such alternate has been approved. The Building Official may approve any such proposed alternate provided it:
- (1) Provides at least approximate equivalence to the applicable specific requirements of this section, and;
 - (2) Is otherwise satisfactory or complies with the intent of this section, and;
 - (3) Has been designed or approved by a registered lighting or electrical engineer and is supported by calculations showing that the design submitted meets that intent of the section.
 - (4) Has been determined to meet requirements for Certified Wildlife Lighting and/or lights that meet FWC's Wildlife Lighting Guidelines, including long wavelength light sources (without the use of filters), full cut-off, and fully shielded fixtures.
- (de) 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.
- (e) Standards for exterior and interior lighting affixed to new structures, new construction and improvements to existing structures.
- (1) All lighting affixed to the exterior of new permanent structures, construction or additions shall be long wavelength, downward directed, full cutoff, fully shielded and mounted as close to the ground or finished floor surface as possible.
 - (2) As an exception to (e)(1) above, non-egress lighting may be affixed to the landward exterior of permanent structures provided that the fixtures are fitted with a long

wavelength source and are not directly, indirectly, or cumulatively visible from any portion of the beach.

- (3) Lighting at egress points shall be limited to the minimum number of fixtures and foot-candles necessary to meet federal, state, and local safety requirements.
- (4) Locations including but not limited to stairwells, elevators, parking garages, or courtyards shall not produce light that is directly, indirectly, or cumulatively visible from any portion of the beach. Light screens, shades or curtains shall be used to block visibility of interior lights from the beach. Light screens shall be used on open or enclosed staircases on the seaward or shore-perpendicular side of a building or for parking garages to limit visibility of lights from the nesting beach.
- (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.
- (6) Emergency lights are not subject to the above standards if on a separate circuit and activated only during power outages or other situations in which emergency lighting is necessary for public safety.

(f) Outdoor areas.

- (1) All lighting of outdoor areas shall be long wavelength, downward directed, full cutoff, fully shielded and mounted as close to the ground or finished floor surface as possible.
- (2) Lighting of paths, walks and routes of building access shall use low level fixtures such as step, paver, path, recessed wall or bollard lights. Bollard lights are not to exceed 42 inches in height and other low level fixtures are to meet the height requirements of FWC's Wildlife Lighting Guidelines. Fixtures shall be downward directed and utilize long wavelength lamps and beachside shields.
- (3) As an exception to (f)(1) above, non-egress outdoor lighting may be installed landward of buildings or other opaque structures provided that they are fitted with long wavelength light sources and are not directly, indirectly, or cumulatively visible from any portion of the beach.
- (4) Internally or externally lighted signs shall not be located on the seaward and shore-perpendicular sides of any structures, and shall not produce light that is directly,

indirectly, or cumulatively visible from any portion of the beach.

(5) Ponds and fountains on the seaward and shore-perpendicular sides of any structures shall not produce light that is directly, indirectly, or cumulatively visible from any portion of the beach.

(6) Fire pits located on the seaward and shore-perpendicular sides of any structure shall be shielded with an opaque structure or partition, and positioned such that the flame is not directly, indirectly, or cumulatively visible from any portion of the beach. Bonfires and bonfire pits are prohibited within seaturtle nesting habitat during sea turtle nesting season.

(7) Televisions or other illuminated screens shall be located landward of the dune and shall be shielded or positioned such that they are not directly, indirectly, or cumulatively visible from the beach.

(g) *Parking areas and roadways*

(1) All lighting of parking areas and roadways shall be long wavelength, downward directed, full cutoff, fully shielded, and mounted to the minimum level required to maintain compliance with federal, state and local law.

(2) Parking area and roadway lighting shall be shielded from the beach via vegetation, natural features, or artificial structures rising from the ground. These shall prevent artificial light sources, including but not limited to vehicular headlights, from producing light that is directly, indirectly, or cumulatively visible from any portion of the beach.

(3) Lighting of roadways and parking areas shall produce no more lighting than the minimum requirement as outlined by federal, state and local law.

(4) Lighting of parking areas and roadways shall consist of either:

a. Ground-level downward-directed fixtures, equipped with interior dark-colored, non-reflective baffles or louvers, mounted either with a wall mount, on walls or piles, facing away from the beach, or

b. Bollard-type fixtures, which do not extend more than 42 inches above the adjacent floor or deck, measured from the bottom of fixture, equipped with downward-directed louvers that completely hide the light source, and externally shielded on the side facing the beach, or

c. Pole-mounted lights shall only be used in parking areas and roadways when mounting the lights at lower elevations cannot practicably comply with minimum light levels set forth in applicable federal and state laws designed to protect public safety. If required, pole-mounted lights shall be:

1. Located on the landward sides of buildings and shall not produce light that is directly, indirectly, or cumulatively visible from any portion of the beach,
2. Mounted at the minimum height required to meet the minimum light level requirement, and
3. Downward-directed onto non-reflective surfaces.

(5) Equipment/storage areas, and temporary security lights shall also adhere to the lighting restrictions contained in this section.

(h) Pool Areas.

(1) Lighting of pool decks, pool facilities, swimming pools, and spas shall be long wavelength and fully shielded.

(2) Lighting of the pool water surfaces and the pool wet deck surfaces shall comply with the minimum light levels set forth in applicable federal and state laws designed to protect public safety.

(3) Above-water lighting of pool decks, pool facilities, swimming pools, and spas shall otherwise adhere to the applicable requirements for acceptable light fixtures contained in

(h) 1 and 2 above.

(4) Underwater lighting of pools or spa light shall:

a. Be mounted horizontally in the wall, and

b. Not produce light that is directly, indirectly, or cumulatively visible from any portion of the beach, and

c. Shall comply with minimum light levels set forth in applicable federal and state laws designed to protect public safety.

(i) Beach Access Points and Dune Walkovers.

(1) Lighting of beach access points shall be located and configured to only illuminate areas landward of the beach and frontal dune. All lighting of beach access points shall be long wavelength, downward directed, full cutoff and fully shielded and shall not be directly, indirectly, or cumulatively visible from the beach.

(2) Lights are allowable on dune walkovers or elevated boardwalks only as required for building code purposes and may only be installed landward of the frontal dune. Walkover lighting shall not be directly, indirectly or cumulatively visible from the beach.

(j) Existing Exterior and Interior Lighting.

(1) Reduce or eliminate the negative effects of existing exterior artificial lighting through the following measures:

- a. Reposition, modify or remove existing lighting fixtures so that the point source of light or any reflective surface of the light fixture is no longer directly, indirectly or cumulatively visible from the beach;
- b. Replace fixtures having an exposed light source with fully shielded fixtures;
- c. Replace any light source, light bulb or lamp that is not long wavelength (e.g. incandescent, fluorescent, or high intensity lighting) with the lowest wattage long wavelength (e.g. LED or low pressure sodium) light source or lamp available for the specific application;
- d. Replace non-directional fixtures with directional fixtures that point down and away from the beach;
- e. Provide shields for fixtures visible from the beach and not practical to immediately be replaced. Beachside shields are to cover 270 degrees and extend below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;
- f. Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;
- g. Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;
- h. Construct a ground level barrier landward of the beach and frontal dune to shield light sources from the beach. Ground-level barriers are to be considered a last resort when no other remediation of the light source is feasible. Ground level barriers may be subject to state coastal construction control line regulations under section 161.053, Florida Statutes, and must not interfere with sea turtle nesting or hatchling emergence, or cause short- or long- term damage to the beach and dune system;

- i. Permanently remove or permanently disable any fixture which cannot be brought into compliance with the provisions of these standards.
- (2) Take one or more of the following measures to minimize interior light emanating from doors and windows within line-of-sight of the beach:
 - a. Apply window tint or film that meets the light transmittance standards for tinted glass;
 - b. Rearrange lamps, **televisions**, and other moveable fixtures away from windows;
 - c. Use opaque shades or room darkening window treatments (e.g., blinds, curtains, screens) to shield interior lights from the beach.
- (k) *Special Events, Motor Vehicles, and Temporary Lighting.*
 - (1) Lighting associated with a special event that may directly, indirectly, or cumulatively be visible from any portion of the beach shall not be authorized at nighttime during sea turtle nesting season.
 - (2) The operation of all motorized vehicles as provided in section 5-4, shall be prohibited on the beach at nighttime during sea turtle nesting season.
 - (3) Within sea turtle nesting season, temporary work zone lighting for roadway construction and during declared emergencies shall be directed away from the beach to avoid illumination of or direct visibility from the beach. Work zone luminaires shall be shielded to avoid lighting areas outside of the immediate construction area.
 - (4) All other temporary construction lighting shall be:
 - a. Inclusive of all the standards of this section, including using fixtures that are long wavelength, downward directed, full cutoff, and fully shielded so light is not directly or indirectly visible from the beach, and
 - b. Mounted less than eight feet above the adjacent floor or deck, measured from the bottom of fixture, and
 - (5) Handheld and other portable temporary lighting shall not be directed toward or used in a manner that disturbs sea turtles.
- (l) *Enforcement, penalty.* Anyone violating any provisions of this section shall be punished in accordance with all provisions of this Code including but not limited to reference of the violation to the code enforcement board.

Section 3. The Town of Highland Beach Code of Ordinances, is hereby amended by amending Chapter 30 “Zoning,” Article V “Natural Resources,” Section 30-85 “Coastal lighting” to read as follows (deleting is ~~stricken through~~ and adding is underlined):

Sec. 30-85. – Coastal Lighting

All lighting of all properties within the Town that may produce artificial light directly, indirectly, or cumulatively visible from any portion of the beach, regardless of whether those properties are beachfront properties ~~structures east of SR A1A~~ shall comply with the "sea turtle protection" lighting standards as provided in section 4-8 ~~adopted by the town.~~

Section 4. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Codification. Section 2 of the Ordinance may be made a part of the Town Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section,” “division,” or any other appropriate word.

Section 7. Effective Date. This Ordinance shall be effective immediately upon adoption at second reading.

The foregoing Ordinance was moved by _____, seconded by _____ and upon being put to the vote, the vote was as follows:

	AYE	NAY
Mayor Douglas Hillman	_____	_____
Vice Mayor Natasha Moore	_____	_____
Commissioner David Stern	_____	_____
Commissioner Evalyn David	_____	_____
Commissioner John Shoemaker	_____	_____

PASSED on first reading at the Regular Commission meeting held on this _____ day of _____, 2023.

The foregoing Ordinance was moved by _____, seconded by _____ and upon being put to the vote, the vote was as follows:

	AYE	NAY
Mayor Douglas Hillman	_____	_____
Vice Mayor Natasha Moore	_____	_____
Commissioner Peggy Gossett-Seidman	_____	_____
Commissioner Evalyn David	_____	_____
Commissioner John Shoemaker	_____	_____

PASSED AND ADOPTED on second and final reading at the Regular Commission meeting held on this _____ day of _____, 2023.

ATTEST:

By: _____

Lanelda Gaskins, MMC

Town Clerk

APPROVED AS TO FORM AND LEGALITY:

By: _____

Glen J. Torcivia, Town Attorney

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*

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. 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. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

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

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. 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. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

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 has 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

*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*

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. 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. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

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 <MAnderson@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

*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*

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. 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. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

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.



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 NRPAB 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



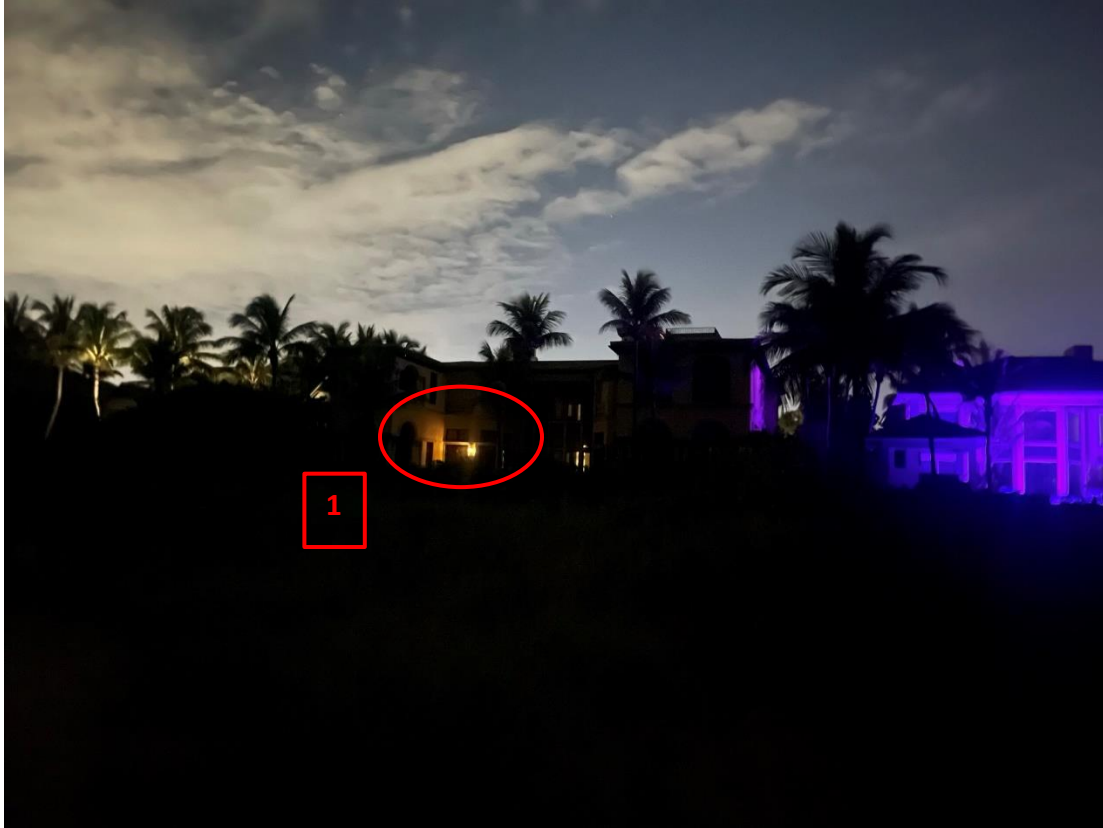
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Wall mounts	3-4	North along wall
2	Bollards	~5	Southeast
3	Green indirect illumination from pool	Unknown	East
4	Interior	3+ rooms	East

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

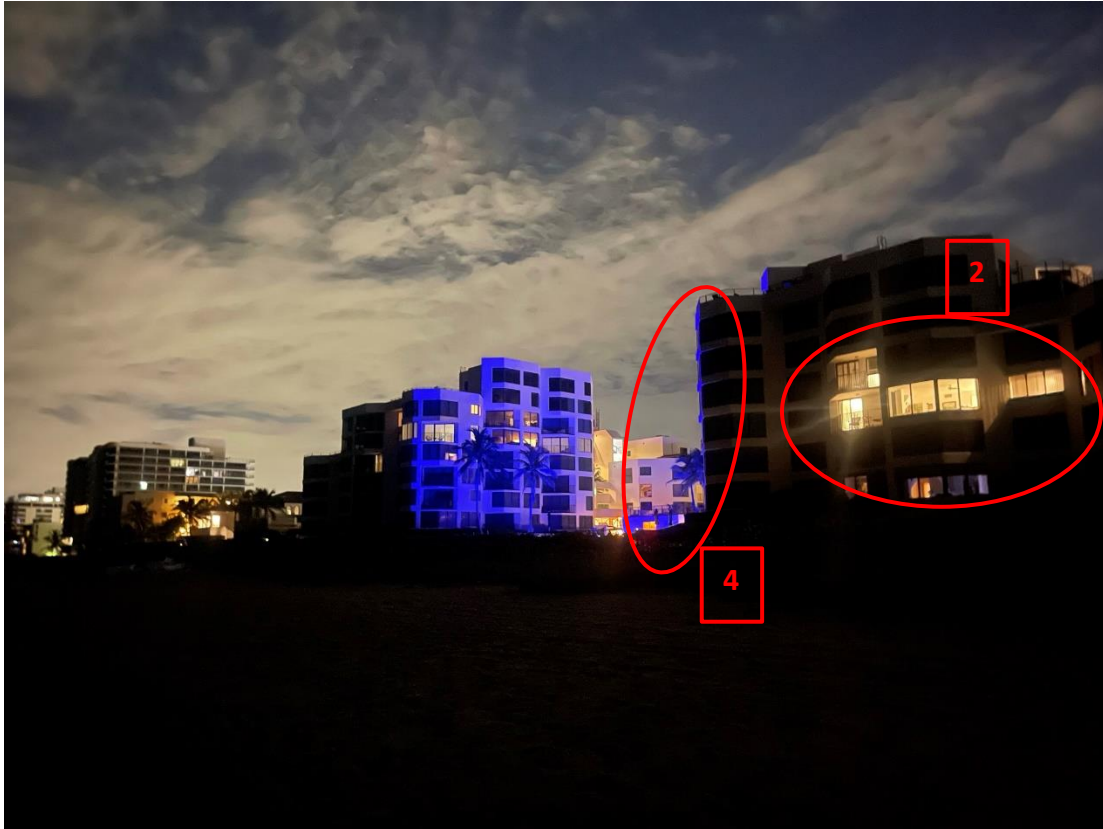


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Up light	1	East

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



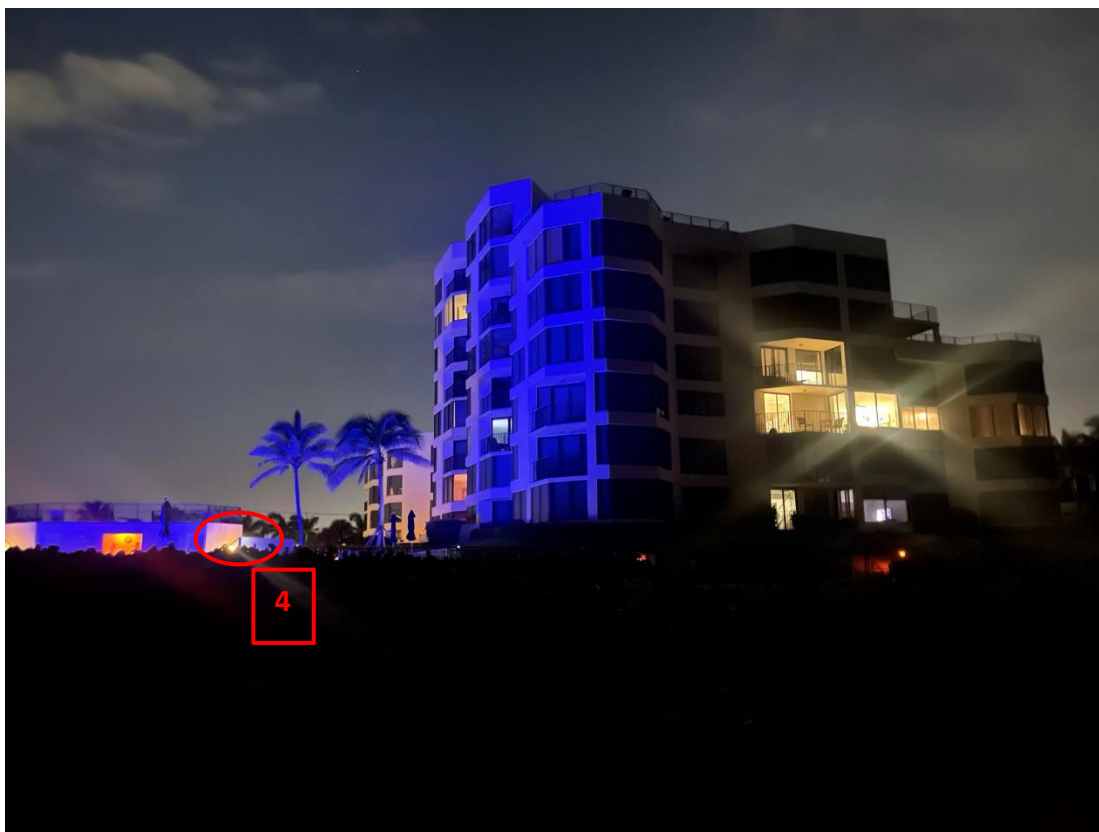
Townhouse of Highland Beach
September 02, 2021
2565 S Ocean Blvd



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

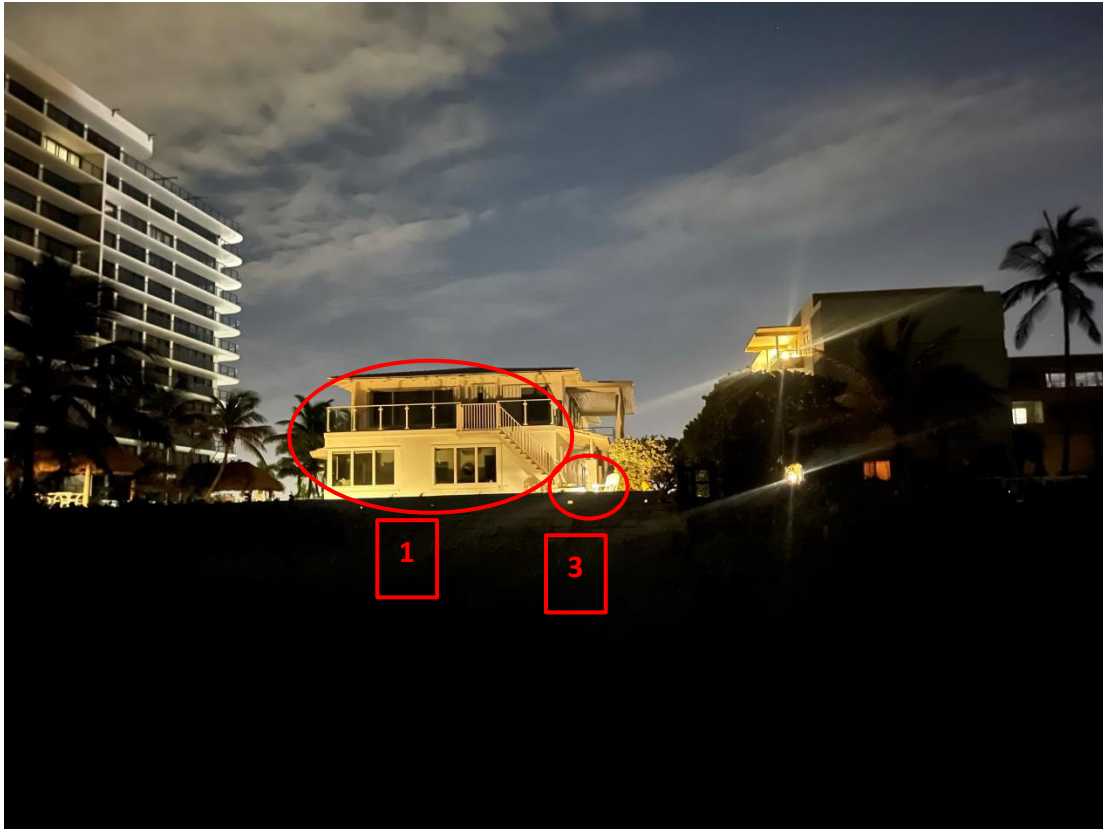


September 02, 2021
2701 S Ocean Blvd

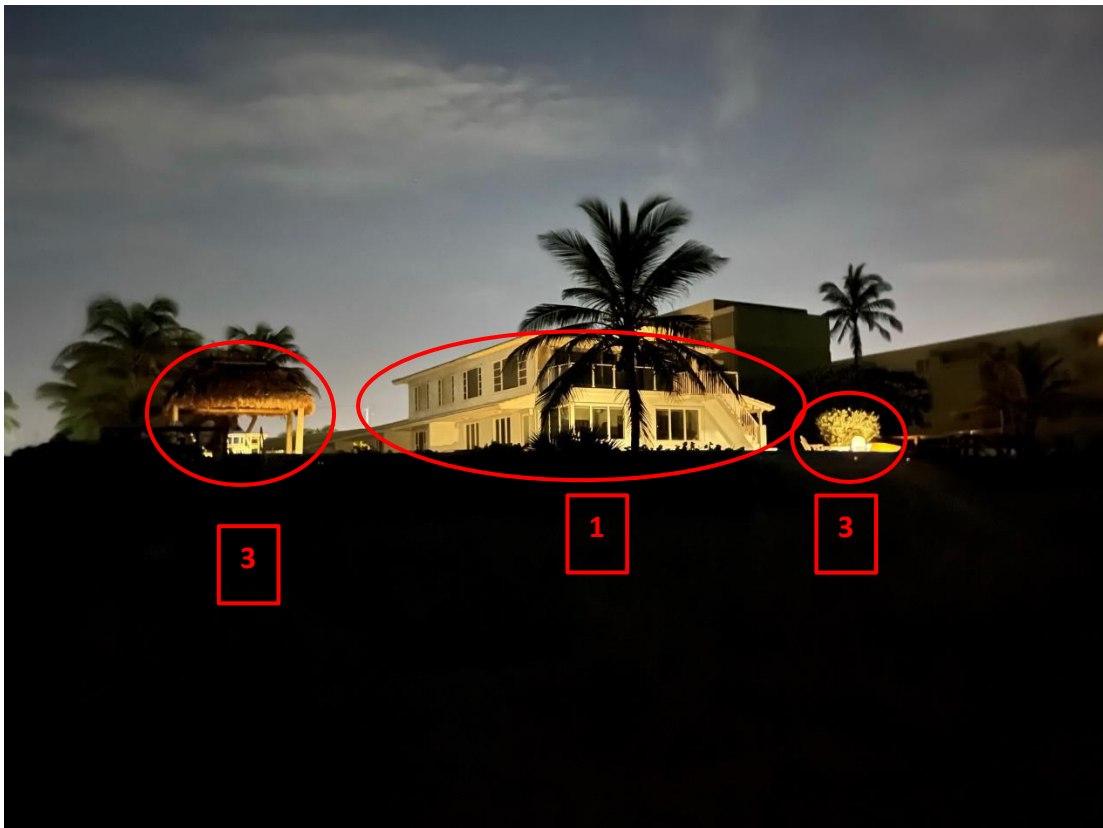


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Wall mount	~50	North and South, 25 on each side
2	Pole/ Mushroom lights	~10-15	East, Central area
3	Interior	~2 units	East

September 02, 2021
2711 S Ocean Blvd
Jamaica Manor



September 02, 2021
2711 S Ocean Blvd
Jamaica Manor



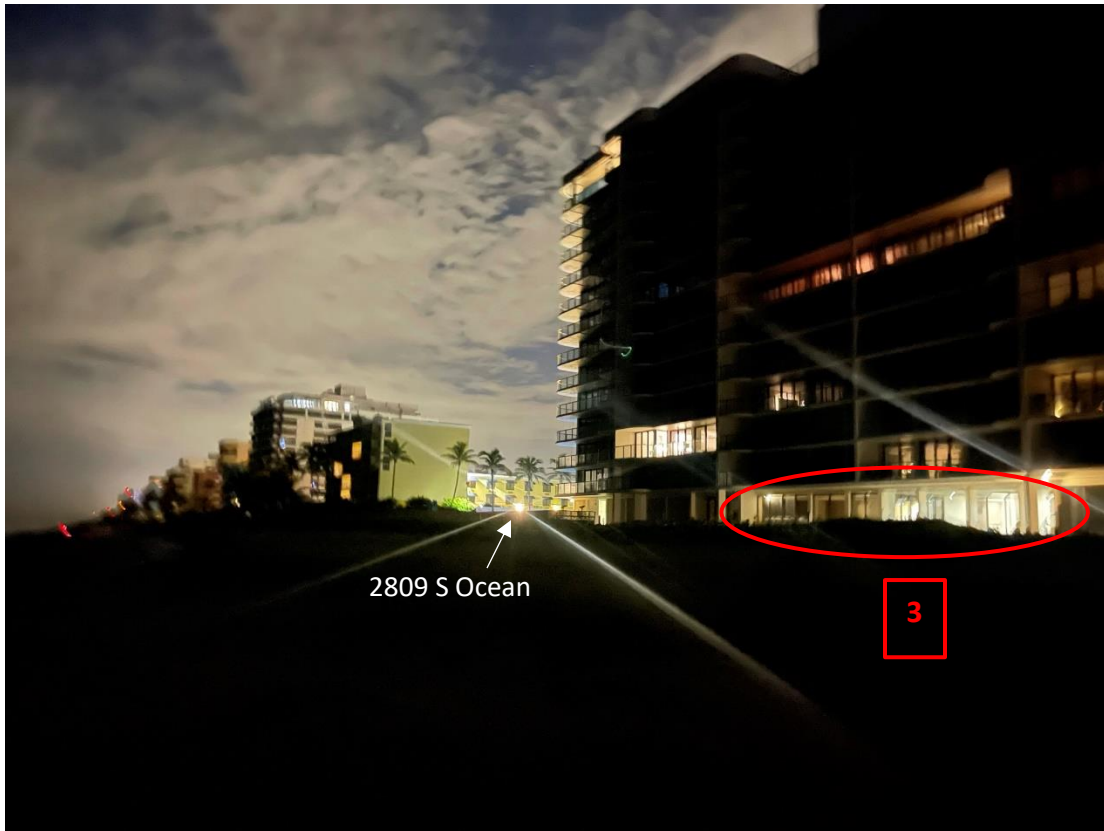
September 02, 2021
2711 S Ocean Blvd
Jamaica Manor

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

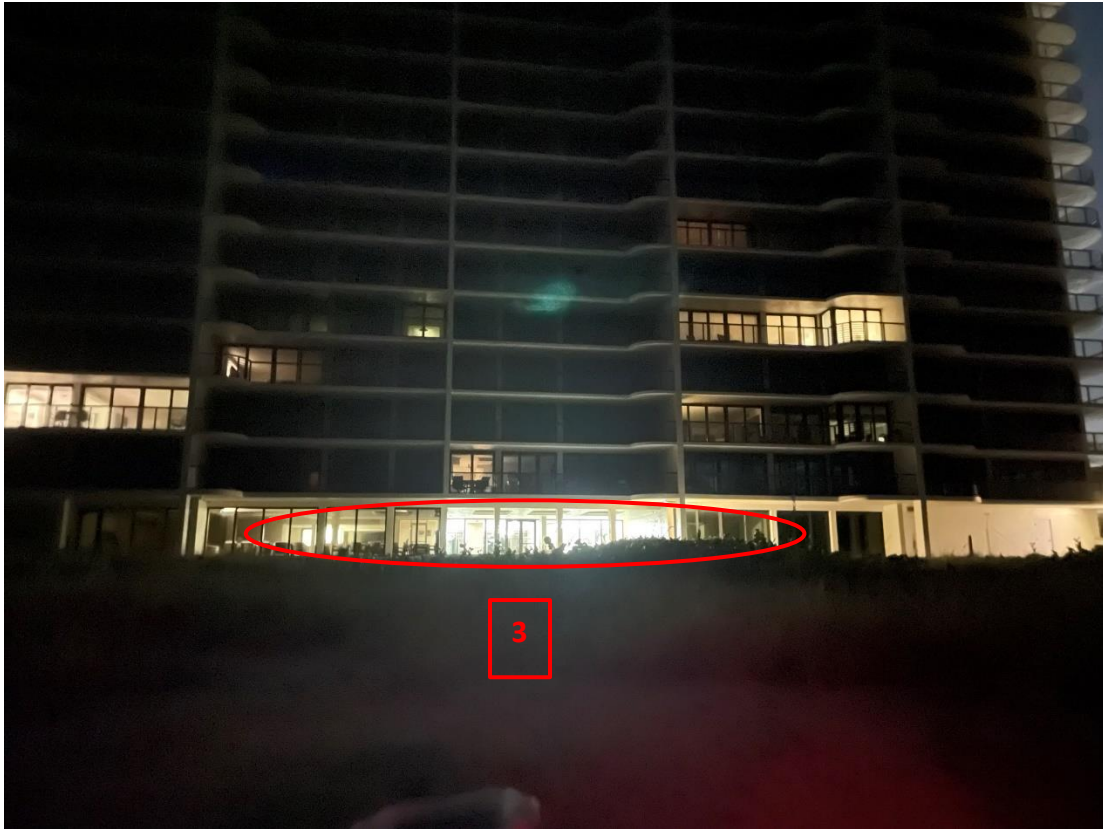
September 02, 2021
2727 S Ocean Blvd
Villa Magna Condos



September 02, 2021
2727 S Ocean Blvd
Villa Magna Condos

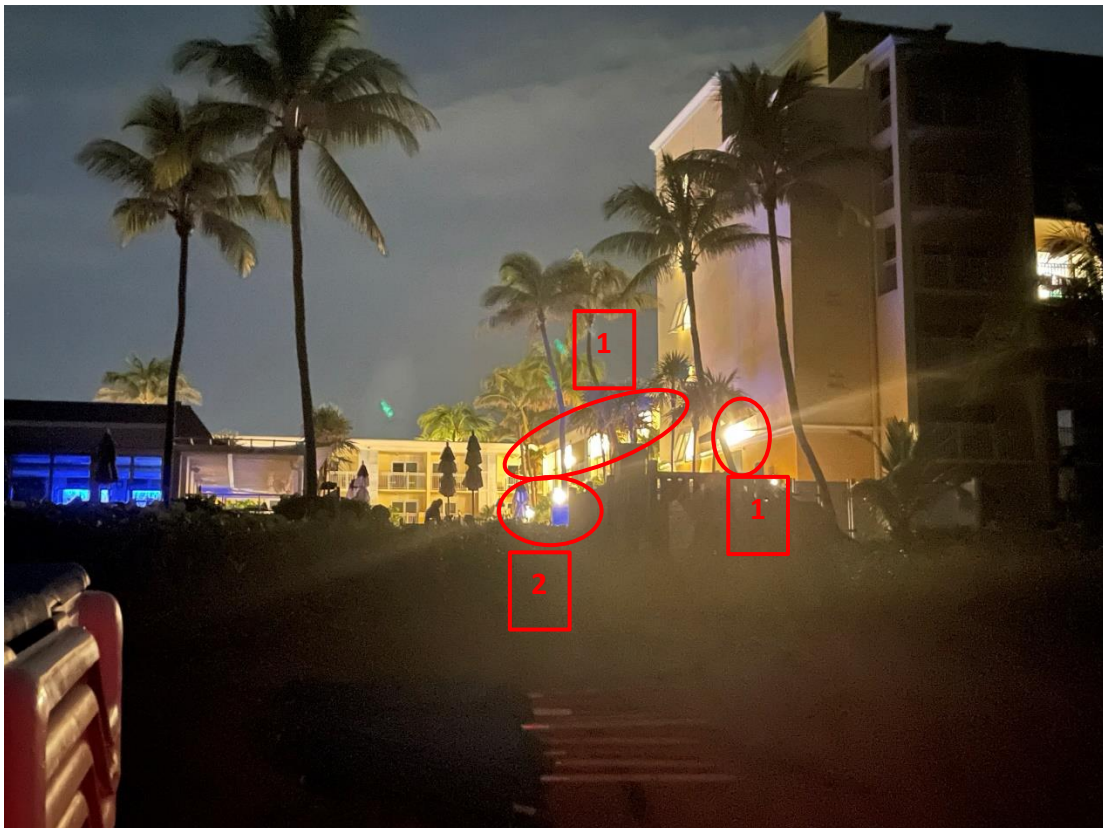


September 02, 2021
2727 S Ocean Blvd
Villa Magna Condos

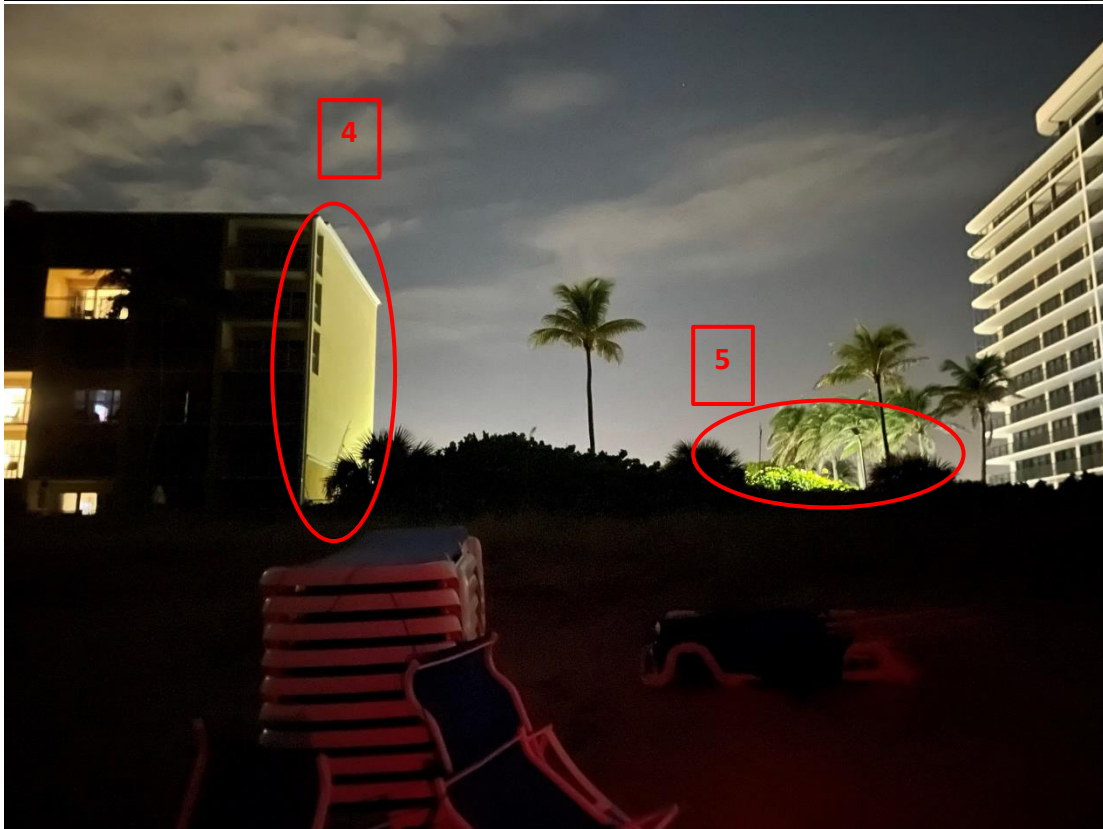


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	~5	East, Southeast, Northeast
2	Pool lighting causing indirect illumination	Unknown	South
3	Interior	Unknown	East

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

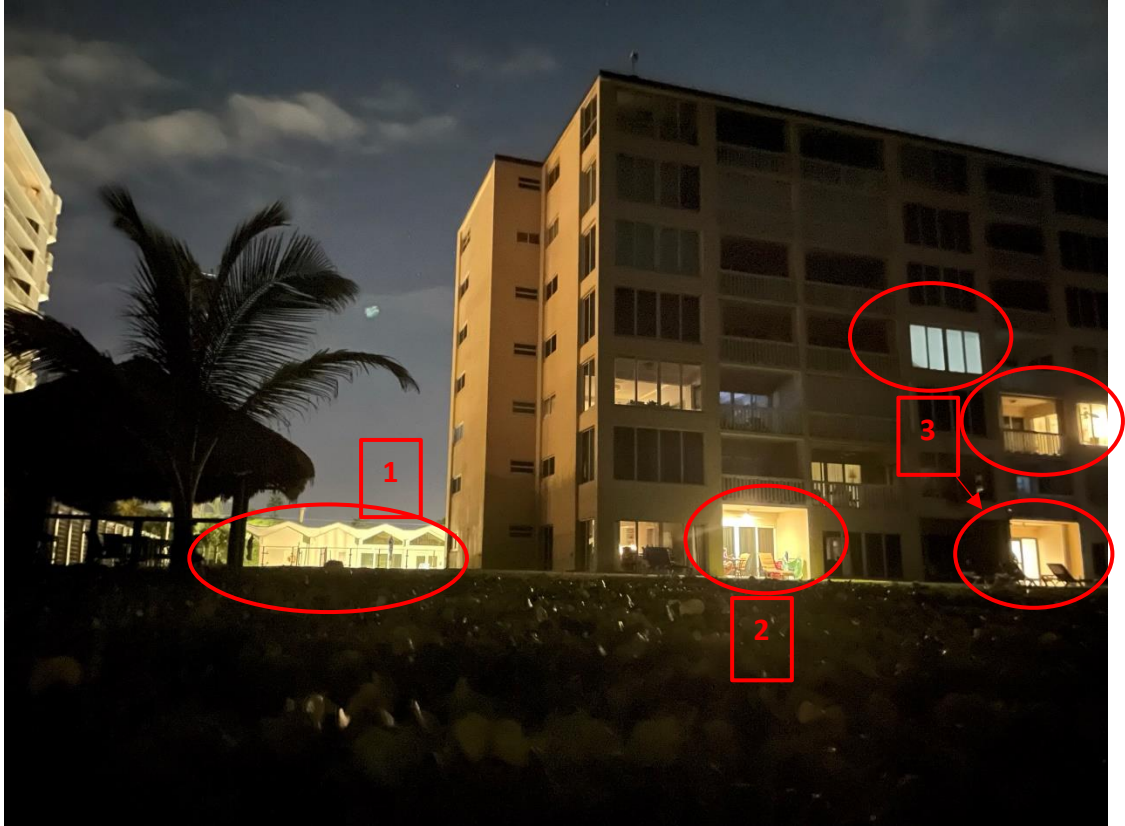
September 02, 2021
2901 S Ocean Blvd
Highlands Place Condo



**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

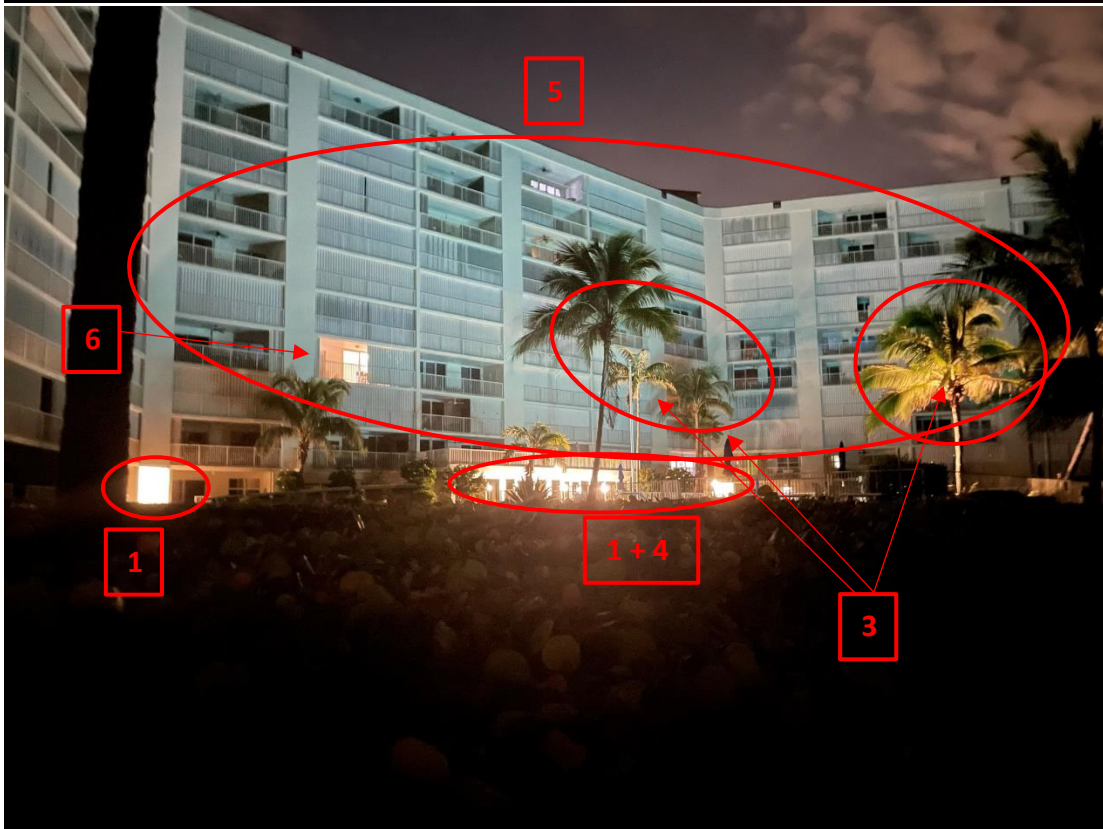


September 02, 2021
3015 S Ocean Blvd
Ocean Dunes Condo

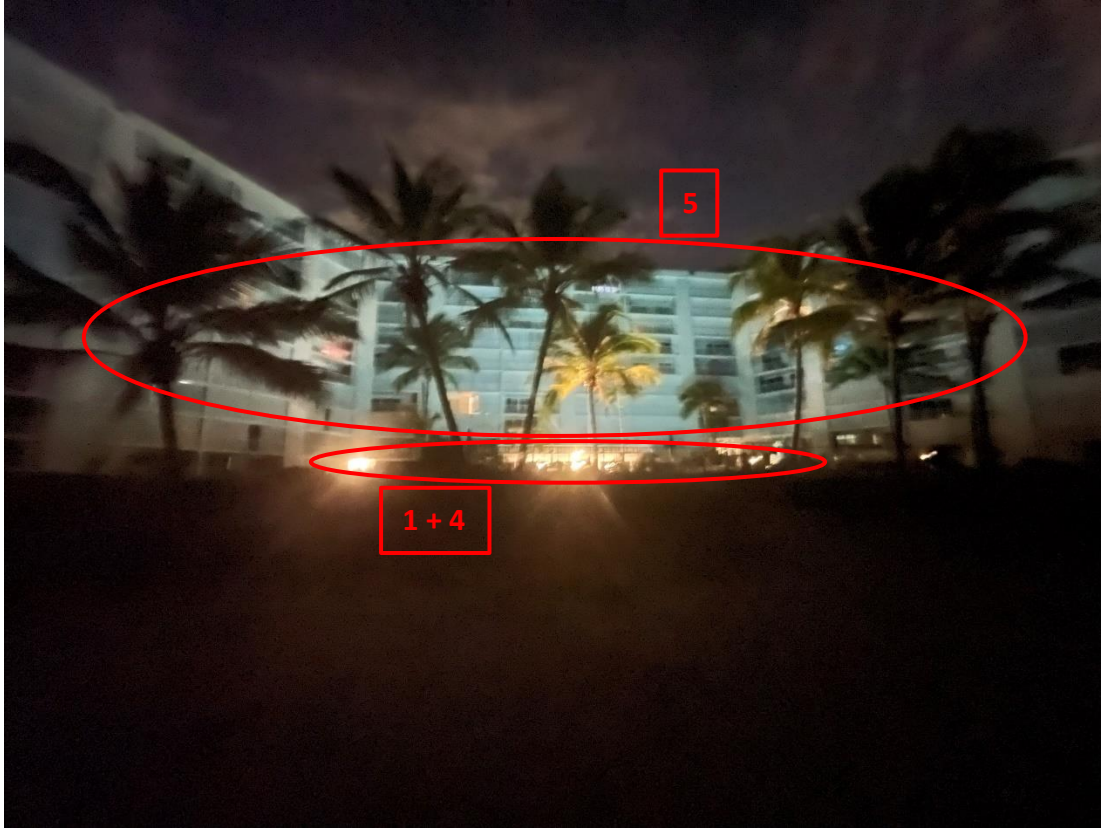


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pole mounted	2	South
2	Indirect illumination	Unknown	South, Southeast, North
3	Ceiling mounted	Unknown	North, East

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

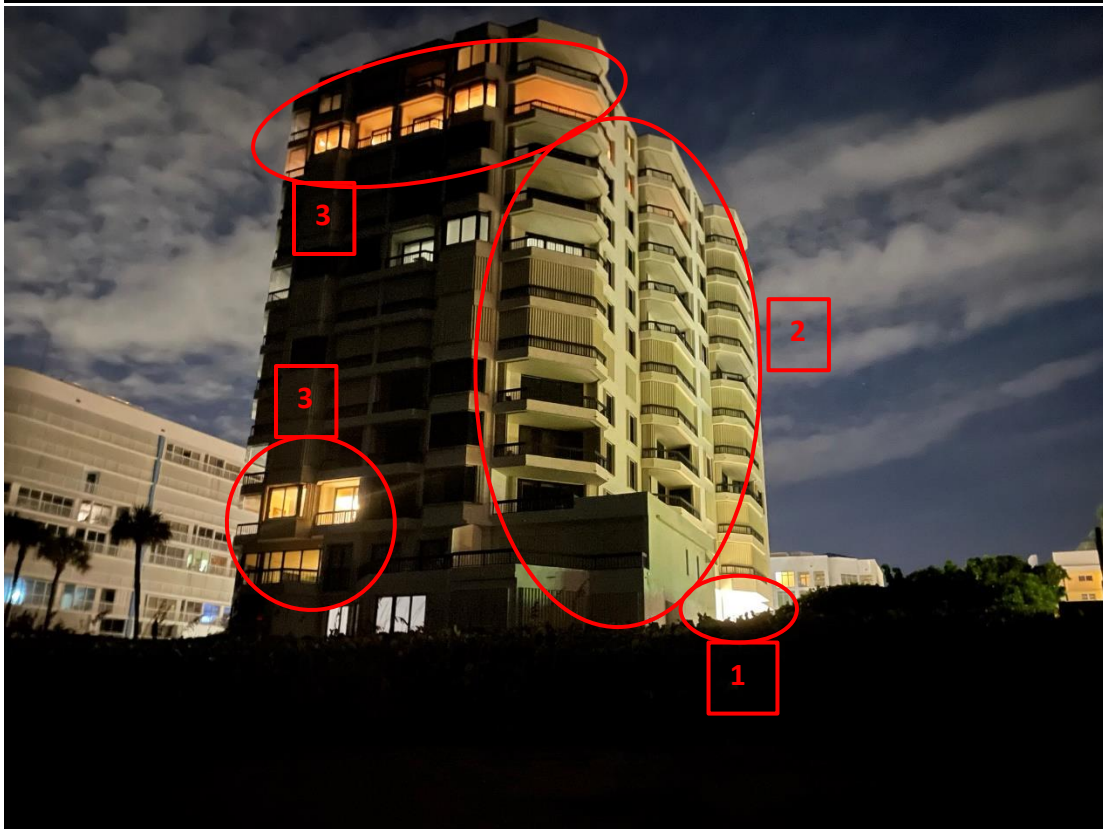
September 02, 2021
3114 S Ocean Blvd
Montaray House



September 02, 2021
3114 S Ocean Blvd
Monterey House

ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	20+	East

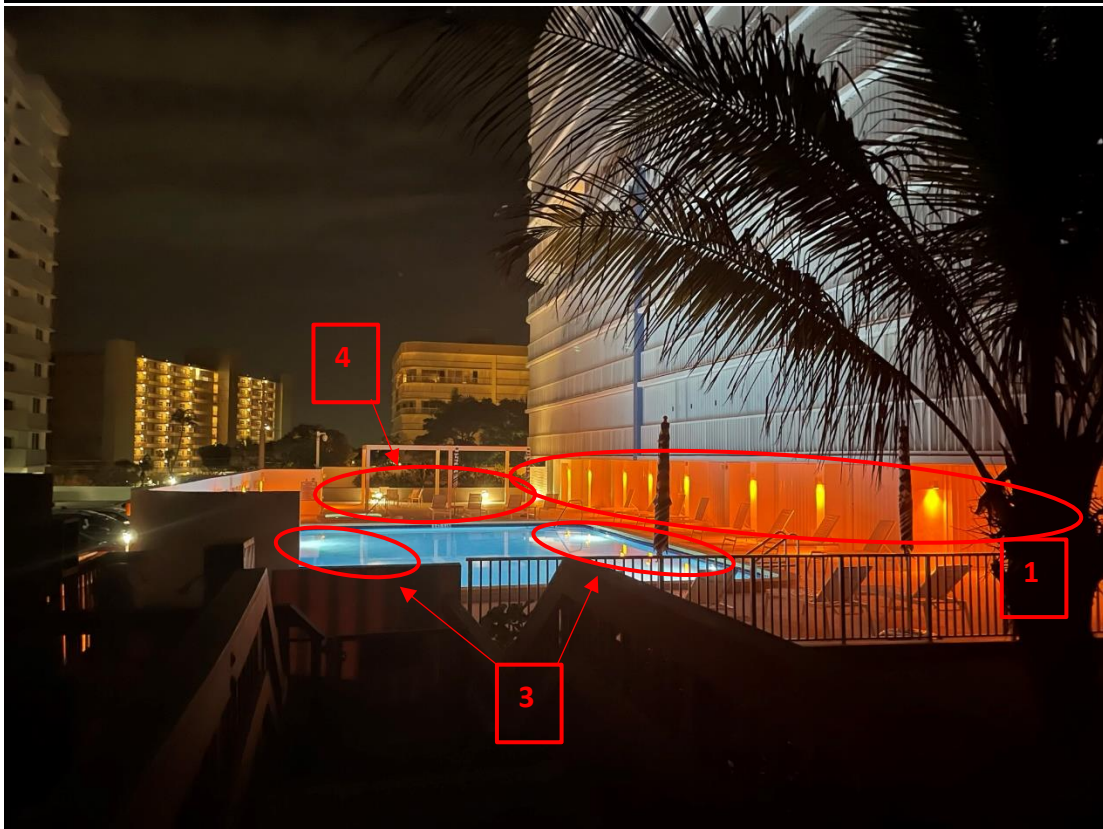
September 02, 2021
3201 S Ocean Blvd
Beach Walk East



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



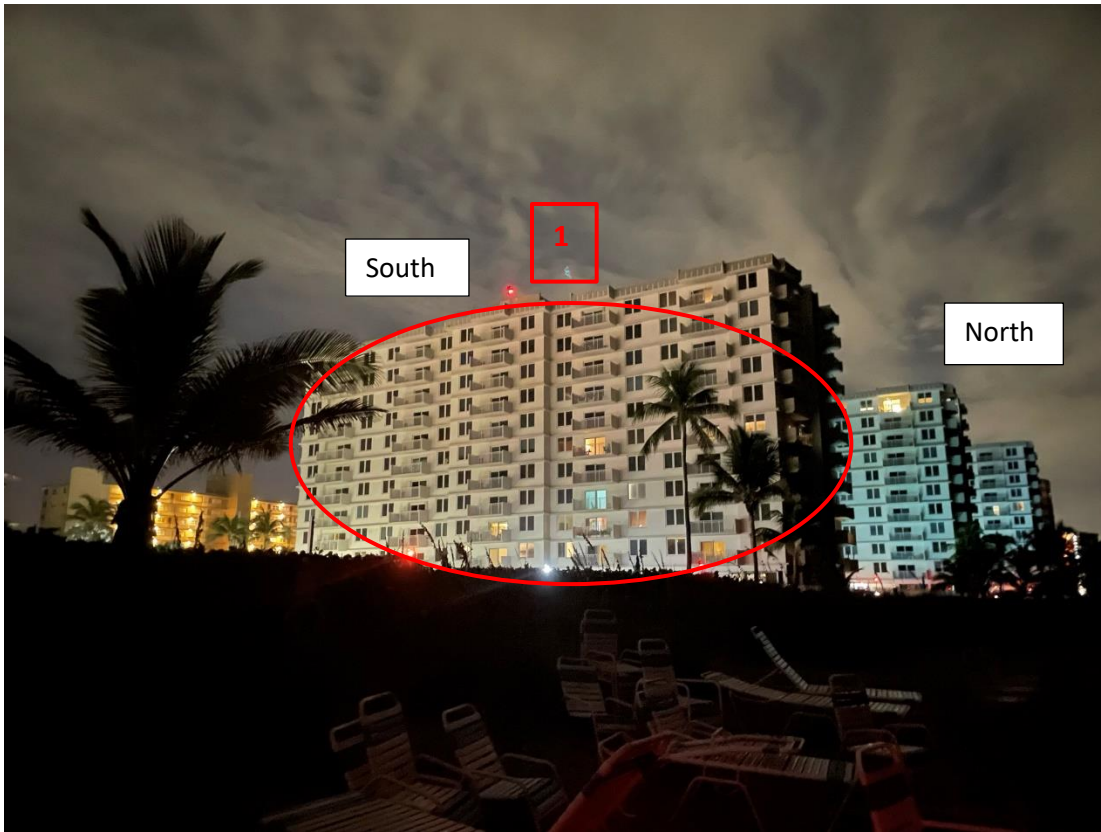
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Amber wall mounts around pool	~10	Southeast, Southwest pool area
2	Indirect illumination	Unknown	North face (parking lot), South (pool)
3	Underwater pool lights	6	South
4	White step lights	~10	Southeast, Southwest pool area

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

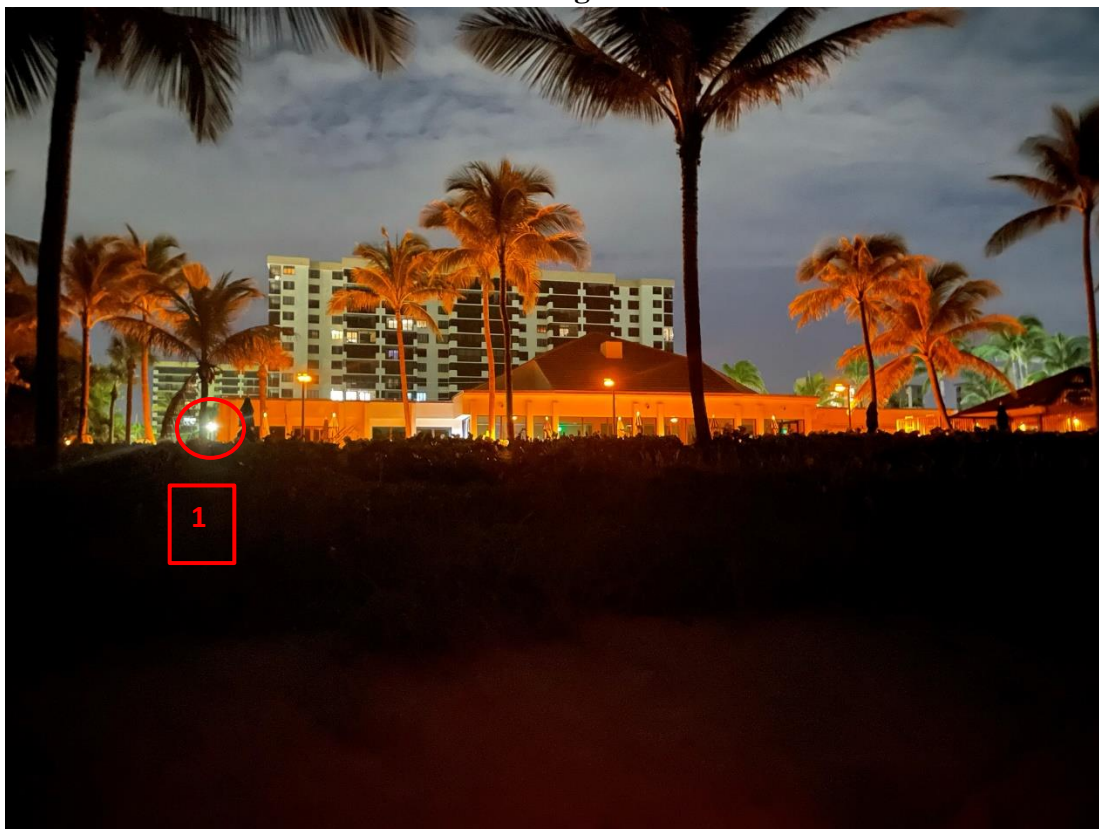


September 02, 2021
3215-3301 S Ocean Blvd
Ambassadors V North & South

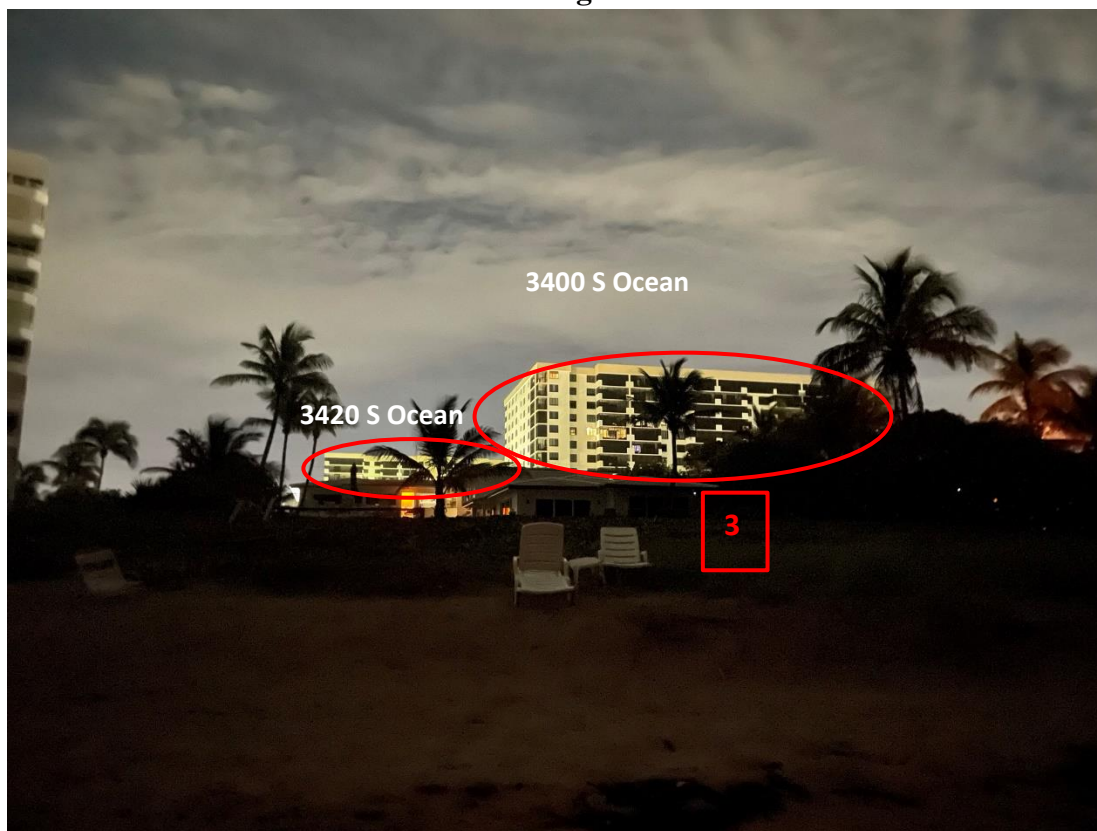


ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	White indirect illumination	Unknown	South, East between buildings
2	Pole mounted	Unknown	East, between buildings, in pool/seating areas
3	Ceiling mounted	Unknown	In carports
4	Blue indirect illumination from pool lighting	Unknown	East, between buildings

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



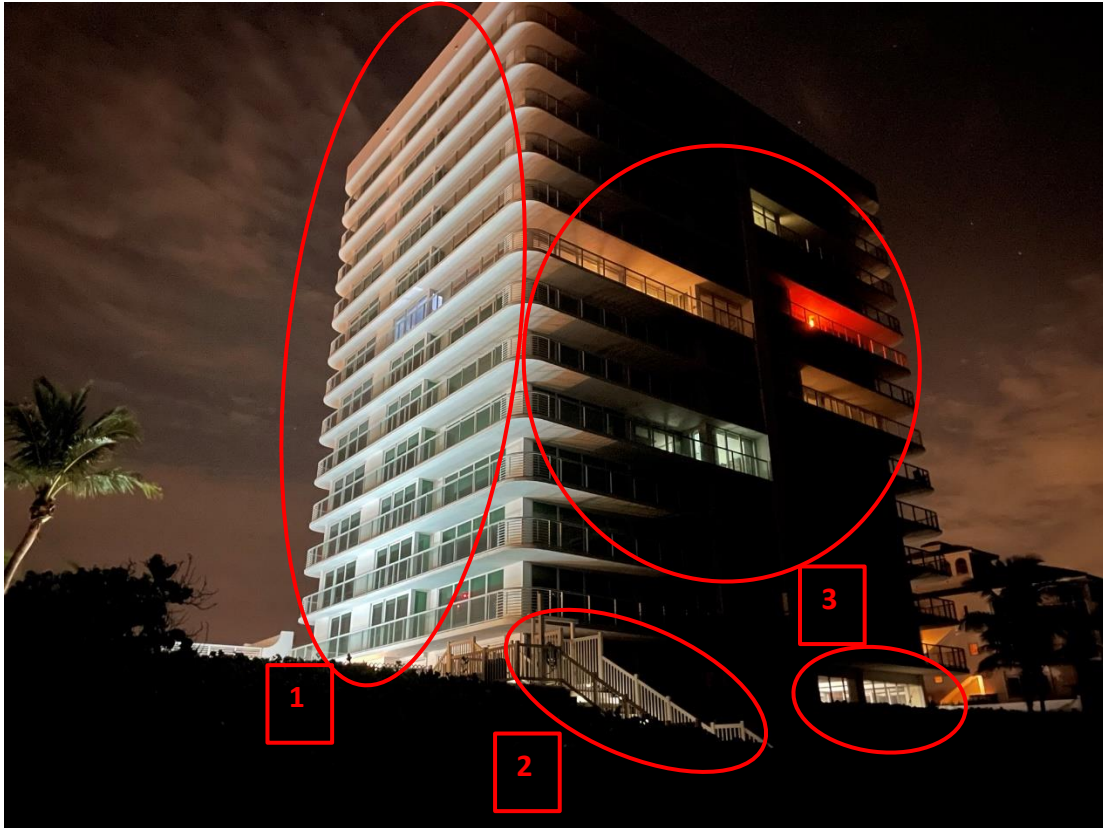
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mount	~3	Southwest

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



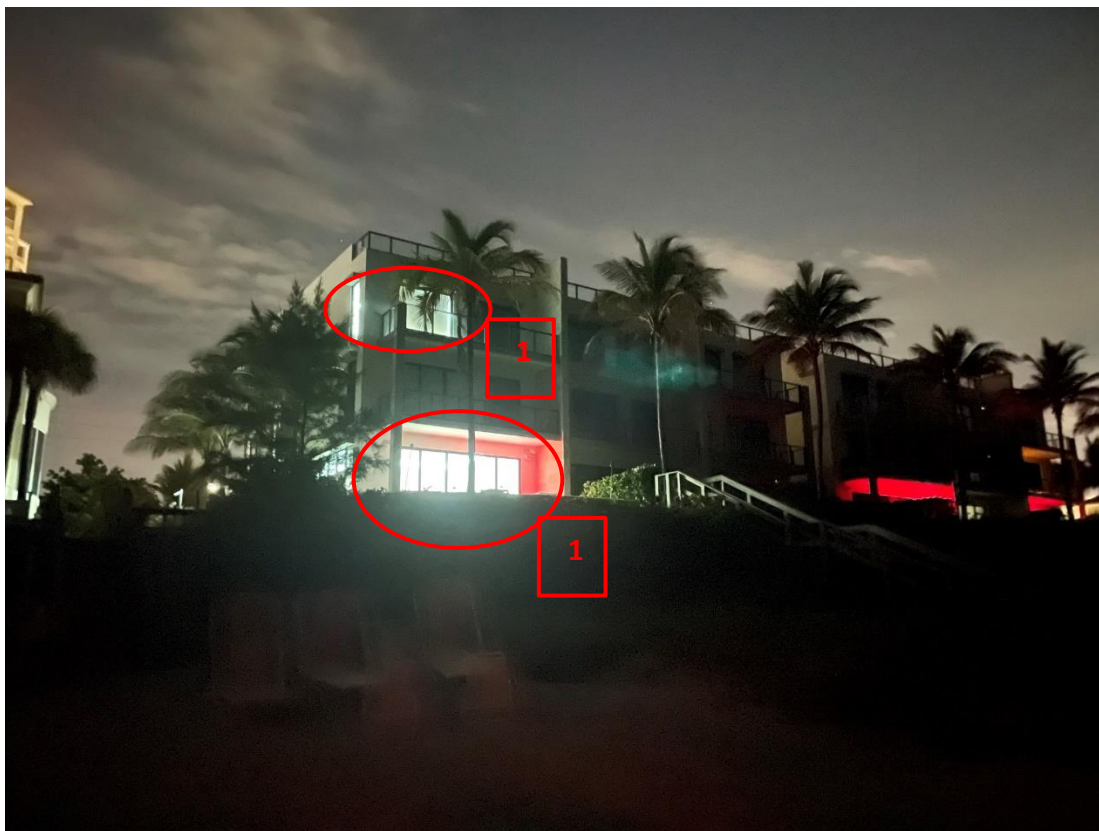
September 02, 2021
3615 S Ocean Blvd



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



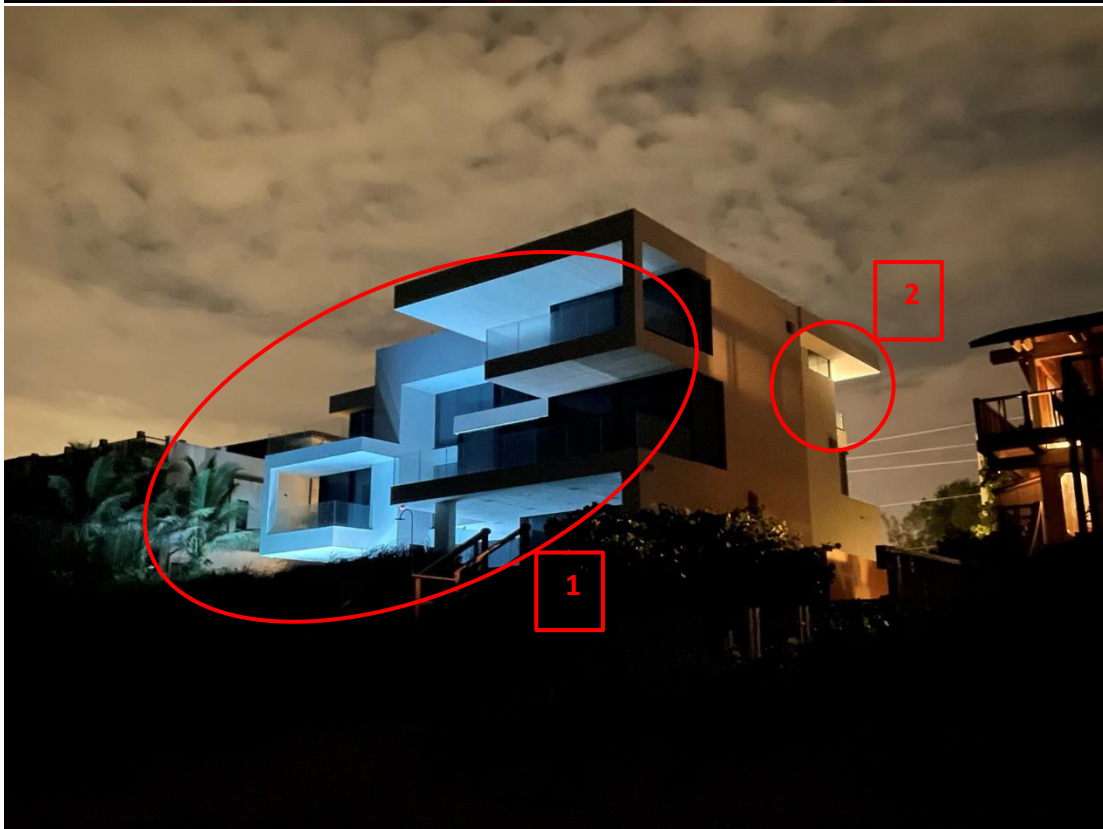
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	6	South, East

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



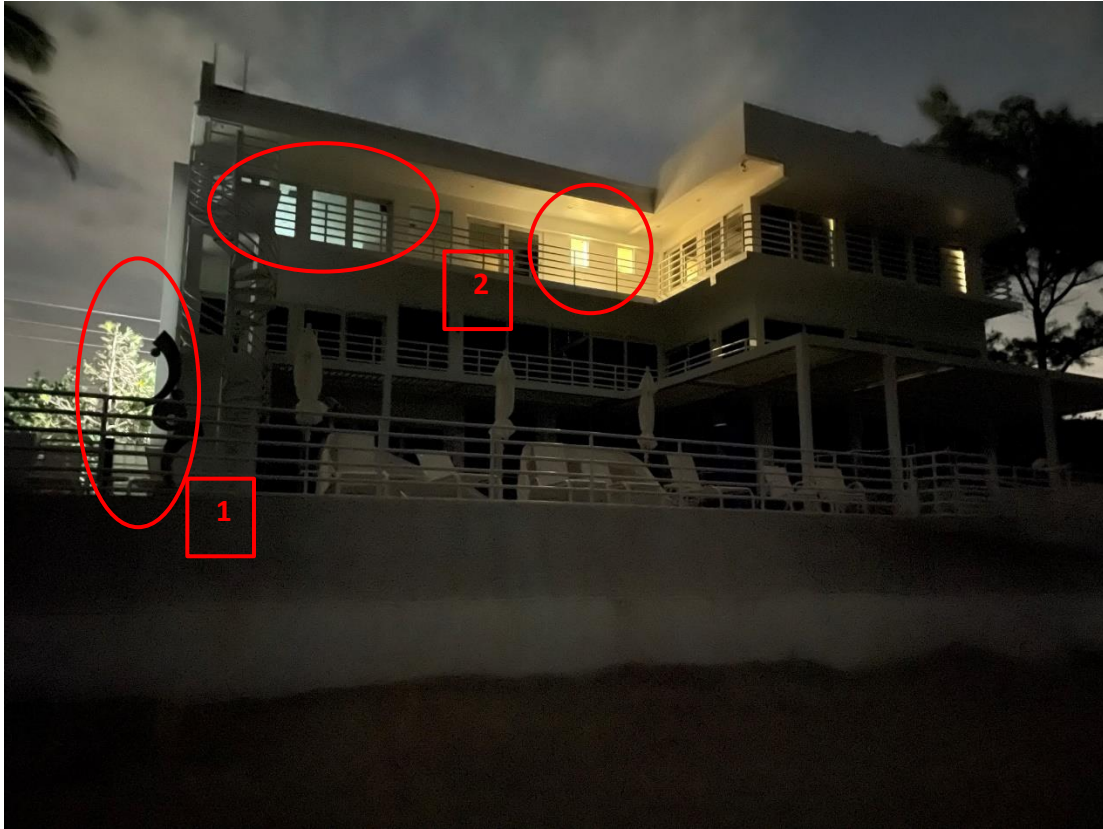
September 02, 2021
3905 S Ocean

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



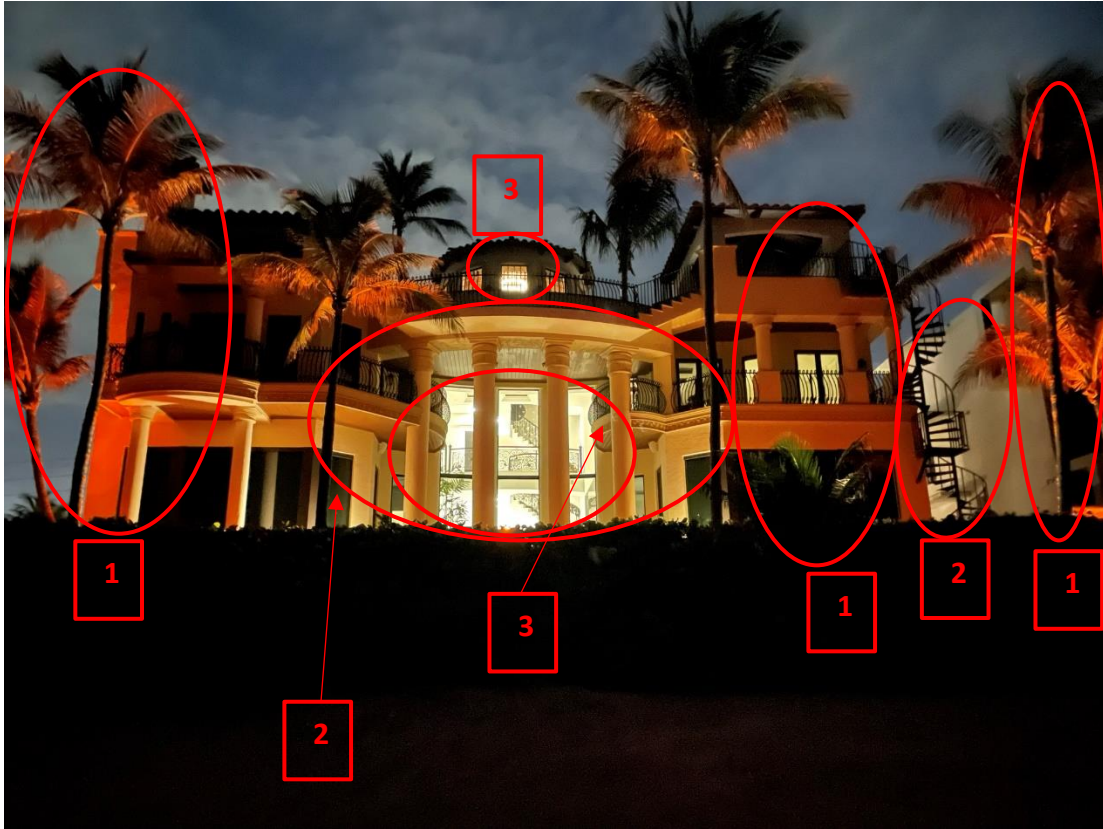
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted spotlight	~2	Southwest balcony
2	Interior	Unknown	East

September 02, 2021
4001 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	Unknown	East

September 02, 2021
4011 S Ocean Blvd



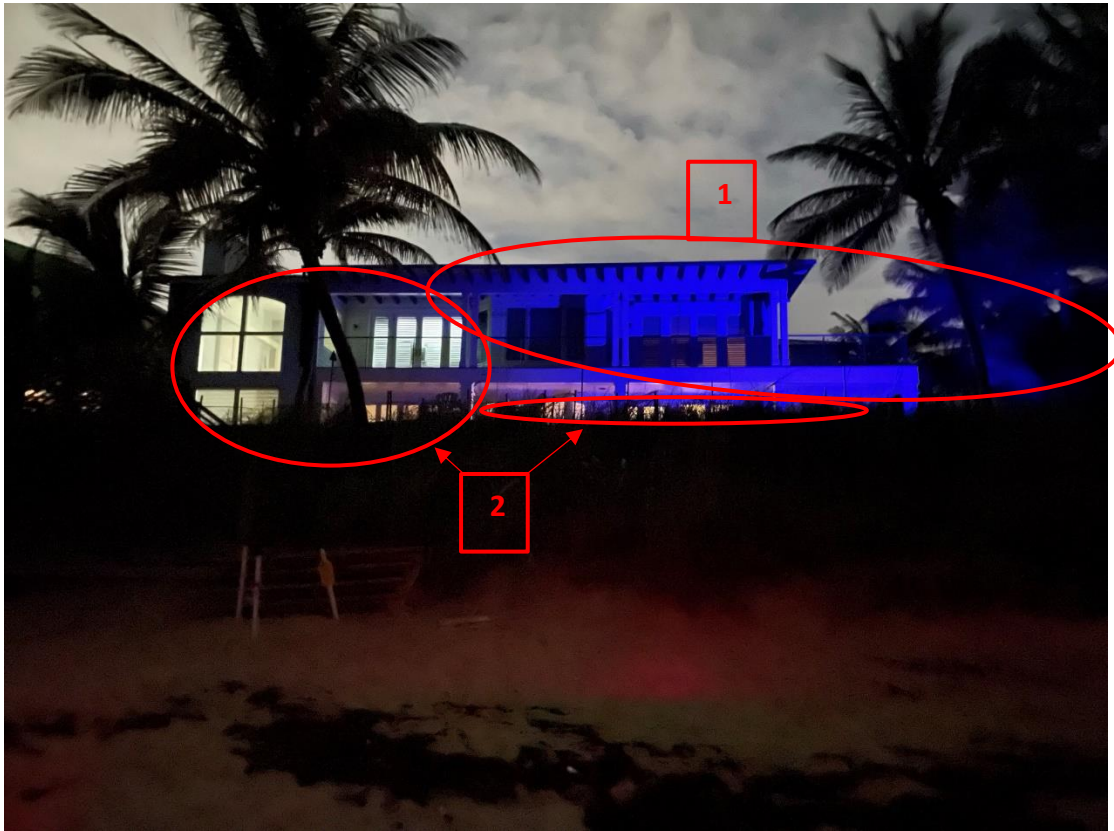
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Amber up lighting	Unknown	East
2	Indirect illumination	Unknown	East, North, South
3	Interior	Unknown	East

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



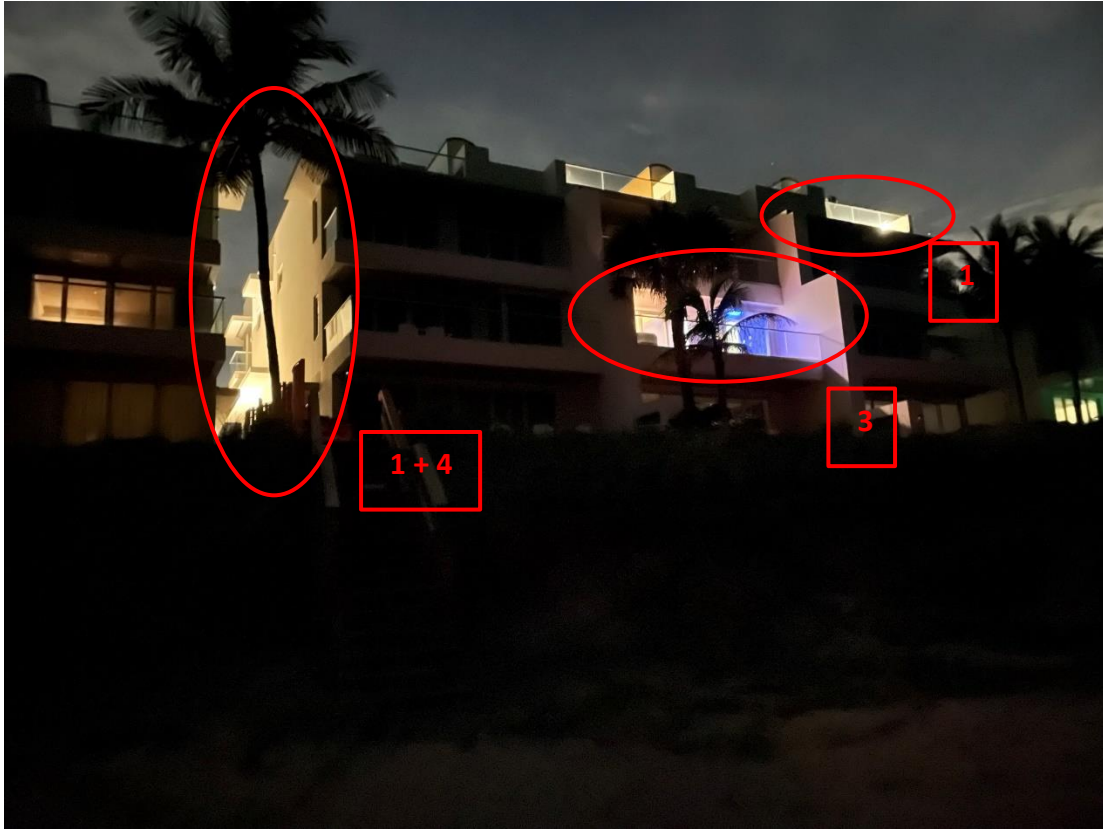
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pathlights	Unknown	East, behind vegetation

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

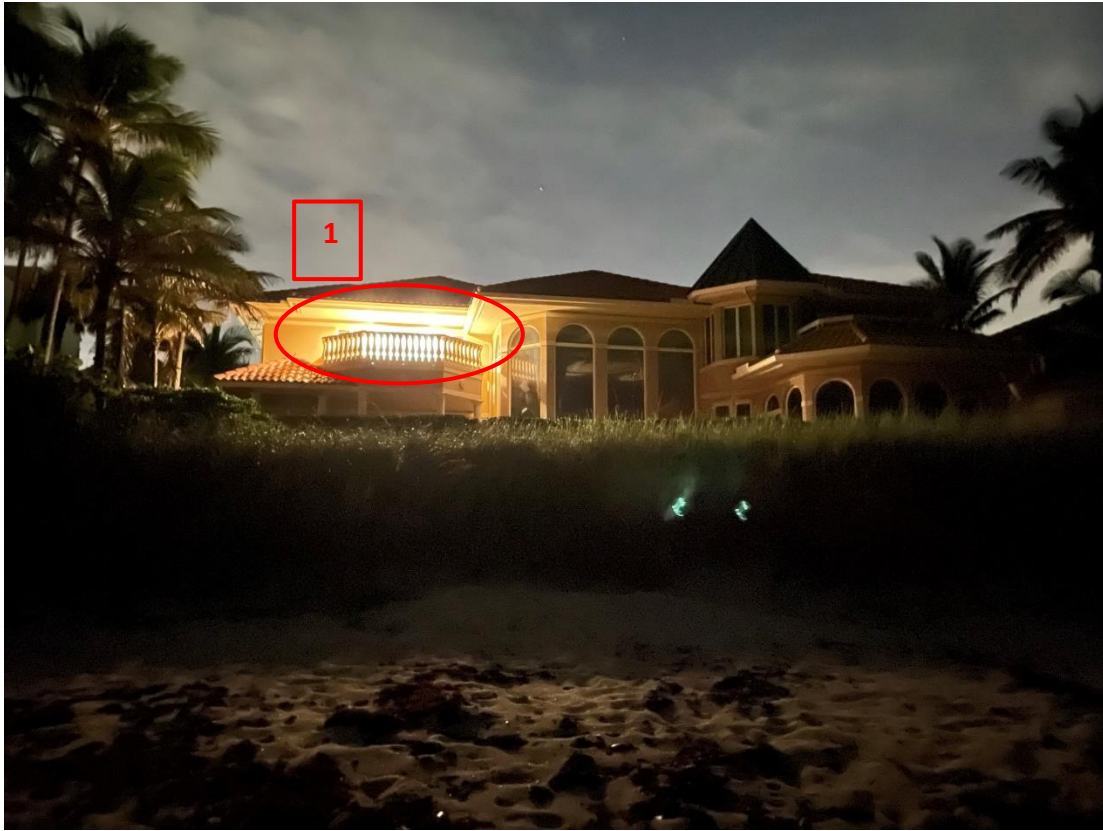
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Wall mount	1	Roof
2	Ceiling mount	1	East, balcony
3	Interior	Unknown	East
4	Indirect illumination	Unknown	In-between buildings

September 02, 2021
4221 S Ocean Blvd



ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	Unknown	East

September 02, 2021
4301 S Ocean Blvd



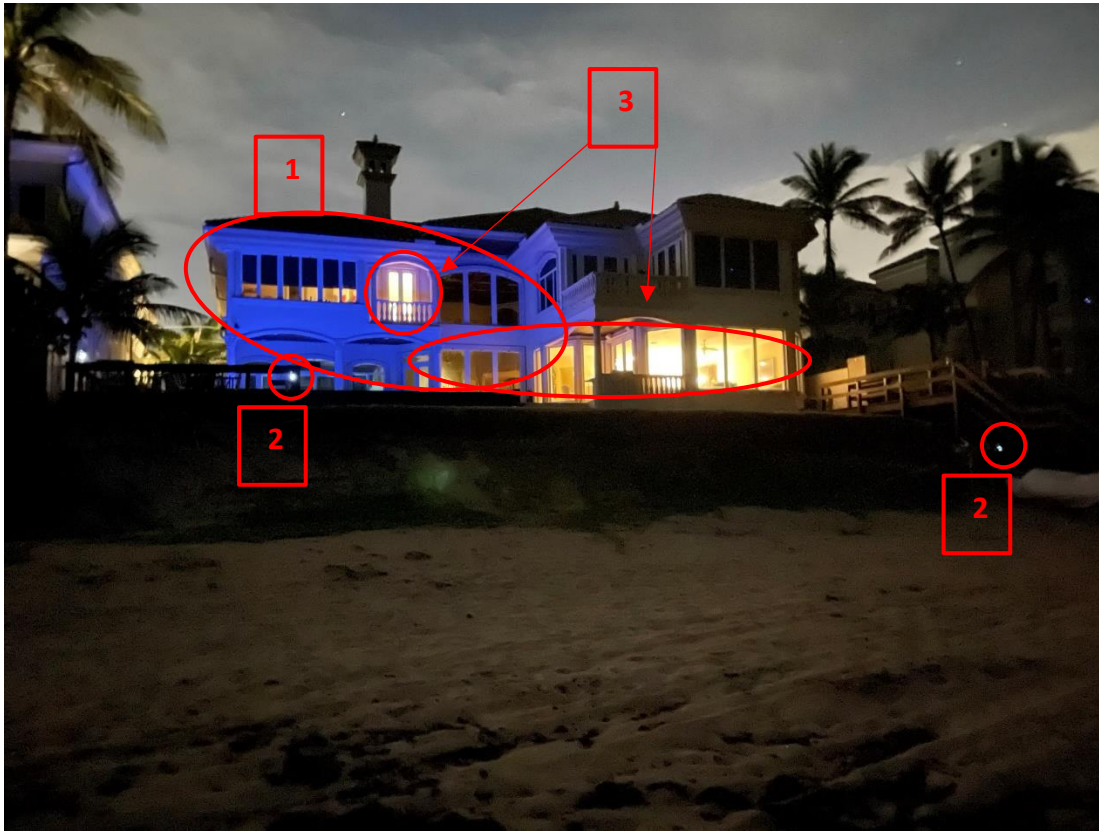
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Ceiling mounted	2	East, over balcony

September 02, 2021
4307 S Ocean Blvd



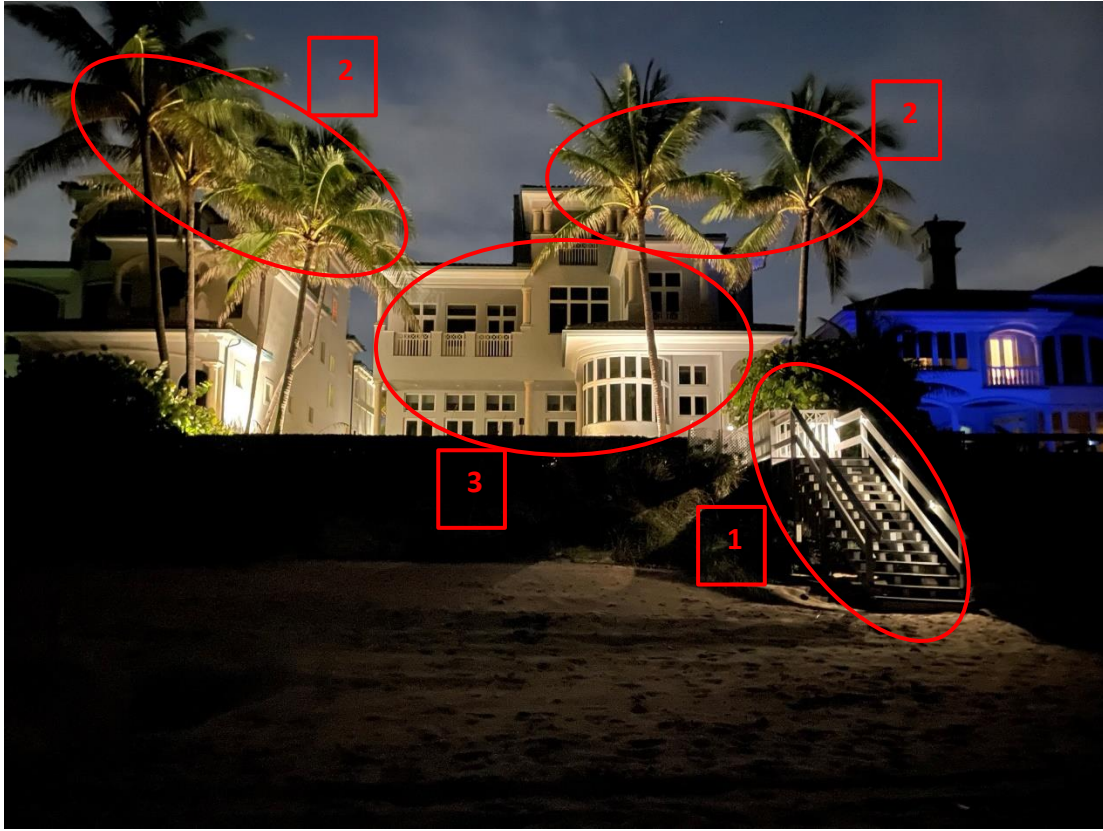
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Interior	~ 2 rooms	East

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



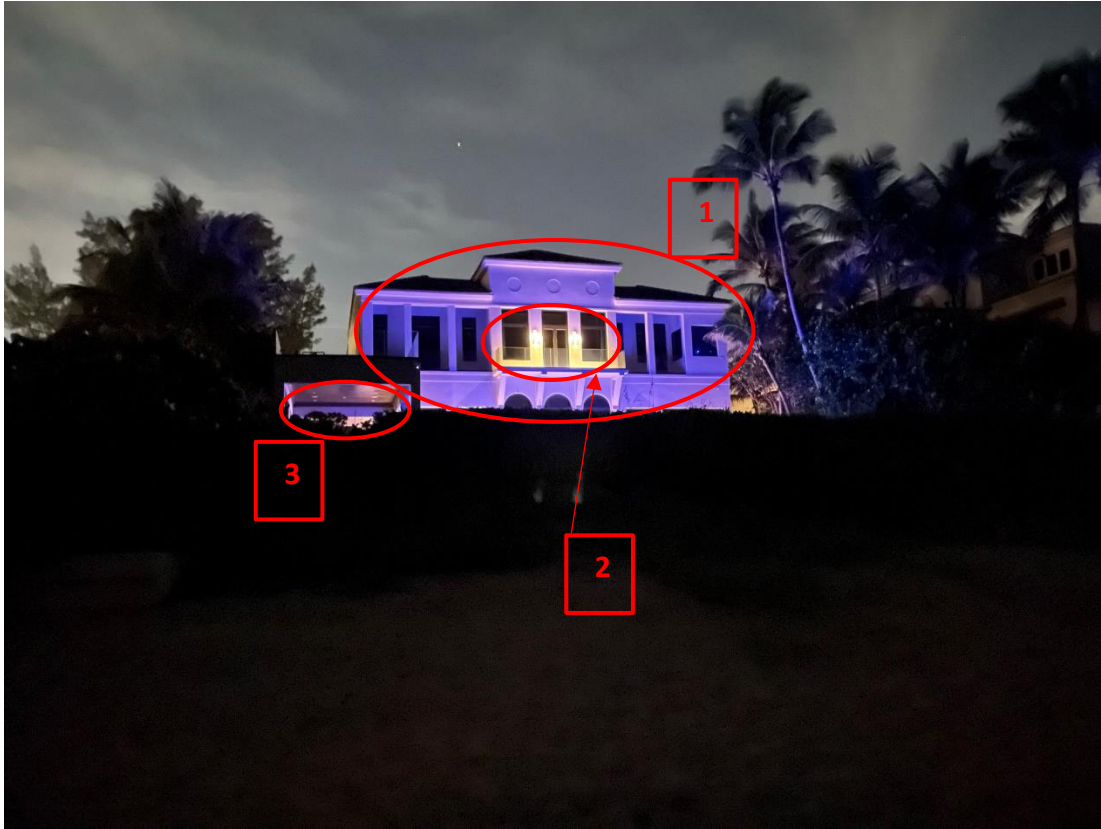
ITEMS	FIXTURE TYPE	QUANTITY	LOCATION
1	Pathlights	~5	East
2	Up lighting on vegetation	~5-10	East
3	Interior	Unknown	East

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

File Attachments for Item:

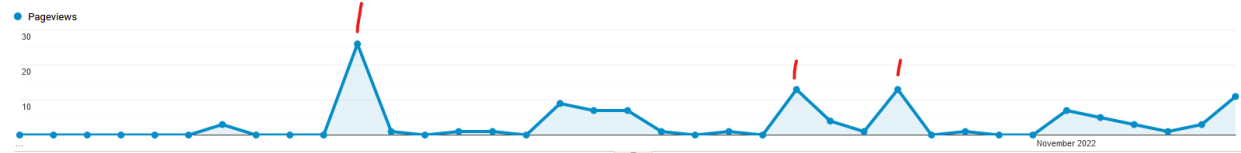
C. Follow up on the December 15, 2022 Town of Highland Beach Food Truck Event

From: [Terisha Cuebas](#)
To: [Ganella Thompson](#)
Cc: [Nancy Allen](#)
Subject: RE: Update on metrics
Date: Monday, November 7, 2022 12:19:31 PM
Attachments: [image002.png](#)
[image003.png](#)

Good morning Ganella:

Please see below. The three markers with red indicate high viewed days. The 1st is October 11 with 26 views, 2nd October 24 with 13 views and 3rd October 27th with 13 views.

Currently off all pages, the NRPAB is the 13th most visited page.



Best regards,
Terisha Cuebas, MPA
Assistant Town Manager

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
(561) 278-4548 Office
(561) 265-3582 Fax
www.hiathlandbeach.us