

City of Palm Coast, Florida Agenda Item

Agenda Date: June 21, 2022

Department Information Technology	Amount
Division	Account #
Subject RESOLUTION 2022-XX APPROVING AN OPTION AND GROUND LEASE AGREEMENT WITH DIAMOND TOWERS V LLC, FOR CONSTRUCTION OF A TELECOMMUNICATIONS TOWER AT ROYAL PALMS FL 297	
Presenter : Doug Akins, Director of Information Technology	
Background : <u>UPDATED BACKGROUND FROM THE JUNE 14, 2022 WORKSHOP</u> This item was heard by City Council at their June 14, 2022 Workshop. Council requested a change to the Exercise of Option section of the Option and Ground Lease Agreement for the Clubhouse Drive Utility Site FL 162. Therefore, the item was split into two items for Council's consideration. This item is for Council's consideration of an Option and Ground Lease Agreement with Diamond Towers V LLC for the Royal Palms FL 297 site. <u>ORIGINAL BACKGROUND FROM THE JUNE 14, 2022 WORKSHOP</u> On May 1, 2017, City Council approved a contract with Diamond Towers for Telecommunications consulting to improve wireless coverage throughout the City of Palm Coast. While that contract expired in May of 2022, a couple of sites were already under planning before its expiration, including the Royal Palms FL 297 location. Since it's still the City's goal to continue to improve wireless coverage throughout the City, staff recommends entering into this ground lease under the same terms that were negotiated under the previous contract, which are present in this lease agreement. Diamond Towers V LLC has requested to lease City property located at 1255 Town Center Boulevard FL297 for the purpose of constructing a 150-foot high, telecommunications facility (structure). 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. This site is part of the approved Wireless Master Plan. The terms of the lease agreement are consistent with what they had been under the City Council approved contract with Diamond Towers. Some of the highlights are as follows: <ol style="list-style-type: none">1. Initial term will be five years with the option to extend for nine, five-year periods.2. A Site Development Fee of \$25,000 shall be paid to the City upon the commencement of construction of the tower.3. The City will receive 40% of any new recurring revenue generated by the new tower.4. Diamond Towers V LLC will have access to the land to build a 150-foot structure and house ground equipment on the site.	

Recommended Action :

ADOPT RESOLUTION 2022-XX APPROVING AN OPTION AND GROUND LEASE AGREEMENT WITH DIAMOND TOWERS V LLC, FOR CONSTRUCTION OF A TELECOMMUNICATIONS TOWER AT ROYAL PALMS FL 297