

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 350 SESAME BLVD	
Presenter: Doug Akins, Director of Information Technology	
Attachments: <ol style="list-style-type: none">1. Resolution2. Option and Ground Lease3. Proposed Trail Realignment Exhibit	
Background: <p>The City of Palm Coast has adopted a Wireless Master Plan for the purpose of promoting more reliable cellular coverage from all carriers within the city of Palm Coast. The Master Plan was originally adopted in January 2018, with an updated version approved in March 2025.</p> <p>Diamond Towers V, LLC has requested to lease City property located at Seminole Woods Neighborhood Park, 350 Sesame Blvd (Parcel # 07-11-31-7059-RP0M5-0010) for the purpose of constructing a 150-foot high, telecommunications facility (structure). This site is identified as S2 in the Wireless Master Plan. The tower will be a monopole style tower with a full antennae array. This facility will have the capacity to accommodate at least four (4) carriers.</p> <p>Some of the highlights of the agreements are as follows:</p> <ol style="list-style-type: none">1. The initial Option term is twelve months and may be extended by two additional six-month periods.2. Initial lease term will be five years with the option to extend for five, five-year periods, for a total of thirty years.3. A Site Development Fee of \$50,000 shall be paid to the City upon the commencement of construction of the tower.4. The City will receive 40% of any sublease fees generated by the first tenant, and 50% for all subsequent tenants.5. Diamond Towers V, LLC will have access to the land to build a 150-foot structure and house ground equipment on the site.6. Diamond Towers V, LLC will relocate part of the City's existing multiuse trail at their own expense.	

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 350 SESAME BLVD**