

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 3, 2026

Agenda Item:

Sherrill Lane and Luettich Lane Right of Way Acquisition

Motion to purchase and accept four quit claim deeds for 30 feet width of right-of-way across the frontages of 20493 Sherrill Lane, 20499 Sherrill Lane, 20492 Luettich Lane, 20498 Luettich Lane.

Background:

The Village of Estero has been working for several years to extend water and sewer to the communities along Broadway Ave West. The Village of Estero owns the roadways within Quarterdeck Cove, Estero River Heights and Cranbrook Harbor. The roadways (Sherrill Lane and Luettich Lane) within Broadway Mobile Home Village have been privately owned.

On February 4, 2026, Village Council (Agenda Item 7b) approved the acceptance of the Sherrill Lane and Luettich Lane right-of-way via a quit claim deed, excluding four parcels.. The Village needs to obtain ownership of the remaining right of way parcels to extend water and sewer to the homes along Sherrill Lane and Luettich Lane.

Village Staff and the Village Attorney worked to determine who owns the Sherrill Lane and Luettich Lane rights-of-way. Per the attached title certification, the right-of-way was owned by AMEY, Inc. a Florida dissolved corporation and six private individual property owners near the southern end of the roadways, that own to the right-of-way centerline. A subsequent evaluation of the deeds identified that only four private individual property owners (two on the east side of Sherrill and two on the west side of Luettich) owned to the centerline of the roadways.

Description:

Village Staff has successfully negotiated with the owners of the four remaining parcels and obtained the attached quit claim deeds for the portions of their property that are road right-of-way.

Village is Staff is recommending the Village Council accept ownership of the four right-of-way parcels in anticipation of the utility extension project.

Action Requested:

Motion to purchase and accept four quit claim deeds for 30 feet width of right of way across the frontages of 20493 Sherrill Lane, 20499 Sherrill Lane, 20492 Luettich Lane, 20498 Luettich Lane.

Process and Timeline:

If approved, Village staff will provide each parcel owner with a letter acknowledging receipt of their recorded deed, a copy of the recorded deed, and a check in the amount of \$1,000 to complete the transaction. Village Staff will start planning for regular roadway maintenance along Sherrill Lane and Luettich Lane.

Financial Impact:

The Village of Estero will pay each property owner \$1,000 for the right-of-way to be quit claimed to the Village. The initial financial impact is \$4,000. Sufficient funds are available in the Fiscal Year 2025-2026 budget for the Broadway West UEP project.

As identified in the February 4, 2026, Agenda Item 7b summary sheet, if accepted, the Village is expected to spend up to \$100,000 in the first year to maintain the roadway. After total reconstruction of these roadways during the construction of the Broadway Avenue West Utility Extension Project, subsequent maintenance costs are expected to be substantially reduced for the following years.

After the utility extension project is completed, the Village will add both roadways to the Village's major roadway resurfacing inventory.

Prepared by: Robert Wiley

Attachments:

1. Location Map
2. Title Certification
3. 20493 Sherrill Lane Deed
4. 20499 Sherrill Lane QC Deed-Recorded
5. 20492 Luettich Lane QC Deed-Recorded
6. 20498 Luettich Lane Deed

