

SECTION 41.0 Coastal Lighting Requirements for New Construction

Section 41.01 Introduction

This section addresses coastal lighting requirements for the protection of marine turtles and their hatchlings. St. Johns County Land Development Code (LDC) Section 4.01.09 has established regulations for new and existing exterior and interior lighting to minimize adverse effects on marine turtles.

This section of the Development Review Manual (DRM) provides limited information and examples for compliance with LDC 4.01.09 for new construction. To ensure compliance for your project please review Section 4.01.09, LDC, at <https://www.sjcfi.us/wp-content/uploads/2024/01/Article-IV.pdf>.

Section 41.02 General Information

- A. For additional information, examples or to discuss requirements for a specific project please contact:

Environmental Division's Habitat Conservation Section
Address: 901 Pope Road, St. Augustine, FL 32080
Phone: (904) 209-0323

- B. Any project on or adjacent to the beach is required to adhere to the requirements of LDC 4.01.09. A *project* can be defined as any type of new construction, or any additions or replacements to any sort of existing structure. If the project is not located directly adjacent to the beach, but the lighting for the project is or has the potential of being visible from the beach surface, the project is required to adhere to LDC 4.01.09.

Section 41.03 Application Process for Review and Approval

- A. Prior to any construction, either an application for a Clearance Sheet (individual single-family construction) or a Construction plan application (subdivision or commercial construction) shall be submitted to the County for approval.
- B. A pre-consultation hold will be added to the Clearance Sheet or Construction Plan requiring the applicant to contact the coastal lighting officer to discuss the lighting plans for the project.
- C. The applicant shall submit with these applications a lighting plan that identifies the locations of all exterior lighting fixtures. The applicant shall also provide product specific information sheets including the type of bulb with color and wattage and type of fixture.
- D. The coastal lighting officer shall review the proposed lighting plan and product specific information sheets to determine compliance with the LDC. Additional comments may be provided by the lighting officer and changes to the proposed lighting may be required.

- E. If for any reason the lighting plans need to be revised during the construction process, the lighting officer shall be contacted to discuss and approve of any change of fixtures or bulbs, addition of fixtures or changed locations of fixtures prior to installation.
- F. Site plans shall include a note on the plan that reads "Lighting at the site will shall comply with the provisions of the St. Johns County Land Development Code Section 4.01.09 for the protection of marine turtles."
- G. After lighting installation is complete, the applicant shall contact the lighting officer to schedule a nighttime lighting inspection. All exterior lighting must comply with Section 4.01.09 of the LDC in order for the coastal lighting officer to sign off on the inspection.
- H. If the lighting fails the inspection, the lighting officer shall provide details regarding which fixtures resulted in the failed inspection. The lighting officer shall assist the applicant with potential options that will bring the project into compliance. The applicant will then contact the lighting officer once uncompliant lights are fixed for a re-inspection.
- I. Once a final nighttime lighting inspection is completed and the lighting follows the LDC, the hold for the coastal lighting will be released to allow a Certificate of Occupancy to be issued by the County.

Section 41.04 Requirements for Exterior Lighting

All exterior light fixtures shall meet the following standards:

- A. The bulbs used for all exterior fixtures visible from the beach surface must be red, amber or orange LED's. Any other color is not permitted. Phosphorous converted bulbs, such as PC amber bulbs or bulbs with film or paint applied to appear to be the correct color are not permitted.
- B. All exterior bulbs must be 25 watts or less.
- C. Underwater lamps in coastal swimming pools shall have the capability to be red, amber or orange during the nighttime hours from May 1 – October 31.
- D. All exterior fixtures that have a visible point source, create a reflective surface or cumulative glow that is visible from the beach surface, must be fully shielded and downward directed. Having the bulb or lens recessed or louvered may also be compliant. The bulb or lens must not be visible from any surface of the beach. Shielding that is transparent or translucent is not permitted – all shielding must be opaque enough to prevent any light transmittance through the fixture.
- E. Low-profile light fixtures shall be low mounted through the use of bollards, ground level light fixtures, or low wall mounts, none of which shall be greater than forty-eight (48) inches from the ground or walkway surface

- F. Light fixtures for purely decorative accent purposes such as landscape lights, upward facing palm tree lights or pergola lights shall not be used on the seaward, north and south side of a beach property.
- G. During construction, temporary security lighting during the marine turtle nesting season is strongly discouraged. Such security lights shall be shielded and limited to the minimum number and configuration necessary to achieve functional role(s) using low-profile light fixtures. Low wattage (25 watts or less) red, amber or orange LED lamps shall be utilized for this purpose. Under no circumstances shall these lights directly, indirectly or cumulatively illuminate any area of the surface of the beach.

Section 41.05 Requirements for Interior Lighting

One or more of the following measures shall be used as necessary to reduce direct, indirect or cumulative beach illumination resulting from the interior light emanating from doors or windows visible from the beach surface:

- A. Consider installing turtle glass windows and doors or applying window tint or film each with an inside to outside light transmittance value of 45% or less.
- B. Install operable coverings on any windows or doors that are visible from the beach surface.
- C. Position lamps and other moveable light fixtures away from windows.

Section 41.06 Requirements for Roadway and Parking Area Lighting

- A. High intensity light fixtures, which may cast light on the beach, such as that proposed for roadways, parking areas and similar applications shall utilize shielded or full cut-off red, amber or orange LED lamps. The number of light fixtures shall be the minimum for human safety and shall be positioned and mounted in a manner such that the point source of light or any reflective surface of the light fixture is not visible from any point on the beach.
- B. Parking areas and roadways, including any paved or unpaved area upon which motorized vehicles will operate, shall be designed and positioned such that vehicular headlights do not directly illuminate the beach or cast light toward or onto the surface of the beach. Hedges, native dune vegetation, and/or other ground-level barriers may be utilized to meet this objective.

Section 41.07 Compliant Colors and Example Fixtures

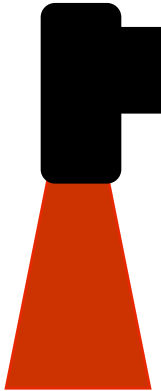
A. Color Scheme

The below color scheme demonstrates the compliant colors required for exterior lighting.

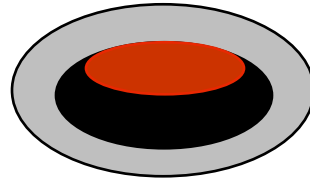


B. Fixture Examples

Fully cut off, downward facing cylinder



Recessed, downward facing ceiling canister



C. For other potential options and additional information, please visit the County lighting management website at: <https://www.sjcf.us/light-management/>