

**AGENDA ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**April 6, 2022**

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**Agenda Item:**

Resolution No. 2022-06

A Resolution Approving a Commercial Contract for the Purchase of Real Estate from Gess Family Partnership + Gulf Coast Driving Range LLC, located at 9000 Williams Road, Estero, Florida; Providing for Due Diligence; and Providing an Effective Date.

Motion to approve Resolution No. 2022-06 Commercial Contract for the Purchase of Real Estate from Gess Family Partnership + Gulf Coast Driving Range LLC, Located at 9000 Williams Road, Estero, Florida

**Background:**

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 component 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 for the site.

**Description:**

The Village Council agreed at a workshop on March 16, 2022 to proceed with the purchase of this property.

This Council action formalizes that direction.

**Action Requested:**

Motion to approve Resolution No. 2022-06 Commercial Contract for the Purchase of Real Estate from Gess Family Partnership + Gulf Coast Driving Range LLC, Located at 9000 Williams Road, Estero, Florida

**Process and Timeline:**

The closing on the property must occur on or before June 30, 2022.

**Financial Impact:**

The purchase price is \$4,250,000.00. The funds for this purchase would come from our Capital Improvement Fund Reserve. In addition, an additional \$150,000 would be allocated from the same reserve to cover all of the soft costs associated with the purchase, including: attorney fees, environmental assessment, etc. In addition, these funds would provide some initial planning for the site.

**Prepared by: Steve Sarkozy**

**Attachments:**

1. Resolution No. 2022-06
2. Gess Family Partnership & Gulf Coast Driving Range LLC Contract
3. Map location