

August 6, 2025 City Commission Meeting.

Meeting Time: 08-06-25 17:30

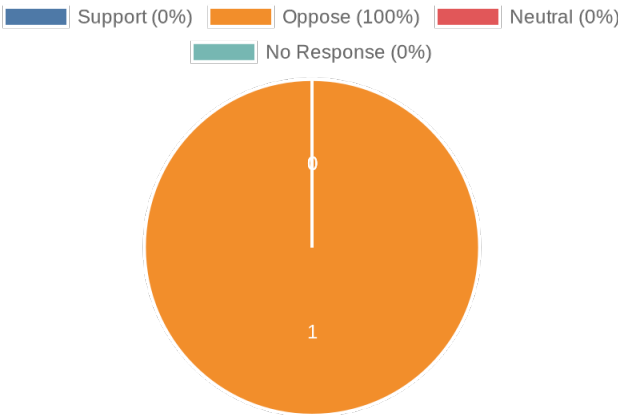
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
August 6, 2025 City Commission Meeting.	08-06-25 17:30	40	1	0	1	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



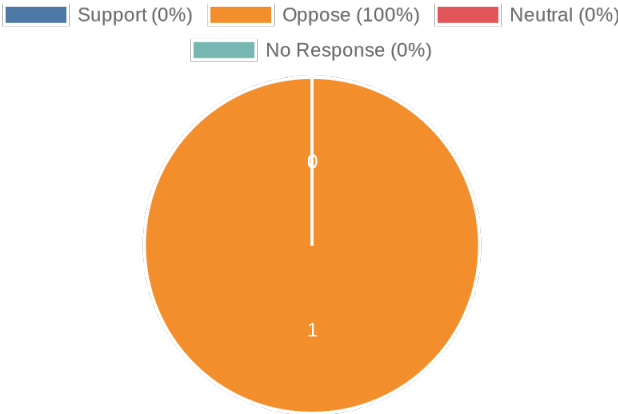
August 6, 2025 City Commission Meeting.
08-06-25 17:30

Agenda Name	Comments	Support	Oppose	Neutral
6. PRESENTATIONS	1	0	1	0

Sentiments for All Agenda Items

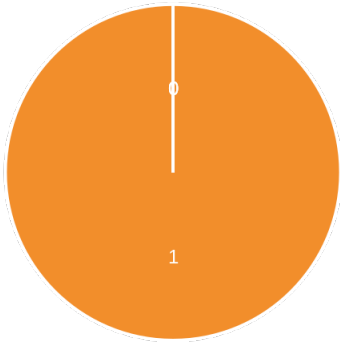
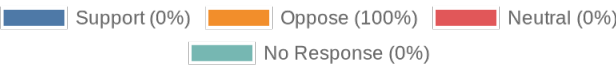
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 6. PRESENTATIONS

Overall Sentiment



Jeffrey Greenstein

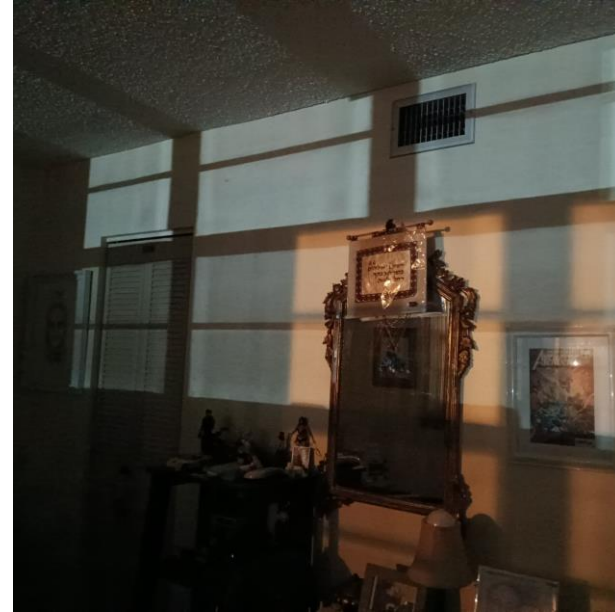
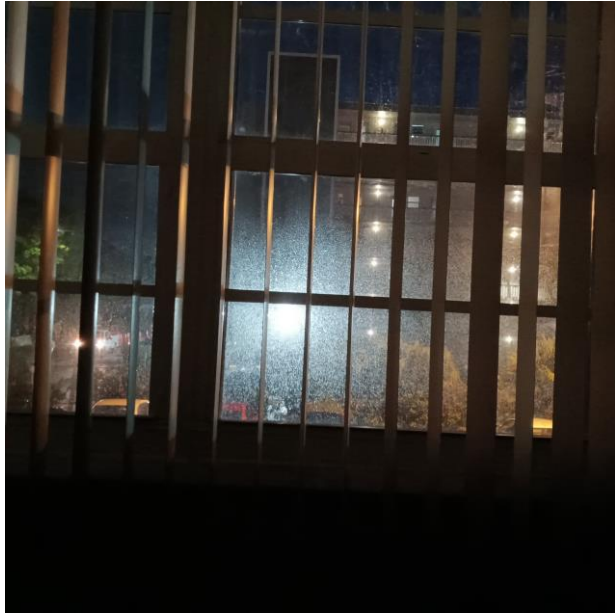
Location:
Submitted At: 2:37am 08-06-25

Adding file

Exterior Lighting Issue
420 NE 12th Ave, Hallandale Beach

The Resulting Effect

Light/glare into bedroom #1 window



Light/glare into bedroom #2 window



Light shining onto adjacent building
(400 NE 12th Ave)



View from 2nd floor balcony
(400 NE 12th Ave)

COHB Exterior Lighting Req.'s/Design Guidelines

<u>Type of Requirement</u>	<u>Section</u>	<u>Description</u>	<u>Meets COHB Req. (Y/N)?</u>
Hallandale Beach Code of Ordinances	Sec. 32-453 - Design Requirements	All lighting shall be shaded or screened and positioned in such a manner as to minimize offensiveness to any neighboring property. (referenced in CC-25-00806)	N
Hallandale Beach Code of Ordinances	Sec. 32-678 - Lighting	Artificial lighting used to illuminate the premises shall be shielded and directed away from adjacent properties and streets, shining only on the subject site. (referenced in CC-25-00806)	N
Hallandale Beach Code of Ordinances	Sec. 8-141 - 2 (c) Illumination Installation Req's	Use the Illuminating Engineering Society (IES) Lighting Handbook standard (unless a more severe standard is developed and adopted)	N
Hallandale Beach Code of Ordinances	Sec. 8-141 - 5 Illumination Installation Req's	All lighting shall be shaded or screened and aimed in such a manner as to minimize offensiveness to any neighboring property.	N
COHB Design Guideline	Section 1.10 Lighting	Parking lot and security lighting shall be designed to <u>direct light into the property.</u>	N
COHB Design Guideline	Section 1.10 Lighting	Security lighting should be limited to <u>low-intensity</u> specialty fixtures. The light source should <u>not be visible from the street or adjoining properties</u>	N

IES (Illuminating Engineering Society) Guidelines

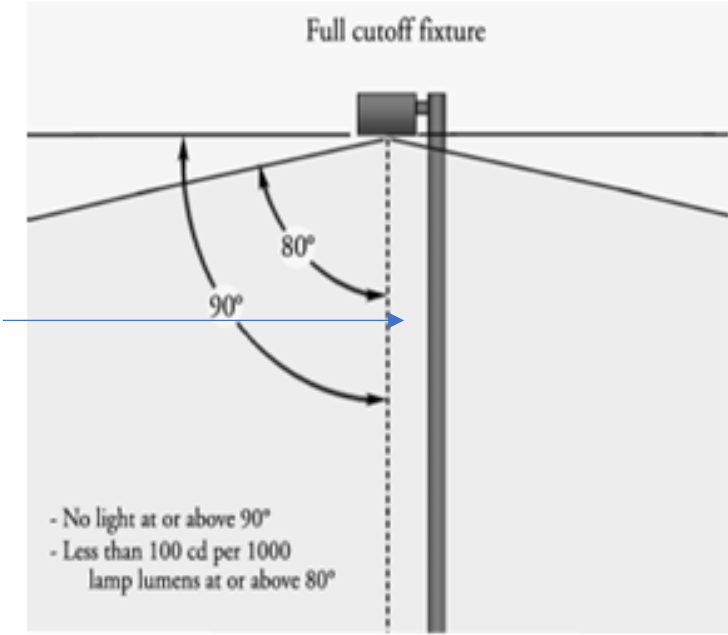
<u>Guideline</u>	<u>Section</u>	<u>Description</u>	<u>Meets IES Req. (Y/N)?</u>
Shielding for Light Fixture	IES RP-33-99	<ul style="list-style-type: none">- Minimize unwanted glare- Prevent light trespass- Control light pollution/nuisance	N
Downward Aiming of Light Fixture – often needed to achieve the shielding and glare control of light	IES RP-33-99	Aim floodlights downwards (generally 30-60 degrees from horizontal - depending on the fixture and proximity to residences)	N
Position the shields so they effectively block light from escaping above the desired aiming angle	IES RP-33-99	Often means installing the fixtures at a downward angle , making the shielding work effectively in controlling the light distribution.	N
Light Trespass < 0.05-0.10 fc	IES RP-33-99	IES Recommendation for E1 Zones (residential areas where light trespass is to be limited)	N

The IES (Illuminating Engineering Society) Lighting Handbook, while not explicitly stating to position floodlights with shields **flat**, strongly emphasizes minimizing light trespass and glare, which influences the recommended placement of shields.

IES (Illuminating Engineering Society) Guidelines

Fixture Type / Installation Angle

- **Direct light downward by choosing fully shielded Light Fixtures.** Required lighting fixture is a fully shielded IESNA (Illuminating Engineering Society) “Full Cut Off”.
- **"Full Cut Off"** fixtures do not allow any light at or above the fixture (the horizontal plane running through the lowest point of the fixture) – installed so that the bottom of the fixture is **level with the ground**.
- **No more than 10%** of the light output can be emitted **within the first 10 degrees below the same horizontal plane** as determined by a photometric test or certified by a manufacturer.
- The light fixture should be positioned such that the light source is **not visible** from off the property line including the roadway.



Light Trespass

The following recommended levels of illuminance are suggested from the report Light Trespass Research (Light Trespass Research, EPRI, Palo Alto, CA and Lighting Research Institute: 2000, TR-114914). The specific illuminance levels are measured at the observers eye in a plane perpendicular to the line of sight. See [RP-33-98](#) for full details.

Zone	Zone Description	Pre-Curfew	Post-Curfew
E1	Intrinsically Dark - national parks, residential areas where inhabitants have expressed a strong desire that light trespass be strictly limited	1 lux (0.1 fc)	<ul style="list-style-type: none">• 0 for systems not intended for public safety or security.• 1 lux (0.1 fc) otherwise
E2	Low Ambient Brightness - outer urban and rural residential areas	3 lux (0.3 fc)	1 lux (0.1 fc)
E3	Medium Ambient Brightness - urban residential areas	8 lux (0.8 fc)	2 lux (0.2 fc)
E4	High Ambient Brightness - urban areas with high levels of night time activity	15 lux (1.5 fc)	6 lux (0.6 fc)
	These recommended levels assume the affected luminaires are continuously on during the subject night time period.		

Light Trespass Guidelines

- Limit light crossing the property lines.
- Light levels at the property line should not exceed 0.1 footcandles adjacent to businesses, and **0.05 fc at residential property boundaries.**
- **Reference: the brightest moonlight is 0.01 fc**

0.5 fc is 50 times the amount of light of the brightest moonlight!!

Photometric Study (April, 2025)

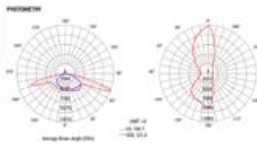
Light Fixtures referred to in Photometric Study (have shields)

TYPE-1
FSB-U023-AL1 LED Series
FEATURES & SPECIFICATIONS

Intended Use: The FSB-AL1 series is an excellent choice for powerful and energy efficient site lighting. These fixtures are made with positive cooling technology to maximize the lifetime of the fixture. These fixtures are made with high quality chips to provide a long lasting, beautifully built fixture capable of meeting your site lighting needs. The wide range of wattages ensures that there's a lighting option for any application you have.

Installation: These luminaires are ideal for parking lots, tennis courts, basketball courts, and other outdoor area lighting.

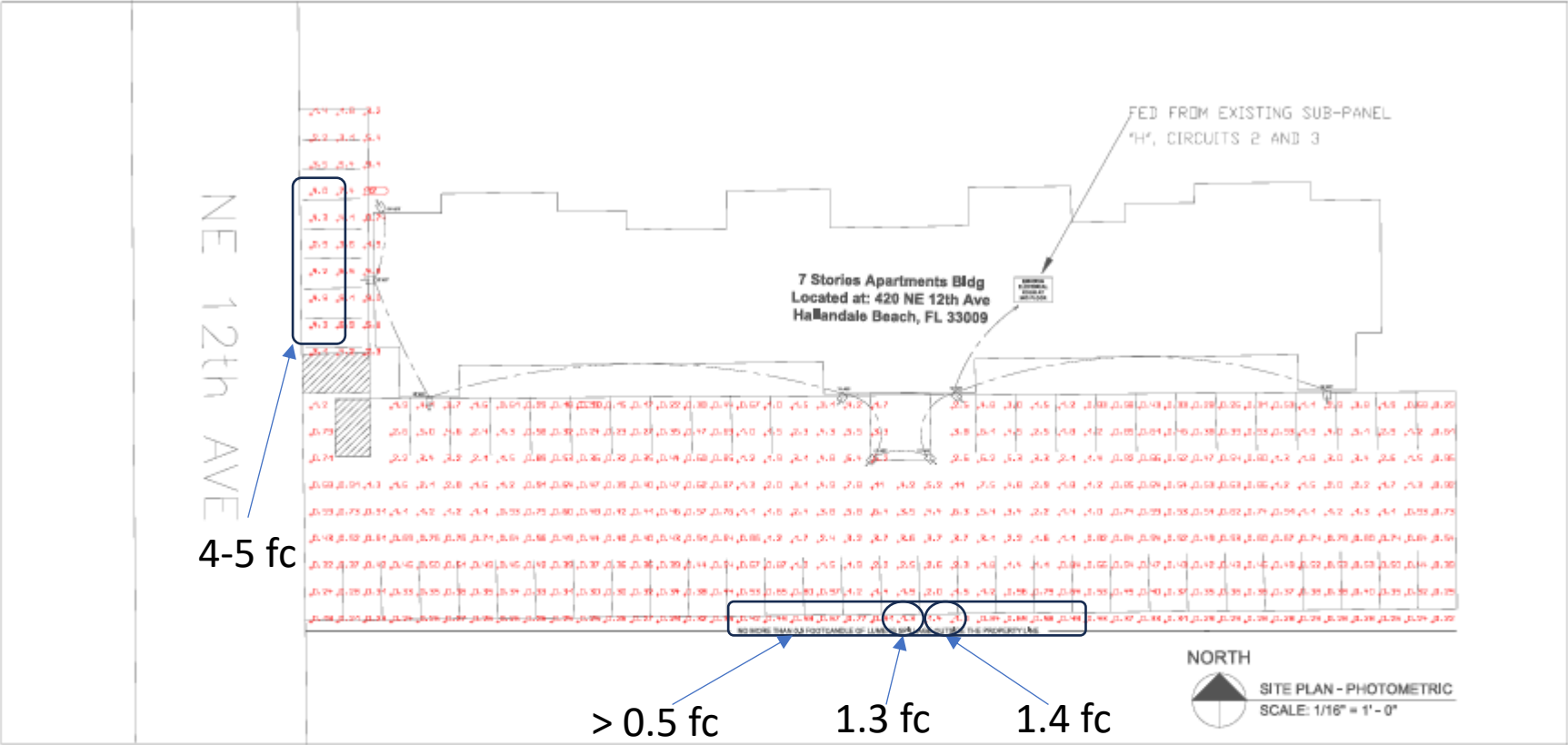
Warranty: 5 Years



120W
150W & 200W
240W & 320W

ORDERING INFORMATION

Series	Wattage (lumen)	Input Voltage	Temperature	Options	Finish	Mounting	Unit Type
1a. FSB-U023-AL1	24-100 (2400-15,000lm)	1a. UNV	1a. 50K (5000K)	1a. DCD	1a. Blank	1a. BX	1a. SF
	120-150 (12,000-24,000lm)	1a. HV			1a. PC	1a. WH	1a. SP
	175-200 (17,500-20,000lm)				1a. BLK	1a. SA	1a. TM
	240-280 (24,000-28,000lm)				1a. SP		
	300-300 (30,000-45,000lm)						



Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
1	Not yet a DALIus member	FSB-U023-AL1 LED Series		1x	24500 lm	0.80	150 W	8

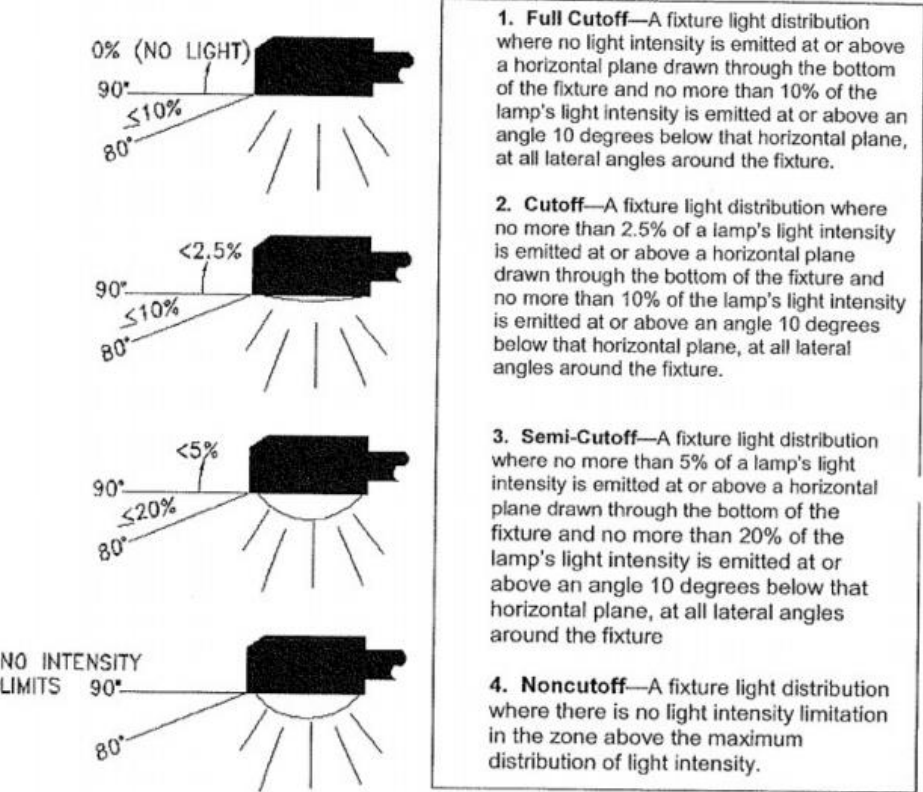
#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Building Parking	Perpendicular Illuminance	0.14 fc	12 fc	1.60 fc	11.40	86.71

This form has been digitally signed and sealed by Norman Torres, Licens, PE on April 28th 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

153.03 IESNA CUTOFF CLASSIFICATION

Diagrams and Definitions of IESNA Cutoff Classifications:



- (A) *Full cutoff.* A fixture light distribution where no light intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of the lamp's light intensity is emitted at or above an angle ten degrees below that horizontal plane, at all lateral angles around the fixture.
- (B) *Cutoff.* A fixture light distribution where no more than 2.5% of a lamp's light intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of the lamp's light intensity is emitted at or above an angle ten degrees below that horizontal plane, at all lateral angles around the fixture.
- (C) *Semi-cutoff.* A fixture light distribution where no more than 5% of a lamp's light intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 20% of the lamp's light intensity is emitted at or above an angle ten degrees below that horizontal plane, at all lateral angles around the fixture.
- (D) *Noncutoff.* A fixture light distribution where there is no light intensity limitation in the zone above the maximum distribution of light intensity.

FOOTCANDLE: ("FC") – is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot.

LUMEN – A unit used to measure the actual amount of light that is produced by a bulb. The lumen quantifies the amount of light energy produced by a lamp at the lamp.

Limit light crossing property lines, i.e. "light trespass". Limit spill light across the property lines. Light levels at the property line should not exceed 0.1 footcandles (fc) adjacent to business properties, and 0.05 fc (the brightest moonlight is 0.01 fc) at residential property boundaries. Utility leased floodlight fixtures mounted on public utility poles in the public right-of-way or on property lines shall not be used for private property due to excessive light trespass "spill light".

Light Trespass

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Zone	Zone Description	Pre-Curfew	Post-Curfew
E1	Intrinsically Dark - national parks, residential areas where inhabitants have expressed a strong desire that light trespass be strictly limited	1 lux (0.1 fc)	<ul style="list-style-type: none">0 for systems not intended for public safety or security.1 lux (0.1 fc) otherwise
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