City of Palm Coast, Florida
Agenda Item

Agenda Date: November 18, 2026 **Agenda Item:** C.1

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

Subject: MEETING MINUTES OF THE OCTOBER 21, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Presenter: **Irene Schaefer, Administrative Coordinator**

Attachments:

Meeting minutes of the October 21, 2026 Planning and Land Development Regulation Board Meeting

Background:

Recommended Action:
APPROVE AS PRESENTED

City of Palm Coast Minutes

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Chair Sandra Shank
Vice Chair James Albano
Board Member Dana Mark Stancel
Board Member Adolphus Evans
Board Member Andrew Dodzik
Board Member Dawid Blaszkiewicz
Board Member Jeff Adams
Alternate Board Member Garrett Decker
Alternate Board Member Tyler Warner
School Board Rep Lisa Divina

Wednesday, October 21, 2026 **5:30 PM** **City Hall - Jon Netts Community Wing**

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386- 986-3736.
- In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the ADA Coordinator at 386-986-2570 at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- The City of Palm Coast is not responsible for any mechanical failure of recording equipment.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Shank called the October 21, 2026 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30pm.

B. ROLL CALL AND DETERMINATION OF A QUORUM

Present and responding to roll call were Chair Shank, Board Member Adams, Board Member Dodzik, Board Member Evans, Board Member Blaszkiewicz, Board Member Warner, Board Member Decker and Flagler Schools' Representative Divina. Excused were: Vice Chair Albano and Board Member Stancel.

C. APPROVAL OF MEETING MINUTES

1. MEETING MINUTES OF THE SEPTEMBER 22, 2026 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Passed

Motion made to Approve as presented by Board Member Evans and seconded by Board Member Dodzik

Approved – Board Member Garrett Decker, Chair Sandra Shank, Board Member Adolphus Evans, Board Member Andrew Dodzik, Board Member Dawid Blaszkiewicz, Board Member Jeff Adams, Board Member Tyler Warner

D. PUBLIC HEARING

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

Mr. Phong Nguyen, Interim Community Development Director introduced this item along with Ms. Estelle Lens, A.I.C.P., Senior Planner, who gave a presentation after the applicant finished his presentation.

Mr. Harold Timmons, National Real Estate and Zoning Specialist, Tep Group, gave a presentation which is attached to this record.

BM Warner referenced page 21 of the agenda where it is written that the site can withstand 133 mph winds hour (wind rating), and BM Warner asked if that wind rating meets the standard here in Florida.. Mr. Timmons referenced that the wind rating changes per county and his company's engineering team works with the county to meet the wind rating standards. He further stated that if that standard is not met than the Building Official will kick back the plans and they will be redesigned to meet the standards.

BM Adams asked if the current 5G would require when ready for 6G a tower replacement. Mr. Timmons stated that Verizon does not replace the tower when updated technology becomes available. However, future sites that employ 6G may be closer to residential areas (less coverage; more services). BM Adams asked about the equipment weight if it would be heavier with an upgrade. Mr. Timmons stated that he doesn't know the exact weight.

Ms. Elizabeth Harrington Smith, CityScape, addressed the PLDRB members about the T1 rating, Florida Building Code has regulations, and the tower will not be issued a building permit if the T1 rating is not followed. She also stated that any upgrades will involve equipment replacement and they will take into account for the weight of the equipment as well as the shape of the facility (a structural evaluation prior to any upgrade takes place).

BM Decker asked about the light on the top of the tower. Mr. Timmons stated that the FAA standard is over 199 ft. and he added that we are not in a flight zone.
BM Evans asked if any comments were received from the certified letters that were mailed informing of the neighbors of this hearing. None were received.

BM Blaszkiewicz asked about the water source for the "feed and drip" system used for the properties landscape. Ms. Lens stated that Technical Site Plan will address the water source.

BM Dodzik asked if the gas station and the wireless facility would be built concurrently. Mr. Timmons stated that the wireless tower would be built in the 1st or the 2nd quarter of 2027.

BM Evans asked if the City accepts the tree camouflage. Ms. Lens ?

Chair Shank opened this item to public comment at 6:05pm and seeing no one approach the podium she closed public comment at 6:06pm

Passed

Motion made to Approve as presented by Board Member Decker and seconded by Board Member Dodzik.

The Planning and Land Development Regulation Board finds 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:

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 can support the equipment loads of four (4) wireless carriers.

Approved –Board Member Garrett Decker, Chair Sandra Shank, Board Member Adolphus Evans, Board Member Andrew Dodzik, Board Member Dawid Blaszkiewicz, Board Member Jeff Adams, Board Member Tyler Warner

E. MEMBERS DISCUSSION AND STAFF ISSUES

Chair Shank commented that she likes the procedural change to have the applicant present first and then staff presents. The applicant's presentation was the best applicant's presentation she has ever seen.

F. ADJOURNMENT

Passed

Motion made to Approve as presented by Board Member Decker and seconded by Board Member Dodzik.

The meeting was adjourned at 6:15pm. Respectfully submitted by: Irene R. Schaefer, Recording Secretary