

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 16, 2022

Agenda Item:

Gess Family Partnership - Gulf Coast Driving Range Property

Description:

The Gulf Coast Driving Range property is 9.85 acres and is located at 9000 Williams Road. The parcel is located south and west of the Estero Community Park and Estero High School, and east of Village-owned property. The Gess Family Partnership and Gulf Coast Driving Range LLC own the property.

The Village and the property owner's representative have been discussing a potential purchase of this property. This property could become an integral compliment of the Village's future recreation plans.

This is the last remaining parcel along Williams Road contiguous to the public property owned by the Lee County School District and Lee County Parks and Recreation. As such, the parcel has exciting potential to be used for uses by the Village or our other public agency partners. The parcel also represents something of a risk to the public agencies mentioned. This parcel has a "Village Center" zoning designation meaning that higher density may be possible. Higher densities represent potential conflicts with the many uses that may be envisioned by the public agencies, not only now but well into the future.

While a number of uses for the property have been discussed informally the purchase allows the Village to move forward with active planning.

Attached is a contract for purchase of the property signed by the Village Manager that is subject to approval by Village Council. The Village Council can, for any reason, decide not to proceed with this purchase. Should the Village Council agree to proceed with the purchase the closing on the property must occur on or before

Financial Impact:

The purchase price is \$4,250,000.00. The funds for this purchase would come from our Capital Improvement Fund Reserve.

Prepared by: Steve Sarkozy

Attachments:

1. Gess Family Partnership & Gulf Coast Driving Range LLC Contract
2. Map location