

**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2025-15**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH  
CONDITIONS A REZONING FROM AGRICULTURE  
(AG) TO RESIDENTIAL SINGLE FAMILY (RSF) FOR A  
0.34+/- ACRE TRIANGULAR PARCEL LOCATED AT  
4741 BROADWAY W, EAST OF ESTERO RIVER  
HEIGHTS AND THE EXISTING 100-FOOT FPL RIGHT  
OF WAY AND WEST OF CRANBROOK HARBOR ;  
PROVIDING FOR SEVERABILITY; AND PROVIDING  
AN EFFECTIVE DATE.**

**WHEREAS**, Charles and Sandra Cooper (the “Applicants”), filed an application to rezone the property located at 4741 Broadway W, consisting of approximately 0.34 acres; and

**WHEREAS**, the Property STRAP number is 29-46-25-E4-U1690.2484 and the Property is legally described in Exhibit A attached hereto; and

**WHEREAS**, the Applicants requested a rezoning from Agriculture (AG) to Residential Single Family (RSF) (Case Number REZ2025-E001); and

**WHEREAS**, a noticed Public Information Meeting was held on July 8, 2025 at the Planning Zoning and Design Board; and

**WHEREAS**, at a duly noticed public hearing held on November 18, 2025, the Planning Zoning and Design Board recommended approval of the request with a condition; and

**WHEREAS**, a duly noticed first reading was held before the Village Council on \_\_\_\_\_; and

**WHEREAS**, a duly noticed second reading and public hearing was held before the Village Council on \_\_\_\_\_, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning Zoning and Design Board and the comments of the public.

**NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero, Florida;

**Section 1.      Approval.**

The Village Council \_\_\_\_\_ the rezoning from Agriculture (AG) to Residential Single-Family (RSF).

**Section 2.      Conditions.**

48  
49 1. Drainage Easement  
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51 The applicants must execute a 22.5-foot drainage easement on the west side of the  
52 property in favor of the Village. This easement will provide continuity with the  
53 existing easement created by the Cranbrook Harbor plat of the drainage ditch  
54 running from Broadway W to the Estero River, parallel to the FPL Right of Way  
55 (former Seminole railroad track property). The easement shall be in a form  
56 approved by the Village Attorney and shall be delivered to the Village for recording  
57 prior to the effective date of the Rezoning Ordinance.  
58

59 **Section 3. Findings and Conclusions.**  
60

61 Based upon an analysis of the application and the standards for approval in the Land  
62 Development Code, and the conditions of approval, the Council finds and concludes  
63 that the rezoning:  
64

65 **1. Is consistent with and furthers the goals, objective, and policies of the**  
66 **Comprehensive Plan and all other Village adopted plans.**  
67

68 *The proposed rezoning from AG to RSF is consistent with the Village Neighborhood*  
69 *1 land use category.*  
70

71 **2. Is not in conflict with any portion of the LDC;**  
72

73 *The proposed rezoning meets the LDC requirements.*  
74

75 **3. Addresses a demonstrated community need;**  
76

77 *The applicant will record a 22.5-foot drainage easement on the west side of the*  
78 *property which would provide continuity with the existing easement running from*  
79 *Broadway W to the Estero River, parallel to the FPL Right of Way.*  
80

81 **4. Is compatible with existing and proposed uses surrounding the subject land,**  
82 **and is the appropriate zoning district for the land;**  
83

84 *The proposed rezoning from AG to RSF would allow the construction of a single-*  
85 *family home, which is more appropriate than agricultural use.*  
86

87 **5. Would result in a logical and orderly development pattern;**  
88

89 *The proposed rezoning is an infill area.*  
90

91 **6. Would not adversely affect the property values in the area;**  
92

*The proposed amendment should not adversely affect property values in the area.*

- 7. Would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);**

*The proposed rezoning would result in the development of a single-family residence that would be served by public facilities because the infrastructure is existing.*

- 8. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;**

*The proposed rezoning would not have an adverse impact on the natural environment. The proposed drainage easement will benefit the existing stormwater management system.*

- 9. Is compatible with existing or planned uses in the surrounding uses;**

*On balance, the proposed use is compatible with the general surrounding area. The proposed rezoning will allow the construction of a single-family residence which is consistent with the property's future land use Village Neighborhood I designation.*

**Section 5. Exhibits.**

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A Legal Description of Property

**Section 6. Severability.**

Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

**Section 7. Effective Date.**

This Ordinance shall take effect immediately upon adoption.

**PASSED** on first reading this \_\_\_\_ day of \_\_\_\_\_.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,  
Florida on second reading this \_\_\_\_ day of \_\_\_\_\_.

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Attest: **VILLAGE OF ESTERO, FLORIDA**

By: \_\_\_\_\_ By: \_\_\_\_\_  
Carol Sacco, Village Clerk Joanne Ribble, Mayor

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Ribble	_____	_____
Vice Mayor Zaluki	_____	_____
Councilmember Fayhee	_____	_____
Councilmember Hunt	_____	_____
Councilmember Lopez	_____	_____
Councilmember McLain	_____	_____
Councilmember Ward	_____	_____