

City of Palm Coast, Florida Agenda Item

Agenda Date: January 20, 2026

Department INFORMATION TECHNOLOGY	Amount
Division	Account #
Subject: RESOLUTION 2026-XX APPROVING AN OPTION AND GROUND LEASE AGREEMENT WITH DIAMOND TOWERS V, LLC FOR THE CONSTRUCTION OF A TELECOMMUNICATIONS TOWER AT 1385 RYMFIRE DRIVE	
Presenter: Doug Akins, Director of Information Technology	
Attachments: <ol style="list-style-type: none">1. Presentation2. Resolution3. Option and Ground Lease	
Background: <p>The City of Palm Coast's Wireless Master Plan (originally adopted in 2018 and updated in March 2025) guides the promotion of reliable cellular coverage within the City.</p> <p>This agreement addresses the last remaining City-owned telecommunications tower, which is an older stealth flagpole tower located at Ralph Carter Park (1385 Rymfire Drive). Per previous Council direction to move away from City-owned towers and toward land-lease agreements, Diamond Towers V, LLC has requested to lease this property.</p> <p>Diamond will construct a new 150-foot monopole-style telecommunications facility capable of accommodating at least four (4) carriers. This action aligns with City goals by:</p> <ul style="list-style-type: none">• Shifting Responsibility: All management and maintenance duties will transfer to Diamond.• Upgrading Infrastructure: The new monopole structure will replace the aging flagpole, allowing for better colocation (including for Verizon).• Removing Old Asset: The existing tower will be removed at no cost to the City.• Protecting Revenue: The City will not lose any revenue from the existing carrier on the tower. <p>Wireless Master Plan Amendment: In order to deter tower clustering and encourage colocation, the Master Plan does not typically include existing, active tower sites. However, as this site is being transitioned to a new lease and structure, staff recommends formally adding the Ralph Carter Park location to the Wireless Master Plan as site S19.</p> <p>Key Agreement Terms:</p> <ul style="list-style-type: none">• Initial Option Term: Twelve (12) months, which may be extended by two (2) additional six-month periods.• Lease Term: An initial term of five (5) years, with the option to extend for five (5) additional five-year periods, for a total of thirty (30) years.	

- **Site Development Fee:** A one-time fee of \$50,000 shall be paid to the City upon the commencement of construction.
- **Revenue Sharing:** The City will retain 100% of any sublease fees generated by the existing tenant (T-Mobile) and will receive 50% for all subsequent tenants.

Recommended Action:

ADOPT 2026-XX APPROVING AN OPTION AND GROUND LEASE AGREEMENT WITH DIAMOND TOWERS V, LLC FOR THE CONSTRUCTION OF A TELECOMMUNICATIONS TOWER AT 1385 RYMFIRE DRIVE