

4741 Broadway W. Estero, FL 33928

Rezoning from Agriculture (AG)
to Residential Single Family (RSF)



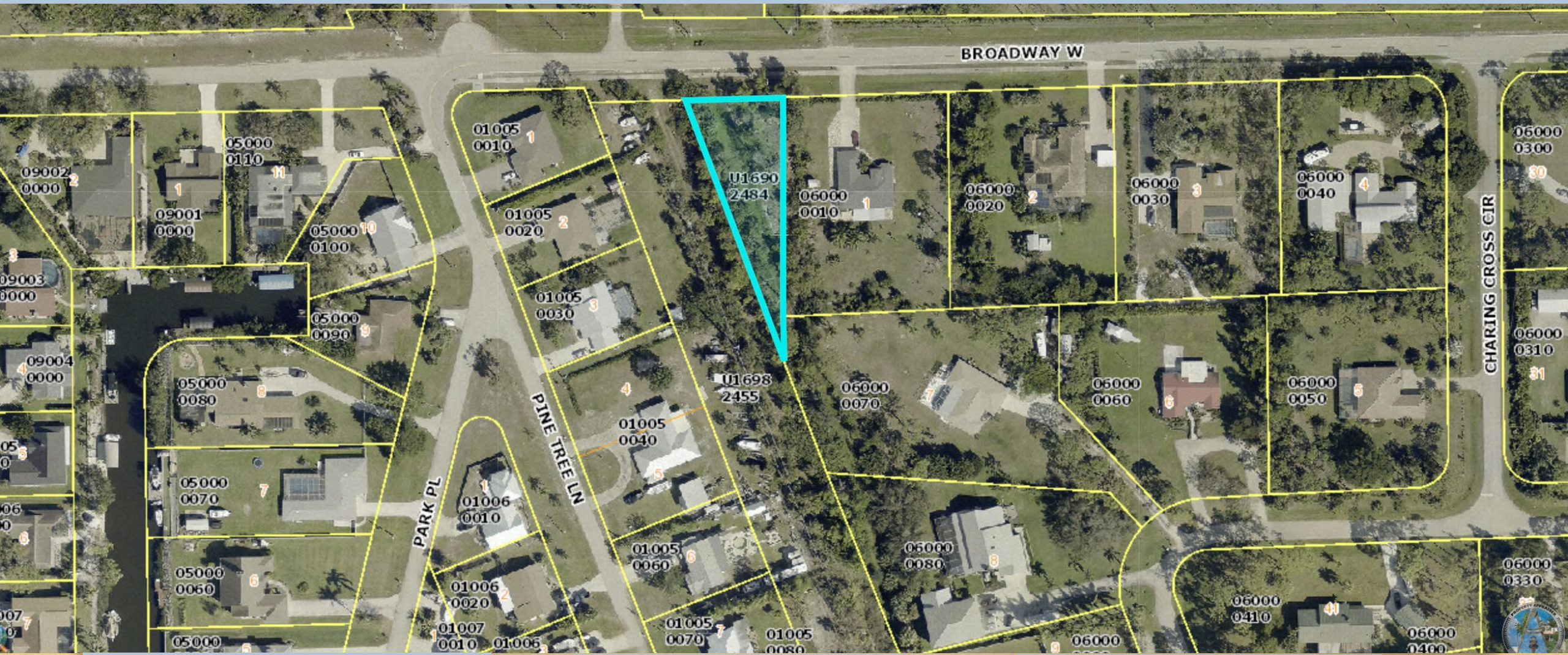
Purpose of Rezoning:

To build a single family home on the property.



Location of Property:

east of Estero River Heights neighborhood and west of Cranbrook Harbor neighborhood



↑ Estero River

FPL Right of Way

↑ Cranbrook

Compatible Use:

A Single Family Home will be a Compatible Use with surrounding neighborhoods and rezoning from AG to RSF is consistent with the Village Neighborhood 1 land use category.



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

PROPERTY ADDRESS:
4741 BROADWAY W
ESTERO, FLORIDA 33928

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 All 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.

LEGAL DESCRIPTION: FOR THE PURPOSES OF THIS DEVELOPMENT ORDER

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; said point lies at the Northwest corner of Lot 1, CRANBROOK HARBOR, Plat Book 32, Pages 143 and 144, public records, Lee County, Florida; thence S 88°28'27" W along the North line of said Northwest quarter a distance of 105.41 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; thence S 21°18'05" E along the said right-of-way line of said Railway a distance of 298.79 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter and Westerly line of Lot 7 of said CRANBROOK HARBOR; thence N 00°38'46" W along said East boundary line of said Northwest quarter of the Southwest quarter and said Westerly line of Lot 7 and Lot 1 a distance of 281.20 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning. Containing 14818.65 square feet, more or less.

NOTES:

- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORD DEED UNLESS OTHERWISE NOTED.
- 2) BEARING DOWN HEREON ARE ASSUMED AND BASED ON North boundary line of the NW quarter of the SW quarter of Section 29, Township 46 South, Range 25 East TO BE A N 88° 28' 27" E.
- 3) LEGAL DESCRIPTION, AS SHOWN, WAS PROVIDED BY CLIENT.
- 4) ONLY IMPROVEMENTS SHOWN WERE LOCATED.
- 5) UNRECORDED AND UTILITIES WERE NOT LOCATED.
- 6) PARCELS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY OR RECORD.
- 7) AIRSPACE NOT SURVEYED AND OPINION OF TITLE NOT DETERMINED.
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83).
- 9) THE PARCELS SHOWN HEREON LIES IN FLOOD ZONE AS SHOWN AS SHOWN ON FLOOD INSURANCE RATE MAP (2208002P) E, EFFECTIVE DATE 11-17-22.
- 10) REVISIONS:
- 11) ADDED EASEMENTS 2-25-23.
- 12) CHANGED WETLIFE DRAINAGE EASEMENT AND WROTE A NEW LEGAL DESCRIPTION 9-23-25.

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

LEGEND:
ALL ARE CONDITIONS
SHOWN HEREON
LOCATED

RIGHT OF WAY
FLOOD ZONE
WETLIFE DRAINAGE EASEMENT

SCALE 1" = 30 FEET

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

Property Features:

- Property size: 0.34 acres
- A 100' wide FPL Right of Way is adjacent to west side of the property
- A 22.5' drainage ditch is located along the FPL ROW. System. The applicants will execute/record this drainage easement in favor of the Village of Estero thereby benefiting the community's existing storm water management .

Drainage Flow Way

Table Get directions Zoom to

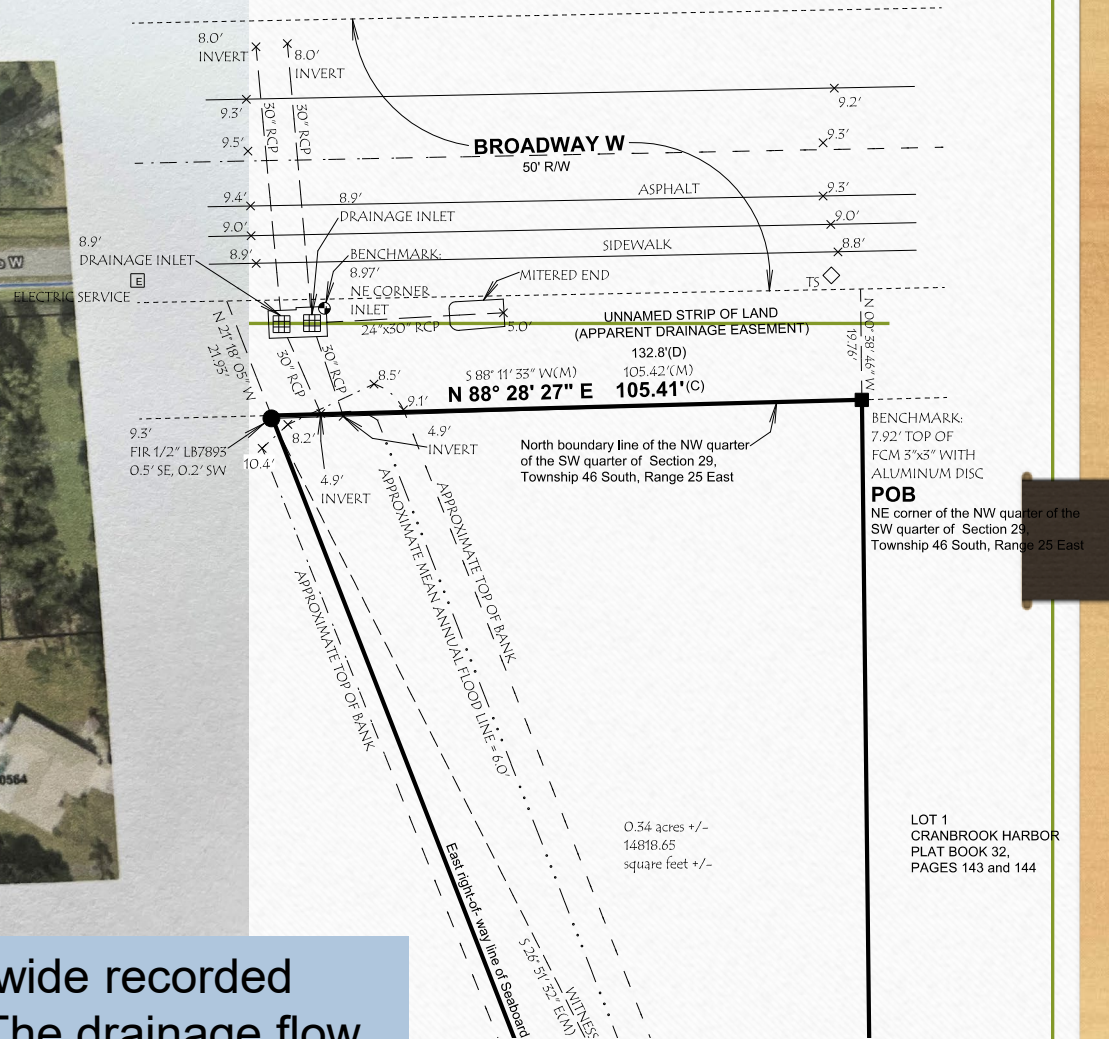
QUADRANT	SW
LOCAREA	Estero River
TYPE	Canal
NAME	BROADWAY POWERLINE
AKA	Broadway Powerline
IDD	
STRAP	29-46-25
NOCUTSINFO	
DESCRIPT	Runs S. from W. Broadway to Estero River
UPLOC	W. Broadway
DNLOC	Estero River
SEC	29.00
TWP	46.00
RNG	25.00
MULTISCT	NO



Amy Hoyt, GIS I GIS Manager

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The drainage ditch connects to a 20' wide recorded drainage ditch in Cranbrook Harbor. The drainage flow way allows storm water to run from W. Broadway into the Estero River.



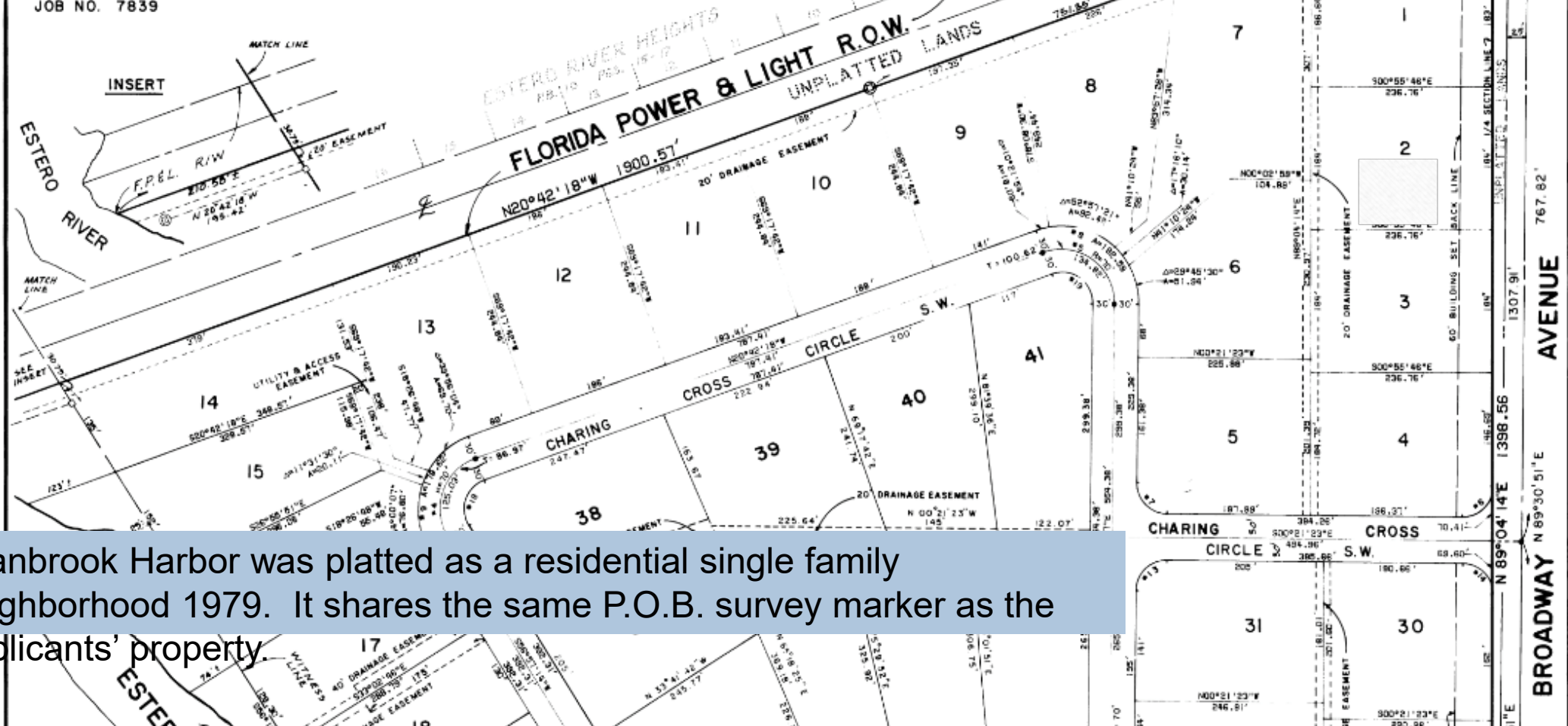
CRANBROOK HARBOR

PLAT BOOK 32 PAGE 144
SHEET 2 OF 2

INK ENGINEERING INC.
260 PROFESSIONAL PLACE
NORTH FORT MYERS, FLORIDA
JOB NO. 7839

A SUBDIVISION IN SEC. 29, TWP. 46 S., RGE. 25 E., LEE COUNTY, FLORIDA

SCALE: 1" = 100'
0' 25' 50' 100' 200'



Cranbrook Harbor was platted as a residential single family neighborhood 1979. It shares the same P.O.B. survey marker as the applicants' property.

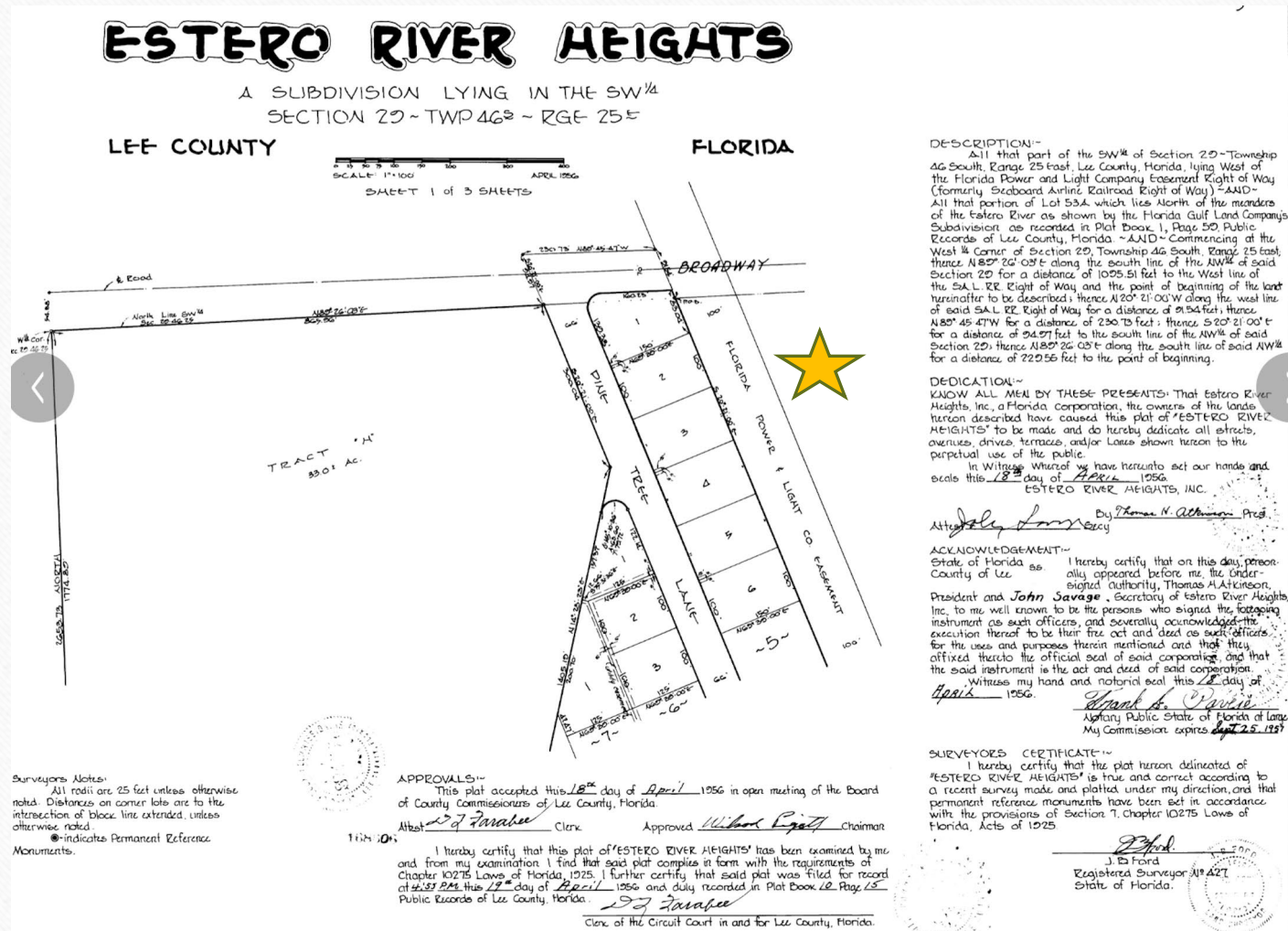
★ denotes location of applicants' property

Estero River Heights
was platted as a
residential single
family neighborhood
in 1956.

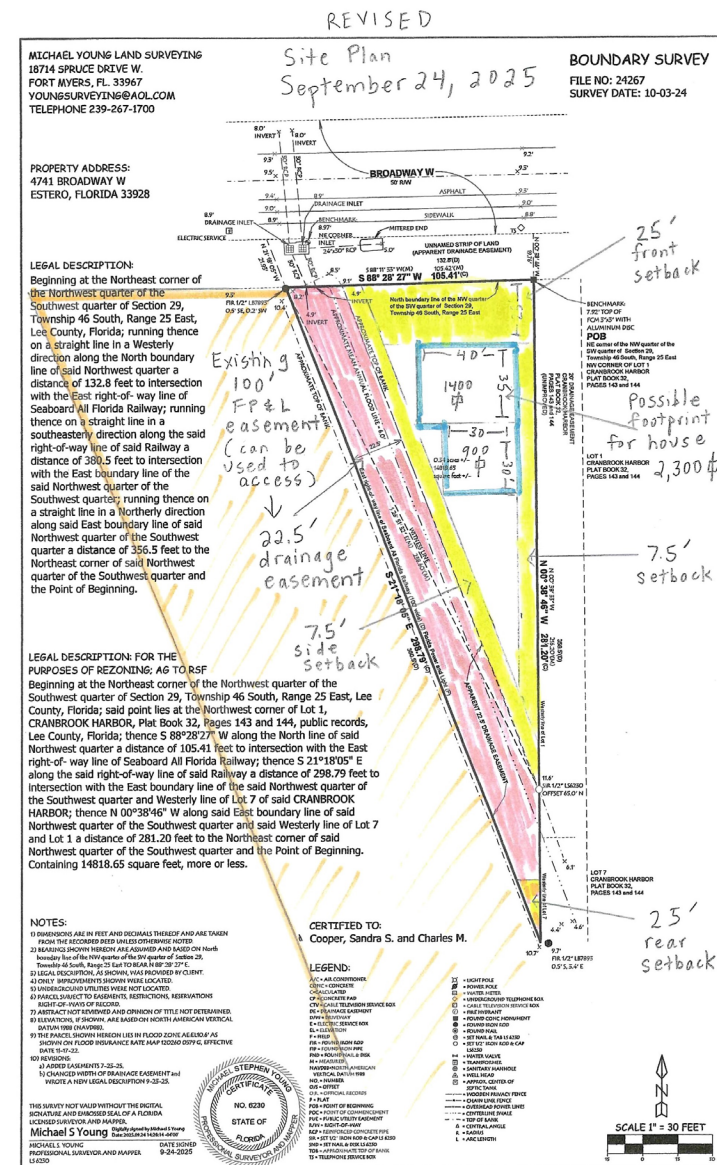
1981 deed references
applicant's property
as part of an Atkinson
parcel (off rec.1882
pg1865) . Thomas
Atkinson was the
owner/developer/
president of the
Estero River Heights,
Inc. in 1956.



denotes location of applicants'
property.



A proposed home site on property meets minimum lot dimensions and setback requirements. Note: proposed home site plan is for informational purpose and a separate building permit will be required.



Benefits of Rezoning AG to RSF:

1. Infills a compatible parcel with compatible use. It is a logical orderly development pattern.
2. Addition of single family home will add significant yearly income through local property taxes paid.
3. Rezoning prevents possible nuisance that could occur through AG use thereby protecting property values.
4. Rezoning benefits the community through the recording of a drainage easement which provides valuable storm water management to surrounding neighborhoods and roadways.

