

4741 Broadway Ave. W  
Estero, FL 33928

---

Rezoning Request  
Agricultural to Residential Use



Purpose of Rezoning:  
To build a single family home on the  
property.

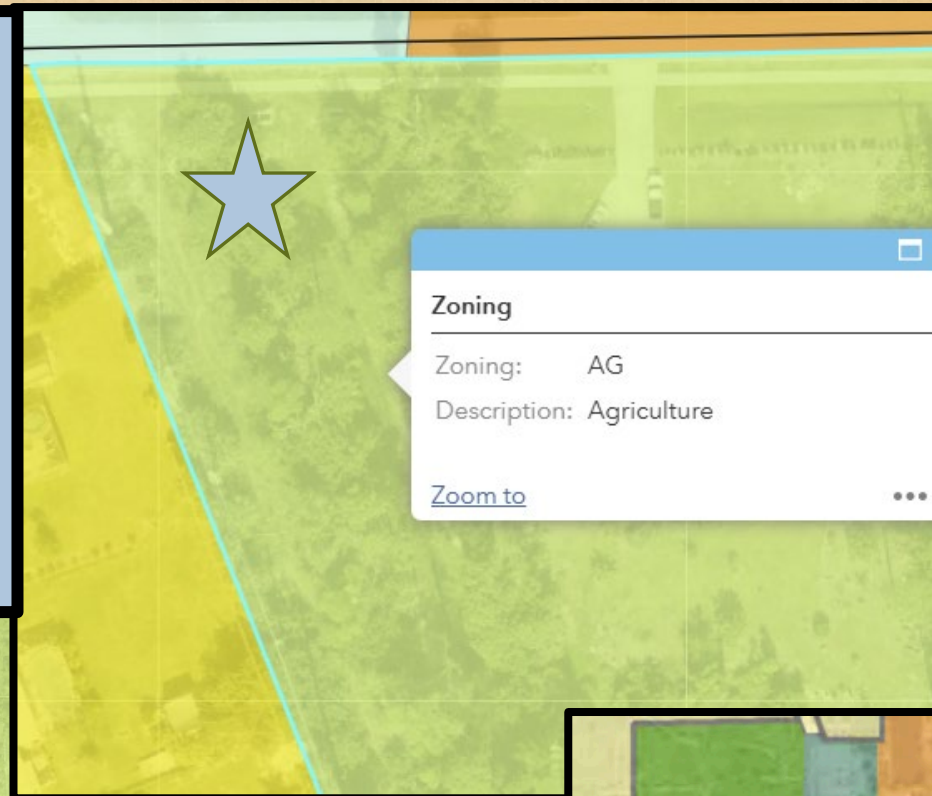
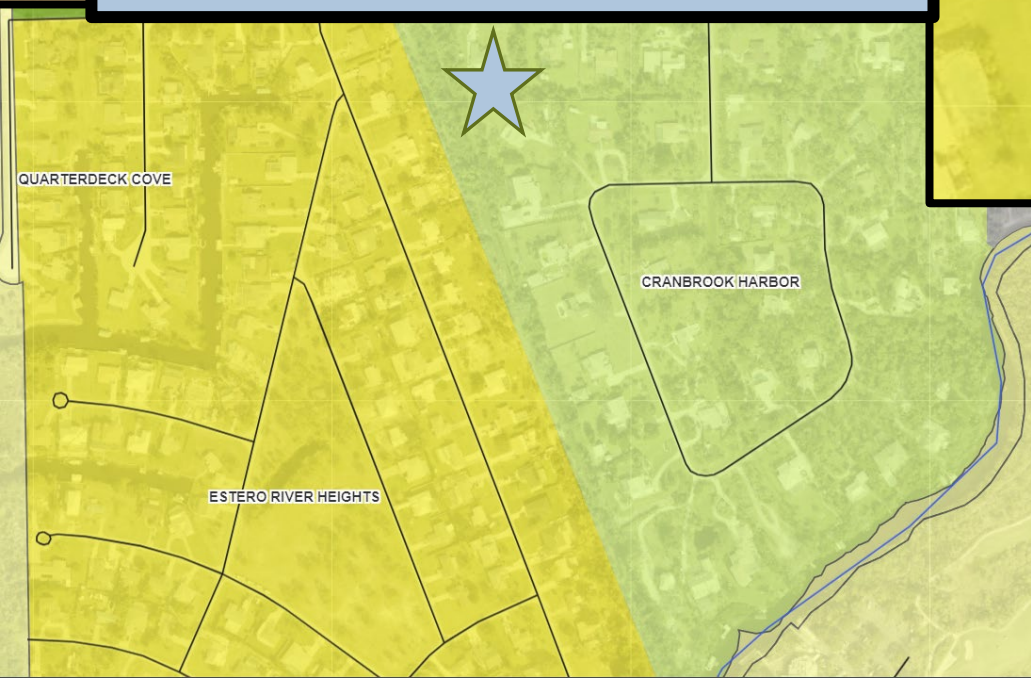
---











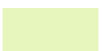



Quarterdeck Cove and  
Estero River Heights are  
both zoned RSF.

Cranbrook Harbor is zoned AG,  
but is all Residential Single  
Family Use.



### Village of Estero Zoning

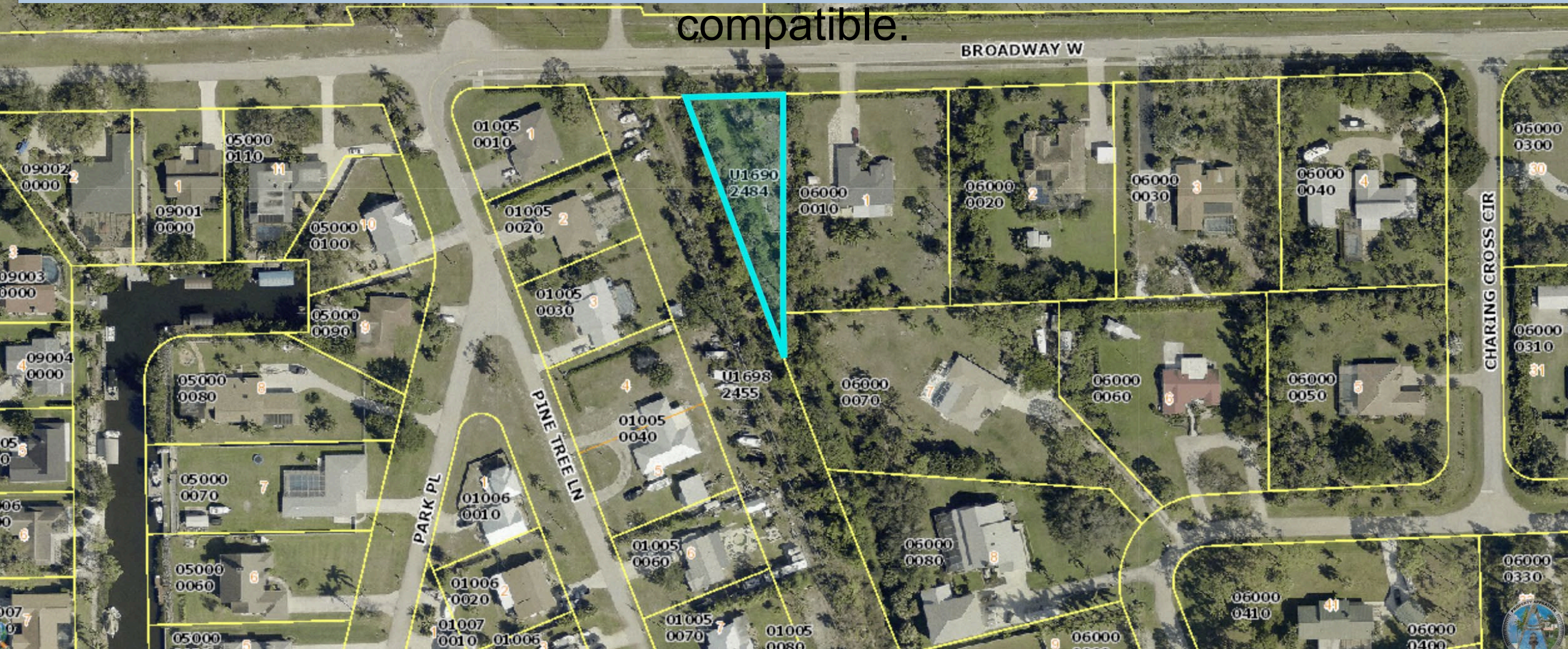
-  US41 Overlay
-  Corkscrew Rd Overlay
-  Residential Planned Development (RPD)
-  Residential Single Family (RSF)
-  Residential Multi-Family (RM-2)
-  Mixed Use Planned Development (MPD)
-  Estero Planned Development (EPD)
-  Residential Planned Development/ Commercial Planned Development (RPD-CPD)
-  Agriculture (AG)
-  Environmentally Critical (EC)

★ 4741 Broadway  
Needs to be  
rezoned to RSF in  
order to meet  
setback  
requirements for  
building a single  
family home.





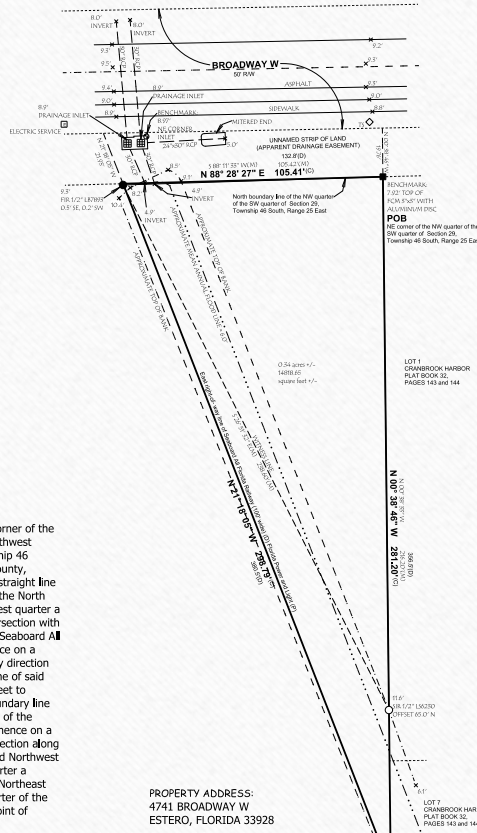
**Most Compatible Use:** Because the surrounding properties are single family homes, use of this property for a single family home is most compatible.





MICHAEL YOUNG LAND SURVEYING  
18714 SPRUCE DRIVE W.  
FORT MYERS, FL 33967  
YOUNG@SURVEYING@AOL.COM  
TELEPHONE 239-267-1700

BOUNDARY SURVEY  
FILE NO: 24267  
SURVEY DATE: 10-03-24



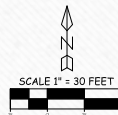
**LEGAL DESCRIPTION:**  
Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; running thence on a straight line in a Westerly direction along the North boundary line of said Northwest quarter a distance of 132.8 feet to intersection with the East right-of-way line of Seaboard A1 Florida Railway; running thence on a straight line in a southeasterly direction along the said right-of-way line of said Railway a distance of 380.5 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter; running thence on a straight line in a Northerly direction along said East boundary line of said Northwest quarter of the Southwest quarter a distance of 356.5 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning.

**NOTES:**  
1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORDS OF THE SURVEYOR.  
2) BEARING SHOWN HEREON ARE ASSUMED AND BASED ON THE North Boundary line of the NW quarter of the NW quarter of Section 29, Township 46 South, Range 25 East TO BEAR N 88° 28' 27" E.  
3) LEGAL DESCRIPTION, AS SHOWN, WAS PROVIDED BY CLIENT.  
4) ONLY IMPROVEMENTS SHOWN WERE LOCATED.  
5) UNDERGROUND UTILITIES WERE NOT LOCATED.  
6) PARCELS SUBJECT TO EASEMENTS, RESTRICTIONS, ADVERSE CLAIMS OR RIGHTS OF WAY OF RECORD.  
7) ABSTRACT NOT REVIEWED AND OPINION OF TITLE NOT DETERMINED.  
8) EASEMENTS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83).  
9) THE PARCELS SHOWN HEREON LIES IN FLOOD ZONE A-E-200-F AS SHOWN ON FLOOD INSURANCE RATE MAP 13080-0571-G, EFFECTIVE DATE 11-15-22.

PROPERTY ADDRESS:  
4741 BROADWAY W  
ESTERO, FLORIDA 33928

CERTIFIED TO:  
Cooper, Sandra S. and Charles M.

**LEGEND:**  
ALL-AN CONTINUED  
SOUNDING CONTINUED  
SOUNDING

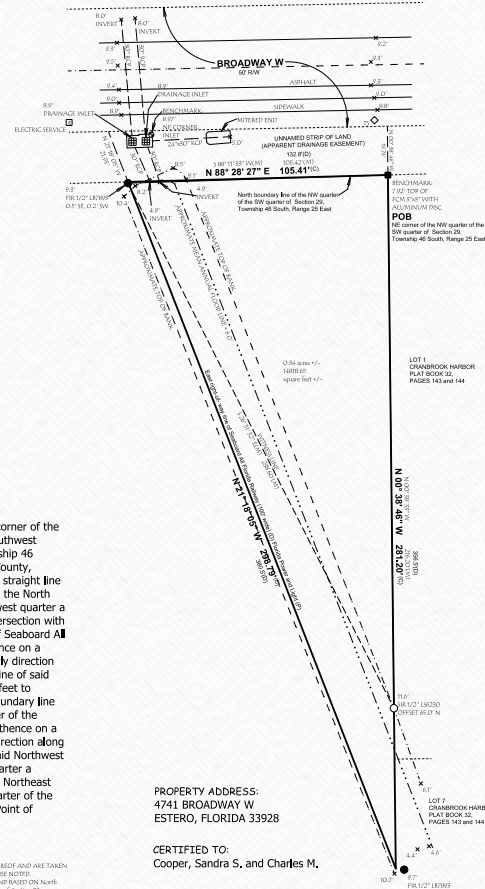


# Other Reasons to Rezone

- Property is less than an acre; small size limits options for agricultural use.
- Currently, the density requirement for AG zoning is **1 dwelling unit per 1 acre**. Property does not meet the 1 acre minimum to construct a home. Property is .34 acre.
- Single family home would add value to neighbors and neighborhood. Limited allowable agricultural uses are more likely to detract value.

MICHAEL YOUNG LAND SURVEYING  
18714 SPRUCE DRIVE W.  
FORT MYERS, FL. 33967  
YOUNG@SURVEYING@AOL.COM  
TELEPHONE 239-267-1700

BOUNDARY SURVEY  
FILE NO: 24267  
SURVEY DATE: 10-03-24



**LEGAL DESCRIPTION:**  
Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; running thence on a straight line in a Westerly direction along the North boundary line of said Northwest quarter a distance of 132.8 feet to intersection with the East right-of-way line of Seaboard Florida Railway; running thence on a straight line in a southeasterly direction along the said right-of-way line of said Railway a distance of 380.5 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter; running thence on a straight line in a Northerly direction along said East boundary line of said Northwest quarter of the Southwest quarter a distance of 356.5 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning.

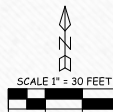
**NOTES:**  
1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORDING DATA UNLESS OTHERWISE NOTED.  
2) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE North boundary line of the NW 1/4 of the SW 1/4 of Section 29, Township 46 South, Range 25 East TO BEAR N 88° 28' 27" E.  
3) LEGAL DESCRIPTION AS RECORDED WAS PROVIDED BY CLIENT.  
4) ONLY IMPROVEMENTS SHOWN WERE LOCATED.  
5) UNDERGROUND UTILITIES WERE NOT LOCATED.  
6) PARCELS SUBJECT TO EASEMENTS, RESTRICTIONS, ABUTTING RIGHTS OF WAY IF ANY.  
7) ABSTRACT NOT REVIDED AND OPINION OF TITLE NOT DETERMINED.  
8) ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83).  
9) THE PARCEL SHOWN HEREON LIES IN FLOOD ZONE ACED-1-A AS SHOWN ON FLOOD INSURANCE RATE MAP 22080-0271-C, EFFECTIVE DATE 11-0-22.

PROPERTY ADDRESS:  
4741 BROADWAY W  
ESTERO, FLORIDA 33928

CERTIFIED TO:  
Cooper, Sandra S. and Charles M.

LEGEND:  
ALL INFORMATION  
CONCERNING  
CONCRETE  
CONCRETE

1" = 30' SCALE  
1" = 30' SCALE



# Other usage issues of property

- There is currently a large ditch on the western side of our property that is used to convey storm water from the ditch along the north side of Broadway Ave to the southern drainage easements that lead to the Estero River.
- There are no recorded easements on our property for this ditch, and its used by others to accept and convey storm water.



# Drainage Flow Way

Table Get directions Zoom to

QUADRANT	SW
LOCAREA	Estero River
TYPE	Canal
NAME	BROADWAY POWERLINE
AKA	Broadway Powerline
IDD	
STRAP	29-46-25
NOCUTSINFO	
DESCRIPT	Runs S. from W. Broadway to Estero River
UPLOC	W. Broadway
DNLOC	Estero River
SEC	29.00
TWP	46.00
RNG	25.00
MULTISCT	NO



**Amy Hoyt, GISP I GIS Manager**

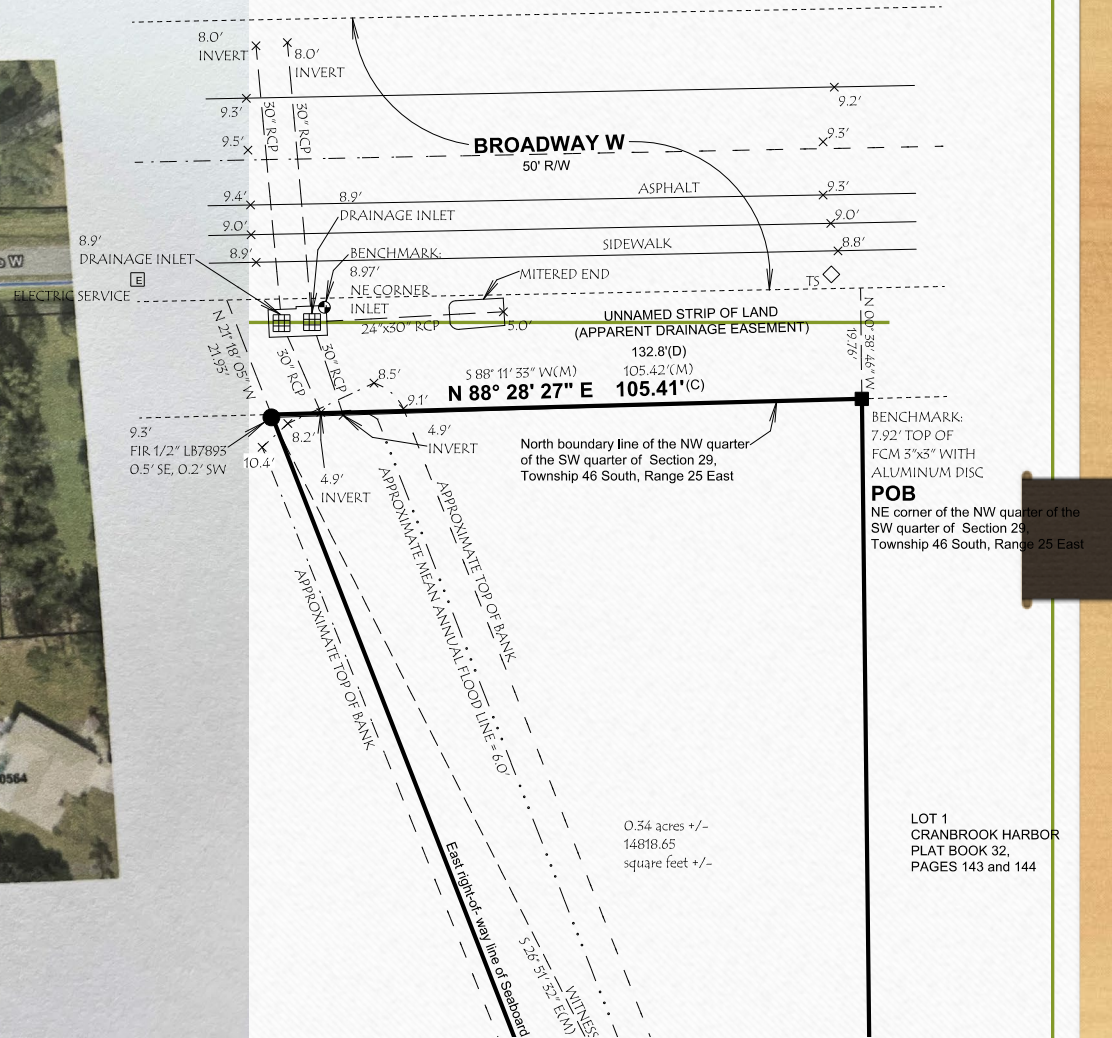
Innovation & Technology  
1825 Hendry Street, 3rd Floor  
Fort Myers, FL 33901

office: (239) 533-7304

cell: (239) 839-7264

email: [ahoyt@leegov.com](mailto:ahoyt@leegov.com)

website: [www.leegov.com](http://www.leegov.com)







Two 30 " reinforced concrete pipes route storm water from the north side of Broadway Ave. W. to the south side onto our property.



Two drainage inlets on the south side of Broadway Ave. W. also accept storm water and route it onto our property.



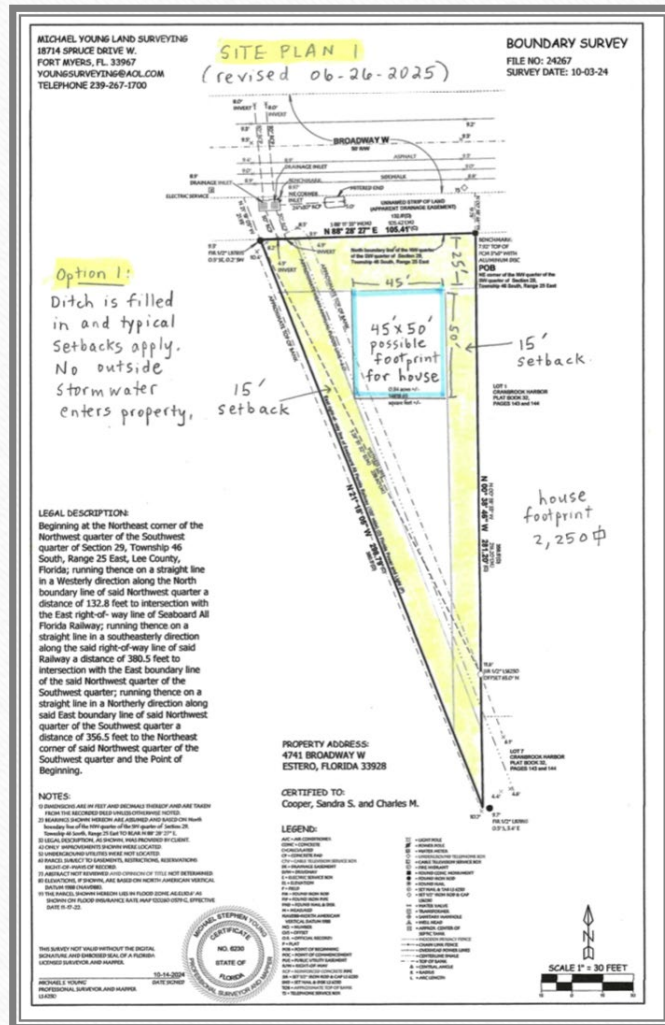


Pipes drain to the south side of Broadway Ave. W. There are no recorded easements on our property for this ditch which is used by others to accept and convey storm water.



The ditch looking south. It connects to southern drainage easements that lead to the Estero River.





# Option 1

Ditch is filled in. No outside water enters the property.



Coopers grant a 10' utility easement to the Village of Estero so that they can convey storm water across the land. Culverts and fill to be added by the Village of Estero.

