



Date: May 27, 2025
To: Mayor and Town Council
From: Sean O’Keefe, Town Manager
Re: Consideration and Approval: **T-Mobile Lease Extension Request**

Objective:

To approve an amendment to the lease agreement between the Town of Howey-in-the-Hills and T-Mobile, granting the tenant the option to extend the agreement for an additional five-year term.

Summary:

T-Mobile currently leases space on Town-owned property located at 316 W. Grant Street, Howey-in-the-Hills, FL 34737, for the operation of telecommunications equipment. The original lease was executed on May 31, 2001, and was subsequently amended on July 26, 2006.

The current lease is set to expire at midnight on May 30, 2026. T-Mobile has requested a lease amendment that would allow for an additional five-year extension beyond the current expiration date.

The proposed amendment secures continuity of service for residents, businesses, and emergency responders who rely on T-Mobile’s network coverage. It also continues the Town’s long-standing partnership with the provider while maintaining revenue generated through lease payments.

Fiscal Impact:

The Town earns a revenue of approximately \$40,000 annually from this agreement. T-Mobile will remain responsible for lease payments as outlined in the existing and amended agreement.

Staff Recommendation:

Staff recommends that the Town Council approve the proposed lease amendment with T-Mobile.