

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared DAVID FIORE, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 15885 PINE RIDGE RD. FT MYERS and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.



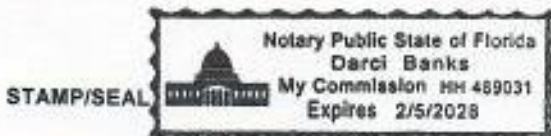
Property Owner
David Fiore

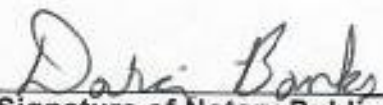
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on MAY 16, 2024 (date) by DAVID FIORE (name of person providing oath or affirmation), who is personally known to me or who has produced Drivers License (type of identification) as identification.





Signature of Notary Public



Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 11947241

Customer Reference Number 2018-PROPERTY

Addressee:

Sandcastle Title Services LLC
1642 Medical Lane, Suite B
Ft. Myers, FL 33907
239-214-6633
239-465-0948

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Lee County, Florida, ("Public Records"), from 10/16/2018, through 08/14/2024 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

The West Half (W 1/2) of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 45 South, Range 24 East, Lee County, Florida, subject to a right-of-way for Pine Ridge Road over and across the Westerly 33.00 feet thereof and subject to a right-of-way over and across the Northerly 20.00 feet thereof, LESS and except the North 151.00 feet of the West 303.00 feet of the West Half (W 1/2) of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 45 South, Range 24 East, Lee County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Property Care Landscapes, LLC, a Florida limited liability company, and, as disclosed in the Public Records, has been since 10/16/2018. (n/k/a Fiore's Landscapes and Garden Center, LLC, a Florida limited liability company)

The following liens against the said real property recorded in the aforesaid Public Records have been found:

- A. Warranty Deed to Property Care Landscapes, LLC, a Florida limited liability company, recorded 10/16/2018 under Instr #2018000245614.
- B. Mortgage to Sanibel Captiva Community Bank, recorded 10/16/2018 under Instr #2018000245615; modified by agreement recorded 7/31/2020 under Instr #2020000175987.
- C. Assignment of Rents to Sanibel Captiva community Bank, recorded 10/16/2018 under Instr #2018000245616.
- D. Final Judgment (certified) in favor of Robert Brueck, recorded 6/21/2024 under Instr #2024000176689.
- E. Cross-Access Easement Agreement, (and release of Easement), recorded 9/10/2020 under Instr #2020000214953.
- F. Grant of Perpetual Non-Exclusive Sidewalk Easement, recorded 10/1/2021 under Instr #2021000322397.

Order No.: 11947241

Customer Reference Number 2018-PROPERTY

NOTE: All recording references in this form shall refer to the public records of Lee County, Florida, unless otherwise noted.

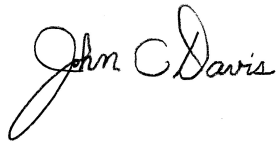
NOTE: 2023 Real Property Taxes in the gross amount of \$10,063.11 are Paid, under Tax I.D. No. 32-45-24-00-00026.0060.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

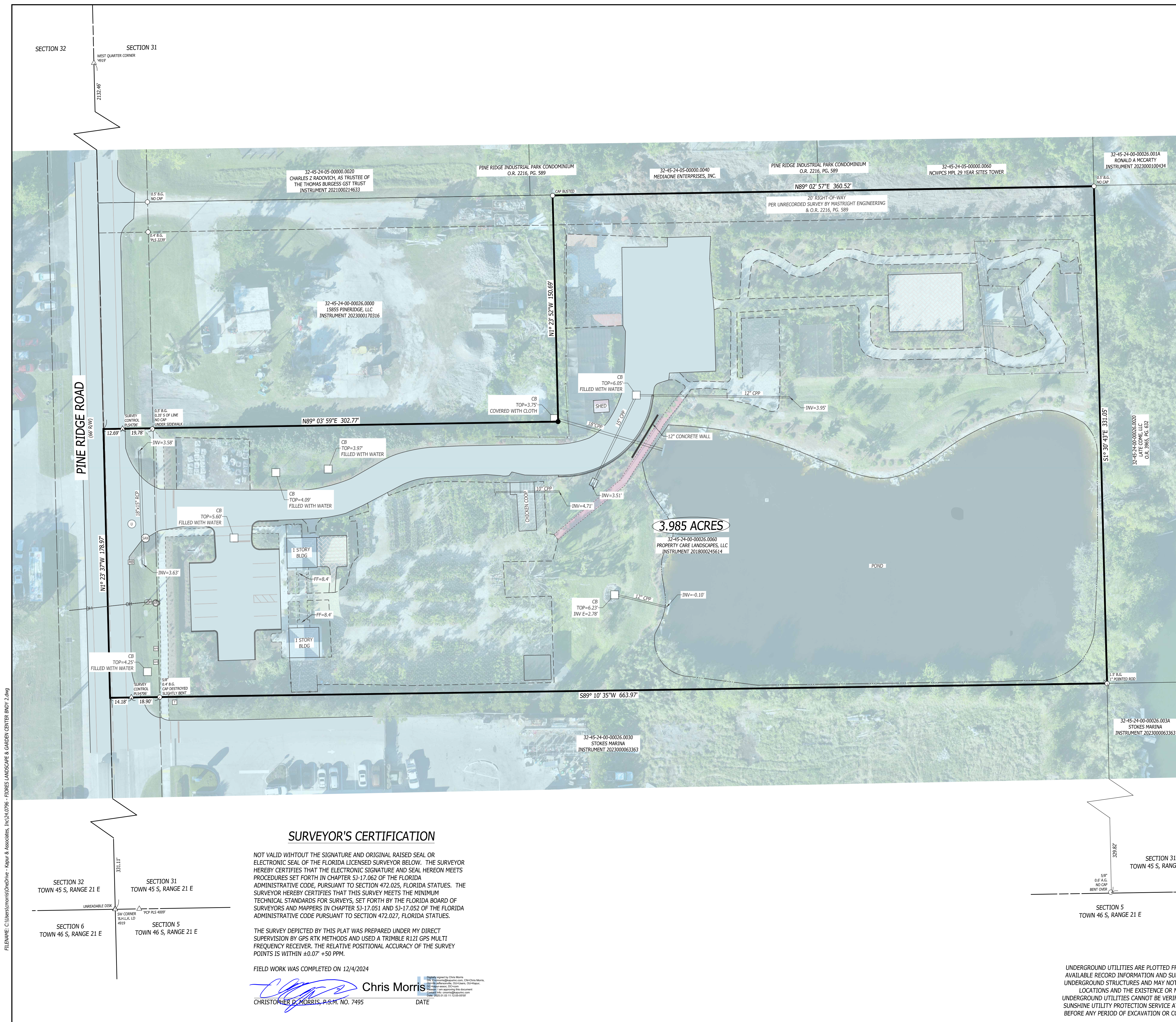
This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Fidelity National Title Insurance Company

A handwritten signature in black ink that reads "John C Davis". The signature is written in a cursive style with a large, stylized "J" and "D".

John Davis (davisjc@fnf.com)



NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED. 'B.G.' INDICATES BELOW GRADE AND 'A.G.' INDICATES ABOVE GRADE. UNLESS OTHERWISE NOTED, ALL MONUMENTATION IS FLUSH WITH THE GRADE.
4. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200/3937 METERS) .
5. BEARINGS ARE BASED ON GRID NORTH, OF THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE (0902) AS DERIVED FROM FDOT'S FLORIDA PERMANENT REFERENCE (FPRN) SYSTEM. (NAD '83) (NAVD '88)
6. HORIZONTAL AND VERTICAL DATUMS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE (0902) AS DERIVED FROM FDOT'S FLORIDA PERMANENT REFERENCE (FPRN) SYSTEM (NAD '83) (NAVD '88). THE GEOID USED WAS GEOID 18.
7. SITE BENCHMARK AS SHOWN HEREON.
8. IRON PINS SET ARE 18" LONG, 1/2" DIAMETER REBAR WITH CAP STAMPED 'C.D. MORRIS LS-7495'.
9. SUBJECT SITE IS LOCATED IN ZONE AE WITH A BASE FLOOD ELEVATION OF 10' PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 12071C0418G WITH AN EFFECTIVE DATE OF 11/17/2022.
10. SUBJECT SITE CONTAINS 10 PARKING SPACES OF WHICH 1 IS DESIGNATED HANDICAP.

LEGEND:

- 1/2" IRON PIN FOUND
- △ MAG NAIL FOUND
- 1/2" IRON PIN SET
- CATCH BASIN
- ⊙ SANITARY MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ UTILITY POLE
- GUY WIRE
- ⊙ ELECTRIC BOX
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- SIGN (1 POST)
- OVERHEAD UTILITIES
- FENCE LINE
- ASPHALT
- CONCRETE
- GRAVEL
- PAVERS
- FEMA ZONE AE

SURVEYOR'S CERTIFICATION

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 53-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 53-17.051 AND 53-17.052 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE SURVEY DEPICTED BY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BY GPS RTK METHODS AND USED A TRIMBLE R12I GPS MULTI FREQUENCY RECEIVER. THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY POINTS IS WITHIN ±0.07' +50 PPM.

FIELD WORK WAS COMPLETED ON 12/4/2024

Chris Morris
CHRISTOPHER D. MORRIS, P.S.M. NO. 7495

UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE SUNSHINE UTILITY PROTECTION SERVICE AT 811 OR 1-800-432-4770 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



1001 Corporate Avenue, Unit 1
North Point, FL 34289
kapurinc.com

PROJECT:
FIORES GARDEN CENTER

LOCATION:
SECTION 32,
TOWN 45 S, RANGE 24 E
15885 PINE RIDGE ROAD
FORT MEYERS,
LEE COUNTY, FLORIDA

CLIENT:
PROPERTY CARE
LANDSCAPES, LLC
12406 ARBOR VIEW DR
FORT MEYERS, FL 33908

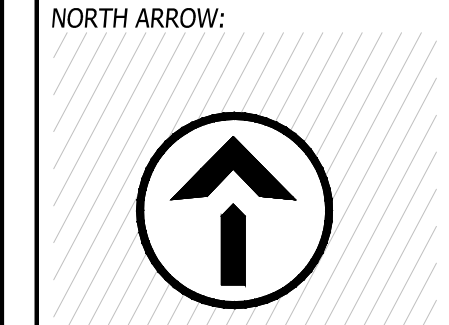
OWNER:
PROPERTY CARE
LANDSCAPES, LLC
12406 ARBOR VIEW DR
FORT MEYERS, FL 33908

SURVEYOR OF RECORD
CHRISTOPHER D MORRIS, PSM
LICENSE # 7495
CMORRIS@KAPURINC.COM

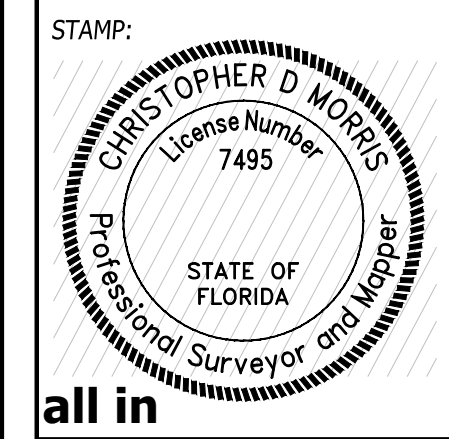
THIS IS A BOUNDARY SURVEY, AS DEFINED
IN CHAPTER 53-17.050(10)(A)-(K) OF THE
FLORIDA ADMINISTRATIVE CODE.

REVISIONS:

#	DATE	NOTE
1	12/31/2024	BASE MAP



HORIZ. SCALE: 1"=30'



SHEET:
BOUNDARY SURVEY

PROJECT MANAGER: CDM
PROJECT NUMBER: 24.0796.01
DATE: 12/31/2024

SHEET NUMBER:
1 OF 1

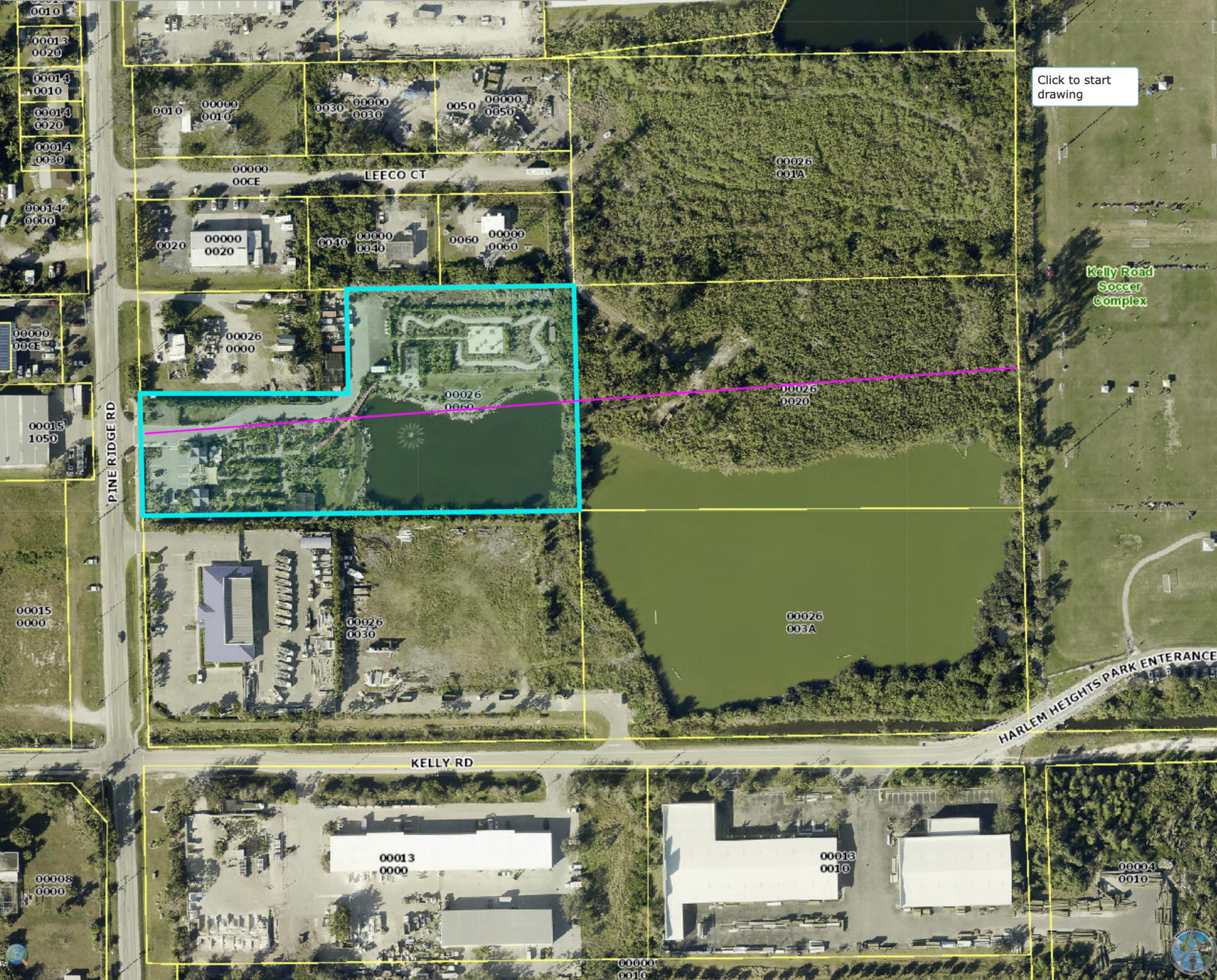
Map Tools

Measure a distance.

Measure Map

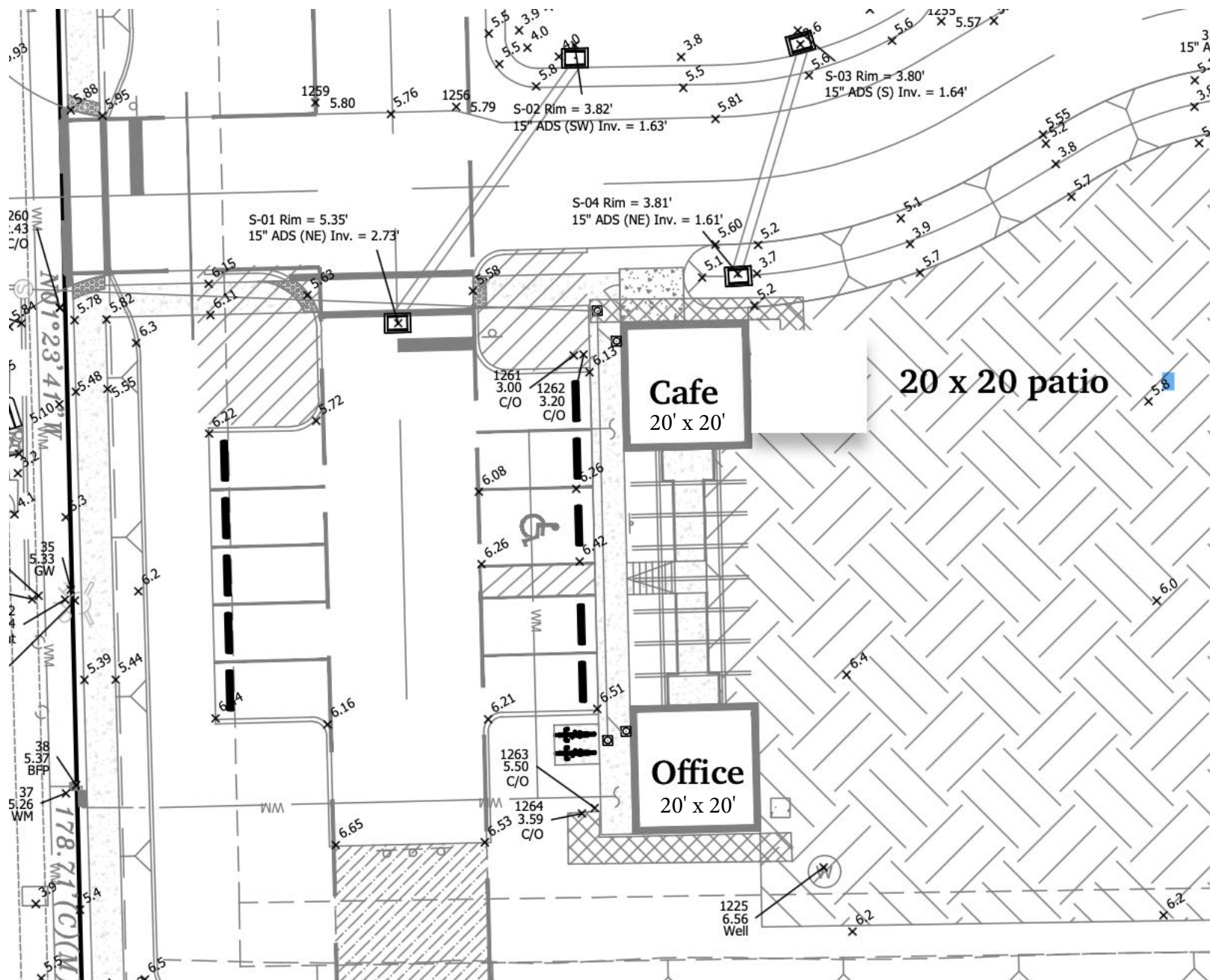
Measure a distance.

LENGTH: 1271.67 Feet



Click to start drawing

STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
32-45-24-00-00026.0060	10514878	PROPERTY CARE LANDSCAPES LLC	15885 PINE RIDGE RD, FORT MYERS	10-2018	\$ 152,500	\$ 1,007,876	\$ 470,597



Attachment A

SKETCH OF DESCRIPTION



LIS LAND SURVEYING, LLC

d.b.a. S & H Land Surveying Co.

RLS 2239

21430 PALM BEACH BLVD.

ALVA, FLORIDA 33920

239-481-2366 239-481-2437 (FAX)

© 2019 LIS LAND SURVEYING, LLC - ALL RIGHTS RESERVED.

SCALE: 1"=100'

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

JOB NO: 22524

BILL H. HYATT, JR.
REGISTERED LAND SURVEYOR NO. 4636

DATED: 06-19-19
PAGE 1 OF 2

SEE PAGE 2 FOR LEGAL DESCRIPTION

Attachment A LEGAL DESCRIPTION

Commence at the Southwest Corner of Section 32, Township 45 South, Range 24 East; thence N01°23'28"W, along the West Line of said Section 32 for 330.34 feet to the South Line of the West half (½) of the North half (½) of the South half (½) of the Southwest quarter (¼) of the Southwest quarter (¼) of said Section 32; thence N89°08'19"E, along the South line of said West half (½) for 33.00 feet to the Point of Beginning: Thence N01°23'28"W, parallel with said West line of Section 32, for 178.71 feet to a point 151.00 feet South of the North line of the West half (½) of the North half (½) of the South half (½) of the Southwest quarter (¼) of the Southwest quarter (¼) of said Section 32; thence N89°01'46"E, parallel with said North line, for 270.00 feet; thence N01°23'28"W, parallel with said West line of Section 32, for 151.00 feet to the North Line of the West half (½) of the North half (½) of the South half (½) of the Southwest quarter (¼) of the Southwest quarter (¼) of said Section 32; thence N89°01'46"E, along said North line, for 361.29' to the Northeast corner of the West half (½) of the North half (½) of the South half (½) of the Southwest quarter (¼) of the Southwest quarter (¼) of said Section 32; thence S01°23'38"E along the East line of the West half (½) of the North half (½) of the South half (½) of the Southwest quarter (¼) of the Southwest quarter (¼) of said Section 32, a distance of 330.92 feet to the Southeast corner of the West half (½) of the North half (½) of the South half (½) of the Southwest quarter (¼) of the Southwest quarter (¼) of said Section 32, thence S89°08'21"W for 631.32 feet to the Point of Beginning, in Lee County, Florida.

DATED: 06-19-2019

LIS LAND SURVEYING, LLC

d.b.a. S & H Land Surveying Co.

RLS 2239

21430 PALM BEACH BLVD.

ALVA, FLORIDA 33920

239-481-2366 239-481-2437 (FAX)

JOB NO: 22524

BILL H. HYATT, JR. REGISTERED LAND SURVEYOR PSM #4636
STATE OF FLORIDA

PAGE 2 OF 2

SEE PAGE 1 FOR DESCRIPTION SKETCH



1306 SE 46th Ln. Ste 1
Cape Coral, FL 33904
www.LongLawFL.com

Keith E. Long, Esq.

239.400.2060

January 30, 2024

Delivered to:

Brianna Schroeder, Technician I
Zoning Section
1500 Monroe St.
Ft. Myers, FL 33901

**RE: Fiore's Café & Garden Center - COP
SEZ2024-00007- INSUFFICIENCY RESPONSE**

Ms. Schroeder,

Please accept this as the above applicant's response to your August 1, 2024 request for additional information with respect to the above referenced matter. In accordance with your request, the application has been revised as follows:

Zoning:

- Disclosure of Interest – Form has been revised and uploaded.
- Potable Water Availability- Document uploaded.
- Menu - Uploaded
- Distance Map – Comments unclear. Two nearby dwelling units were measured entrance to prop line. If referring to the park East of property, distance measurement from entrance to prop line is outside 500ft.(Map uploaded)
- Updated Site Plan – Uploaded
- Floor Plan- Uploaded

Development Services:

- All permits referenced have been cleared.

Legal Review

- Boundary Survey – Revised Survey Uploaded
- Title Policy - Uploaded

Please feel free to contact me with any questions or concerns.

Sincerely,

Keith E. Long
For the Firm



PROPERTY CARE LANDSCAPES LLC
15885 PINE RIDGE RD
FORT MYERS FL 33908-3168

Bill Date: 07/16/24
Account No: 1272439-9
Service Dates: 06/12/24 To 07/12/24
Service Address: 15885 PINE RIDGE RD

For Sewer Backup Call LCU First 239-533-8700

Pay online at: www.leegov.com/utilities

Mobile App: LCU Pay

Email Address: utilities@leegov.com

Office Hours: Mon - Fri Excluding Holidays

Billing and Customer Service: **239-533-8845**

800-485-0214

Boil Water Hotline: 239-533-8575

Pay-by-Phone: **855-895-6939**

Your average cost of service during this period was \$1.52 per day

Due Date 08/05/24

Account Summary Information

Previous Balance: \$35.68

Payments as of 07/03/24 (\$35.68)

Unpaid Past Due Balance: \$0.00

Total Current Charges: \$45.53

Total Amount Due: **\$45.53**

The 2023 Annual Water Quality Report is available to view online at WWW.LEEWATERQUALITY.COM. This report contains important information about the source and quality of your drinking water. If you would prefer a paper copy of this report, please check the box on your payment stub.

El Informe Anual de Calidad del Agua 2023 esta disponible para ver en linea en WWW.LEEWATERQUALITY.COM. Este informe contiene informacion sobre la Fuente y la calidad de su agua potable. Si prefiere una copia en papel de este informe, marque la casilla de su talon de pago.

NOTICE OF UTILITY RATE INCREASE: Effective July 1, 2024, Utility Rates will increase based on the adopted rate resolution. For more information and a copy of the resolution, go to www.leegov.com/utilities/utilities-rate-schedule

Return this portion with your payment.
Please use the enclosed RETURN envelope.



Customer: PROPERTY CARE LANDSCAPES
LLC
Account No: 1272439-9

Service Address: 15885 PINE RIDGE RD

Amount Due: **\$45.53**

Due Date: **08/05/24**

Total Enclosed: \$ _____

Please include your account number on your payment.



LEE COUNTY UTILITIES
P.O. BOX 37779
BOONE, IA 50037-0779

☐ Please check box if you would prefer a paper copy of your Annual Water Quality Report delivered to your home.

☐ Por favor marca en el encasillado si prefiere recibir a traves del correo una copia de su mas reciente reporte de calidad de agua.

000 40518250 12724399 0000004553 0000000000

Charges

Sewer-Commercial	\$22.08
Per 1,000 1 x 6.3200	\$6.32
Water-Commercial	\$13.60
Per 1,000 1 x 3.5300	\$3.53

Total Current Charges **\$45.53**

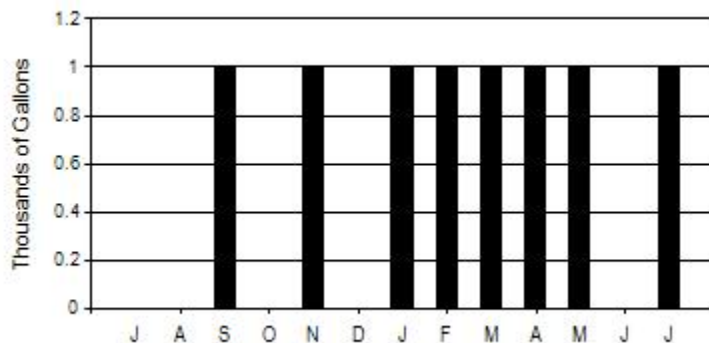
Account No: 1272439-9

Service Address: 15885 PINE RIDGE RD

Your Usage

Meter Number	Rate Code	# of Days	New Meter Read	Last Meter Read	Multiplier	Usage
	C5-8S	30			1	1
23180490	C5-8W	30	6	5	1	1

Your Meter was read on 07/12/24

Your Monthly Usage**Explanation of Charges**

Due Date: Payments are due by the date indicated on the front of this statement. Payments in the mail are not considered to be payment on an account. To ensure proper credit, please place your account number on check or money order.

Past Due Balance: Service may be disconnected for failure to pay an Unpaid Past Due Balance in full by the due date on the reminder notice.

Current bill due date does not apply to Unpaid Past Due Balances. Reconnection charges will be applied to the account and will be billed on the next bill.

Base Charge: The base charge covers the fixed expenses associated with the operations and maintenance costs of providing water and wastewater service to your home or business.

Consumption Charge: The consumption charge is the County's variable cost associated with treating water/sewer and is billed in one thousand gallon increments.

Service Charges: Service charges may appear on your bill for the following reasons:

- Service is established for a new customer
- Service is restored after a disconnection for nonpayment
- Charges for special trips to your service location
- Your bank returns your check for insufficient funds or other reasons

Late Payment Fee: 1% or \$5.00 (whichever is greater) if charge is unpaid after reminder notice due date.

Wellfield Development Surcharge: \$0.54 per equivalent residential unit if water consumption exceeds first water usage block.



COFFEE TIME

All drinks served hot or cold.

Americano \$3.75

A bold, pressed shot of espresso diluted to a 1:4 ratio with water.

Cappuccino \$5.75

Equal parts espresso, steamed milk, and foam

Coffee \$3.75

Two pucks of our house ground espresso pulled to perfection with hot water.

Cortado \$5.75

A double shot of our espresso blend cut with equal parts of steamed milk.

Espresso \$3.00

A perfect pull from our signature, house ground espresso beans.

Espresso Doppio \$5.75

A double shot of our favorite breakfast blend.

Flat White \$5.75

An espresso based drink made with less milk than a latte - making it slightly stronger. Topped with a layer of foam.

Lungo \$3.75

An Italian style coffee, pulled with twice the amount of water as espresso.

Macchiato \$5.75

An espresso based drink that is topped with a layer of milk foam.

Tea \$4.00

Chamomile, Earl Grey, or Tropical Green

SWEETS & TREATS

Beignet \$4.65

Hazelnut, Mixed Berry or Plain
3 per order

Croissant \$4.95

Plain, Almond or Chocolate

Chocolate Chip Cookie \$3.00

French Baguette \$6.00

Waffle \$6.50



Indoor seating, outdoor seating and call-ahead to-go orders available