



Agenda Item No.

DEVELOPMENT REVIEW REPORT

The matter before the City Commission is a proposed Ordinance of The City Commission of Lauderhill, Florida amending the Land Development Regulations pertaining to City-Wide Lighting Requirements and Standards; Amending Schedule P. - Design Standards and Guidelines, Sec. 8. - Lighting Standards; Amending Article III, Zoning Districts, Section 6.9 - Lighting Standards, Requirements, and Conservation, To add Section 6.9.4.G; Providing for Findings and Conclusions; Providing for Conflicts; Providing for an Effective Date (Requested by City Manager, Charles Faranda);

The proposed Ordinance is before the Board/LPA because LDR Article IV., Part 2.0., and Article VI., Section 4 requires the Board/LPA to make a recommendation to the City Commission on LDR amendments. *The Planning and Zoning Division recommends the Board forward the record to the City Commission with a recommendation the proposed Ordinance be adopted.*

I. BACKGROUND

Staff has identified a need to add provisions to the Land Development Regulations regarding City-Wide Lighting Requirements and Standards in order to be in line with standards established by the International Dark-Sky Association (IDA) which is already referred to as the standard that the City of Lauderhill strives to adhere to as provided within Schedule P. - Design Standards and Guidelines, Section 8 – Lighting Standards. See Attachment B for an overview of the International Dark-Sky Association (IDA).

The objective of this ordinance amendment is to amend Schedule P. - Design Standards and Guidelines, Sec. 8. - Lighting Standards and to amend Article III, Zoning Districts,

Section 6.9 - Lighting Standards, Requirements, and Conservation by adding Section 6.9.4.G.

II. Proposed Ordinance

SECTION 1. Land Development Regulations (LDR), Schedule P. - Design Standards and Guidelines, Sec. 8. - Lighting Standards is amended as provided below. (Attachment A)

Sec. 8. - Lighting standards.

A well coordinated lighting system is a very effective way of establishing a sense of security and unity throughout the City of Lauderdale. Although the primary function of site lighting is to provide nighttime orientation and security, light fixtures become visible site elements that contribute significantly to the overall urban character. Light fixtures should therefore be cohesive, with thematic variations consistent between streetscape lighting, pedestrian lighting and any added decorative fixtures.

The City of Lauderdale strives to adhere to lighting guidelines established by the International Dark Sky Association (IDA). The guidelines outline ways to preserve and protect the night sky. The IDA recommends light bulbs and fixtures that abide by these standards. The City of Lauderdale urges new development and any amendments to existing development to utilize lighting design that is Dark Sky compliant.

As an added standard recommended by the International Dark Sky Association (IDA) regulations, all outdoor lighting shall have a color temperature of no more than 3000 Kelvins and be fully shielded. Exceptions to said requirement may be granted by process of site plan review for sports lighting, special entertainment districts, and other extraordinary circumstances with the approval of the City Manager.

Light fixtures must be scaled based on the spaces within which they are being implemented. In general, the larger the scale of the use, the higher the mounting light will be. The size of the fixture should also be in proportion to the height of the pole it is mounted on. Various uses require different types of lighting.

Light is measured in foot-candles. This unit measures the intensity of light falling on a surface, equal to one (1) lumen per square foot and originally defined with reference to a standardized candle burning at one (1) foot from a given surface.

The following suggested minimum average maintained foot-candle levels should be provided for the City:

• Intersections	1.0 F.C.
• Side streets	0.8 F.C.
• Parking lots	1.0 F.C.
• Promenade	1.0 F.C.
• Sidewalks	0.6 F.C.

• Landscape lighting	(varies)
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Several different light sources are available for site lighting, with characteristic advantages and disadvantages to each. The following general standards are included for selection of an appropriate light source.

- High pressure sodium—Because of its high efficiency and long lamp life, high-pressure sodium should be the predominant light source throughout the City of Lauderdale. It should be used on all streets and parking lots. It should however, be avoided in areas of high pedestrian use because of its poor rendition qualities.
- Metal halide—Although not as efficient as high-pressure sodium, metal halide is much more pleasant in high pedestrian areas because it illuminates with true colors. It should be considered for large scale gathering spaces such as plazas and major pedestrian routes.
- Color corrected mercury vapor—Mercury vapor is less efficient than metal halide and should be used only in low voltage situations where efficiency is not critical. It may also be used to accent landscape plant material because of its ability to emphasize green foliage.
- Compact fluorescent—CFL's give off the same amount of light as incandescent lighting but use less power and have a longer rated life. CFL's may be used in low-level pedestrian scale fixtures at building entries or in small courtyards.
- L.E.D. lighting—L.E.D. lights are an energy efficient technique to light areas with more diffuse lighting requirements. These lights utilize much less power and provide softer lighting. They are thus effective in highlighting architectural and hardscape elements in the dark, and in providing mellow lighting that can be well incorporated into landscape and plantings. L.E.D. lights also last longer than other lighting types and is thus easier to maintain. L.E.D. lights can be used in signage, building, and landscape accent lighting.

SECTION 2. Land Development Regulations (LDR), Article III, Zoning Districts, Section 6.9 - Lighting Standards, Requirements, and Conservation, To add Section 6.9.4.G as provided below. (Attachment A).

6.9.4. *Lighting conservation.* In order to reduce energy consumption, and reduce light pollution, the City of Lauderdale requires, as part of a review of any development within the City, the following requirements:

- A. Lighting systems shall reduce energy consumption to the maximum extent possible and shall satisfactorily illuminate the designated area as intended for safety and necessary visibility in order to provide the intended lighting of the

premises. The City of Lauderhill may also require limitations as to the hours that particular lighting materials may be used if it is determined to be unnecessary for safety and necessary visibility, and the use of automatic timing devices to restrict the hours of illumination. Outdoor lighting shall utilize flat lens fixtures with an IES classification of full cut-off to minimize impacts from light pollution, including light trespass, glare and urban sky glow to preserve enjoyment of the night sky and minimize conflict caused by unnecessary illumination. Floodlighting through the use of any up light will not be permitted.

- B. Landscaping shall not be installed or maintained to the extent that it restricts light from reaching those areas it is intended to illuminate.
- C. A maximum of fifty (50) percent of the exterior surface of any building or structure may be comprised of reflective material that has a light reflectivity factor greater than thirty (30) percent.
- D. Reflective materials shall not be permitted where the Chief Building Official, Development Review Committee or Planning and Zoning Board determines that their use would contribute to light pollution, potential traffic hazards, diminished quality of riparian habitat, reduce enjoyment of public open space, or intensifies the concentration of heat in a particular area.
- E. Lighting systems shall be directed or shielded or both so that light does not create light pollution within public rights-of-way or surrounding properties. Light trespass shall be no greater than 0.5 FC (one-half footcandle) at the property line measured at grade.
- F. All outdoor exterior lighting fixtures must comply with EnergyStar certification requirements for Solid State Lighting Luminaires in force at the time of submittal for review.
- G. As an added standard recommended by the International Dark Sky Association (IDA) regulations, all outdoor lighting shall have a color temperature of no more than 3000 Kelvins and be fully shielded. Exceptions to said requirement may be granted by process of site plan review for sports lighting, special entertainment districts, and other extraordinary circumstances with the approval of the City Manager.

III. DATA & ANALYSIS

- A. Florida statutes. Section 163.3202, Florida Statutes, requires a local government to adopt land development regulations that implement their adopted Comprehensive Plan. Paragraph 163.3202(2)(b), Florida Statutes, requires the land development regulations contain provisions addressing the use of land and water. Paragraph 163.3213(2)(b), Florida Statutes, defines a "Land development regulation" as an ordinance enacted by a local governing body for the regulation of any aspect of development, including a subdivision, building construction, landscaping, tree protection, or sign regulation or any other regulation concerning the development of land. This term shall include a general zoning code, but shall

not include a zoning map, an action which results in zoning or rezoning of land, or any building construction standard adopted pursuant to and in compliance with the provisions of Chapter 553.

Staff concludes the proposed Ordinance is a land development regulation because it addresses specific development regulation pertaining to City-Wide Lighting Requirements and Standards.

B. Article IV, Part 2.0. standards. Article IV., Part 2.0., Section 2.4 addresses those factors to be considered when reviewing a zoning district amendments, and Sections 2.9 and 2.10 focus respectively on procedural and notice requirements.

1. **Amendment factors.** LDR Article IV., Part 2.0., Section 2.4., requires the Board and City Commission to consider and evaluate zoning changes in relation to all pertinent factors but with reference to six (6) specific factors. The proposed Ordinance is evaluated below against the six (6) identified factors.

a. The character of the district and its peculiar suitability for particular uses.

The proposed Ordinance will require all outdoor lighting shall have a color temperature of no more than 3000 Kelvins and be fully shielded an added standard recommended by the International Dark Sky Association (IDA) regulations.

Attachment C further goes into a detailed explanation of how the 3000 Kelvins maximum standard was accessed to be the ideal threshold by the International Dark Sky Association (IDA) and adverse impacts of a higher Kelvin count to both the environment and population.

b. Conservation of the value of buildings and encouraging the most appropriate use of land and water throughout the City.

Staff concludes that the proposed Ordinance conserves the value of land by reducing the effects of light pollution City-Wide for existing and new development.

c. The applicable portions of the adopted City Comprehensive Plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing and so forth.

Staff finds the proposed Ordinance is generally consistent with Future Land Use Element (FLUE), Objective 2.20., Land Development Regulations, which provides in part "Maintain Land Development Regulations promoting well-planned, orderly, compatible, and attractive development."

- d. The need of the City for land areas for specific purposes to serve population and economic activities.

Staff concludes that the proposed Ordinance will serve population and future economic activities by reducing the impacts of light pollution, helping to conserve nocturnal wildlife typically affected by excessive outdoor lighting, and will overall create a development standard that will mandate a maximum 3000 Kelvin Standard City-Wide.

- e. Whether there have been substantial changes in the character of development in or near an area under consideration for rezoning.

Staff concludes that this factor specifically applies to zoning district map and not zoning regulation amendments. Staff finds the proposed Ordinance is not a zoning district map amendment and, therefore, concludes that this factor does not apply to that Ordinance.

- f. The facts and opinions presented to the Planning and Zoning Board through hearings.

This Development Review Report includes data and analysis and written findings of fact and conclusions to support staff's recommendation on the proposed Ordinance.

- 2. **Procedure.** LDR Article IV., Part 2.0., Section 2.9., addresses the procedure for zoning district map or zoning regulation amendments. It requires the Board to make a recommendation to the City Commission at a duly noticed public hearing on changes to the zoning district map and zoning regulations and for the Board to forward its recommendation to the City Commission.

Staff has placed the proposed Ordinance on the Planning and Zoning Board regular February 2020 public hearing agenda, held on February 25, 2020. At that duly noticed public hearing, the Board voted to forward this proposed Ordinance, this Development Review Report, all other relevant and substantial competent evidence presented at the hearing, with a recommendation of approval, to the City Commission.

- 3. **Amendment notice.** LDR Article IV., Part 2.0., Section 2.10., addresses public notice. Subsection 2.10.1., requires a change in zoning be published in a newspaper of general circulation in Broward County at least 10 days prior to the date of the hearing.

The PZD has caused a legal notice of the Planning and Zoning Board public hearing to be published in the Sun-Sentinel, a newspaper of general circulation within the City and Broward County, on or before February 15,

2020, or at least 10 days before the public hearing date. The proposed Ordinance is identified within the published legal notice. Proof of publication is on file with the PZD and is included herein by reference. Thus, the PZD concludes the proposed Ordinance has been duly noticed consistent with the standards and requirements of LDR Article IV., Part 2.0., Section 2.10.

IV. ATTACHMENTS

- Attachment A: Proposed Amendment to Ordinance
- Attachment B: International Dark-Sky Association (IDA) – About Us
- Attachment C: International Dark-Sky Association (IDA)- Why 3000K or Less

V. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

- A. Staff has proposed an amendment to Land Development Regulations (LDR), amending the Land Development Regulations pertaining to City-Wide Lighting Requirements and Standards; Amending Schedule P. - Design Standards and Guidelines, Sec. 8. - Lighting Standards; Amending Article III, Zoning Districts, Section 6.9 - Lighting Standards, Requirements, and Conservation, To add Section 6.9.4.G.
- B. Staff finds that LDR Article IV., Part 2.0., Section 2.4., requires a proposed LDR amendment be evaluated against six (6) specific factors. Staff finds the proposed Ordinance has been evaluated against the six (6) identified factors and concludes the proposed Ordinance generally is in conformance and furthers those factors.
- C. Staff finds the proposed Ordinance amending the LDR was scheduled for a duly noticed Board public hearing on February 25, 2020. At that public hearing, the Board made a recommendation of approval and has forwarded proposed Ordinance to the City Commission to be voted on.
- D. Staff finds the proposed Ordinance has been published in the legal notice section of the Sun-Sentinel, a newspaper of general circulation within the County, at least 10 days before the Board public hearing.

VI. ALTERNATIVE ACTIONS

The Board/LPA has one of the following alternative actions at its disposal:

- A. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance be adopted.
- B. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, amend the findings and conclusions contained herein to support the Board's recommendation, and forward the record to the City Commission with the recommendation that the proposed Ordinance not be adopted.
- C. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, amend the findings and conclusions contained herein to support any necessary conditions, and forward the record to the City Commission with the recommendation that the proposed Ordinance be adopted with conditions.
- D. Enter into the record the Development Review Report and all other substantial competent evidence presented at the hearing, identify any additional data and analysis needed to support the proposed Ordinance, and forward the record to the City Commission with the recommendation that the proposed Ordinance be tabled for up to six months in order to allow staff time to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. RECOMMENDED ACTION

- A. PZD recommendation. Staff recommends the Planning and Zoning Board enter into the record this Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance be adopted.
- B. Planning and Zoning Board recommendation. The pending Text Amendment was scheduled for a duly noticed Board public hearing on February 25, 2020 in which the Planning and Zoning Board voted to forward the proposed Ordinance to the March 9, 2020 City Commission public hearing with a recommendation of approval.
- C. City Commission action. First reading of the proposed Ordinance is tentatively scheduled on the agenda for the March 9, 2020 City Commission public hearing. If approved or approved with conditions on first reading, the adoption hearing on

the proposed Ordinance is tentatively scheduled on the agenda for the March 16, 2020 City Commission public hearing.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS PERTAINING TO LIGHTING REQUIREMENTS AND STANDARDS; AMENDING SCHEDULE P. - DESIGN STANDARDS AND GUIDELINES, SEC. 8. - LIGHTING STANDARDS; AMENDING ARTICLE III, ZONING DISTRICTS, SECTION 6.9 - LIGHTING STANDARDS, REQUIREMENTS, AND CONSERVATION, TO ADD SECTION 6.9.4.G; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA)

(Whereas Clauses)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY LAUDERHILL, FLORIDA:

SECTION 1. Land Development Regulations (LDR), Schedule P. - Design Standards and Guidelines, Sec. 8. - Lighting Standards is amended as provided below. (Attachment A)

Sec. 8. - Lighting standards.

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SECTION 2. Land Development Regulations (LDR), Article III, Zoning Districts, Section 6.9 - Lighting Standards, Requirements, and Conservation, To add Section 6.9.4.G as provided below. (Attachment A).

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The International Dark-Sky Association (IDA) is the recognized authority on light pollution and is the leading organization combating light pollution worldwide.

Our Mission

IDA's mission is to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting.

Our Goals

- Advocate for the protection of the night sky
- Educate the public and policymakers about night sky conservation
- Promote environmentally responsible outdoor lighting
- Empower the public with the tools and resources to help bring back the night

History

International Dark-Sky Association (IDA) is a 501(c)(3) (tax ID #: 74-2493011) founded in 1988, and is dedicated to protecting the night skies for present and future generations.

Light pollution – the inappropriate use of artificial light at night – is an environmental problem that harms our planet and robs us of the opportunity to experience the wonder of a natural night sky.



Today, IDA is the recognized authority for night sky protection and has taken the lead in identifying and publicizing the negative impacts of artificial light at night on [human health](#), [wildlife](#) and climate change.

We work with the public, [city planners](#), legislators, lighting manufacturers, parks, and protected areas to provide and implement smart lighting choices.

Our [public outreach](#) efforts provide solutions, quality education, and programs that inform audiences across the United States and throughout the world. At the local level, our mission is furthered through the work of our U.S. and international chapters representing five continents.

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<https://www.darksky.org/about/>



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LED: Why 3000K or Less

3000 Kelvin Shielded LED Lights Have Quickly Become the Standard for Outdoor Lighting

Why Stay Below 3000K?



Save Energy & Lower Cost



Protect Health & Human Safety



Conserve Nocturnal Wildlife



Protect Natural Nightscapes

Save Energy & Lower Costs

3000K LED lighting is both economically viable and energy efficient.

Protect Health & Human Safety

High Kelvin lighting (greater than 3000K) create a harsh glare, making it difficult to see clearly at night. It can also suppress melatonin production, leading to disrupted sleep and other health risks. 3000K and less LED lights are the safest LED currently available.

Conserve Nocturnal Wildlife

Excessive outdoor lighting disturbs nocturnal wildlife and their habitat, negatively affecting birds, insects, turtles, fish and other species.

Protect Natural Nightscapes

<https://www.darksky.org/our-work/lighting/lighting-for-citizens/3k/>

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The Accelerated Transition to LED Environmentally Responsible Lighting has Brought a New Standard to Outdoor Fixtures

[See the list of municipalities and organizations that are taking steps to provide responsible 3000K LED lighting.](#)

The rapid advancement of LED technology is unparalleled in the lighting industry, which has caused cities and utilities to reevaluate the specifications used for their street and area lighting applications. Early generation LEDs were typically 5000K or higher, which at the time was the upper end of the technology's capacity for products that remained both economically viable and energy efficient.

A central deficiency of the early generation LEDs was the excessive amount of blue light they emitted, leading to complaints that they were too "cold," glaring, and created an uncomfortable environment. Nonetheless, the only option available at the time that provided adequate lumens per watt and that were still energy efficient were 5000K+ LEDs.

Within just a few short years, the industry has dramatically improved the efficiency of LEDs, ushering in a new generation of 3000K "warmer color" products that emit less blue light. The lower kelvin lights are cost and energy efficient, safer, better for human health and wildlife conservation, and contribute less to skyglow.

Today, 3000K LEDs are the standard choice for outdoor lighting and are in use by dozens of municipalities – representing millions of consumers – both in the United States and around the world. IDA anticipates that as LED technology advances it is only a matter of time before 2700K or lower becomes the new norm.

The following municipalities and organizations understand the importance of responsible lighting and have taken action to provide their constituents safe, cost effective, environmentally friendly street lighting:

USA

AUSTRALIA

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<https://www.darksky.org/our-work/lighting/lighting-for-citizens/3k/>

2/7

Benson

Cochise County

Colonel Smith Middle School

Phoenix

Sahuarita

Tucson

Tucson International Airport

Walden Grove High School Park

California

Davis

Los Angeles

Oceanside

Riverside

San Diego

San Fransisco

Western Riverside County

Colorado

Denver

Florida

<https://www.darksky.org/our-work/lighting/lighting-for-citizens/3k/>

CANADA

Alberta

Calgary

Edmonton

New Brunswick

Quebec

Montreal

Sherbrooke

SPAIN

Canary Islands, La Palma

ROMANIA

Targoviste City

UNITED KINGDOM

Cardiff, Wales

NEW ZEALAND



LED: Why 3000K or Less

LED: Why 3000K or Less

Martinborough

Georgia

South Island

Georgia Power

Naseby

Hawaii

Honolulu

Kansas

Prairie Village

Maine

Portland

Massachusetts

Gloucester

New York

East Hampton, Long Island

Suffolk County, Long Island

Town of Brookhaven, Long Island

Town of East Hampton, Long Island

<https://www.darksky.org/our-work/lighting/lighting-for-citizens/3k/>



Town of Southold, Long Island

Washington

Edmonds

Is your city or organization making the switch to responsible LED lighting below 3000K?
Please contact pete@darksky.org to be added to the list!

Learn more! Read IDA's [LED Practical Guide](#).

Like this post? **Share. Email. Print.**

[f Facebook](#) [t Twitter](#) [in LinkedIn](#) [t Tumblr](#) [Print](#) [Email](#)

Ways To Support IDA



Become an IDA Member

[Privacy - Terms](#)

<https://www.darksky.org/our-work/lighting/lighting-for-citizens/3k/>

5/7

[Join Now](#)

Renew Your Membership

Don't miss out! Renew your membership now to ensure you keep getting timely updates on IDA and night sky protection.

[Renew Now](#)

Donate

Your support of IDA's work puts you at the center of critical night sky conservation initiatives underway across the globe and close to home.

[Donate Now](#)

Monthly Giving

Join the IDA Monthly Moonrise Club to help provide the sustained resources needed for IDA to fight light pollution and keep the stars shining bright.

[Give Now](#)

Honor and Tribute Gifts

Recognize and honor friends, family members and loved ones with a gift to IDA.

[Give a Gift](#)

Brand Partnerships

By becoming a Brand Partner, your company is helping to advocate for responsible lighting and natural night skies.

[Brand Partner](#)

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OUR WORK

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- Parks and Protected Areas
- Sea Turtle Conservation
- Education and Outreach

LIGHTING

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- Find Dark Sky Lighting
- Lighting Basics
- My Neighbor's Lighting
- Lighting Ordinances
- LED Practical Guide

GET INVOLVED

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- Events

RESOURCES

- FAQs
- Losing the Dark Publications
- Materials for Educators
- Public Outreach Materials
- Find a Dark Sky Place

IDA International Headquarters, 3223 N. First Avenue, Tucson, Arizona

USA | Privacy Policy | Terms of Use | Careers | Contact



<https://www.darksky.org/our-work/lighting/lighting-for-citizens/3k/>