



## **Staff Report to the St. Petersburg Development Review Commission**

Prepared by the Planning & Development Services Department

For Public Hearing on Wednesday, September 7, 2022  
at 10:00 a.m. in the City Council Chambers, City Hall,  
175 Fifth Street North, St. Petersburg, Florida.

# **City File: LDR 2022-04**

## **Lighting**

This is a city-initiated application requesting that the Development Review Commission (“DRC”), in its capacity as the Land Development Regulations Commission (“LDRC”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following text amendment to the City Code, Chapter 16, Land Development Regulations (“LDRs”) pertaining to Section 16.40.070: Lighting

### **APPLICANT INFORMATION**

**APPLICANT:** City of St. Petersburg  
175 5<sup>th</sup> Street North  
St. Petersburg, Florida 33712

**CONTACT:** Elizabeth Abernethy, Director  
Planning and Development Services Department  
One 4<sup>th</sup> Street North  
St. Petersburg, Florida 33711  
Elizabeth.Abernethy@stpete.org  
(727) 893-7868

### **REQUEST**

On June 16, 2022, staff made a presentation to the Public Services and Infrastructure Committee regarding City lighting regulations related to establishment of specifications for LED lighting and to address citizen concerns related to light trespass from adjacent neighbors in residential areas. The committee voted in favor of a motion for staff to move forward with the ordinance changes outlined in the presentation.

More specifically, lack of a standards for LED lighting, exemptions for security lighting and shielding or angling of fixtures have proven problematic for addressing light trespass concerns between single and two family residential uses. This amendment will provide for regulations which can be easily understood by residents and enforced by Codes Compliance when needed.

### **Consistency and Compatibility (with Comprehensive Plan)**

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposal:

Vision Element:

#### **Governance Mission Statement:**

St. Petersburg will have governance structures that facilitate the successful implementation of shared community values and important public interests through concise, effective and understandable laws and regulations. These governance structures support social, physical and economic fairness and mutual support. They facilitate maximum political access, empowerment to its citizens and seek to include the voices of those who are not easily heard.

#### **Citizen Based Communication Mission Statement:**

St. Petersburg will facilitate citizen involvement and public discussion in building its community. All neighborhoods and business associations will take ownership in their city, and participate in useful and constructive dialogue regarding the broad vision and specific decisions. Everyone will feel connected to local representatives and welcomed and encouraged to participate. Citizens will know that they are being heard.

Likes: Open processes that are inclusive, ability to be heard, variety of ways to be included or participate, accessibility through local communication networks, local representation.

Future Land Use Element:

- Policy LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term desirability of an area through appropriate land development regulations.
- Policy LU8.1 Pursuant to the requirements of Section 163.3202 F.S. the land development regulations (Chapter 16, City Code of Ordinances) will be amended, as necessary, to ensure consistency with the goals, objectives and policies of the Comprehensive Plan.
- OBJECTIVE LU12: The City of St. Petersburg shall continually strive to maintain and enhance the vitality of neighborhoods through programs and projects developed and implemented in partnership with CONA, FICO and neighborhood associations.
- OBJECTIVE LU21: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.

### **PROPOSED TEXT AMENDMENT**

The proposed text amendments are shown below in strike-thru/underline format.

Section 16.40.070: Lighting

#### **16.40.070.3. - Applicability.**

C. Exemptions. The following are exempt from the requirements of this section:

- ~~1. Motion detecting security lighting~~

8. Incandescent, ~~and~~ fluorescent and LED lighting. Incandescent lights 150 watts and less per fixture, ~~and~~ fluorescent lights 20 watts and less per fixture and LED lights 15 watts and less per fixture.

**16.40.070.4. - Generally.**

- A. All outdoor lighting shall be designed and installed to prevent glare and light trespass on abutting property.
2. Setback or shielding requirement. Where a multi-family dwelling of three or more units or a nonresidential use abuts property that is residentially zoned or has a dwelling of one or two units, all outdoor lighting fixtures shall be setback the minimum distance from the nearest lot line or "house-side shielding" shall be used on the residential property side of the lighting fixture as shown in the following diagram. A house-side shield consists of a visor or shielding panel that attaches to a lighting fixture. This provision is applicable for both light poles and lighting fixtures mounted on the side or top of a building or structure. Where a dwelling of one or two units abuts a property that is residentially zoned or has a dwelling of one or two units, light fixtures must be shielded and/or angled to prevent light trespass on abutting property.

**PUBLIC HEARING PROCESS**

The proposed ordinance associated with the LDR text amendment requires one (1) public hearing before the Development Review Commission (DRC) and one (1) City Council public hearing.

**RECOMMENDATION**

Staff recommends that the Development Review Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the City's Comprehensive Plan and recommend to City Council approval of the text amendment to the City Code.

**REPORT PREPARED BY:**

/s/ Elizabeth Abernethy

Elizabeth Abernethy, AICP  
Director, Planning & Development Services Department

08/25/2022

DATE

Attachments: Presentation from Public Services and Infrastructure Committee on June 16, 2022

## HOUSING AFFORDABILITY IMPACT STATEMENT

### City of St. Petersburg Housing Affordability Impact Statement

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City's Housing and Community Development Department.

I. **Initiating Department:** Planning & Development Services Development

II. **Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:**

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2022-04).

III. **Impact Analysis:**

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No ☒ (No further explanation required.)

Yes ☐ Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: \$ \_\_\_\_\_.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No ☒ (No further explanation required)

Yes ☐ Explanation:

IV: **Certification**

X: It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community's ability to provide affordable housing, please explain below:

☐ The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required. (Please attach this Impact Statement to City Council Material and provide a copy to Housing and Community Development department.)

/s/ Elizabeth Abernethy

Director, Planning & Development Services (signature)

08-25-2022

Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development



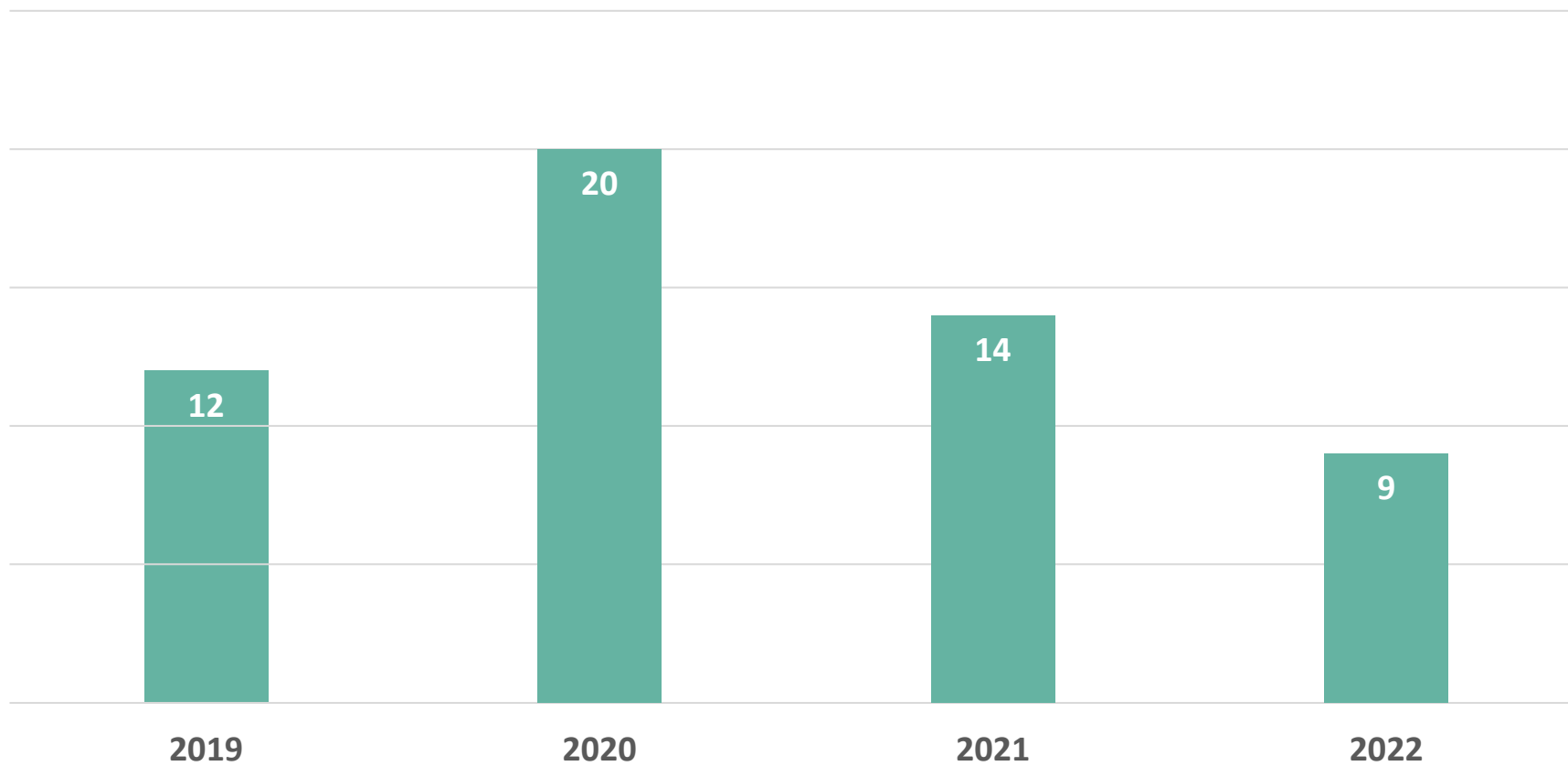
# Lighting LDR Amendments – Residential Properties

PSI: June 16, 2022

# Lighting LDR Amendments

## LIGHTING COMPLAINTS 2019-CURRENT

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# Lighting LDR Amendments

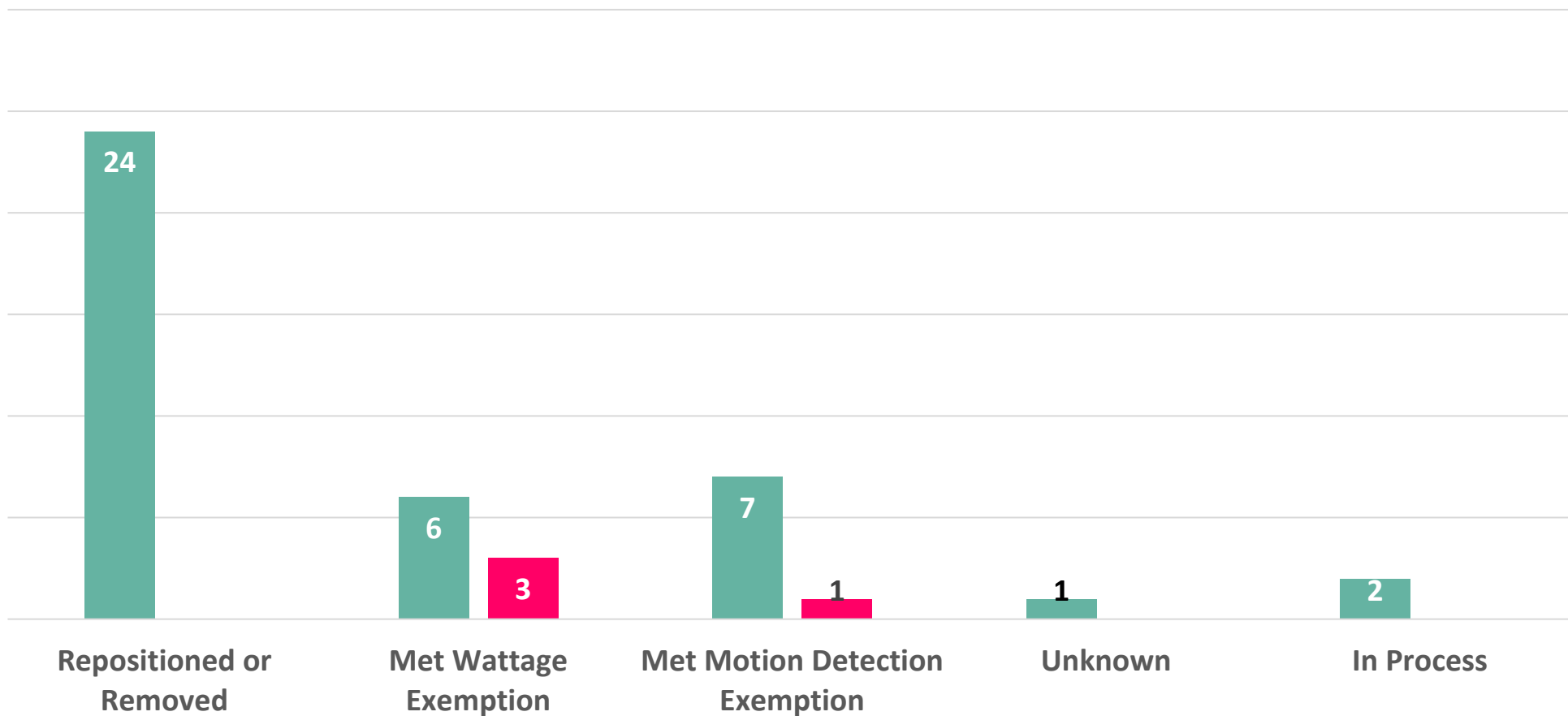
## INSPECTION RESULTS



# Lighting LDR Amendments

## COMPLIANCE METHOD

FOLLOW UP COMPLAINTS: 4





# Lighting LDR Amendments

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## Public Feedback:

- Lakewood Estates Civic Association



# Lighting LDR Amendments

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## 16.40.070: Lighting

### **16.40.070.3. - Applicability.**

C. *Exemptions.* The following are exempt from the requirements of this section:

1. *Motion-detecting security lighting*
8. *Incandescent and fluorescent lighting.* Incandescent lights **150 watts** and less per fixture and fluorescent lights **20 watts** and less per fixture.



# Lighting LDR Amendments

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## 16.40.070: Lighting

### **16.40.070.4. - Generally.**

A. All outdoor lighting shall be designed and installed to prevent glare and light trespass on abutting property.

1. *Full cut-off lighting fixtures.* Where outdoor lighting is proposed for installation, full cut-off lighting fixtures are required for all outdoor walkway, parking lot, canopy and building/wall mounted lighting, and all lighting located within those portions of open-sided parking structures that are above ground. Lights that are properly installed in an architectural space (such as under a porch roof or a roof overhang) and that provide the functional equivalent of a full cut-off fixture need not use full cut-off fixtures.



# Lighting LDR Amendments

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## 16.40.070: Lighting

### **16.40.070.4. - Generally.**

A. All outdoor lighting shall be designed and installed to prevent glare and light trespass on abutting property.

2. *Setback or shielding requirement.* Where a multi-family dwelling of three or more units or a nonresidential use abuts property that is residentially zoned or has a dwelling of one or two units, all outdoor lighting fixtures shall be setback the minimum distance from the nearest lot line or "house-side shielding" shall be used on the residential property side of the lighting fixture as shown in the following diagram. A house-side shield consists of a visor or shielding panel that attaches to a lighting fixture. This provision is applicable for both light poles and lighting fixtures mounted on the side or top of a building or structure.



- **Eliminate motion detector exemption**
- **Add LED limits**
  - **Conversion of Incandescent Standard**
  - **Lumens**
  - **15 W LED**
- **Require screening/angling for single-family residential**



# Recommendation

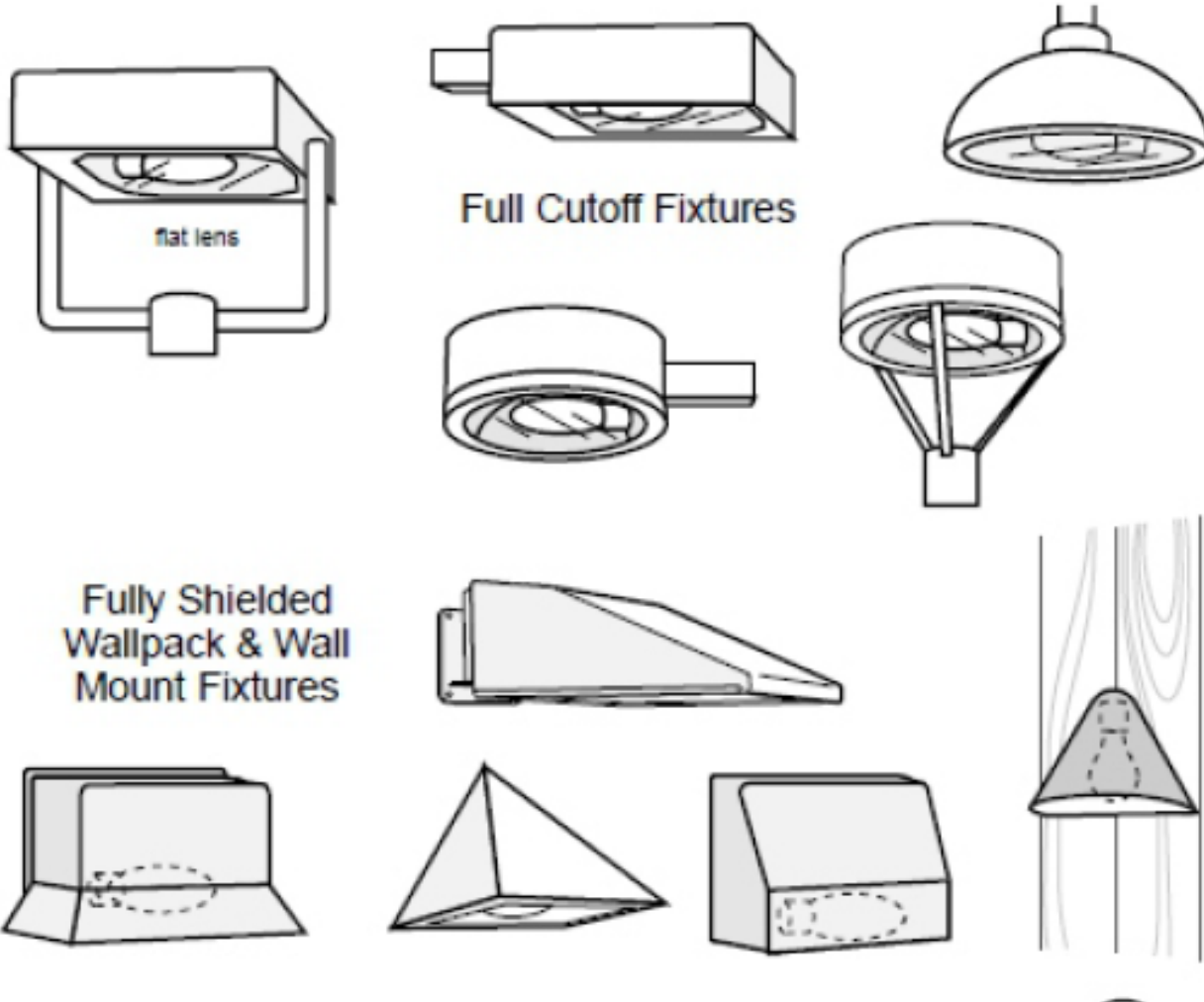
## International Dark Sky association /Illuminating Engineering Society:

JOINT IDA – IES MODEL LIGHTING  
ORDINANCE (MLO)  
June 15, 2011  
with USER'S GUIDE

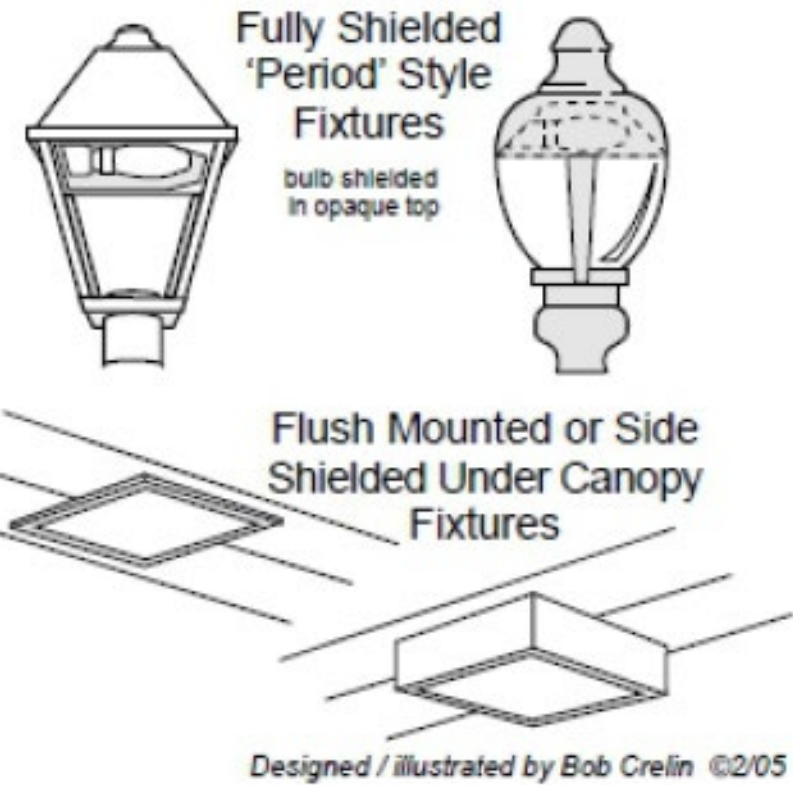
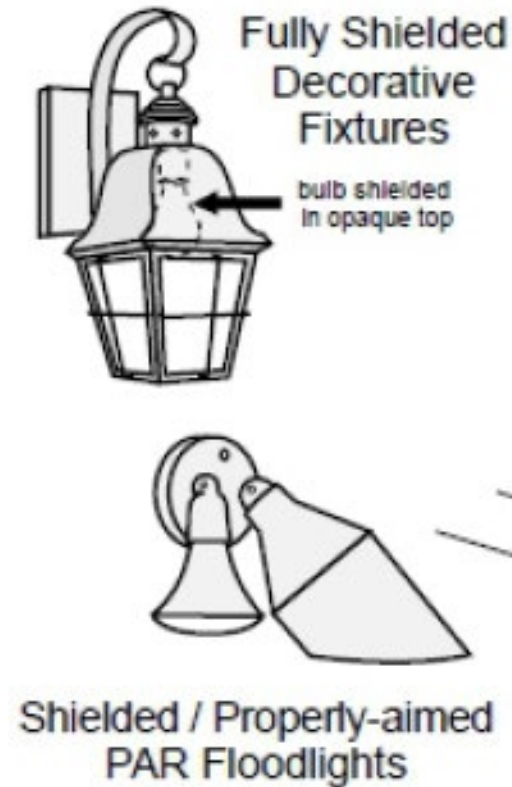
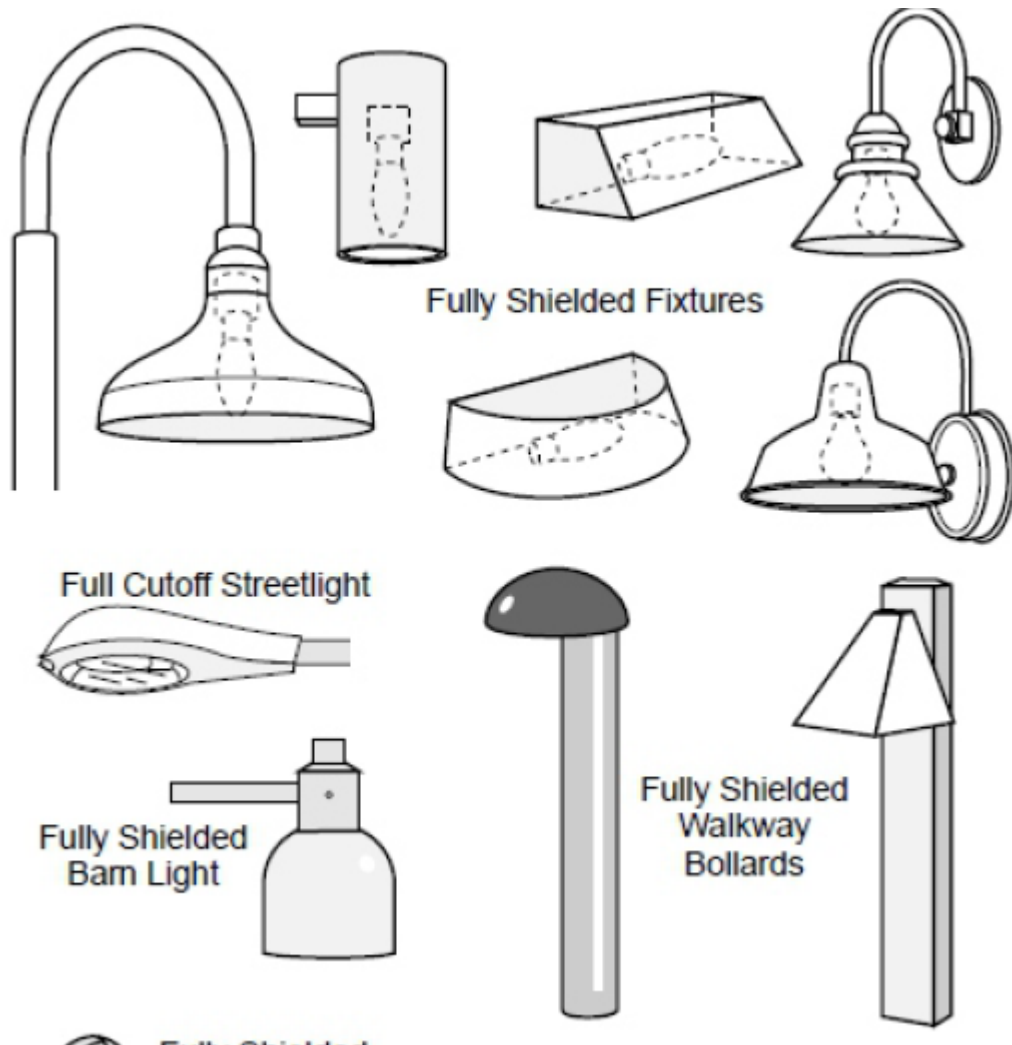
## Comparison of efficacy by power (120 Volt Incandescent lamps)

Output (Lumens)	Power (Watt)		
	Incan	CFL	LED
500	40	8 - 10	9
850	60	13 - 18	12 - 15
1,200	75	18 - 22	15
1,700	100	23 - 28	18

# Recommendation



# Recommendation







# Questions

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# JOINT IDA – IES MODEL LIGHTING ORDINANCE (MLO)

## *A. General Requirements*

For residential properties including multiple residential properties not having common areas, all outdoor luminaires shall be fully shielded and shall not exceed the allowed lumen output in Table G, row 2. **(1,260 lumens; LED – 15w; CFL 18-22w; Incandescent 75w)**

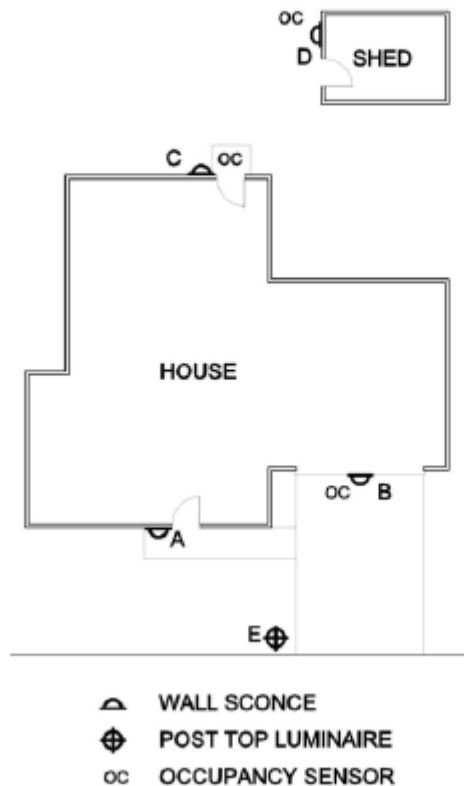
### *Exceptions*

- 1. One partly shielded or unshielded luminaire at the main entry, not exceeding the allowed lumen output in Table G row 1. (420 lumens; LED – 9; CFL 8-10; Incandescent 40w)**
- 2. Any other partly shielded or unshielded luminaires not exceeding the allowed lumen output in Table G row 3. (315 lumens; LED – 9; CFL 8-10; Incandescent 40w)**
- 3. Low voltage landscape lighting aimed away from adjacent properties and not exceeding the allowed lumen output in Table G row 4. (315 lumens; LED – 9; CFL 8-10; Incandescent 40w)**
- 4. Shielded directional flood lighting aimed so that direct glare is not visible from adjacent properties and not exceeding the allowed lumen output in Table G row 5. (1,260 lumens; LED – 15w; CFL 18-22w; Incandescent 75w)**
- 5. Open flame gas lamps.**
- 6. Lighting installed with a vacancy sensor, where the sensor extinguishes the lights no more than 15 minutes after the area is vacated. (only if angled down?)**
- 7. Lighting exempt per Section III (B.). (ex. in public streets)**



# JOINT IDA – IES MODEL LIGHTING ORDINANCE (MLO)

## V. RESIDENTIAL LIGHTING - User's Guide



**Table G - Residential Lighting Limits**

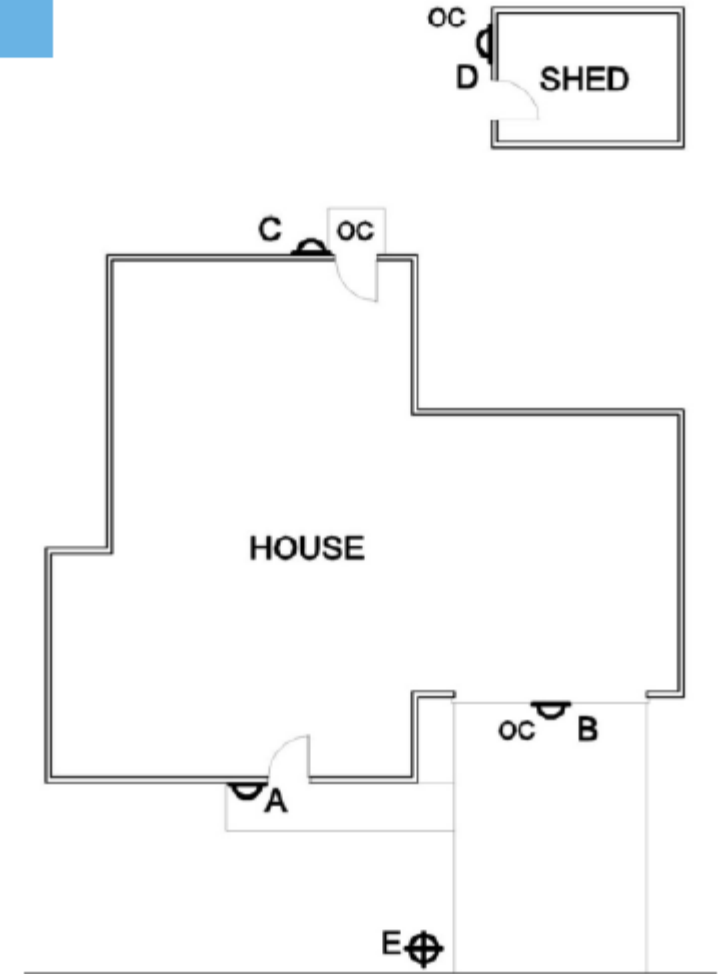
Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
<b>Row 1</b> Maximum Allowed Luminaire Lumens* for Unshielded Luminaires at one entry only	Not allowed	420 lumens	630 lumens	630 lumens	630 lumens
<b>Row 2</b> Maximum Allowed Luminaire Lumens* for each Fully Shielded Luminaire	630 lumens	1,260 lumens	1,260 lumens	1,260 lumens	1,260 lumens
<b>Row 3</b> Maximum Allowed Luminaire Lumens* for each Unshielded Luminaire excluding main entry	Not allowed	315 lumens	315 lumens	315 lumens	315 lumens
<b>Row 4</b> Maximum Allowed Luminaire Lumens* for each Landscape Lighting	Not allowed	Not allowed	1,050 lumens	2,100 lumens	2,100 lumens
<b>Row 5</b> Maximum Allowed Luminaire Lumens* for each Shielded Directional Flood Lighting	Not allowed	Not allowed	1,260 lumens	2,100 lumens	2,100 lumens
<b>Row 6</b> Maximum Allowed Luminaire Lumens* for each Low Voltage Landscape Lighting	Not allowed	Not allowed	525 lumens	525 lumens	525 lumens




\* Luminaire lumens equals Initial Lamp Lumens for a lamp, multiplied by the number of lamps in the luminaire

## V. RESIDENTIAL LIGHTING - User's Guide

Property Type: Residential Lighting Zone 1								
Luminaire Type	Location	Luminaire Description	Full y Shielded	Lamp Type	Initial Luminaire Lumens*	Maximum Allowed Initial Luminaire Lumens (Table G)	Controls	Compliant
A	Front Entry	Decorative wall sconce	No	9W CFL	420	420	None	Yes
B	Garage Door	Fully shielded wall pack	Yes	23W CFL	1050	1260	Occupancy Sensor	Yes
C	Back Entry	Decorative wall sconce	No	7W CFL	280	315	Occupancy Sensor	Yes
D	Shed Entry	Fully shielded wall pack	Yes	40W INC	343	1260	Occupancy Sensor	Yes
E	Driveway	Fully shielded post top	Yes	13W CFL	1260	1260	None	Yes

\*Initial Luminaire Lumens are calculated by multiplying the total initial lamp lumens by the luminaire efficiency. If the luminaire efficiency is not known, assume an efficiency of 70% and multiply the lamp lumen value by 0.7.



-  WALL SCONCE
-  POST TOP LUMINAIRE
-  OCCUPANCY SENSOR