City of Palm Coast, Florida
Agenda Item

Agenda Date: October 21, 2026 **Agenda Item:** D.2

Department COMMUNITY DEVELOPMENT **Division** PLANNING	**Amount** **Org/Account #**

Subject: SPECIAL EXCEPTION TO ALLOW A WIRELESS COMMUNICATION FACILITY (CELL TOWER) AT 2614 SEMINOLE WOODS BOULEVARD, APPLICATION # 6629

Presenter: **Estelle Lens, A.I.C.P, Senior Planner**

Attachments:

1. Staff Report
2. Exhibit A to Staff Report – Report from CityScape Consultants, Inc.
3. Development Order
4. Map Series (Aerials, Zoning & FLUM)
5. Site Plan – Overall
6. Site Plan – Cell Tower Compound
7. Site Plan – Gas Station (TSP 6311) approved site plan with Cell Tower Site
8. Landscape Plan
9. Photo Simulations
10. Letter to the PLDRB from the Applicant
11. Affidavit and Report from Radio Frequency Engineer
12. Application
13. Public Notice documents

Background:

This is a request for a Special Exception to allow a Wireless Communication Facility (Cell Tower) on property zoned High Intensity Commercial (COM-3) located at 2614 Seminole Woods Boulevard.

The City of Palm Coast has a Wireless Master Plan which identifies City owned properties that have been prequalified to accommodate a Cell Tower. These sites are the preferred locations for constructing a new cell tower. (Land Development Code (LDC) 4.20.06.A) If the proposed site is not identified in the Wireless Master Plan the LDC requires the applicant to obtain approval of the Planning and Land Development Regulation Board (PLDRB) through the Special Exception process. (LDC 4.20.07.B.2) The Subject Property is not identified on the Wireless Master Plan and therefore requires a Special Exception.

The Subject Property, a 13.05-acre parcel, is zoned High Intensity Commercial (COM-3) and has received approval for the construction of a gas station with retail shops (Technical Site Plan Ap. No. 6311). The applicant is proposing to lease a 2,550 square foot portion of the parcel for the construction of a 150’

Monopole style Wireless Communication Facility (Cell Tower) and related fenced compound. The Cell Tower will be contained within a locked compound on the Subject Property. The proposed tower meets the LDC regulations of Chapter 4 - Wireless Telecommunications, including the 150' minimum distance requirement from residentially zoned property.

Summary Finding: The applicant found a suitable location which is zoned for High Intensity Commercial uses. The construction of a cell tower at this location will enhance wireless service in the City and bring much needed service to the area surrounding the proposed location. The application and all associated documents and plans have been reviewed by CityScape, the City's expert consultant, who has provided a recommendation of approval. Their report and recommendation are attached as Exhibit A to this staff report.

CityScape's recommendation of approval includes the following conditions:

1. Landscape Plan Review – This has been reviewed and approved by City staff and will be further reviewed with the Technical Site Plan.
2. Structural Analysis Report – Prior to permitting, the Applicant shall provide a full structural analysis report, prepared by a Florida licensed Professional Engineer, demonstrating that the tower and foundation are capable of supporting the equipment loads of four (4) wireless carriers.
3. Visual Impact Mitigation (at City's discretion). Staff finds the submitted photo simulations acceptable.

Staff recommends that only conditions 1 and 2 be included in the Development Order for this project as they will be reviewed during the Technical Site Plan and Building Permit processes for this project. Condition number 3 has been reviewed by staff and staff recommends approval of this condition at this step as this will not be further reviewed during the subsequent review steps.

Public Participation: Required letter notifications to the adjacent property owners were sent via Certified Mail on October 5, 2026. The Planning Division has not received any communications from members of the public regarding this application.

This is a quasi judicial item, please disclose any ex parte communication.

Recommended Action:

Planning staff recommends that the Planning and Land Development Regulation Board find application No. 6629 in compliance with the City's Comprehensive Plan and Land Development Code and approve this Special Exception to allow a Wireless Communication Facility at 2614 Seminole Woods Boulevard, subject to the following conditions which are included in the CityScape report, and which will be addressed with the Technical Site Plan and Building Permit review and approval processes:

1. Landscape Plan Review – This has been reviewed and approved by City staff and will be further reviewed with the Technical Site Plan.
2. Structural Analysis Report – Prior to permitting, the Applicant shall provide a full structural analysis report, prepared by a Florida licensed Professional Engineer, demonstrating that the tower and are capable of supporting the equipment loads of four (4) wireless carriers.

COMMUNITY DEVELOPMENT DEPARTMENT

WIRELESS COMMUNICATION TOWER – 2614 SEMINOLE WOODS BOULEVARD

SPECIAL EXCEPTION STAFF REPORT

PLANNING AND LAND DEVELOPMENT REGULATION BOARD

October 21, 2026

OVERVIEW

Project #	6629
Applicant:	Harold Timmons, TEP Group
Property Description:	13.05 +/- acres (entire parcel) 0.06 +/- acres (cell tower site)
Property Owner:	PC Lane, LLC
FLUM Designation:	Mixed Use
Zoning Designation:	High Intensity Commercial (COM-3), and Institutional
Current Use:	Vacant land
Property Tax ID:	07-11-31-7057-0RP0H-0020
Property Location:	2614 Seminole Woods Boulevard (Subject Property) The northeast corner of Seminole Woods Boulevard and Sesame Boulevard
Requested Action:	Special Exception to allow a Wireless Communication Facility to be constructed on property which is not identified in the Wireless Master Plan (WMP)

ANALYSIS

REQUESTED ACTION

A request for a Special Exception to allow a Wireless Communication Facility (Cell Tower) on property zoned High Intensity Commercial (COM-3) located at 2614 Seminole Woods Boulevard.

BACKGROUND/SITE HISTORY

The City of Palm Coast has a Wireless Master Plan which identifies City owned properties that have been prequalified to accommodate a Cell Tower. These sites are the preferred locations for constructing a new cell tower. (Land Development Code (LDC) 4.20.06.A) If the proposed site is not identified in the Wireless Master Plan the LDC requires the applicant to obtain approval from the Planning and Land Development Regulation Board (PLDRB) through the Special Exception process. (LDC 4.20.07.B.2) The Subject Property is not identified on the Wireless Master Plan and therefore requires a Special Exception.

The Subject Property, a 13.05-acre parcel, is zoned High Intensity Commercial (COM-3) and has received approval for the construction of a gas station with retail shops. (Technical Site Plan Ap. No. 6311) The applicant is proposing to lease a 2,500 square foot portion of the parcel for the construction of a 150' Monopole style Wireless Communication Facility (Cell Tower) and related fenced compound. The Cell Tower will be contained within a locked compound on the Subject Property. The proposed tower meets the LDC regulations

of Chapter 4 - Wireless Telecommunications, including the 150' minimum distance requirement from residentially zoned property.

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Mixed Use	No change proposed
Zoning District	High Intensity Commercial (COM-3)	No change proposed
Use	Vacant with approval for a convenience store with fueling facilities and retail shops	Wireless Communication Facility (Cell Tower) located in the area approved for a cell tower on the approved gas station and retail shop site plan. (TSP 6311)

SURROUNDING ZONING AND LAND USES:

NORTH:	FLUM:	Institutional
	Zoning:	Public/Semi Public (PSP)
	Use:	Vacant/Encumbered by an FPL easement
EAST:	FLUM:	Residential
	Zoning:	Single Family Residential (SFR-1, SFR-2 and SFR-3)
	Use:	Vacant and Single-Family Homes
SOUTH:	FLUM:	Mixed Use and Institutional
	Zoning:	High Intensity Commercial (COM-3), Master Planned Development (MPD), and Public/Semi Public (PSP)
	Use:	Vacant
WEST:	FLUM:	Residential and Mixed Use
	Zoning:	Master Planned Development (MPD-Grand Landings)
	Use:	Vacant

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to*:

A. The proposed development must not be in conflict with or contrary to the public interest;

Staff Finding: Traditional landlines have been steadily declining for years, while cell phone ownership has become nearly universal. Cell phones are now our primary means of communication. This technology is not just about entertainment or internet browsing. For many people, their cell phone is their primary lifeline for communication—whether by phone calls, text messages, or accessing essential online services. The location of a Cell Tower at this site will be a benefit to the public interest as there is a need to augment the existing wireless system with reliable service, particularly in the surrounding area of the proposed Cell Tower.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this Land Development Code (LDC);

Staff Finding: Applications for wireless communication facilities are sent to CityScape Consultants, Inc. the City's third-party consultant/expert, at the expense of the applicant, for review to ensure compliance with the requirements set forth in the LDC and all local, state and federal regulations.

In addition to meeting all requirements of Section 4.20 of the LDC, staff finds that the request is consistent with the following objectives and policies of the Comprehensive Plan. (Note that not all chapters of the Comprehensive Plan are applicable to this request.)

CHAPTER 1 FUTURE LAND USE ELEMENT:

- *GOAL 1.3: ADEQUATE PUBIC FACIILTIES AND CONCURRENCY*
  The City shall ensure that public facilities and services are adequate to provide for the health, safety and welfare of the public and are provided concurrent with the impacts of new development.

  Staff Findings: The City adopted a revision to the Wireless Master Plan March 11, 2025, which emphasized the importance of cell phone reliance, demonstrated the unreliable coverage in the City, the importance of wireless coverage for emergency services and the need for additional coverage.

CHAPTER 11 ECONOMIC DEVELOPMENT ELEMENT

- GOAL 11.1 ECONOMIC DEVELOPMENT
  Foster a sustainable economic environment to create employment opportunities, business growth, and diversified tax base.
- Objective 11.1.3 – Investment in Infrastructure
  Improve and extend the capacity of City infrastructure, public services, and related facilities to accommodate the attraction and expansion of industries and businesses
- *Policy 11.1.3.1 Foster the development of economic employment hubs by targeting specific sites that have access to needed critical infrastructure facilities, services, and systems including utilities, transportation, and communications. Promote these sites through the City's planning initiatives, economic incentives, and development practices.*

- Objective 11.1.4 – Business Attraction and Retention
  (3) Attract industries that offer well-paying jobs and contribute to economic diversification.

  Staff Findings: Reliable wireless communication is a vital component of critical infrastructure for business and commercial operations.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Staff Findings: This project will not impact the level of service on the roadways, nor impact City Utilities as the site will be unstaffed and require only power and telco connections. The project will not impose a financial liability or hardship for the City.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Staff Finding: This tower will be well situated and designed so that if it should fail, it will be completely contained within the parent parcel. The tower will support public welfare and safety by providing reliable wireless service as may be needed in an emergency situation.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Staff Finding: This tower has already been expertly reviewed for compliance with all applicable local, state and federal laws and should the Special Exception be granted, the applicant will proceed with the Technical Site Plan review process as well as the Building Permit review process.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.07.03

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.07.03 states: "*No application for a special exception use shall be approved unless the Planning and Land Development Regulation Board finds that the request meets the findings listed in Subsection 2.05.05 and the following:*"

A. *Is consistent with the specific requirements for that particular use as set forth in this LDC;*

Staff Finding: Land Development Code Section 4.20.06 provides the preferred siting locations for a new cell tower:

1. City-owned property identified in the Wireless Master Plan
2. Other public property identified in the Wireless Master Plan
3. Other City-owned or public property not identified in the Wireless Master Plan
4. Privately owned property no identified in the Wireless Master Plan

The applicant must demonstrate that they have analyzed possible locations that would be included in 1-3 above and found none to be suitable for their current needs. Additionally, they must demonstrate that there is no existing structure that could reasonably be used for the placement of the proposed antennas. The affidavit and report by applicant's Radio Frequency Engineer and subsequent communications with CityScape satisfy this requirement.

The application has been found to be consistent with all requirements in the LDC including Section 4.20.08. which outlines Development standards and includes the following:

- Maximum height of 150 feet
- Must be located at least 150 feet from residentially zoned property
- Must be a monopole (not guyed or lattice structures)
- The equipment compound must be secured and screened (fencing or landscaping)
- Minimum lighting, if required
- Engineered to maximize collocation

B. *Meets the concurrency requirements of this LDC;*

Staff Finding: The cell tower site will not impact the roadways nor require City water and sewer services. Nor will this project impact the school or park systems and associated concurrency requirements.

C. *Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures or buildings.*

Staff Finding: The proposed use will be compatible with, and provide valuable cell service to, existing and expected future uses of the neighboring area.

a. Compatibility shall be further reviewed in light of the following components:

Architectural design;	The proposed tower meets the required 150-foot height limitation and is a monopole as required by code.
Fencing and screening, landscaping;	The equipment compound will be fenced and screened. The proposed landscaping has been reviewed and approved.
Noise reduction, sign and light control;	The tower will be dark at night. There will be a backup generator for the equipment but that only runs when the power goes out.
Storm drainage, sanitation collection;	The project will create minimal impervious area and will not require a stormwater management system. Sanitation collection is not applicable to this project.
Police and fire protection;	The cell tower will be unstaffed and located within a secure compound requiring minimal police and fire protection.
On and off-site traffic control	This project proposes to create one trip per carrier per month and will not require on or off-site traffic control.
Off-street parking and loading; and	The site is accessible through an easement from Sesame Boulevard and will accommodate a technician's parking within the Cell Tower's driveway.
Other matters relevant to assuring that the proposed development site fosters desirable conditions and compatibility with the existing environment.	The proposed communication facility has been reviewed to assure that it will not adversely affect the existing environment and will foster desirable wireless service which is needed in Palm Coast.

Summary Finding: The applicant found a suitable location which is zoned for High Intensity Commercial uses. The construction of a cell tower at this location will enhance wireless service in the City and bring much needed service to the area surrounding the proposed location. The application and all associated documents and plans have been reviewed by CityScape, the City's expert consultant, who has provided a recommendation of approval. Their report and recommendation are attached as Exhibit A to this staff report.

CityScape's recommendation of approval includes the following conditions:

1. Landscape Plan Review – This has been reviewed and approved by City staff and will be further reviewed with the Technical Site Plan.
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3. Visual Impact Mitigation (at City's discretion). Staff finds the submitted photo simulations acceptable.

Staff recommends that only conditions 1 and 2 be included in the Development Order for this project as they will be reviewed during the Technical Site Plan and Building Permit processes for this project. Condition number 3 has been reviewed by staff and staff recommends approval of this condition at this step as this will not be further reviewed during the subsequent review steps.

PUBLIC PARTICIPATION

Unified Land Development Code Chapter 2, Part II, Section 2.07 requires that applicants notify adjacent property owners of the PLDRB meeting date at least 14 days in advance of the public hearing. The required letter notifications to the adjacent property owners were sent via Certified Mail October 5, 2026. The Planning Division has not received any communications from the public regarding this application.

RECOMMENDATION

Planning staff recommends that the Planning and Land Development Regulation Board find application No. 6629 in compliance with the City's Comprehensive Plan and Land Development Code and approve this Special Exception to allow a Wireless Communication Facility at 2614 Seminole Woods Boulevard, subject to the following conditions which are included in the CityScape report, and which will be addressed with the Technical Site Plan and Building Permit review and approval processes:

1. Landscape Plan Review – This has been reviewed and approved by City staff and will be further reviewed with the Technical Site Plan.

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City of Palm Coast, Florida

Level II Telecommunications Site Review

New Wireless Communications Facility Application

CityScape CONSULTANTS, INC.
2423 S. Orange Avenue, #317
Orlando, FL 32806
Tel: 877.438.2851 Fax: 877.220.4593

August 21, 2026

Ms. Estelle Lens, AICP
Senior Planner
City of Palm Coast Planning & Zoning
160 Lake Avenue
Palm Coast, FL 32164

Applicant: AnthemNet, Inc.
Site Name: Old Kings Flagler
Proposed Anchor Provider / Site ID: Verizon Wireless / 17105794
Site Address: 5564 Sesame Boulevard, Palm Coast, FL 32164[1]
Site Coordinates: N 29° 26' 34.11", W 81° 10' 47.72"
Proposed Structure: 150' Monopole
Community Reference: AR #6629

Dear Ms. Lens,

At your request, on behalf of the City of Palm Coast, Florida ("City"), CityScape Consultants ("CityScape"), in its capacity as a telecommunications consultant for the City, has reviewed the Special Exception Application to build a new wireless communications tower and associated ground compound, submitted by Tower Engineering Professionals on behalf of AnthemNet, Inc. (collectively "the Applicant").

The Applicant proposes to construct a new one hundred and fifty (150) foot *non-concealed monopole* tower, *see Figure 1*. The facility, if approved, will be located on a 13.05 acre parcel owned by PC Lane LLC. The property is zoned COM-3 (High Intensity Commercial) and has a power transmission line right-of-way running the length of the parcel but is otherwise undeveloped. The tower would be located approximately 460 feet east of the intersection of Seminole Woods Boulevard and Sesame Boulevard.

Application Completeness Review

CityScape received notification from the City to begin reviewing the application on or about March 25, 2026. Following an initial evaluation, the Applicant was notified in a letter from the City to the Applicant dated April 22, 2026 of the application being deemed incomplete due to information that was either missing or needed revisions. CityScape received new revised documents from the Applicant on May 19, 2026. After reviewing the resubmitted materials, CityScape determined that the Applicant had not fully addressed the possibility of collocating on the existing nearby Central Florida Educational Foundation broadcast tower, and the Applicant was promptly so advised. On July 22, 2026. CityScape received new documents that adequately addressed the remaining concerns and notified the City that the application was complete on July 27, 2026.

[1] The site address is also described as 2614 Seminole Woods Boulevard in several application documents.

CityScape CONSULTANTS, INC.

Determination of Need

Although not listed as a co-applicant, Verizon has submitted written confirmation of its intent to collocate equipment on the proposed facility. Included with the application is documentation consisting of an RF Affidavit and a Radio Frequency (RF) Facility Justification packet, both prepared by a Verizon Wireless RF engineer, supporting the need for a new wireless communications facility. This packet includes before and after-activation propagation maps illustrating expected coverage improvements, *see Figure 3.* These maps indicate that the new WCF facility would fill a significant gap in Verizon's coverage in an area where the service is currently regarded by Verizon as "unreliable".

The RF Facility Justification packet details the need for the proposed facility. It states: "Sesame and Seminole Woods [Boulevards] are areas with unreliable service [from Verizon]. The proposed site will bring more reliable service and additional network improvements to the existing and future residents of this area."

During the review process of the application, Cityscape assessed the documents to determine if the submission met the development requirements outlined in Chapter 4, Section 4.20 of the City Land Development Code (LDC), particularly regarding the following:

- Whether collocation on an existing structure instead of construction of a new wireless communications tower is or is not a viable option.
- Whether the location and height of the proposed structure are reasonably justified from the standpoint of improvement to the existing wireless service.
- Whether the proposed facility complies with the FCC rules and regulations.

Siting Priorities

The siting priorities for a new WCF from most preferred (1) to least preferred (4) per LDC Section 4.20.06 of the City Code are as follows:

1. City-owned property identified in the Wireless Master Plan;
2. Other public property identified in the Wireless Master Plan;
3. Other City-owned or public property not identified in the Wireless Master Plan;
4. Privately owned property not identified in the Wireless Master Plan.

The facility is proposed on private property (Preference #4) and is not identified in the Wireless Master Plan (WMP). The Applicant notes in its Affidavit of Compatibility that there are no sites identified in the Wireless Master Plan nor City-owned properties that meet the technical requirements for wireless service in the specific area in need of coverage. However, the Applicant's first submittal did not address other public property in or near the search ring that may be potential candidates for building a new tower. While reviewing the application, CityScape found a 130' x 1415' strip of land owned by Flagler County (Parcel # 38-12-31-0000-00020-0030), about half of which lies inside the Verizon 0.15-mile radius search ring. CityScape requested that the Applicant investigate this property as a possible site, and their response was included in a letter from AnthemNet dated May 14, 2026. Their conclusion regarding the use of the parcel for tower construction is as follows:

"[The subject parcel] is not a practical alternative site for the proposed wireless communications facility. The parcel is a narrow, encumbered remnant access corridor of a former FDOT/County shell borrow pit, with recorded governmental easements running with the land, insufficient width to accommodate a compliant tower compound, and subsurface conditions [as a result of 20 years of large-scale mineral extraction] that present significant foundation engineering challenges. The Applicant respectfully submits that this parcel does not constitute a viable alternative under LDC 4.20.06.B.1, and that the Applicant has satisfied its obligation to evaluate public property alternatives."

All things considered, the Applicant contends that the proposed site, privately owned and not included in the Master Plan, is the only viable option for constructing a new wireless facility.

Collocation Options

FPL Power Line Towers

In the incompleteness letter dated 4/22/2026, the Applicant was asked to address the potential use of one of the Florida Power & Light transmission line towers near the proposed site for collocation as per LDC 4.20.09.B.1.i. Their response is found in a document from AnthemNet[2]. The Applicant determined that collocation on one of these structures is not feasible for the following reasons:

1) **Worker Safety.** A WCF tower requires many maintenance checks and occasional repairs that involve workers physically on the tower. On a transmission line tower, such work requires that all electrical conductors be fully de-energized and grounded before workers can safely climb and work on the tower. Every planned line outage requires advanced coordination with many energy stakeholders, including customers, which can last for months. This makes such collocation burdensome for both the wireless provider and the energy company.

2) **Structural Incompatibility.** Power transmission towers structurally are not designed for cellular equipment and mounts and would likely require replacement or extensive modification to structurally accommodate the needs of both the power company and the cellular provider. Such replacement or modification are above and beyond the requirements for a typical collocation on a non-energized communications tower.

3) **RF Interference.** The electromagnetic (EM) energy emitted from the high-voltage power lines in such close proximity to the cellular equipment would cause interference and signal degradation to the cellular operation. Also, Verizon would not install a WCF on a transmission line tower due to the adverse effects that are expected to occur to their personal wireless service.

[2] Response to Comment CSCAPE-6, LDC Section 4.20.09.B.1.l.i – Power Transmission Tower Collocation Analysis, undated.

Existing Communications Towers

Figure 4 is a map illustrating all existing and future WMP tower sites, as well as all known existing and planned non-WMP communications towers, within three miles of the proposed WCF site. This map also depicts Verizon's original .015-mile-radius search ring for this project and the proposed WCF site, which is located 1.14 miles west of the center of the original search ring.

There are no WMP-designated tower sites within the three-mile-radius area centered on the proposed site, which encompasses the entire Verizon search ring and extends well beyond its boundaries. The communications tower closest to the Verizon search ring is a 180-foot guyed tower owned by Central Florida Educational Foundation (CFEF), located on Old Kings Road at Osprey Lane, approximately 0.60 mile southeast of the center of the search ring. The tower serves as the transmitter facility for WHYZ-FM, also owned by CFEF. Although this site is located approximately 0.35 mile beyond the limits of Verizon's search ring, the Applicant evaluated the property as a potential alternative to the proposed site, including both collocation on the existing tower and construction of a second tower dedicated exclusively to wireless communications. The Applicant's evaluation of the CFEF site is provided in the "Exhibit A" document included with the application.

The Applicant concluded that neither collocation on the existing tower nor construction of a second tower at the CFEF property would be a practical alternative. However, the initial conclusion was not supported by sufficient documentation or substantiated statements. CityScape therefore requested additional information to support the findings presented in Exhibit A, which the Applicant subsequently provided. In CityScape's opinion, the supplemental documentation provides reasonable assurance that neither the property owner nor the tower owner is interested in allowing the site to be used for a new personal wireless service facility.

As the Applicant explains in Exhibit A, "with no viable existing structure in the area nor a willing property owner", the search efforts were directed to areas beyond the Verizon search ring, which eventually led to the commercial property, now the subject of the application. This is the reason why the chosen WCF site is far outside the original restrictive search area.

Referring back to *Figure 4*, with the CFEF broadcast tower determined to be non-viable, there are five other existing communications towers within three miles of the proposed site.[3] Four of these towers, located approximately 2.3 to 2.8 miles from the proposed site, are already utilized by Verizon for macro WCFs and are identified by blue pushpins on the map. Because these existing Verizon facilities are unable to adequately serve the coverage gap that the proposed WCF is intended to address, the addition of antennas or other equipment at these locations, even if technically feasible, would not effectively resolve the identified service deficiency.

The fifth existing facility is the Flagler County tower, located approximately 2.74 miles south of the proposed site. Similar to the four existing Verizon facilities, its distance from the target coverage area makes it an impractical alternative for addressing the identified service gap.

Figure 4 also identifies two Wireless Master Plan (WMP) properties reserved for potential future tower development. As discussed elsewhere in this report, Verizon's engineers evaluated the WMP properties and determined that they would not provide the coverage necessary to address the specific

[3] The construction status of the approved Diamond Communications WCF on 6372 State Highway 100E, 2.8 miles from the proposed site, is unknown to CityScape. In any case, this site is two far from the target service gap to be considered.

service gap associated with this application. WMP Site S2, located at Seminole Woods Park approximately 1.5 miles south of the proposed site, is currently the subject of a pending application by Diamond Communications for a new WCF intended to address a separate area of Verizon coverage need.

Based on the above findings, CityScape concludes there is adequate supporting evidence that no existing tower or property other than the subject property would adequately serve Verizon's coverage needs in this specific area.

Height Justification

The maximum permitted height for a Wireless Communication Facility (WCF) tower in a non-residential and non-MPD (Master Planned Development) zoning district is 150', which aligns with the height of the tower proposed by Verizon. Verizon plans to mount its antennas at the 145-foot elevation on the proposed structure. According to the RF Facility Justification packet,

> *"The requested tower height is the minimum height required to allow Verizon Wireless to meet the stated service objectives and provide seamless service to surrounding Verizon Wireless towers. Any reduction in the tower height will result in significantly diminished coverage improvements and capacity relief to the service area."*

While Verizon did not submit an RF Engineer's Affidavit specifically justifying the requested tower height, they did provide before and after propagation maps, *see Figure 3,* that illustrate the improved coverage with the activation of the proposed facility. No engineering studies were submitted to demonstrate the feasibility of lower antenna elevations but lower elevation would provide a smaller coverage footprint. Based on the provided information, CityScape supports the proposed height as necessary to achieve the intended coverage.

FAA No Hazard Determination

The Federal Aviation Administration (FAA) issued a Determination of No Hazard, dated March 25, 2026, for the proposed tower height and geographic coordinates (Aeronautical Study No. 2025-ASO-24215-OE). Based on the FAA's evaluation, no marking or lighting is required for aircraft safety. As noted on Sheet C3 of the Zoning Drawings (ZDs), the Applicant plans to leave the monopole with a galvanized finish to help it visually blend with the sky.

Design for Future Collocations on the Proposed Tower

City LDC 4.20.08.C.10 requires that any new telecommunications tower be structurally designed to accommodate as many collocations as practical.

A letter dated May 13, 2026 from AnthemNet states that the tower will be designed to support four (4) antenna arrays and associated equipment, as shown in *Figure 1*. The design letter from Paul J. Ford & Company, a tower engineering company, indicates the planned monopole will be designed to meet the 2023 Florida Building Code, 8th Edition (2021 International Buiding Code with ASCE 7-22) and the ANSI/TIA-222-H standards for a basic wind speed of 133 mph with no ice. Verizon plans to mount its antennas at a centerline height of 145 feet above ground. According to the design, the three potential future antenna collocations will have centerline heights of approximately 135, 125, and 115 feet above ground but these are subject to change.

RF Compliance

Based on CityScape's experience, if the facility is constructed as proposed and in accordance with industry standards, it is unlikely to cause interference to other authorized radio services. Furthermore, even if four total personal wireless carriers (with antenna heights of 145', 135', 125' and 115') are operating at the facility, it is highly unlikely to create levels of human RF exposure at ground level that would exceed the limits established by the FCC.

Setbacks

The City's minimum tower setback is 150' from any residentially zoned or platted property. The adjoining property to the east of the subject property, according to Sheet C1B of the ZDs, is zoned Single Family Residential (SFR-3). The distance from the planned tower location to the east property line is 335', thus meeting the minimum setback, *see Figure 5* for all tower and compound setbacks.

Ground Compound

As shown in Sheet C2 of the ZDs[4], the equipment compound will be a fenced-in area of 50' x 50' (2,500 square feet). The proposed compound fence will encompass the tower and ground equipment, *see Figure 6*. The site drawing shows the compound layout having designated areas of 22' x 12.5' to install ground-based equipment for four wireless carriers,

The monopole will have an engineered fall zone radius of 30 feet, which is explained in detail in the Paul J. Ford design letter, to ensure that in the event of high winds causing structural failure, the monopole will collapse within the leased area for the ground compound.

Site Access and Parking

Vehicular access off Sesame Boulevard to the leased area will be provided via a 20' wide non-exclusive access and utility easement along a proposed 12' wide gravel access drive. At the end of the access way will be a 12' x 50' parking and turnaround area will be constructed in front of the gate entrance to the ground compound equipment compound, *see Figure 6.*

Fencing and Landscaping

The Applicant proposes an 8' high PVC opaque fence around the compound. The fencing will have a 12' wide double-swing lockable gate on the south side of the compound.

The proposed landscape plan is attached here as *Figure 7*. The acceptability of the landscape plan should be determined by the City.

Visual Impact Assessment

City LDC 4.20.09.B.l.ii requires "simulated photographic evidence of the proposed WCF's appearance from four vantage points chosen by the City with consultation with the applicant…". Along with the photo simulations, the Applicant provided a map identifying the four locations where visibility was determined, *see Figure 8*.

[4] ZDs prepared by SMW Engineering Group, revision dated 05/04/26, signed and stamped by a Florida registered Professional Engineer.

The Applicant proposes a galvanized steel gray color finish for the tower to reduce visual impact by blending with the sky. Being that the proposed tower would be near residential properties, it is deferred to the City to determine whether any additional visual impact mitigation methods are warranted.

Summary

CityScape believes that the Applicant has sufficiently explored all reasonable alternatives for locating the proposed facility on other properties or on other existing towers. CityScape has independently confirmed the Applicant's determination that there are no existing towers within the area identified by Verizon's RF Engineer that would meet Verizon's service goals. CityScape also believes that the proposed WCF tower would be at a location superior to any site in Verizon's original restricted search area in terms of maximum signal coverage to an area that the surrounding Verizon sites, according to the propagation maps, don't quite reach with reliable signals. Also, being 3 miles or less from the four surrounding Verizon WCFs (as seen in Figure 4), we expect that the proposed site would be an effective hand-off site for one or more of these adjacent sites to prevent connection capacity overload as land development in the area continues to grow.

CityScape has confirmed that the proposed facility complies with applicable City Land Development Code standards and FCC rules and regulations. If the City elects to approve the new wireless facility, it should do so with the following conditions:

1. Landscape Plan Review – The City shall review and determine the adequacy of the proposed landscape plan.

2. Structural Analysis Report – Prior to permitting, the Applicant shall provide a full structural analysis report, prepared by a Florida licensed Professional Engineer, demonstrating that the tower and foundation are capable of supporting the equipment loads of four (4) wireless carriers.

3. Visual Impact Mitigation (at City's discretion) – Being that the proposed tower would be near residential properties, the City should determine whether any additional visual impact mitigation methods are warranted.

The undersigned certifies that, to the best of our knowledge, all the information included herein is accurate at the time of this report. CityScape is employed only by public entities and has unbiased opinions. All recommendations are based on technical merit without prejudice or bias per prevailing laws and codes.

Respectfully submitted,

B. Benjamin Evans
Senior Project Engineer
CityScape Consultants, Inc.

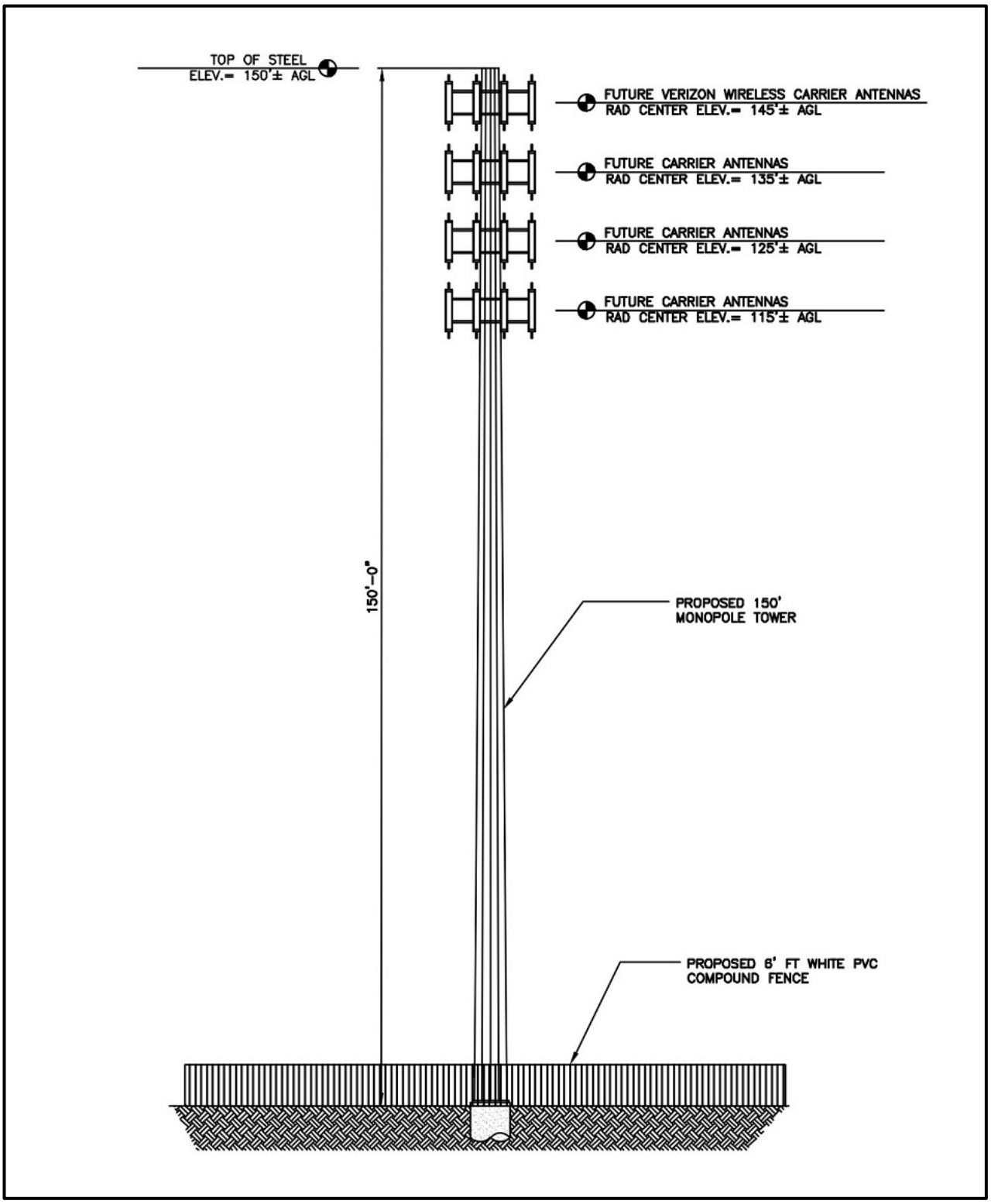


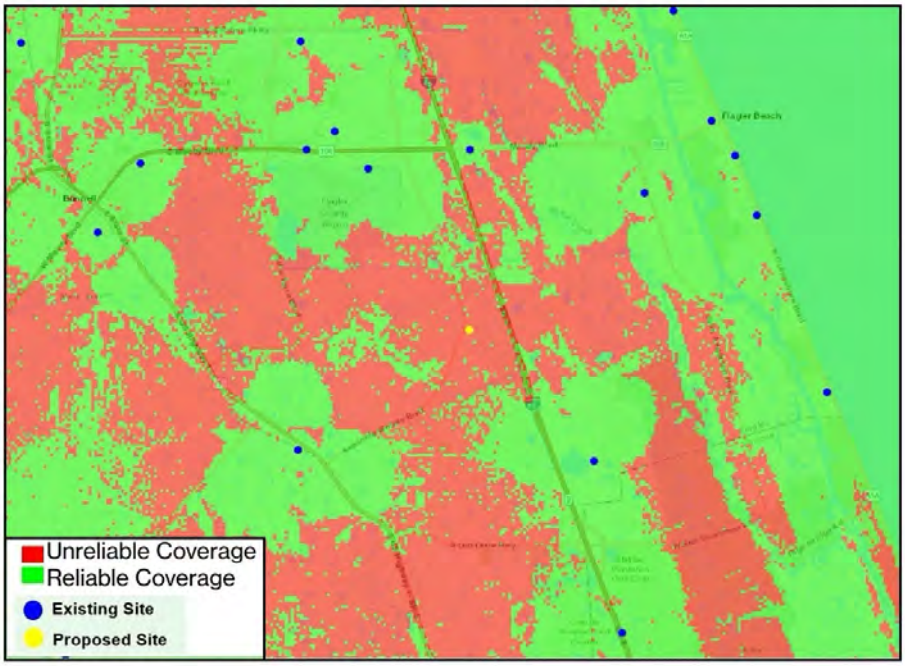
Figure 1. Tower Elevation Sketch



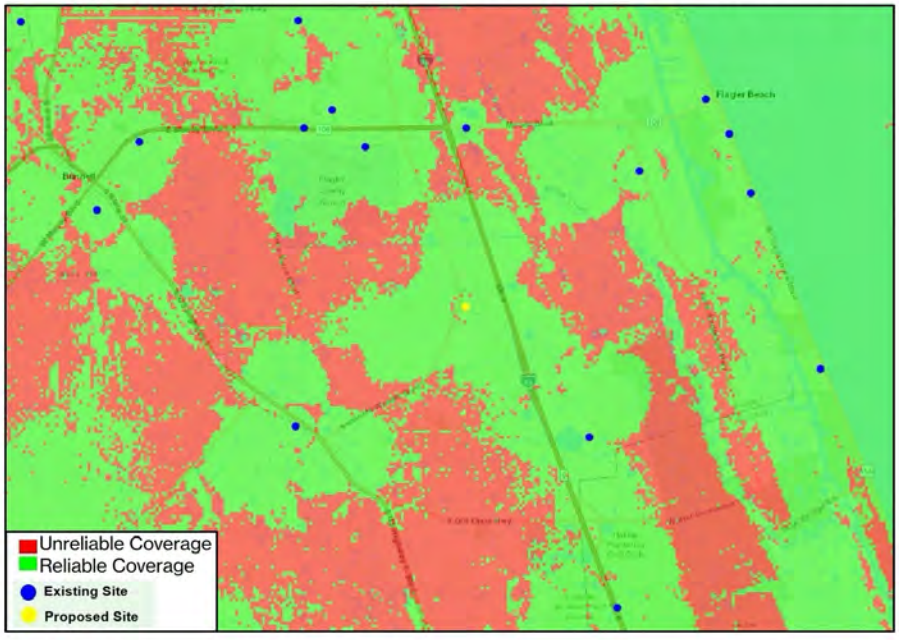
Figure 2. Vicinity Map of Proposed Facility Location

CityScape CONSULTANTS, INC.

Site Coverage Map – Current (2100MHz)



Site Coverage Map – with Old Kings Flagler (2100MHz)



verizon

Figure 3. Verizon Propagation Maps

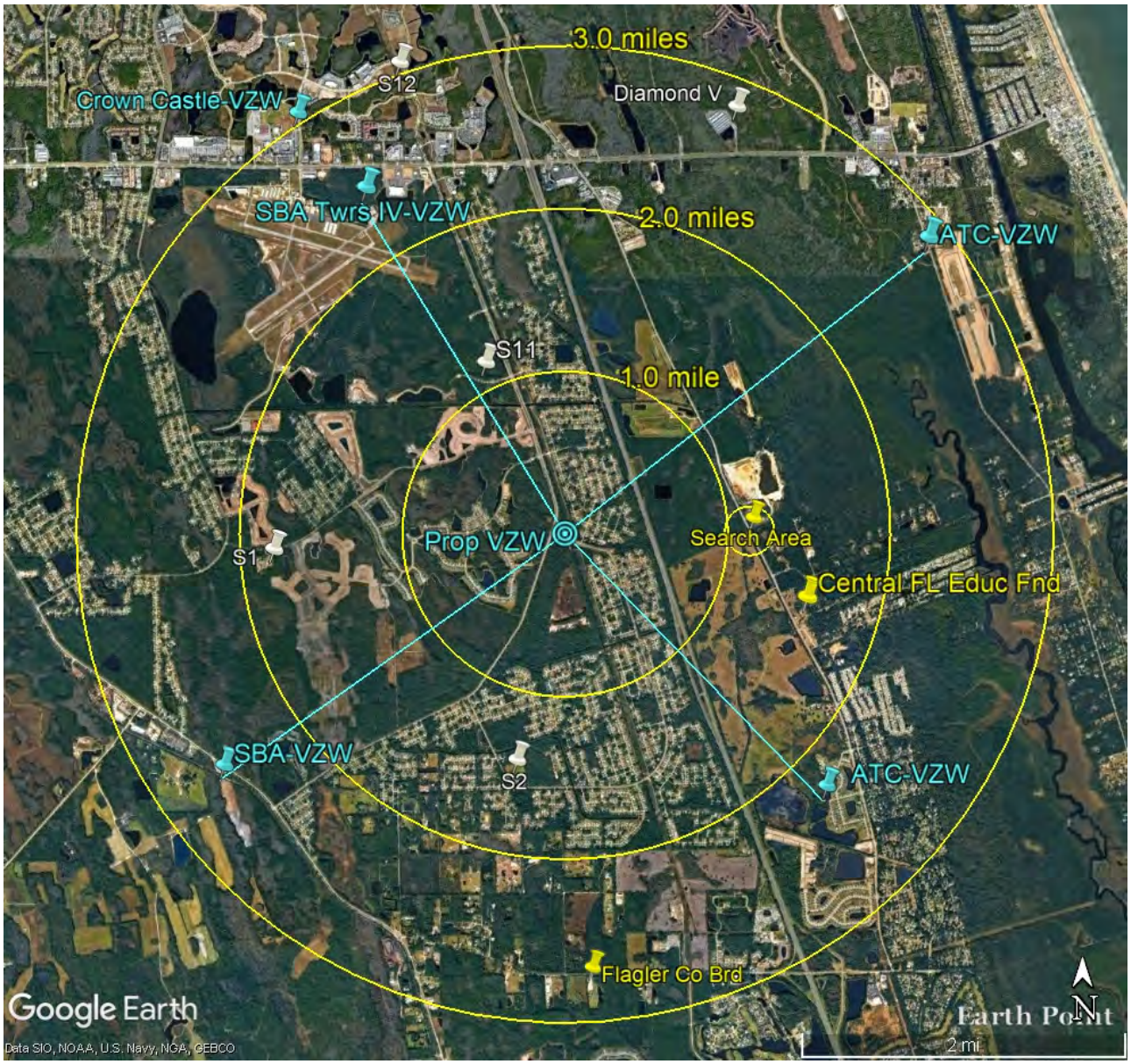


Figure 4. Existing Towers within 3 miles of Proposed New WCF and Existing Verizon Sites (blue pins)

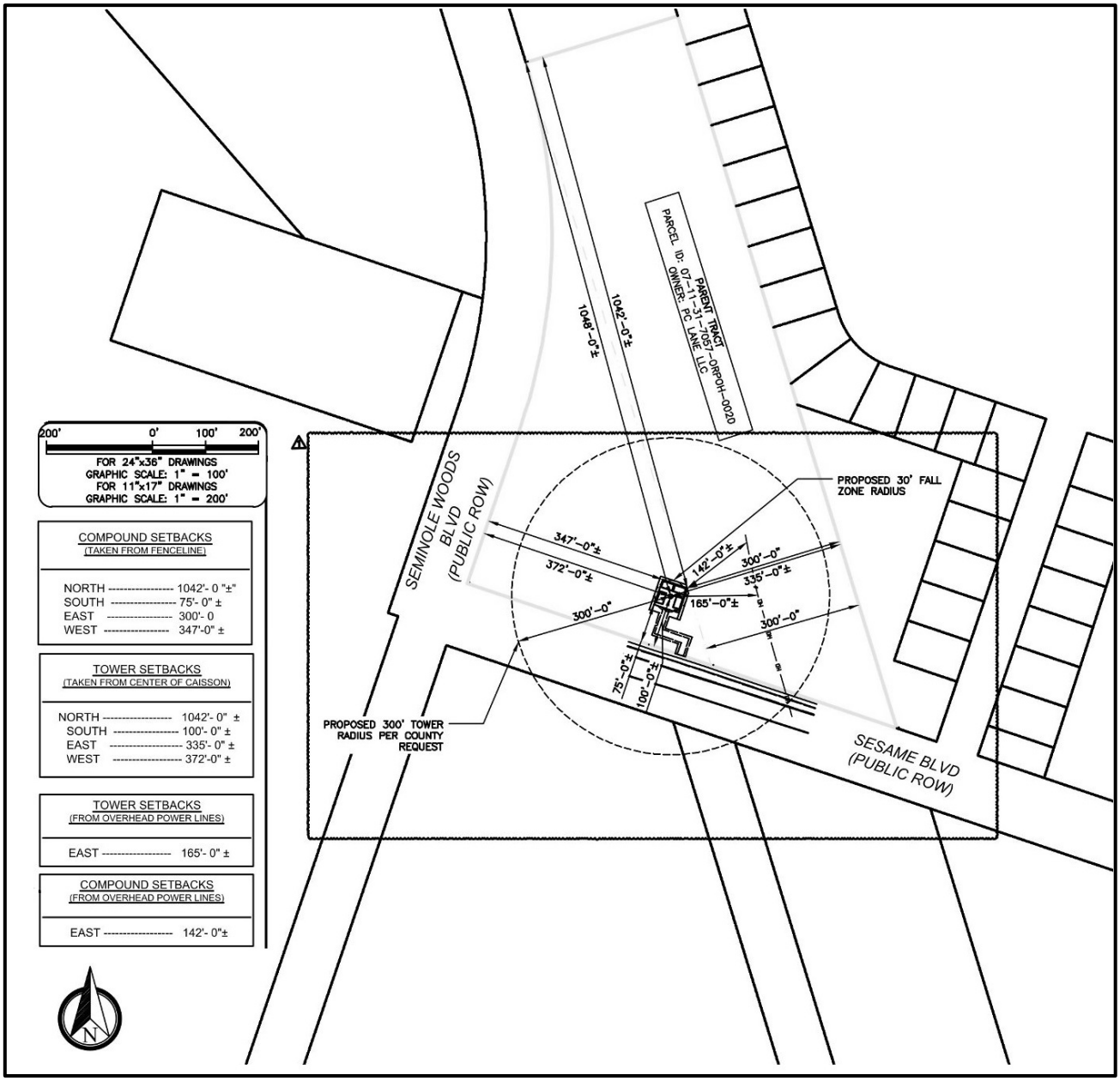


Figure 5. Tower & Compound Setbacks

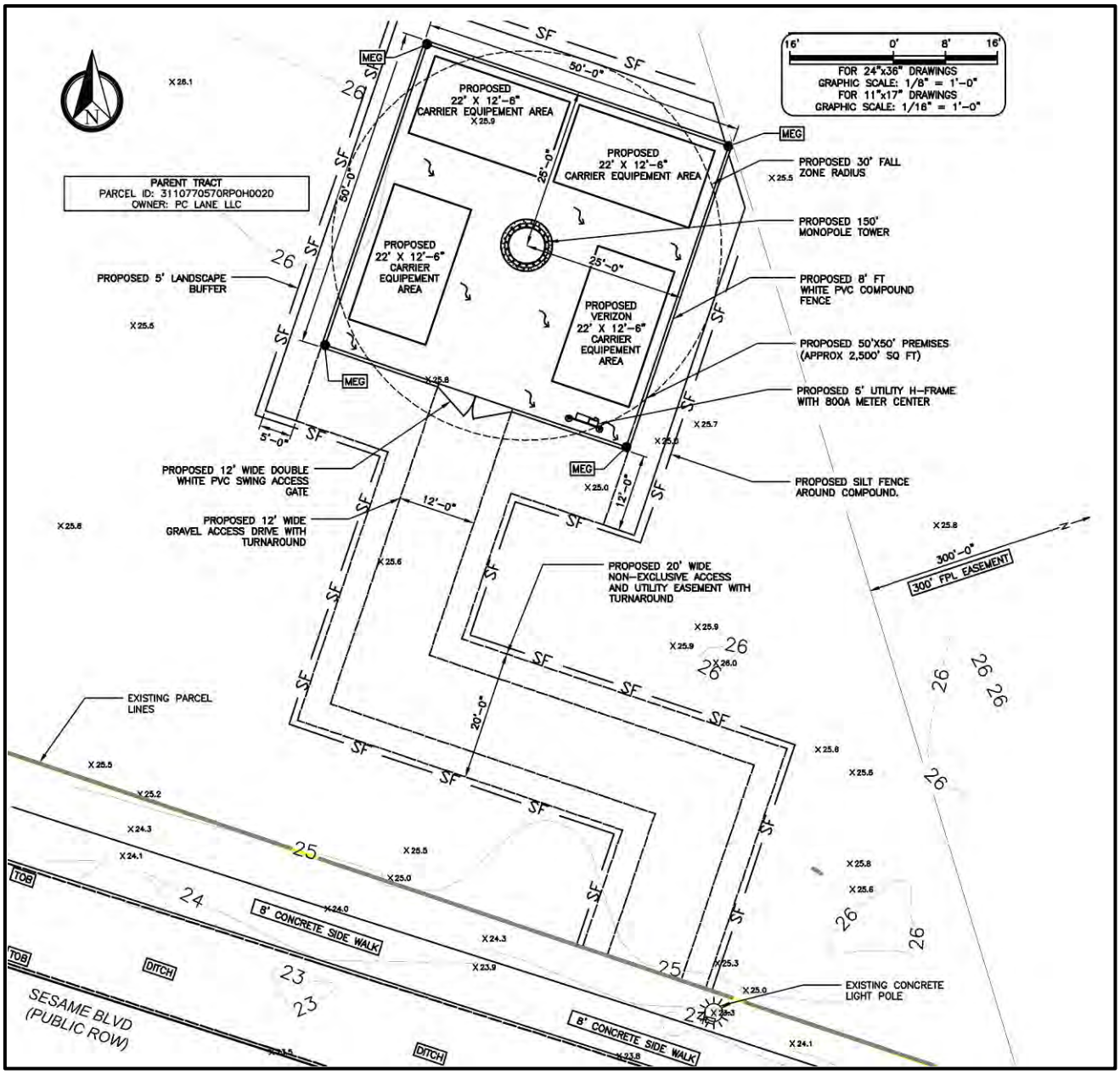


Figure 6. Ground Compound Plan

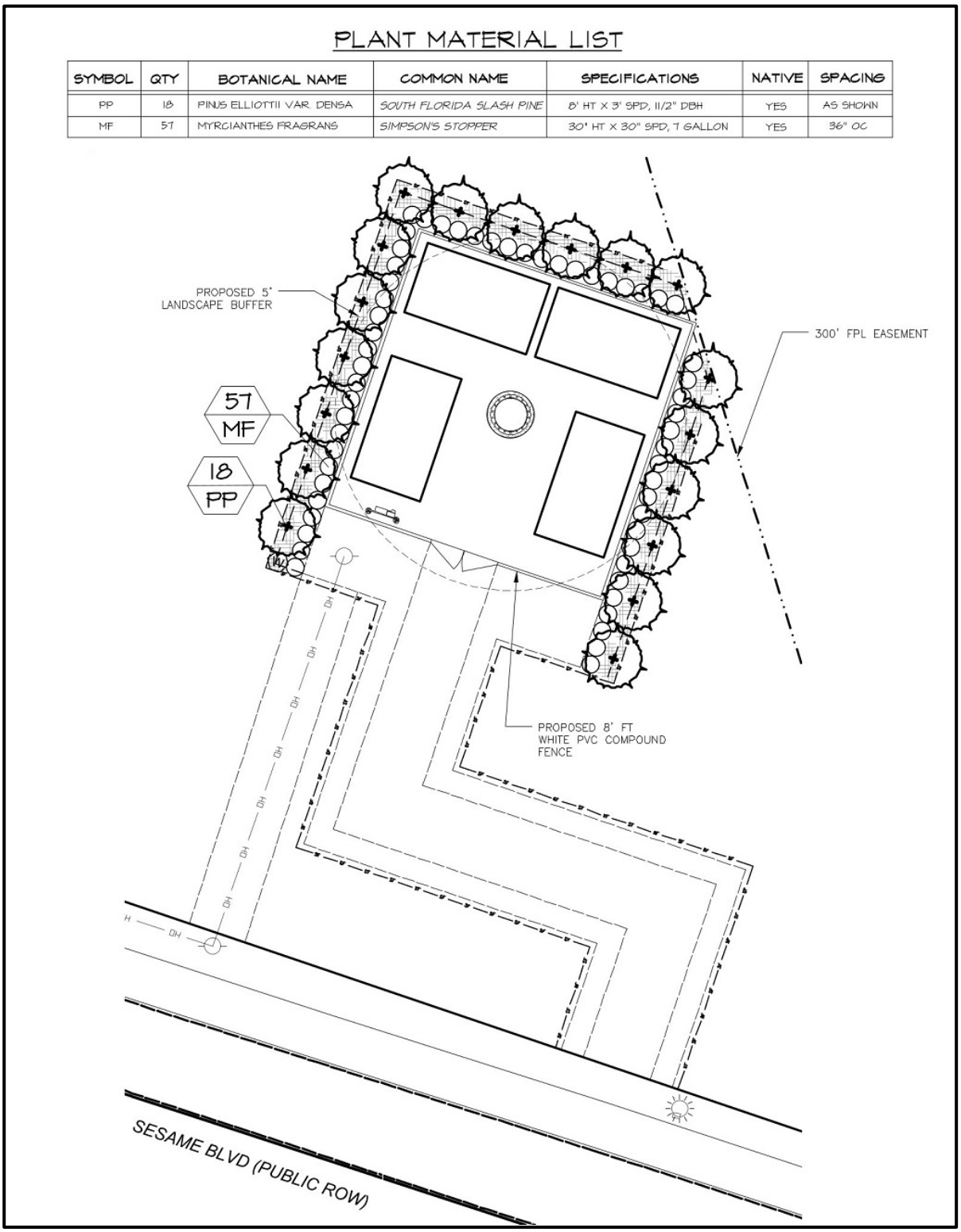


Figure 7. Landscape Plan



PHOTOSIM LOCATION	DISTANCE TO TOWER
VIEW #1	845'
VIEW #2	600'
VIEW #3	475'
VIEW #4	1,335'
DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY	

Figure 8. Locations of Photo Simulations
Note: The tower will be visible from all four views

Prepared By:
Community Development Department
City of Palm Coast
160 Lake Avenue – Suite 135
Palm Coast, FL 32164

Reserved for Recording information:

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue – Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST

SPECIAL EXCEPTION OTHER

DEVELOPMENT ORDER APPROVAL

SESAME BLVD TELECOMMUNICATION TOWER

On October 21, 2026, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

A parcel of land being all of Reserved Parcel H-2, Ulysses Trees - Section 57 Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 12, of the Public Records of Flagler County, Florida. together with: A parcel of land being a portion of the 300-foot-wide Easement to Florida Power and Light Co, according to the Subdivision Map Ulysses Trees Section 57 Palm Coast, recorded in Map Book 17, pages 12 - 28, inclusive of the Public Records of Flagler County.

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

FINDINGS OF FACT

Property Owner:	**PC LANE LLC** **577 BARNES BLVD** **ROCKLEDGE, F ,32955**
Project Name:	**SESAME BLVD TELECOMMUNICATION TOWER**
Project No.:	**2026030008**
Application Type:	**SPECIAL EXCEPTION OTHER**
Application No.	**6629**

Requested Development Approval: SPECIAL EXCEPTION TO ALLOW a Wireless Communication Facility (Cell Tower) on property zoned High Intensity Commercial (COM-3) located at 2614 Seminole Woods Blvd.

Parcel Acreage: 13.05+/-
Cell Tower Acreage: 0.06 +/-
Parcel No(s).: 07-11-31-7057-0RP0H-0020
Zoning Classification: High Intensity Commercial (COM-3), and Institutional

CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The afore mentioned application for Development Approval is **GRANTED**.

(2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property is as follows:

a. The Development Order shall be signed by the applicant within 30 days from the date of the PLDRB meeting in which the approval occurred. Should the applicant fail to evidence the agreement to each and every condition in the Development Order by failing to sign such Development Order, then it shall become null and void. If the applicant requests a special exception in the future,

applicant must file a new application in accordance with the Unified Land Development Code.

b. The Special Exception shall remain valid until October 21, 2027, or development commences, whichever occurs first. If the development fails to commence prior to October 21, 2027, the Land Use Administrator may extend the special exception for up to an additional 12-month period of time if the applicant can demonstrate good faith reliance. If good faith reliance is not demonstrated, the special exception will expire and the applicant shall submit for a new Special Exception request.

c. Special Exceptions are only use approvals. However, a development plan, which may include a floor plan, shall be submitted with the application and shall be valid only for the location and area shown. Any further required approvals, such as but not limited to signage, must be obtained pursuant to the Unified Land Development Code.

d. Failure to comply with any of the conditions of approval for the subject property at any time may result in revocation of the Special Exception:

e. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of noncompliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions, the City can refer the issue to Code Enforcement.

f. If the special exception use is discontinued or abandoned for 6 consecutive months, the development order approving the special exception shall expire and shall not be re-established or resumed without obtaining a Special Exception in accordance with the requirements established in the Unified Land Development Code.

g. Any subsequent use in the same location shall be in conformance with the Unified Land Development Code.

h. The Special Exception shall comply with all State requirements.

Additional Recommendations of Approval:

1. Landscape Plan Review – This has been reviewed and approved by City staff and will be further reviewed with the Technical Site Plan.

2. Structural Analysis Report – Prior to permitting, the Applicant shall provide a full structural analysis report, prepared by a Florida licensed Professional Engineer, demonstrating that the tower and foundation are capable of supporting the equipment loads of four (4) wireless carriers.

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

Done and Ordered on the date first written above.

As approved and authorized for execution by the Planning and Land Development Regulation Board (PLDRB) of the City of Palm Coast, at their regularly scheduled meeting of October 21, 2026.

Attest: **City Of Palm Coast, Florida**

_____ _____

Irene Schaefer, Recording Secretary Sandra Shank, Chairperson

__Sign and Return

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: SESAME BLVD TELECOMMUNICATION TOWER
Application Type: SPECIAL EXCEPTION OTHER
Application No.: 6629

COMES NOW, PC LANE LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for SESAME BLVD TELECOMMUNICATION TOWER:

PC LANE LLC
577 BARNES BLVD
ROCKLEDGE, FL 32955

_____
Authorized Signer

ACKNOWLEDGEMENT

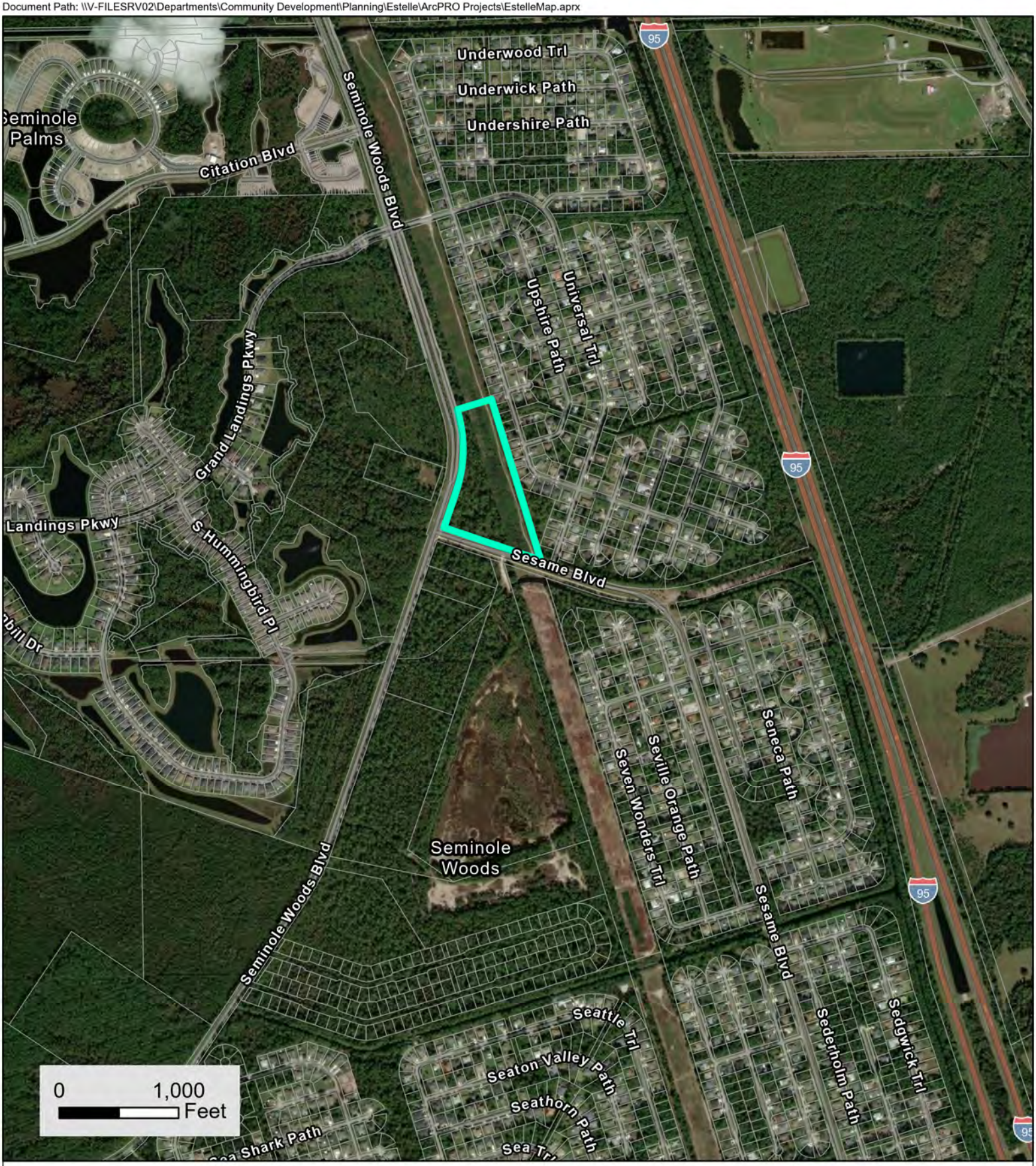
STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this _____ day of _____, 2026, by _____ of PC LANE LLC who is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2026.

_____ NOTARY PUBLIC (SEAL)
NOTARY PUBLIC SIGNATURE

Document Path: \\V-FILESRV02\Departments\Community Development\Planning\Estelle\ArcPRO Projects\EstelleMap.aprx



Distant Aerial

Subject Property

Flagler County Parcels

N
W E
S

CITY OF PALM COAST, FLORIDA
PALM COAST
INCORPORATED 1999

Map Provided by the Planning Division

Date: 8/27/2026

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

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Close Up Aerial

Subject Property

Flagler County Parcels

Map Provided by the Planning Division

Date: 8/27/2026

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Zoning Map

Palm Coast Zoning Districts

- COM-3
- DPX
- EST-1
- PSP
- SFR-1
- SFR-2
- SFR-3

MPD

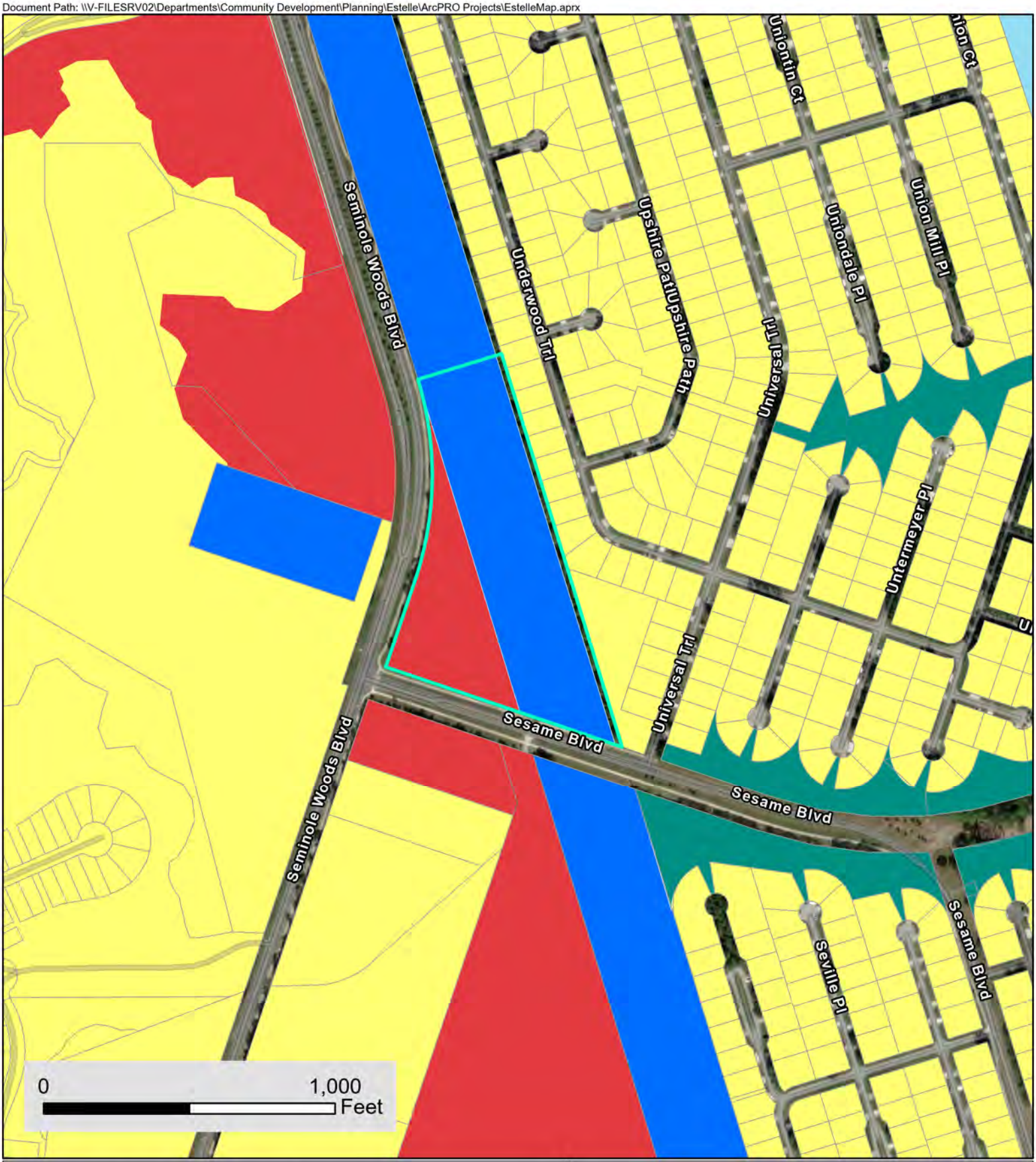
- MPD, MPD post 11-16-08 designation
- MPD, MPD pre 11-16-08 designation

Map Provided by the Planning Division

Date: 8/27/2026

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Document Path: \\V-FILESRV02\Departments\Community Development\Planning\Estelle\ArcPRO Projects\EstelleMap.aprx



Future Land Use Map

N
W E
S

Subject Property

FLUM

Canals Canals

Greenbelt Greenbelt

Institutional Institutional

Mixed Use Mixed Use

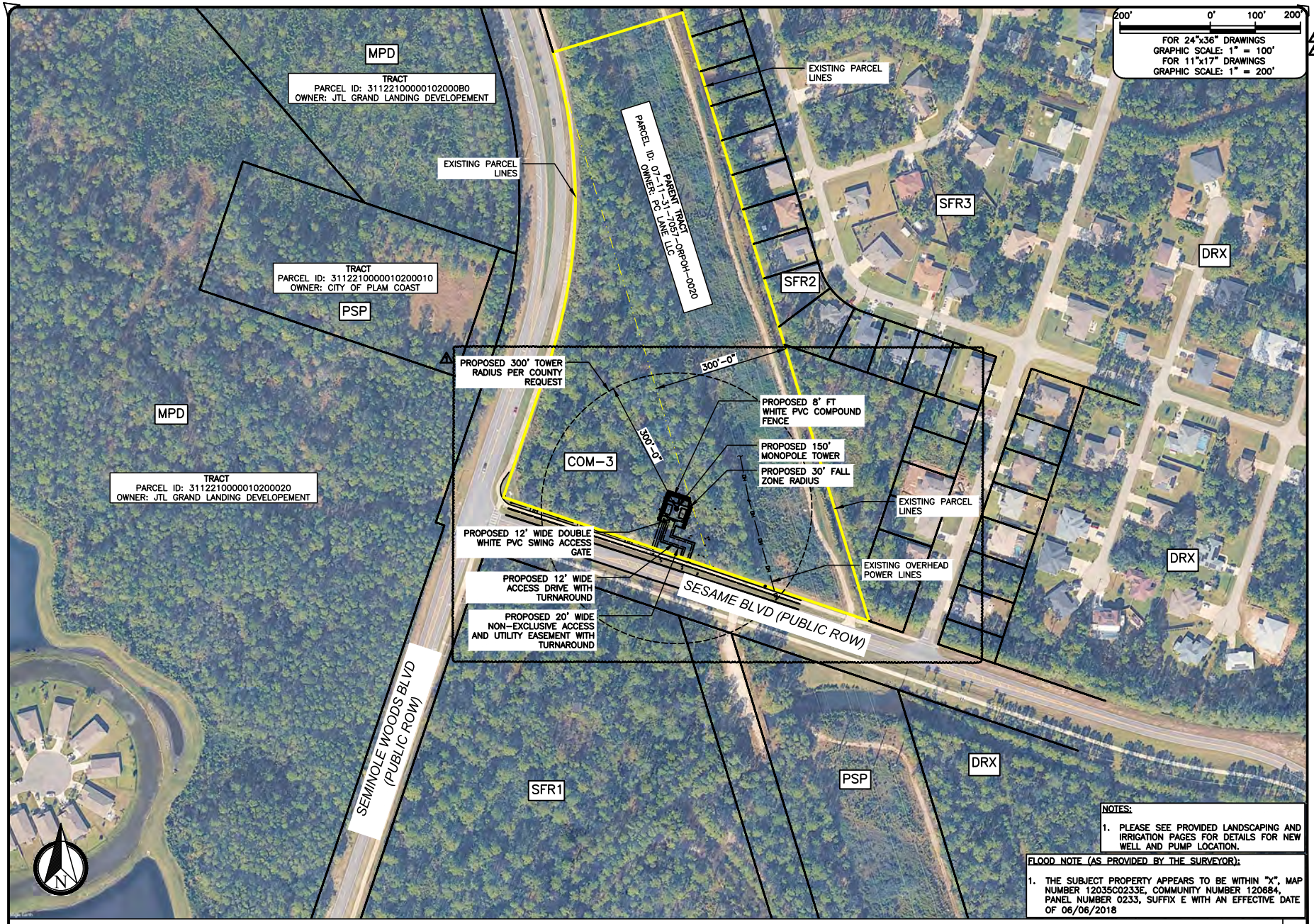
Residential Residential

CITY OF PALM COAST, FLORIDA
PALM COAST
INCORPORATED 1999

Map Provided by the Planning Division

Date: 8/27/2026

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NOTES:

1. PLEASE SEE PROVIDED LANDSCAPING AND IRRIGATION PAGES FOR DETAILS FOR NEW WELL AND PUMP LOCATION.

FLOOD NOTE (AS PROVIDED BY THE SURVEYOR):

1. THE SUBJECT PROPERTY APPEARS TO BE WITHIN "X", MAP NUMBER 12035C0233E, COMMUNITY NUMBER 120684, PANEL NUMBER 0233, SUFFIX E WITH AN EFFECTIVE DATE OF 06/06/2018

SITE PLAN

SCALE AS NOTED | 1

REV	DATE	DESCRIPTION
0	07/29/26	ZDS
1	04/07/26	REVISIONS PER REQUEST
1	07/28/26	LANDSCAPING REVISION PER REQUEST

PROJECT NO.:	25-5298
DRAWN BY:	J.WHITE
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
13005 N TELECOM PARKWAY-SUITE 102
TEMPLE TERRACE, FL 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 33693

ANTHEMNET
5151 HEADQUARTERS DRIVE SUITE 170
PLANO, TX 75024

verizon

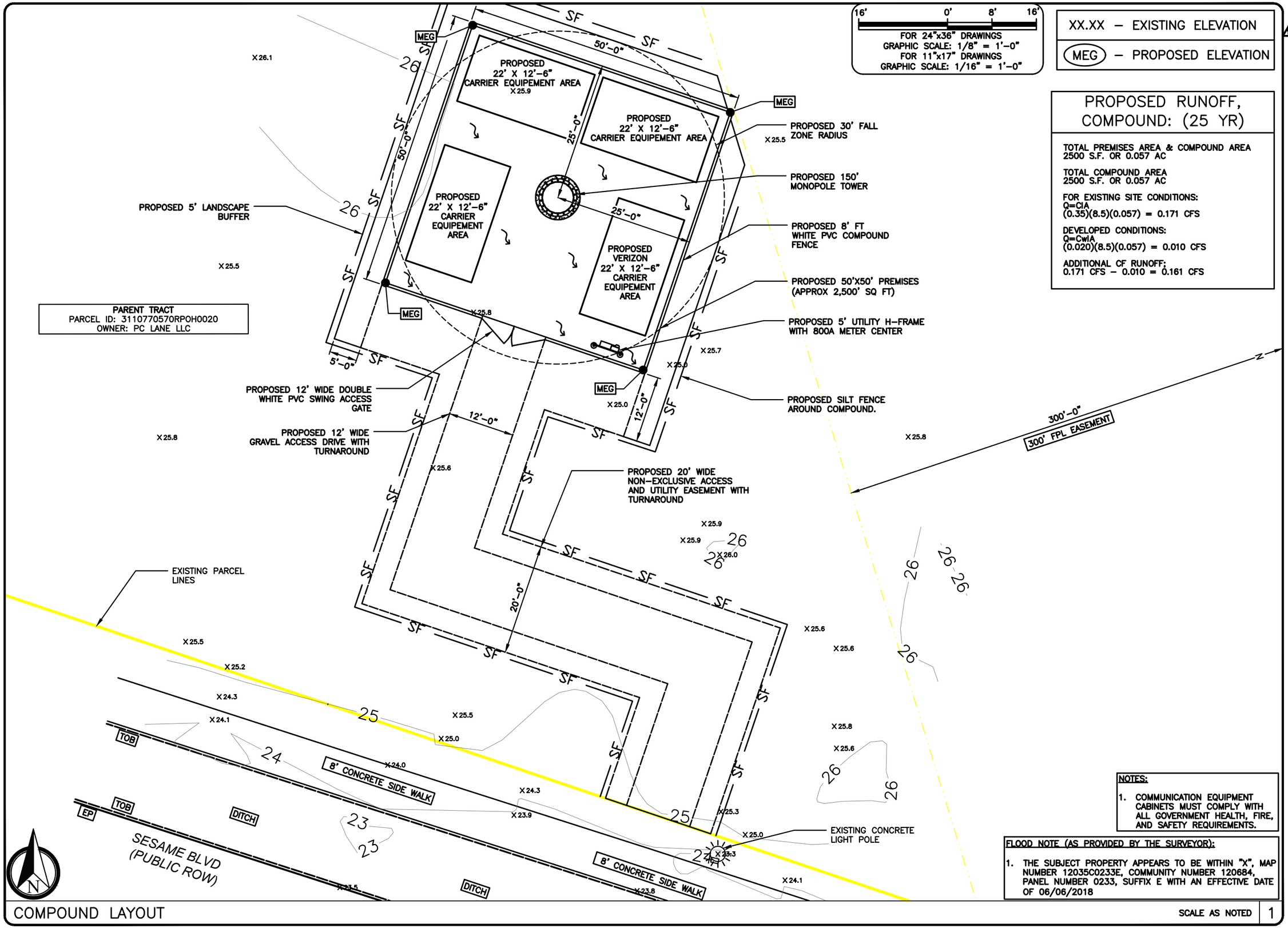
MATTHEW R. DEPIN P.E. FL LICENSE 78609

OLD KINGS FLAGLER

5564 SESAME BLVD
PALM COAST, FLORIDA 32164
(FLAGLER COUNTY)

SHEET NAME
SITE PLAN

SHEET NUMBER
C1



16' 0' 8' 16'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/8" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/16" = 1'-0"

XX.XX – EXISTING ELEVATION

MEG – PROPOSED ELEVATION

PROPOSED RUNOFF, COMPOUND: (25 YR)

TOTAL PREMISES AREA & COMPOUND AREA
2500 S.F. OR 0.057 AC

TOTAL COMPOUND AREA
2500 S.F. OR 0.057 AC

FOR EXISTING SITE CONDITIONS:
Q=CIA
(0.35)(8.5)(0.057) = 0.171 CFS

DEVELOPED CONDITIONS:
Q=CwIA
(0.020)(8.5)(0.057) = 0.010 CFS

ADDITIONAL CF RUNOFF:
0.171 CFS – 0.010 = 0.161 CFS

NOTES:

1. COMMUNICATION EQUIPMENT CABINETS MUST COMPLY WITH ALL GOVERNMENT HEALTH, FIRE, AND SAFETY REQUIREMENTS.

FLOOD NOTE (AS PROVIDED BY THE SURVEYOR):

1. THE SUBJECT PROPERTY APPEARS TO BE WITHIN "X", MAP NUMBER 12035C0233E, COMMUNITY NUMBER 120684, PANEL NUMBER 0233, SUFFIX E WITH AN EFFECTIVE DATE OF 06/06/2018

REV	DATE	DESCRIPTION
0	05/04/26	ZDS
1	04/07/26	REVISIONS PER REQUEST

PROJECT NO.:	25-5298
DRAWN BY:	J.WHITE
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
13005 N TELECOM PARKWAY–SUITE 102
TEMPLE TERRACE, FL 33637
(813) 615–1422
CERTIFICATE OF AUTHORIZATION 33693

ANTHEMNET
5151 HEADQUARTERS DRIVE SUITE 170
PLANO, TX 75024

verizon

MATTHEW R. DEPIN P.E. FL LICENSE 78609

OLD KINGS FLAGLER

5564 SESAME BLVD
PALM COAST, FLORIDA 32164
(FLAGLER COUNTY)

SHEET NAME

COMPOUND LAYOUT

SHEET NUMBER

C2

APPROVAL STAMP BLOCK
CITY OF PALM COAST, FL

COPC APPROVED: 4/29/2026
APP REQ #: 6311

ALANN ENGINEERING GROUP, LLC
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

SEMINOLE WOODS & SESAME BLVD PROJECT
PALM COAST, FLORIDA
DIMENSION PLAN

NORTH
30 0 30 6
SCALE: 1"=30'

NO.	DATE	REVISION	BY
5	04/28/26	FO# 2 PER COPC RAI	NJG
4	03/13/26	FO# 1 PER COPC RAI	NJG
3	02/16/26	REV PER COPC RAI	NJG
2	01/26/26	REV PER CLIENT	NJG
1	11/14/25	REV PER COPC & SJRWMD RAI	NJG

DESIGNER	DATE
KAB	06-04-25
DRAWN BY	SCALE
CTB	AS NOTED
	PROJECT 2417-1

Cole T. Buck, State of Florida, Professional Engineer, License No. 88690. This item has been digitally signed and sealed by Cole T. Buck on the date indicated here. Signature must be verified on any electronic copies.

2026.04.28 15:18:09 -04'00'

NOT VALID UNLESS SIGNED AND SEALED
COLE T. BUCK P.E. 88690

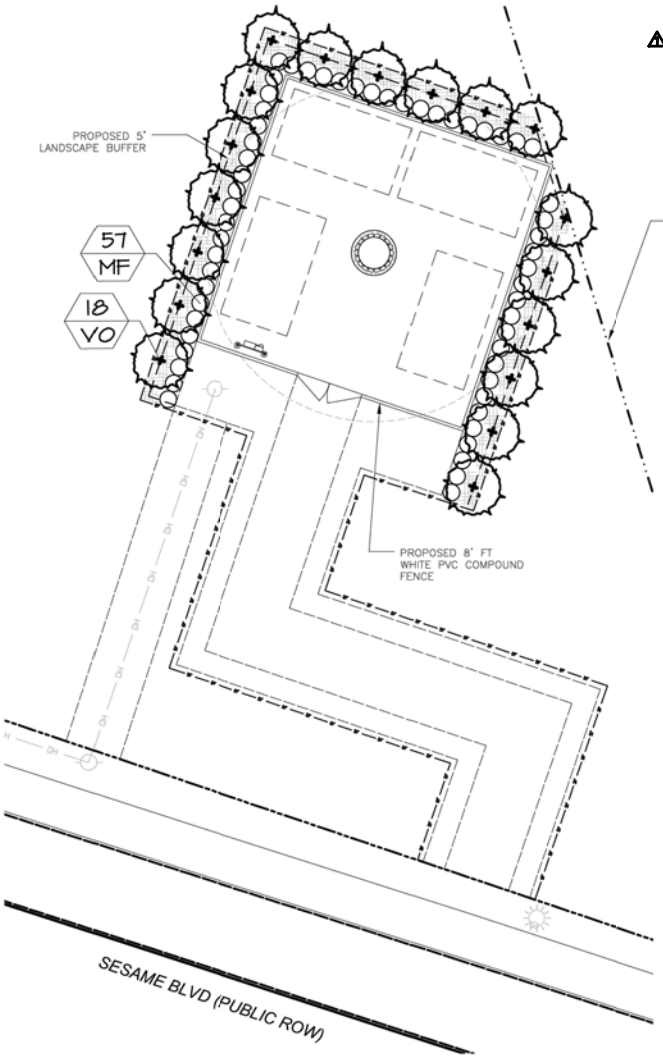
SHEET
C004

FO# 2 FIELD ORDER #2
FO# 1 FIELD ORDER #1

CONCRETE PAVEMENT - DYED BLACK
CONCRETE PAVEMENT
CONCRETE SIDEWALKS & PADS
ASPHALT PAVEMENT

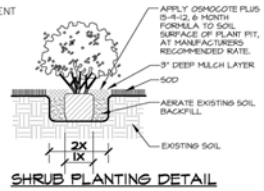
NOTES:
1. SIDEWALKS TO UNITS TO BE BUILT AT TIME OF UNIT BUILDOUT.
2. AS ALTERNATE ASPHALT MAY BE INSTALLED IN LIEU OF CONCRETE PAVEMENT

P:\2417-1 Seminole Woods Parkway 568\Design\Base\2417-1_Base_VE.dwg, 4/28/2026 9:50:20 AM, NG



PLANT MATERIAL LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	SPACING
VO	18	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	8' HT X 3' SPD, 1 1/2" DBH	YES	10' OC
MF	57	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	30" HT X 30" SPD, 7 GALLON	YES	36" OC



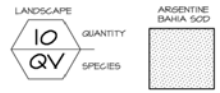
SHRUB PLANTING DETAIL

LANDSCAPE REQUIREMENTS

A ROW OF SHADE OR EVERGREEN TREE EVERY 10'
180 LF / 10 = 18 EVERGREEN TREES

CONTINUOUS HEDGE AT LEAST 30" HIGH AT TIME OF PLANTING
CONTINUOUS HEDGE PROVIDED

SYMBOL LEGEND



LANDSCAPE INSTALLATION NOTES

1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

2) LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.

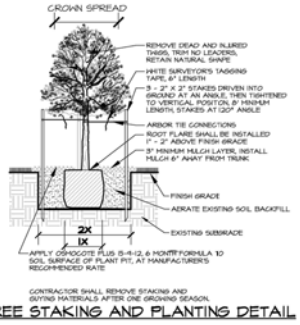
3) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.

4) NEW SOD SHALL BE ARGENTINE BAHIA SOD IN ALL DISTURBED AREAS. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.

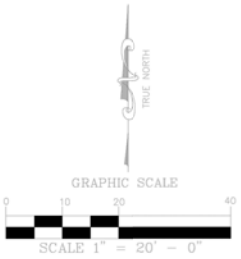
5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS.

6) TREES SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.

7) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.



TREE STAKING AND PLANTING DETAIL



REV	DATE	DESCRIPTION
0	07/29/26	ZDS
1	04/07/26	REVISIONS PER REQUEST
1	07/28/26	LANDSCAPING REVISION PER REQUEST

PROJECT NO.:	25-5298
DRAWN BY:	J.WHITE
PROJECT MANAGER:	C. OCHOVA
CHECKED BY:	C. OCHOVA

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SMW ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
13005 N TELECOM PARKWAY-SUITE 102
TEMPLE TERRACE, FL 33637
(813) 615-1422
CERTIFICATE OF AUTHORIZATION 33693

ANTHEMNET
5151 HEADQUARTERS DRIVE SUITE 170
PLANO, TX 75024

verizon

MATTHEW R. DEPIN P.E. FL LICENSE 78609

OLD KINGS FLAGLER

5564 SESAME BLVD
PALM COAST, FLORIDA 32164
(FLAGLER COUNTY)

SHEET NAME
LANDSCAPING PLAN

SHEET NUMBER
L1

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: OLD KINGS FLAGLER

SITE LOCATION: 29.442808
-81.179922

2614 SEMINOLE WOODS BOULEVARD
PALM COAST, FLORIDA 32164
(FLAGLER COUNTY)



PHOTOSIM LOCATION	DISTANCE TO TOWER
VIEW #1	845'
VIEW #2	600'
VIEW #3	475'
VIEW #4	1,335'
DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY	

ANTHEMNET

SMW ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

OLD KINGS FLAGLER
COVER SHEET

THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

DATE: 01/28/26

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 25-5298



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OLD KINGS FLAGLER
VIEW (1)

PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 01/28/26

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 25-5298



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OLD KINGS FLAGLER
VIEW (1) (AFTER)

PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 01/28/26

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 25-5298



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OLD KINGS FLAGLER
VIEW (2)

PHOTO SIMULATION

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DATE: 01/28/26

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 25-5298



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OLD KINGS FLAGLER
VIEW (2) (AFTER)

PHOTO SIMULATION

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OLD KINGS FLAGLER
VIEW (3)

PHOTO SIMULATION

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DATE: 01/28/26

DRAWN BY: BMD

REVIEWED BY: CO

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OLD KINGS FLAGLER
VIEW (3) (AFTER)

PHOTO SIMULATION

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OLD KINGS FLAGLER
VIEW (4)

PHOTO SIMULATION

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DATE: 01/28/26

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 25-5298



ANTHEMNET

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TEL: 205-252-6985 www.smweng.com

OLD KINGS FLAGLER
VIEW (4) (AFTER)

PHOTO SIMULATION

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 01/28/26

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 25-5298

RALEIGH OFFICE
326 TRYON RD
RALEIGH, NC 27603
T: 919.661.6351
WWW.TEPGROUP.NET

Date: Wednesday, May 13, 2026

To: Members of the Planning and Land Development Regulation Board
City of Palm Coast, FL

From: Harold Timmons, Tower Engineering Professionals, Agen for Anthemnet, Inc.

Subject: Special Exception – 2614 Seminole Woods Boulevard / Proposed Communication Tower

---

Project Address: 2614 Seminole Woods Boulevard

Parcel Number: 07-11-31-7057-ORPOH-0020

Project Type: 150’ Monopole Tower Structure

Current Zoning: Commercial (COM-3)

Enclosed are the required documents for the Special Exception submittal for the application of a 150’ monopole communication tower and related ground equipment.

- Application Form
- Owner Authorization
- Agent Authorization
- Deed
- Adjacent Property Owner List
- Photo Simulations
- RF Coverage Maps
- Property Survey
- Legal Descriptions
- FCC Licenses
- Affirmative Regulatory Statement
- Ordinance Responses
- Master Plan / Existing Structures Map
- Fall Zone Letter
- Site Development Plans

General Project Narrative and Description

Anthemnet is proposing a **150' monopole tower** to be located within a 2500-square-foot lease area. The compound area will be enclosed by an eight (8) foot tall, white, PVC fence. The site is located within the City of Palm Coast at 2614 Seminole Woods Boulevard, Palm Coast, Florida 32164.. The parcel number is 07-11-31-7057-ORPOH-0020.

Ingress and egress will be via a twenty (20) foot wide ingress/egress easement that will contain a twelve (12) foot wide gravel access road, running from Sesame Boulevard directly into the site. The proposed tower will allow for the collocation of the initial tenants' equipment (Verizon Wireless) and (3) additional future users. The tower will adhere to all requirements outlined in Section 4-20, Wireless Telecommunications, City of Palm Coast Land Development Code (LDC).

The proposed tower height falls within the maximum height limits as specified in the LDC. The towers' height is necessary to accommodate the growing demand for wireless communication services, as allowed by the Federal Telecommunications Act of 1996 and the Florida Wireless Emergency Communications Act.

The proposed tower will also comply with the setback requirements outlined in the LDC. The tower will be situated at a safe distance from property lines, residential dwellings or residentially zoned properties.

Per the suitability of existing towers or other structures discussed in the LDC and based on the coverage analysis provided with this application, a new telecommunications facility is needed due to the existence of unreliable coverage and network inefficiency in the area. This new facility will provide substantial additional coverage and improve E911 and EMS communications. See the map of existing towers included below.

Accordance with Section 4.20.09.B.1.l.iii. of the LDC

In regard to Section 4.20.09.B.1.l.iii. of the City of Palm Coast LDC, Anthemnet's proposed tower seeks to achieve goals of mitigating the visual impact of the tower, ensure security of the site, and to preserve the character of the surrounding area. The proposed tower is a monopole design which is the City's preferred tower type. Monopoles have a cleaner and more streamlined profile than lattice design structures and they generally are viewed as less industrial in nature. Monopoles allow for internal cabling which eliminates the sight of dangling wires and external components that often characterize older tower designs. In addition, A 150-foot monopole is specifically designed to allow collocation. From a community-wide aesthetic standpoint, one tall, well-designed monopole is visually preferable to four smaller, scattered towers throughout the same neighborhood. While the height of the proposed tower is substantial, the uniformity and simplicity of the monopole design are considered by many as the preferred standard for balancing necessary 5G/LTE infrastructure with the City's commitment to aesthetic design for the community.

There is a substantial setback distance between the proposed tower location and the nearest residential property line. This setback serves as a safety buffer to ensure the tower does not impact residential parcels in the event of a structural failure. As part of the application, photographic simulations have been provided showing various residential vantage points. The tower will be constructed to utilize a neutral, non-glare finish to reduce the tower's silhouette again the horizon. Anthemnet does not oppose the use of non-reflective paints to increase structure compatibility with the environment. The equipment compound will be screened with a solid, PVC

fence along with landscaping that will limit visibility into the compound and maintain visual compatibility. The proposed tower will adhere to the requirements for the siting of such uses as specified in the LDC. No lighting is proposed or required for the proposed tower.

Sections 2.05.05 and 2.07.03 and Special Exceptions
Anthemnet seeks approval of a Special Exception for a proposed 150-foot-tall, monopole design tower as it believes that the proposed use is incompliance with the requirements of the LDC and adheres to the principles of the City's Special Exception criteria as stated below:
A. The proposed development must not be in conflict with or contrary to the public interest;
B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;
C. The proposed development must not impose a significant financial liability or hardship for the City;
D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants; and
E. The proposed development must comply with all other applicable local, state, and federal laws, statutes, ordinances, regulations, or codes.

The following responses are provided to each of the criteria above:

A. The proposed use should not be viewed as being ***Contrary to the Public Interest*** because of the enhanced connectivity that is gained. The primary public interest is served by providing reliable 5G and emergency communication infrastructure. In a commercial retail setting, the tower supports both consumer convenience and business operations (e.g., point-of-sale systems and logistics). Visual intrusion is minimized by utilizing a 400-foot setback, the tower is removed from the immediate viewshed of residential neighbors. This distance allows existing commercial structures and natural vegetation to act as a visual buffer, preserving the suburban character Palm Coast values. The 400-foot setback will serve to mitigate any visual massing by ensuring the structure is physically removed from residential proximity as emphasized in the Special Exception process regarding neighborhood compatibility.

B. Orderly development is encouraged by the Palm Coast Comprehensive Plan. The proposed tower development is **Consistent with the Comprehensive Plan and LDC** as it seeks to locate utilities within commercial corridors to prevent "tower sprawl" in residential zones. In addition, the proposed wireless facility will exceed the standards of the LDC regarding setbacks. The LDC typically requires a 1:1 setback ratio (150 feet for a 150-foot tower). A 400-foot or greater setback from the nearest residential property line demonstrates a "good faith" effort to exceed minimum standards, aligning with the City's goal of protecting residential property values and neighborhood integrity.

C. The proposed tower development presents no **Financial Liability or Hardship** for the City. The tower is a privately funded project. The developer bears all costs for construction, maintenance, and eventual decommissioning. The development provides a net benefit through increased property tax revenue and improved utility infrastructure without requiring any city-funded upgrades to roads, water, or sewer systems.

D. The proposed tower development presents no **Unreasonable Hazard, Nuisance, or Threat** to the City or surrounding areas. A 400-foot setback ensures that even in the highly unlikely

event of a total structural failure, the "fall zone" remains entirely within the commercial property, posing zero physical risk to residential structures. The facility will operate under FCC regulations regarding Radio Frequency (RF) emissions, which are federally mandated to be safe for the public. Lastly, unlike other commercial uses, a monopole is a passive neighbor. It generates no noise, no daily traffic, and no light pollution. No lighting is proposed on the structure and none is believed to be required by the FAA.

E. The proposed development will Comply with **All Applicable Laws** of State, Local and Federal regulatory agencies. The tower will comply with FAA lighting requirements and FCC licensing requirements. The development will adhere to all Florida Department of Environmental Protection (FDEP) standards for stormwater runoff and ground protection during construction within the commercial site.

Section 2.07.03 Special Exception Review Findings
This section of the LDC indicates the various factors that a Special Exception application should be judged to determine its appropriateness for approval. The criteria for approval under this section of the LDC are:

A.Is consistent with the specific requirements for that particular use as set forth in this LDC.

- The proposed tower development exceed the dimensional setbacks required by the LDC. The proposal is within a reasonable range for communication facilities located in commercial zones.
- The proposal far exceeds the LDC's 1:1 height-to-distance setback requirement. By placing the tower 400 feet from residential lines, the proposal has provided a safety and visual buffer nearly **2.7 times** the required minimum.
- The design supports multiple carriers, fulfilling the LDC's requirement to reduce the total number of towers needed within the City.

B.Meets the concurrency requirements of this LDC.

- This use is a "passive" utility. It places zero demand on City water or sewer systems and therefore does not impact the infrastructure capacity of the City.
- The tower produces no daily waste and requires infrequent maintenance visits, ensuring no impact on the City's level of service standards for transportation or public utilities.

C.Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures, or buildings. Compatibility shall be reviewed in light of the following components:

1. Architectural design: The monopole's slim, tapered design is the City's preferred aesthetic. Its neutral finish allows it to blend into the horizon, minimizing the "looming" effect on residential neighbors.

2. Fencing and screening, landscaping: The equipment compound will be fully enclosed by a solid, PVC fence and surrounded by landscaping. The 400-foot distance ensures these ground-level features are completely hidden to the residential zone.

3. Noise reduction, sign, and light control: The facility is silent. Aside from a small identification sign for emergencies, there is no commercial signage. Any required lighting will meet FAA standards for lighting near single family homes.

4. Storm drainage, sanitation collection: The site will utilize the existing commercial development's drainage infrastructure, ensuring no increase in runoff to residential neighbors. No sanitation collection is required.

5. Police and fire protection: The site is easily accessible via the existing commercial parking and drive aisles for emergency vehicles. Wireless infrastructure actually improves public safety by enhancing E-911 location accuracy and emergency responder communication.

6. On and off-site traffic control: After construction, the tower generates approximately one vehicle trip per month. There is zero impact on the traffic capacity of adjacent residential or collector roads.

7. Off-street parking and loading: The site includes areas within its access and maintenance easement to allow parking for technicians, ensuring no spillover into the commercial retail parking or residential streets.

8. Other matters relevant to assuring that the proposed development site fosters desirable conditions and compatibility with the existing environment. By locating the tower in a commercial development rather than a residential community, the project preserves the integrity of the surrounding neighborhood while providing the high-speed data infrastructure necessary to maintain modern standards of technology in current residential communities. Because the tower is positioned in a commercial development with setbacks exceeding the height of the tower by 250 feet, it represents the least intrusive option for providing essential communication services to the immediate area.

Please feel free to contact me at 336-210-9684 or via email at hktimmons@tepgroup.net should you have any questions.

Sincerely,

Harold Timmons

Harold Timmons
Zoning and Real Estate Specialist
hktimmons@tepgroup.net
336-210-9684

RF AFFIDAVIT SECTION 4.20.05 CITY OF PALM COAST

I (the undersigned), Matthew Helm being first duly sworn, depose and say that I am the **Radio Frequency Engineer** for Verizon Wireless and the proposed future user of the tower, Special Exception approval, to be located at 2614 Seminole Woods Boulevard, Palm Coast, Florida and located in the land records on Parcel 07-11-31-7057-ORPOH-0020. All answers to the questions in this Affidavit are honest and accurate to the best of my knowledge and belief. Section 4.20.05 of the Palm Coast zoning ordinance requires that the application must address why master plan sites are not technically feasible, practical or justified given the location of the proposed WCF communications facility. I certify the following is honest and accurate to the best of my knowledge and belief in response to Section 4.20.05 below:

A. The City has adopted a Wireless Master Plan by Resolution of the City Council. The Wireless Master Plan identifies existing or proposed City or publicly owned sites for wireless communication infrastructure and service. A review of the Master Plan did not identify any existing structures that could be used to meet the engineering needs and objectives for the network.

B. Design standards for proposed towers in the Wireless Master Plan shall be consistent with this Ordinance and the Wireless Master Plan but may be further detailed and addressed through the required lease terms for use of any public property. While the design standards are able to be modified in accordance with Ordinance provisions, no public owned land was found within the designated search area that was limited in size in order for a new site to meet network engineering objectives and parameters.

C. The Wireless Master Plan was adopted by the City Council by Resolution No. [2018-], as may be amended by City Council resolution hereafter. And, by this reference, the Wireless Master Plan is incorporated herein. Our efforts recognized the Wireless Master Plan and its provisions but in the location of the proposed site we were not able to adhere to its provisions and meet network objectives .

D. The Land Use Administrator or designee may waive application requirements in Section 4.20.09 for sites within the Wireless Master Plan. The applicable requirements are listed in Section 4.20.09. To our knowledge we are not asking for any waivers of the submittal requirements for Level II permits.

E. If an applicant receives a permit to develop a site on City-owned property, the permit shall not become effective until the applicant and the City have executed a written agreement or lease setting forth the applicable terms and provisions. At the present, no permits are being sought for development on City-owned property as part of this application.

F. No permit granted under this section shall convey an exclusive right, privilege, permit, or franchise to occupy or use the publicly owned sites of the jurisdiction for delivery of wireless communications services or any other purpose. At the present, no permits are being sought for development on City-owned property as part of this application.

G. No permit granted under this section shall convey any right, title or interest in the public lands, but shall be deemed a permit only to use and occupy the public lands for the limited purposes and term stated in the agreement between the lessor and lessee. The above provision is understood and agreed and shall be abided by with the approval of the requested Special Exception.

H. Sites located within the Wireless Master Plan may utilize a standard landscape plan, approved by the Land Use Administrator or designee. It is our intent to abide by all relevant provisions of the City of Palm Coast Land Development Code. Our site development plan will contain landscaping provisions for the proposed wireless communications facility.

I. Sites within the Wireless Master Plan may utilize alternative compliance standards to access a WCF site, if approved by the Land Use Administrator or designee. The proposed location is not within the Wireless Master Plan and

at this time we are not seeking any alternative compliance standards to access our site. No sites within the Wireless Master Plan are located in a geographical location that would better service the needs of our network than the proposed location.

Sworn and subscribed before me this 24th day of March, 2026,

Signature of Owner or Authorized Agent

Matthew Helm, RF Engineer
Print Name and Title

STATE OF Georgia, **COUNTY OF** Fulton

The foregoing instrument was acknowledged by me this 24 day of March, 2026, by Matthew Helm who is personally known to me or has produced _____ as identification.

(Place Notary Seal Below)

Signature - Notary Public

MICHELLE FLOYD
NOTARY PUBLIC
My Commission Expires
08-26-2029
COBB COUNTY, GEORGIA

Old Kings Flagler

17105794

RF Facility Justification

Prepared by Verizon Wireless RF Engineering

01/26/2026

Introduction

There are two main drivers that prompt the need for a new cell site.
One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

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Introduction (continued)

Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieve when traffic is evenly distributed across the 3 sectors.

Height. The requested tower height is the minimum height required to allow Verizon Wireless to meet the stated service objectives and provide seamless service to surrounding Verizon Wireless towers. Any reduction in the tower height will result in significantly diminished coverage improvements and capacity relief to the service area.

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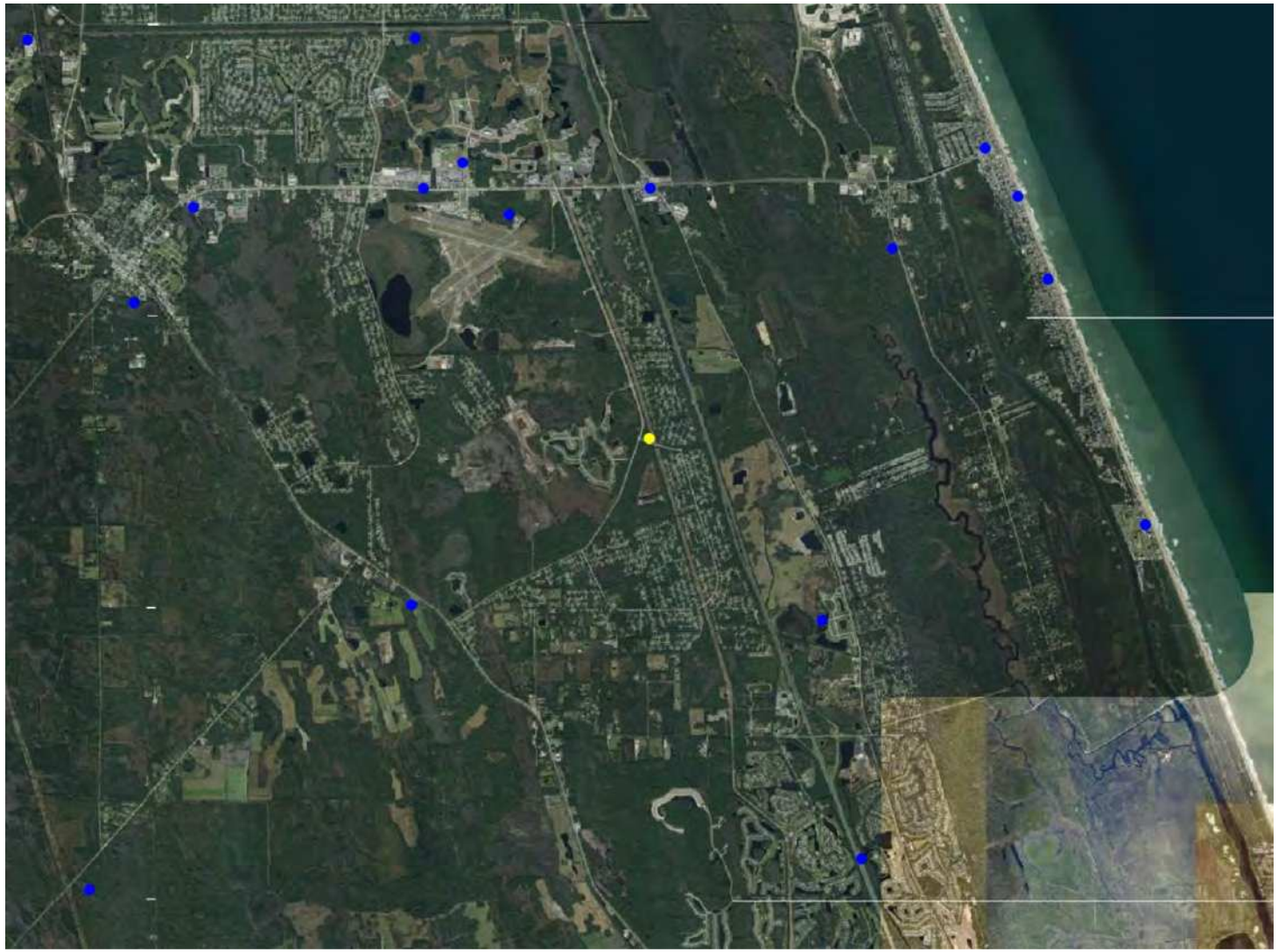
Need Case for Old Kings Flagler

The existing network near the Sesame and Seminole Woods Blvd are areas with unreliable service. The proposed site will bring more reliable service and additional network improvements to the existing and future residents of this area.

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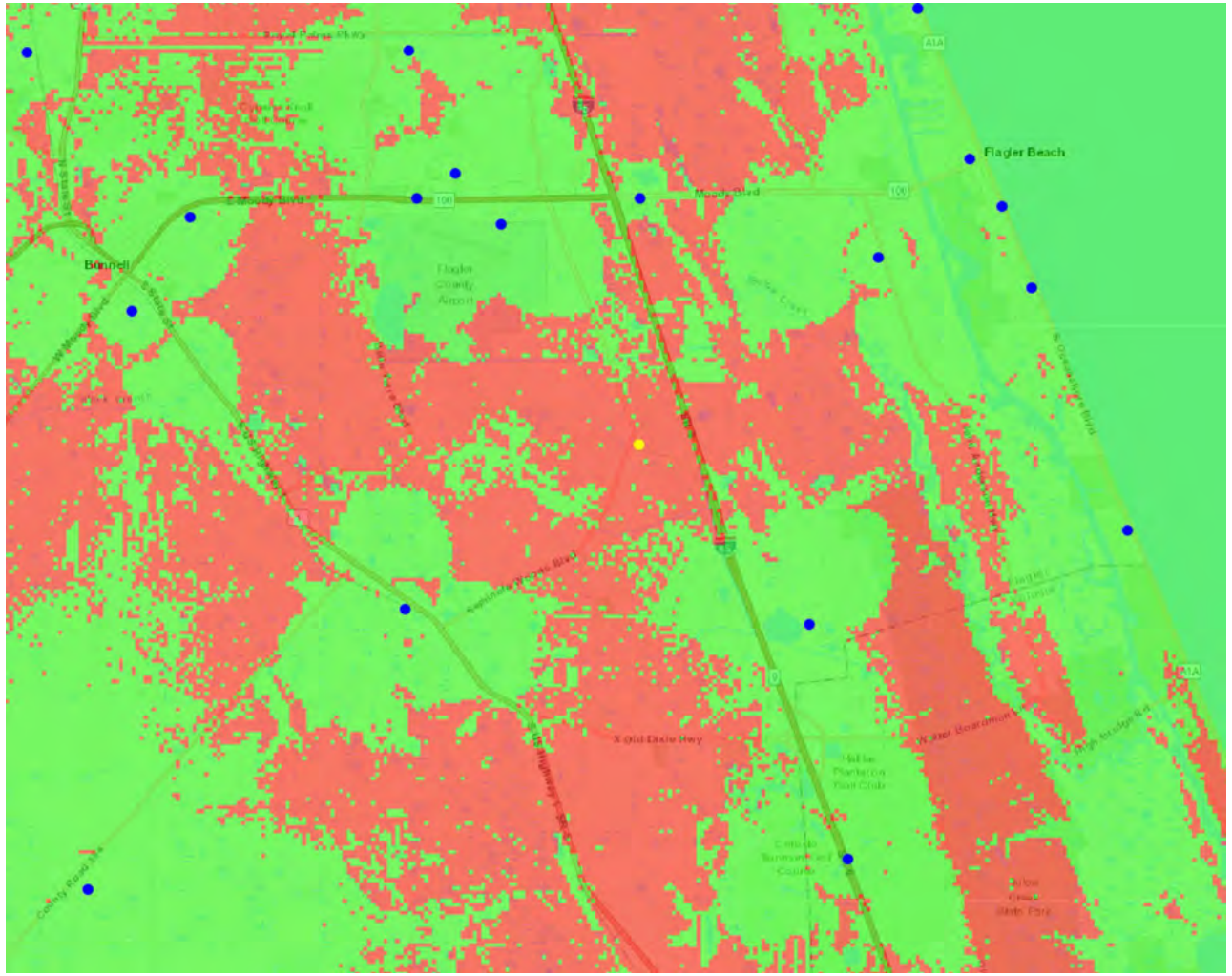
Site Area Map



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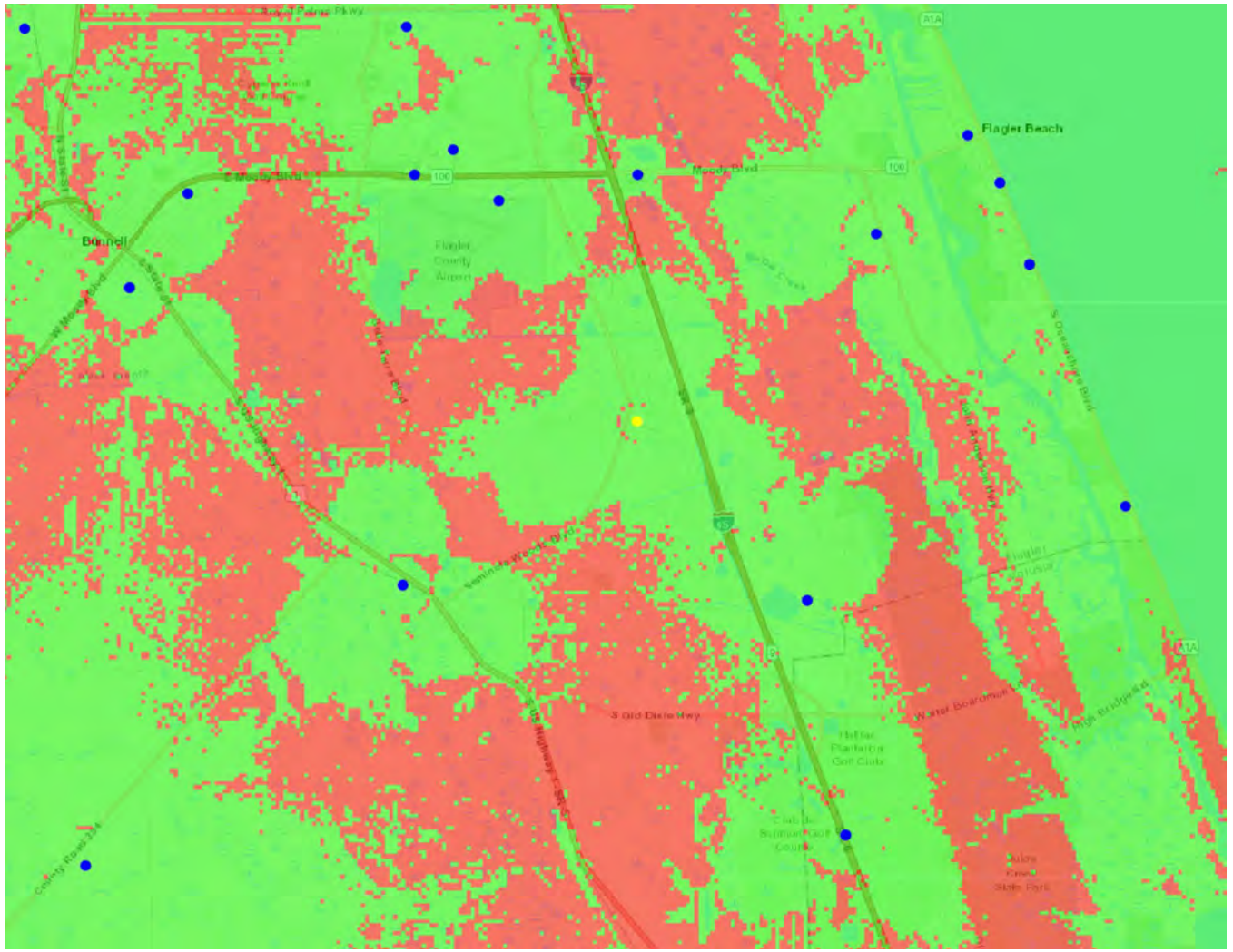
Site Coverage Map – Current (2100MHz)



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Site Coverage Map – with Old Kings Flagler (2100MHz)



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Links

FCC RF Safety Program:
http://www.fcc.gov/oet/rfsafety/

FDA “Cell phone facts” :
https://www.fda.gov/radiation-emitting-products/cell-phones/do-cell-phones-pose-health-hazard

World Health Organization:
http://www.who.int/peh-emf/en/

verizon

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Compliance

- Verizon complies with all Federal, state, and local requirements.
- Communication sites are operated at a small percentage of FCC emission requirements
- Facilities are inspected by internal and third party entities at regular intervals to insure proper operation and compliance.
- Communication facilities can be found anywhere from hospitals and schools to single family lots.

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GENERAL - APPLICATION

DATE	03/20/2026
APPLICATION TYPE	SPECIAL EXCEPTION

PROJECT NAME	Old Kings Flagler				
LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)					
PROPERTY APPRAISER'S PARCEL NUMBER	07-11-31-7057-ORPOH-0020				
LEGAL DESCRIPTION					
SUBDIVISION NAME					
SECTION		BLOCK		LOT	
PROPERTY ACRES	0.0574		PROPERTY SQ FT	2500	
FUTURE LAND USE MAP DESIGNATION			EXISTING ZONE DISTRICT		
OVERLAY DISTRICT					
COMMUNITY PANEL NUMBER	120684		MAP PANEL DATE	06/06/2018	
FLOOD ZONE					
PRESENT USE OF PROPERTY					

DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)

Anthemnet seeks to construct 150' tall Monopole Tower & Communication Facility

PROPOSED NUMBER OF LOTS		IS THERE EXISTING MORTGAGE?	

city of PALM COAST

OWNER	APPLICANT / AGENT
Name: PC LANE, LLC	Name: ANTHENMENT, INC.
Mailing Address: B577 BARNES BLVD, SUITE 650 ROCKLEDGE, FL 32955	Mailing Address: 5151 HEADQUARTERS DRIVE PLANO, TX 75024
Phone Number: (321) 536-5200	Phone Number: (860) 796-3988
E-mail Address: CARMEL32927@CROSSOVERCG.COM	E-mail Address: HKTIMMONS@TEPGROUP.NET
MORTGAGE HOLDER	**ENGINEER OR PROFESSIONAL**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ARCHITECT	**TRAFFIC ENGINEER**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
SURVEYOR	**LANDSCAPE ARCHITECT**
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ATTORNEY	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

APPLICANT / OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by 2016 Florida Statutes Title XXXIX Chapter 668 Section 50

Signature of ~~Property Owner~~ or Applicant

Harold Timmons of TEP, Agent for Anthemvet, Inc

3/20/26

Property Owner Letter of Authorization

**********IF APPLICANT IS NOT THE PROPERTY OWNER**********

Dear Planning Manager,

I / We, PC Lane, LLC

(**All** property owners)

being the current property owner(s) of the property legally described as Parcel Number(s)

07-11-31-7057-ORPOH-0020

and also described as Subdivision ULYSSES TREES,

Section 57-SEMINOLE WOODS AT PALM COAST, Block RPH-2 & PT #422 OR 553, Lot H2, OR

Street Address or Physical Location:
2614 SEMINOLE WOODS BLVD, PALM COAST, FL 32164

Do hereby designate and authorize

KARINA FOURNIER, PM FOR ANTHEMNET, Inc.
(name of agent / applicant)

representing ANTHEMNET, INC.
(Individual or Corporate Name)

to sign on my/our behalf, as my/our agent to submit an application for a

SPECIAL EXCEPTION FOR COMMUNICATION TOWER
(type of application)

for the property described above.

Signature of property owner

Signature of property owner

SANDEEP PATEL
Print name

Print name

NOTARY: This instrument was acknowledged before me on this 29th day of January,

20 26 by Sandeep Patel who is/~~are~~ personally known to me, or

who has/have produced _____ as identification.

STACEY K. DOYLE
Notary Public
State of Florida
Comm# HH319131
Expires 10/5/2026

(SEAL)

Signature of Notary Public, State of Flori

Docusign Envelope ID: CEF6AEEB-0FE2-494B-B6C1-8C7D3968041E

AUTHORIZATION FOR AGENT/APPLICANT

Anthemnet, Inc. hereby authorize **TOWER ENGINEERING PROFESSIONALS, LLC (TEP OPCO LLC)** to act as Agent on our behalf to apply for an application for Zoning and Subdivision approvals and related communications tower land use approvals in the City of Palm Coast, Florida and/or Flagler County, Florida, on the property located:
2614 SEMINOLE WOODS BLVD, PALM COAST, FL 32164 and located in Flagler County/City of Palm Coast tax records at:

Parcel ID# 07-11-31-7057-ORPOH-0020

John Brian Richmond CEO, Anthemnet, Inc.

Name/Title (Print)

Signed by:
John Brian Richmond
A4992A...

2/12/2026

Name (Sign) **Date**

NOTIFICATION AFFIDAVIT for VARIANCE/ SPECIAL EXCEPTION

COUNTY OF Guilford
STATE OF NorthCarolina

Before me this ___ day of _____, 20___ personally appeared
HAROLD Timmons who after providing
NC DL 000028262424 as identification and
who X did, ____ did not take an oath, and who being duly sworn, deposes and says as follows:

"I have read and fully understand the provisions of this instrument."

1. Each abutting property owner (as defined in the Unified Land Development Code) of the boundary lines of Application **#6629** has been mailed a letter by certified mail at least fourteen (14) calendar days before the hearing date notifying them of the date, time, and place of the City of Palm Coast, Planning & land Development Regulation Board (PLDRB) hearing, and

2. No other documentation was provided in the envelope with the notification letter.

Harold Timmons
Signature of Responsible Party

Harold Timmons
Printed Name

906 James Doak Parkway, Greensboro, NC 27455
Mailing Address

Notary Public
Signature of Person Taking Acknowledgement

REGINALD LEWIS
Notary Public, North Carolina
Guilford County
My Commission Expires
3/24/30

Name of Acknowledger (Typed, Printed or Stamped)
Reginald Lewis Notary Public
exp 3/24/2030

This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department at least seven (7) days prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.

city of PALM COAST
Community Development Department
Planning Division

160 Lake Avenue
Palm Coast, FL 32164
386-986-3736

October 5, 2026

RE: Request for Special Exception; Application No. 6629

Dear Neighboring Property Owner,

The Community Development Department, in accordance with Section 2.05.03 of the City of Palm Coast Unified Land Development Code herein advises you that:

A request for a Special Exception to allow a Telecommunication Tower has been made by HAROLD TIMMONS of Palm Coast on Tax Parcel ID No.: 07-11-31-7057-0RP0H-0020, located at 2614 Seminole Woods Boulevard.

This Special Exception request is to be heard before the Planning and Land Development Regulation Board (PLDRB). You are hereby notified that a public hearing, required by law, will be held at the Palm Coast City Hall Community Wing, 160 Lake Avenue, Palm Coast, Florida, on Wednesday, October 21, 2026, beginning at 5:30 pm or as soon thereafter as possible.

You are welcome to attend and express your opinion or place concerns in writing and email them to PLDRB@palmcoastgov.com. The e-mail should indicate that they are intended for public participation and may be submitted up until 5 pm the day before the meeting. The City reserves the right to redact or reject Documentary Evidence containing obscene material or material that is confidential pursuant to state law.

Cordially,

Estelle Lens

ESTELLE LENS
Project Manager

NOTE: Pursuant to Section 286.0105 of Florida Statutes the City of Palm Coast Community Development Department hereby notifies all interested persons that if a person decides to appeal any decision made by the PLDRB with respect to any matter considered at such meeting or hearing, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in these proceedings should contact the ADA Coordinator at 386-986-2570 at least 48 hours prior to the meeting.

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Street and Apt. No., or PO Box No.: 577 BARNES BLVD, STE 650
City, State, ZIP+4®: ROCKLEDGE, FL 32955

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Street and Apt. No., or PO Box No.: 180 PRITCHARD DRIVE
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Street and Apt. No., or PO Box No.: 185 CYPRESS POINTE PKWY, STE 700
City, State, ZIP+4®: PALM COAST, FL 32164

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Matawan, NJ 07747

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Sent To: [redacted] George A. ERNST
Street and Apt. No., or PO Box No.: 400 CROSS RD #A1
City, State, ZIP+4®: MATAWAN, NJ 07747

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City, State, ZIP+4®: PALM COAST, FL 32164

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Sent To: CANTERBERRY JASON Matthew
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☐ Adult Signature Restricted Delivery $	
Postage $0.82	10/05/2026
Total Postage and Fees $6.37	

Sent To: HARDEE KEITH ALLEN & GLENDA LIZ
Street and Apt. No., or PO Box No.: 7 UNIVERSAL TRAIL
City, State, ZIP+4®: PALM COAST, FL 32164

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4108 1999 22

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Palm Coast FL 32164

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Certified Mail Fee $5.55	0358 15
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $0.00	
☐ Return Receipt (electronic) $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.82	10/05/2026
Total Postage and Fees $6.37	

Sent To: KNOX MICHAEL & KATEN LYNN & Justin Wm. KNOX
Street and Apt. No., or PO Box No.: 3 UNIVERSAL TRAIL
City, State, ZIP+4®: PALM COAST, FL 32164

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4108 1997 24

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Miami, FL 33133

OFFICIAL USE

Certified Mail Fee	$5.55	0558 15
Extra Services & Fees *(check box, add fee as appropriate)*		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	10/06/2026

Sent To
ESTELA SPECS 1 LLC
Street and Apt. No., or PO Box No.
2601 South Bayshore Drive
City, State, ZIP+4®
Miami, FL 33133

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

07-11-31-7057-00380-0030
CANTERBERRY JASON MATTHEW
9 UNIVERSAL TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0020
HARDEE KEITH ALLEN & GLENDA LIZ
7 UNIVERSAL TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0010
KNOX MICHAEL W & KAREN LYNN
& JUSTIN WILLIAM KNOX JTW
3 UNIVERSAL TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0090
GUIGLOTTO BRIAN & NINA
163 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7057-00RP0-00H1
HARPSTER BRENNAN & ALLYSON N
49 UNDERSHIRE PATH
PALM COAST, FL 32164

07-11-31-7057-00380-0100
VANMARTER KIM & TERESA
167 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0110
ERNST GEORGE A
400 CROSS RD #A1
MATAWAN, NJ 07747

07-11-31-7057-00380-0120
GILLILAND JAMES KENNETH
171 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0130
HUNEKE RICHARD H. & CAROL A TRUSTEES
175 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0140
SEBES DONALD J
177 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7057-00RP0-0050
SEMINOLE WOODS RESDNTL, LLC
185 CYPRESS POINT PKWY STE 700
PALM COAST, FL 32164

07-11-31-7057-00380-0150
CURRENT RESIDENT
181 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0160
HOLIDAY BUILDERS INC
2293 WEST EAU GALLIE BLVD
MELBOURNE, FL 32935

07-11-31-7057-00350-0010
JM PROPERTIES X LLC
PO BOX 1347
FLAGLER BEACH, FL 32136

07-11-31-7057-00350-0020
ZANK JOHN & COLLEEN
193 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7057-00350-0030
RICE MARK ALEXANDER
197 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7057-00350-0040
CURRENT RESIDENT
201 UNDERWOOD TRAIL
PALM COAST, FL 32164

07-11-31-7059-000RP-0050
CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

07-11-31-5380-00000-0010
SINCLAIR-COLLYMORE VELTA TRUSTEE
180 PRITCHARD DRIVE
PALM COAST, FL 32164

07-11-31-7057-00RP0-0020
CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

21-12-31-0000-01020-0020
JTL GRAND LANDINGS DEVELOPMENT LLC
16660 DALLAS PKWY, SUITE 1600
DALLAS, TX 75248

21-12-31-0000-01020-00B0
JTL GRAND LANDINGS
DEVELOPMENT LLC
16660 DALLAS PKWY, SUITE 1600
DALLAS, TX 75248

07-11-31-7057-0RP0H-0020
PC LANE LLC
577 BARNES BLVD SUITE 650
ROCKLEDGE, FL 32955

07-11-31-7057-00RP0-00B2
CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164

07-11-31-7057-00380-0030
CANTERBERRY JASON MATTHEW
9 UNIVERSAL TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0020
HARDEE KEITH ALLEN & GLENDA LIZ
7 UNIVERSAL TRAIL
PALM COAST, FL 32164

07-11-31-7057-00380-0010
KNOX MICHAEL W & KAREN LYNN
& JUSTIN WILLIAM KNOX JTW
3 UNIVERSAL TRAIL
PALM COAST, FL 32164

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
07-11-31-7057-00380-0030	CANTERBERRY JASON MATTHEW		9 UNIVERSAL TRAIL		PALM COAST, FL 32164	
07-11-31-7057-00380-0020	HARDEE KEITH ALLEN & GLENDA LIZ H&W		7 UNIVERSAL TRL		PALM COAST, FL 32164	
07-11-31-7057-00380-0010	KNOX MICHAEL W & KAREN LYNN	H&W & JUSTIN WILLIAM KNOX JTW	3 UNIVERSAL TRAIL		PALM COAST, FL 32164	
07-11-31-7057-00380-0090	GUIGLOTTO BRIAN & NINA H&W		163 UNDERWOOD TRAIL		PALM COAST, FL 32164	
07-11-31-7057-00RP0-00H1	HARPSTER BRENNAN	& ALLYSON N H&W	49 UNDERSHIRE PATH		PALM COAST, FL 32164	
07-11-31-7057-00380-0100	VANMARTER KIM &	TERESA H&W	167 UNDERWOOD TRL		PALM COAST, FL 32164	
07-11-31-7057-00380-0110	ERNST GEORGE A		400 CROSS RD #A1		MATAWAN, NJ 07747	
07-11-31-7057-00380-0120	GILLILAND JAMES KENNETH		171 UNDERWOOD TRL		PALM COAST, FL 32164	
07-11-31-7057-00380-0130	HUNEKE RICHARD H	& CAROL A TRUSTEES	175 UNDERWOOD TRAIL		PALM COAST, FL 32164	
07-11-31-7057-00380-0140	SEBES DONALD J		177 UNDERWOOD TRL		PALM COAST, FL 32164	
07-11-31-7057-00RP0-0050	SEMINOLE WOODS RESIDENTIAL LLC		185 CYPRESS POINT PARKWAY STE 700		PALM COAST, FL 32164	
07-11-31-7057-00380-0150						
07-11-31-7057-00380-0160	HOLIDAY BUILDERS INC		2293 WEST EAU GALLIE BOULEVARD		MELBOURNE, FL 32935	
07-11-31-7057-00350-0010	JM PROPERTIES X LLC		PO BOX 1347		FLAGLER BEACH, FL 32136	
07-11-31-7057-00350-0020	ZANK JOHN	& COLLEEN H&W	193 UNDERWOOD TRAIL		PALM COAST, FL 32164	
07-11-31-7057-00350-0030	RICE MARK ALEXANDER		197 UNDERWOOD TRAIL		PALM COAST, FL 32164	
07-11-31-7057-00350-0040						
07-11-31-7059-000RP-0050	CITY OF PALM COAST		160 LAKE AVENUE		PALM COAST, FL 32164	
07-11-31-5380-00000-0010	SINCLAIR-COLLYMORE VELTA	TRUSTEE	180 PRITCHARD DRIVE		PALM COAST, FL 32164	
07-11-31-7057-00RP0-0020	CITY OF PALM COAST		160 LAKE AVENUE		PALM COAST, FL 32164	
21-12-31-0000-01020-0020	JTL GRAND LANDINGS DEVELOPMENT	LLC	16660 DALLAS PARKWAY SUITE 1600		DALLAS, TX 75248	
21-12-31-0000-01020-00B0	JTL GRAND LANDINGS DEVELOPMENT	LLC	16660 DALLAS PARKWAY SUITE 1600		DALLAS, TX 75248	
07-11-31-7057-0RP0H-0020	PC LANE LLC		577 BARNES BLVD SUITE 650		ROCKLEDGE, FL 32955	
07-11-31-7057-00RP0-00B2	CITY OF PALM COAST		160 LAKE AVENUE		PALM COAST, FL 32164	