LONG LAW
AN ALCOHOLIC BEVERAGE LAW FIRM
1306 SE 46th Ln. Ste 1
Cape Coral, FL 33904
Keith E. Long, Esq. www.LongLawFL.com 239.400.2060

July 3, 2025

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 March 10, 2025 request for additional information with respect to the above referenced matter. In accordance with your request, the application has been revised as follows:

Zoning:

- Project Narrative – revised and uploaded.
- Occupancy – OCC2024-00836 Issued 4/8/2025.
- Potable Water Availability- Document uploaded.
- Site Plan – Uploaded.
- Floor Plan – Provided with OCC2024-00836
- Distance Map – Map Uploaded
- Café Operations: No live music. Customers will remain in designated areas per site plan delineating COP areas.
- Floor Plan- Uploaded

Legal Review

- Boundary Survey – Revised Survey Uploaded
- Title Certification - Uploaded

Solid Waste

New Permit ADD2025-00067 meets all requirements.

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

Sincerely,

Keith E. Long
For the Firm

FIORE'S LANDSCAPE & GARDEN CENTER REQUEST FOR SPECIAL EXCEPTION (2COP-CAFE)
WITH OUTDOOR COP – DISTANCE WAIVER REQUIRED
LEE COUNTY DEVELOPMENT
15885 PINE RIDGE ROAD, FORT MYERS

NATURE OF REQUEST:

This zoning application for Special Exception is to allow for on premise consumption of Beer & Wine at Fiore's Cafe located at 15885 Pine Ridge Rd., Fort Myers in conjunction with the operation of an ancillary café to supplement its garden center business, Fiore's Landscape & Garden Center on the same site. Request would allow for the addition of beer and wine to the café's offerings for guests visiting the garden center. Currently the property has a C-1A Commercial zoning designation and is located in the Urban Community Future Land Use Classification as designated by the Lee Plan. As is reflected on the attached aerial map, the subject *parcel* is located within the following distance buffer zone:

500 feet of residential dwellings: There exists a small string of residential dwellings to the Southwest of the subject parcel, whose property line measures at 309 feet from the nearest property lines. There is another cluster of homes starting 333 ft to northwest, property line to property line. In said aerial you will also see that the distance between the applicant's business and residential dwellings is buffered by a commercial roadway and foliage on either side providing a visual buffer between the applicant's business and said residential dwellings. Additionally, the café operation is contained within the building from the front exterior that would otherwise be visible from the roadway, with the outdoor component of the proposed café being visually obstructed in the rear of the structure.

Regarding the criteria of LDC 34-145(c)(3), Applicant contends that the operation of the business described herein meets all criteria as follows:

a. Lee Plan Consistency: The property is designated Urban Community in the Future Land Use Map, encouraging mixed-use commercial and residential activity. The proposed use directly supports Lee Plan Goal 1 and Policy 1.1.4 by enhancing commercial offerings in an established corridor. As such, the Lee Plan contemplates for applicant's business which is a café supplemental to the primary use of a garden center located in a smaller commercial/industrial corridor. Additionally, the fact that the Applicant is currently operating the establishment in a substantially similar way to that proposed herein without any issues from the nearby dwellings furthers this assurance that it assimilates well with the current and future commercial land use classifications.
b. Environmental Compatibility: No new construction is proposed. The use will occur within an already developed commercial site, presenting no impact on environmentally sensitive areas.
c. Compatibility with Surroundings: The site is surrounded by commercial and industrial uses within an established corridor. The proposed use continues a pattern of commercial activity and will enhance pedestrian-oriented activities.
d. Public Welfare: The existing business has operated in harmony with its neighbors and is a valued business within the community. The modest expansion of beer and wine offerings to the café does not introduce adverse elements that will impact surrounding properties or businesses.

e. Code Compliance: All zoning regulations will be met under the proposed use. Including parking regulations-- the site will have 10 parking spaces available. Per the diagram provided, the site contains a 400sf office, a 400sf café service area, and another 400sf of outdoor area for café patrons. Parking calculations will be:

- 400sf Office: 1 Space per 300S.F. = 1.33(2);
- 800sf Café (Group 2 Restaurant): Minimum required parking requirement for Groups 1, II and fast-food restaurants with no drive-up facilities located in a multiple-use development is 1 space per 350 s.f. Thus 800/350 = 2.28(3)
- Based upon the above, the number of spaces required is 5. Less than the 10 spaces available.

Regarding the residential dwellings within the buffer distance— Applicant is of the position that the requested use is a benign use that will in no way adversely affect the surrounding properties, respectively, or the public welfare. As stated, the requested use is for a currently operating café and garden center. The nature of this business has historically been, and will continue to be, a laid-back garden center café atmosphere. Further, the residential dwellings are visually blocked from one another by foliage and a busy roadway.

TYPE OF STATE ALCOHOLIC BEVERAGE LICENSE TO BE ACQUIRED:
2COP QUOTA – Beer, Wine

ANTICIPATED HOURS OF OPERATION:

Monday – Sunday:
09:00 A.M. – 05:00 P.M.

Madden Law Firm LLC

April 14, 2025

Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: Title Certification
Applicant: Fiore's Landscapes and Garden Center LLC
Strap 32-45-24-00-00026.0060

Dear Department of Community Development:

Please be advised that our firm represents Fiore's Landscapes and Garden Center LLC, formerly known as Property Care Landscapes LLC, both Florida limited liability companies.

This letter is in response to a request for title certification in support of a Development Order submittal for property located in Lee County, Florida, and more particularly described on Exhibit "A" attached hereto and incorporated herein.

The author of this title opinion, Joseph M. Madden Jr., is licensed Florida attorney, bearing Bar No. 848557, and is authorized to issue this opinion. And now, therefore:

1. The name of the owner of the fee title is Property Care Landscapes LLC, under Warranty Deed recorded on October 16, 2018, in Official Record Instrument No. 2018000245614, in the Public Records of Lee County, Florida.

2. Property Care Landscapes LLC, underwent a name change pursuant to that certain Articles of Amendment to the Articles of Organization dated February 1, 2024, filed with the State of Florida Division of Corporations resulting in the name change to Fiore's Landscapes and Garden Center LLC.

3. There is the following mortgage(s) secured by this property that the author is aware of:

   a. Mortgage between Property Care Landscapes LLC, and Sanibel Captiva Community Bank dated October 12, 2018, recorded October 16, 2018, in Offiical Records Instrument Number 2018000245615, as modified by Modification of Mortgage recorded in Official Records Instrument Number 2020000175987, of the Public Records of Lee County, Florida.

4. There is the following encumbrance(s) on the property:

   a. Claim of Lien recorded in Official Records Instrument Number 2025000022318.

2277 Main St.
Fort Myers, Florida 33901
jmadden@myfloridaattorney.com

Telephone: 239.332.2100
Facsimile: 239.332.2150

b. Notice of Development Order Approval recorded in Official Records Instrument Number 2020000022644.

c. Cross Access Easement Agreement recorded in Official Records Instrument Number 2020000214953.

d. Easement recorded in Official Records Instrument Number 2020000246864.

e. Grant of Perpetual Non-Exclusive Sidewalk Easement recorded in Official Records Instrument Number 2021000322397.

5. All references herein to Official Records are to the Public Records of Lee County, Florida.

6. The title documentation provided herein is certified unequivocally.

Upon receipt, should you have any questions or comments, please advise. Thank you.

Sincerely,

Madden Law Firm, LLC

Joseph M. Madden, Jr.
Manager

JMM:jh
Enclosures
cc: Client(s)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
12751 New Brittany Blvd, Suite 500
Ft. Myers, FL 33907
Phone: 239-590-9001
Fax: 866-616-3365

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: 10318.000

File No: 25037997

Madden Law Firm, LLC
2277 Main Street
Fort Myers, FL 33901
Phone: 239-332-2100

ATTN: Stacy

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

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.

Last Record Title Holder:

Property Care Landscapes, LLC, a Florida Limited Liability Company by virtue of Warranty Deed recorded in Official Records Instrument Number 2018000245614, of the Public Records of Lee County, Florida.

Documents of Record (copies attached):

Mortgage between Property Care Landscapes LLC and Sanibel Captiva Community Bank dated October 12, 2018, recorded October 16, 2018 in Official Records Instrument Number 2018000245615; as modified by Modification of Mortgage recorded in Official Records Instrument Number 2020000175987, of the Public Records of Lee County, Florida, in the original principal amount of $114,375.00.

Assignment of Rents recorded in Official Records Instrument Number 2018000245616, of the Public Records of Lee County, Florida.

Claim of Lien recorded in Official Records Instrument Number 2025000022318, of the Public Records of Lee County, Florida.

Notice of Development Order Approval recorded in Official Records Instrument Number 2020000022644, of the Public Records of Lee County, Florida.

Cross Access Easement Agreement recorded in Official Records Instrument Number 2020000214953, of the Public Records of Lee County, Florida.

Easement recorded in Official Records Instrument Number 2020000246864, of the Public Records of Lee County, Florida.

Grant of Perpetual Non-Exclusive Sidewalk Easement recorded in Official Records Instrument Number 2021000322397, of the Public Records of Lee County, Florida.

Period Searched:

From October 16, 2018 to March 27, 2025 @ 8:00AM.

Tax Information:

Tax ID Number: 32-45-24-00-00026.0060

2024 Taxes are Paid
Back Taxes: N/A

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

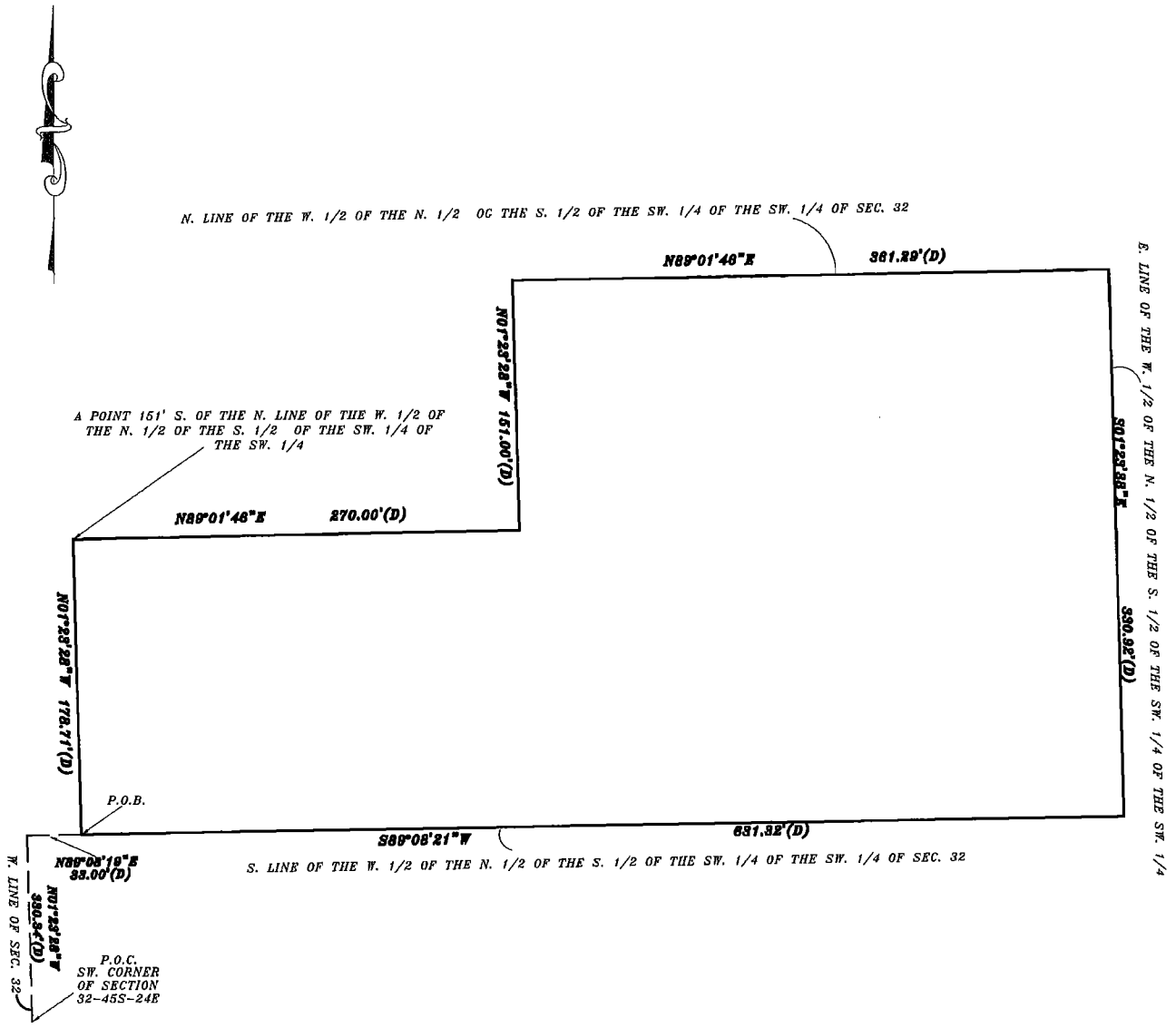
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited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

Date: April 11, 2025

Ramee Heilig
Authorized Signatory

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.

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

JOB NO: 22524

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

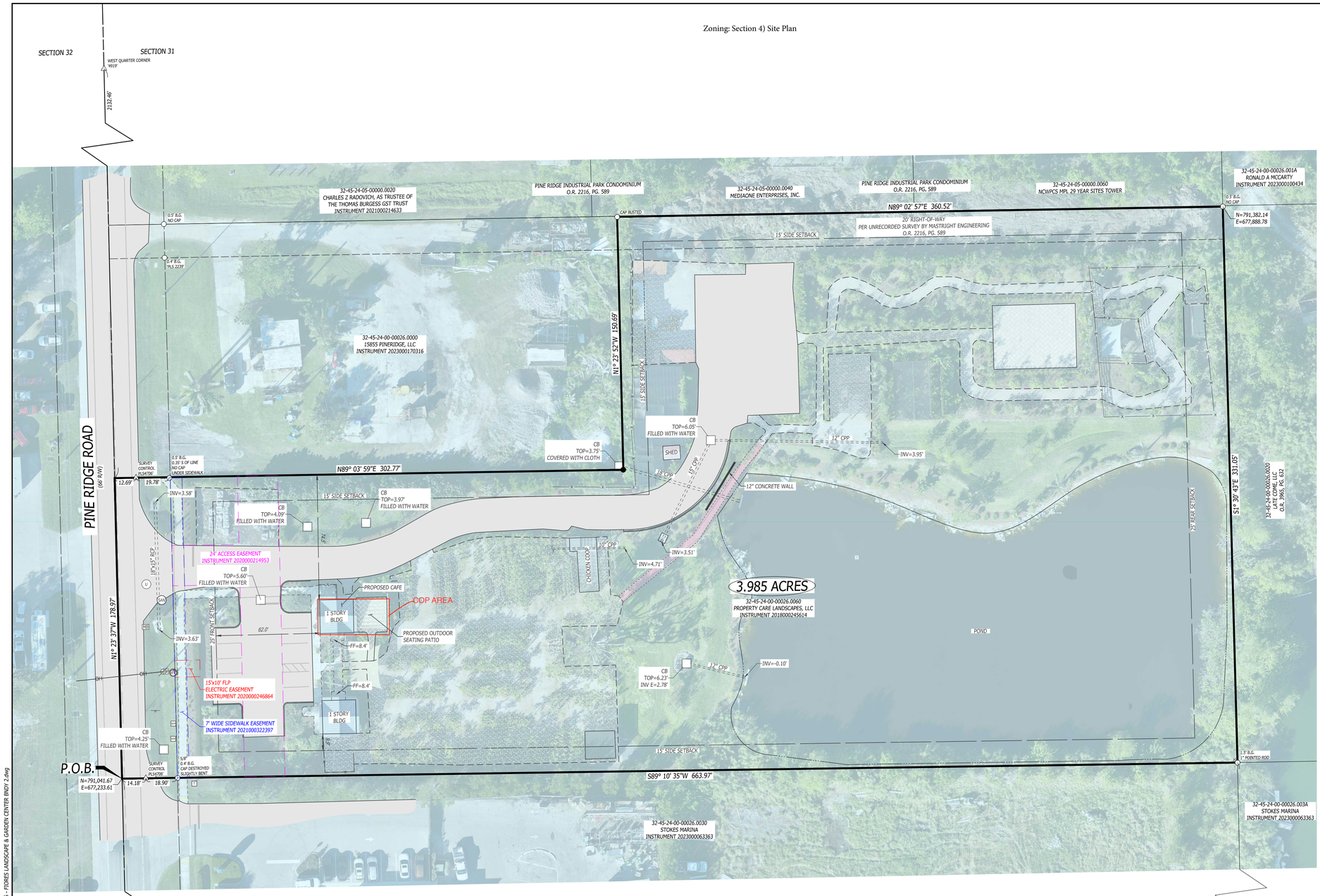
LIS LAND SURVEYING, LLC
d.b.a. S & H Land Surveying Co.
RLS 2239
21430 PALM BEACH BLVD.
ALVA, FLORIDA 33920
239-481-2366 239-481-2437 (FAX)

JOB NO: 22524

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

SEE PAGE 1 FOR DESCRIPTION SKETCH

Zoning: Section 4) Site Plan

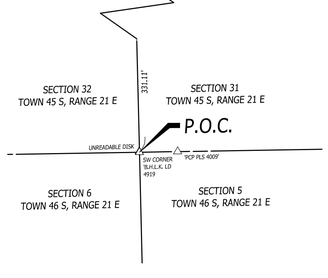


NOTES:

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.
11. THIS SURVEY AND PLOTTED EASEMENTS ARE BASED ON A TITLE CERTIFICATION FROM MADDEN LAW FIRM LLC DATED APRIL 14, 2025.

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 WIHTOUT 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 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUES. 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 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUES.

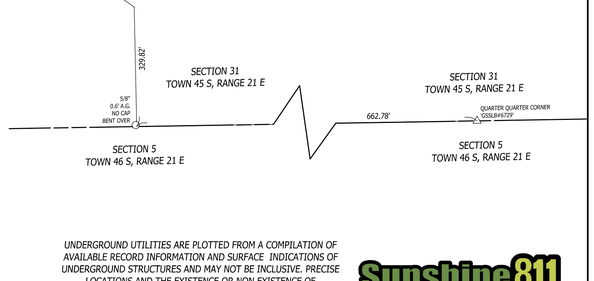
THE SURVEY DEPICTED BY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BY GPS RTK METHODS AND USED A TRIMBLE R12I GPS MULTI FREQUENCY RECEIVER. THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY POINTS IS WITHIN ±0.07' +50 PPM.

FIELD WORK WAS COMPLETED ON 12/4/2024

Digitally signed by Chris Morris
DN: C=US, E=cmorris@kapurinc.com, CN=Chris Morris, O=Kapur & Associates, Inc, OU=Naples, T=Surveyor
Reason: I am approving this document
Location: your signing location here
Date: 2025.03.25 11:47:42-04'00'

Chris Morris

CHRISTOPHER D. MORRIS, P.S.M. NO. 7495 — DATE



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.

Sunshine811

kapur
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 5J-17.050(10)A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS:

#	DATE	NOTE
1	12/31/2024	BASE MAP
2	4/18/2025	UPDATED W/ TITLE
3	5/1/2025	UPDATED PER COMMENTS

NORTH ARROW:

HORIZ. SCALE: 1"=30'

0 15 30 60

STAMP:

CHRISTOPHER D MORRIS
License Number 7495
STATE OF FLORIDA
Professional Surveyor and Mapper

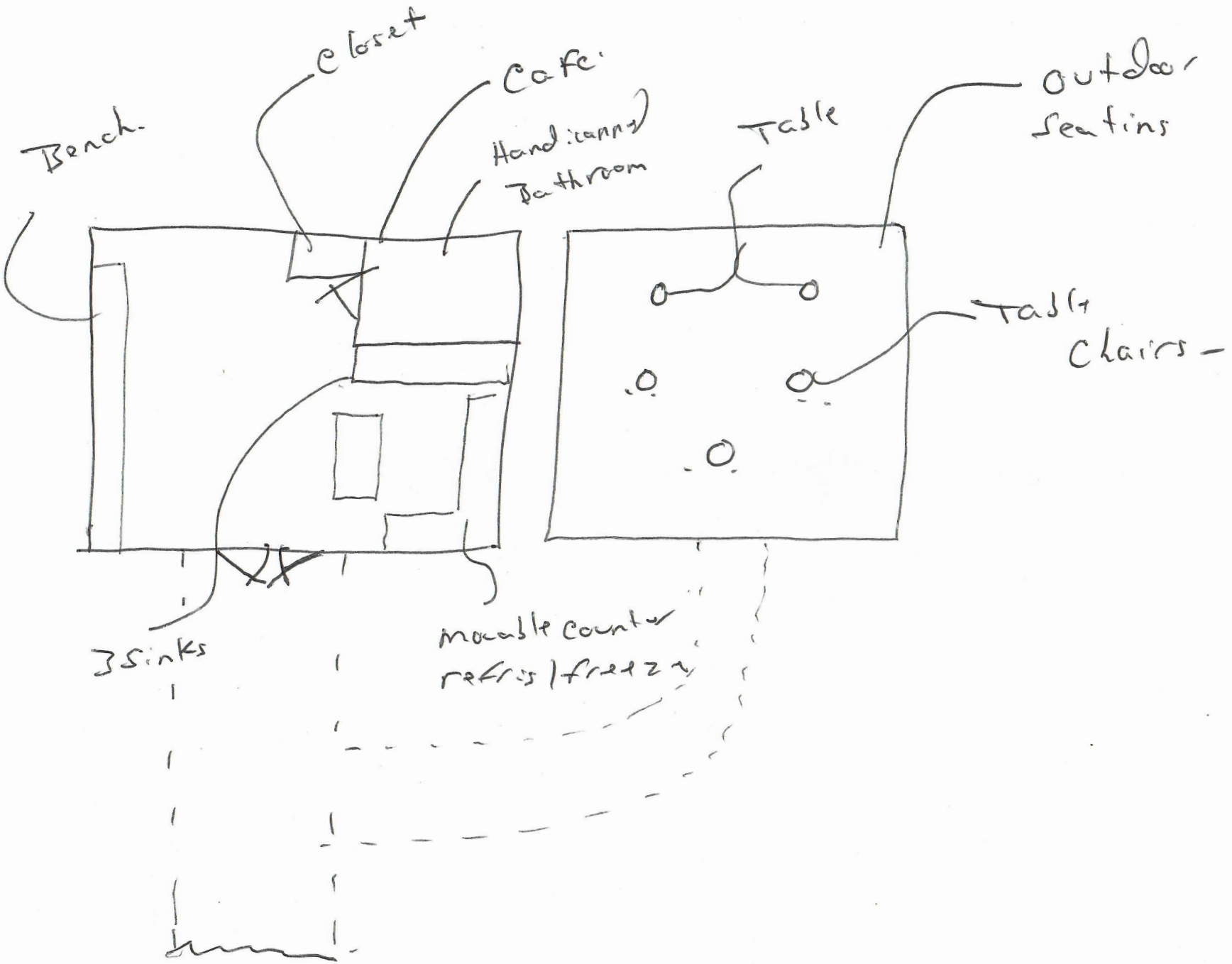
all in

SHEET:
BOUNDARY SURVEY

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

SHEET NUMBER:
1 OF 1

FILENAME: C:\Users\cmorris\OneDrive - Kapur & Associates, Inc\24.0796 - FIORES LANDSCAPE & GARDEN CENTER BNDY 2.dwg


Bench.
closet
Cafe
Handicapped Bathroom
Table
outdoor seating
Table & Chairs
3 Sinks
movable counter refrig/freezer

LEE COUNTY UTILITIES
COMMITMENT TO PROVIDE
POTABLE WATER AND WASTEWATER

Clear Form

Print Form

LEE COUNTY PUBLIC UTILITIES
PO BOX 398
Fort Myers, FL 33902

RE: ***Adding Cafe - Single Serve Items 9-5 and 6 indoor seats***

STRAP NUMBER: ***32-45-24-00-00026.0060***

LOT: ***6*** **BLOCK:** ***26*** **SUBDIVISION:** ***South Fort Myers***

David Fiore has requested potable water/sanitary sewer service for ***15885 Pine Ridge Rd.***

Water/Sewer mains have been installed and are in operation adjacent to the project. Static water pressure in the main exceeds 20 PSI at the point where service will be provided to the project. Lee County Utilities has sufficient capacity at its ***Green Meadows Water Treatment Plant*** to provide 250 gallons per day to this project. Sanitary mains have been installed and are in operation adjacent to the project. Lee County Utilities has sufficient capacity at its ***Fort Myers Beach Wastewater Treatment Plant*** to provide treatment 200 gallons per day to this project.

**** NECESSARY TAP & CONNECTION FEES HAVE BEEN PAID AS REQUIRED****

EXISTING ACCOUNT OR PREMISE#: ***60000055869***

RESIDENTIAL

SINGLE FAMILY ☐

MULTI-FAMILY ☐ UNITS:

RV ☐ UNITS:

MOBILE HOME ☐ UNITS:

COMMERCIAL

IRRIGATION ☐

NON-IRRIGATION ☐

COMMERCIAL ✔

ACCOUNT TYPE

WATER ✔ **SEWER** ✔

WATER PLANT

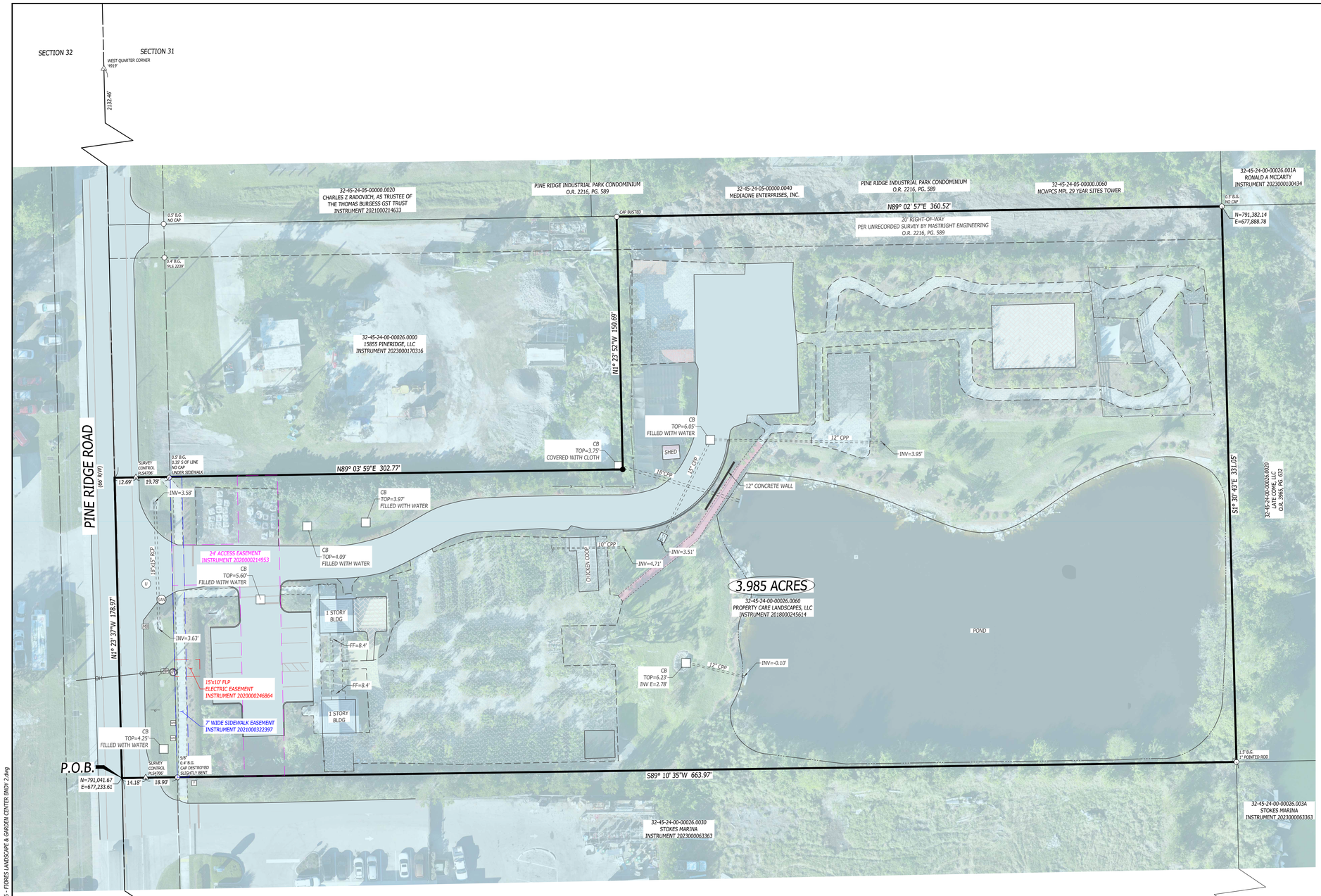
Green Meadows WTP

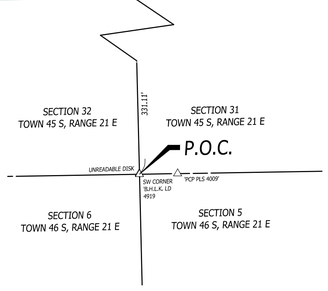
SEWER PLANT

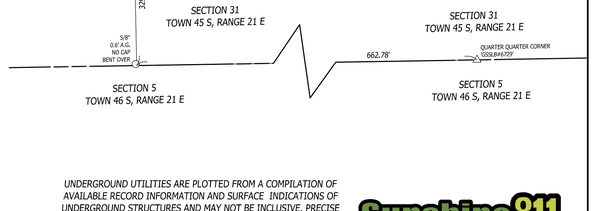
Fort Myers Beach WWTP

DATE: ***May 5, 2025***

APPROVED BY:







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- WATER VALVE
- FIRE HYDRANT
- SIGN (1 POST)
- OVERHEAD UTILITIES
- FENCE LINE
- ASPHALT
- CONCRETE
- GRAVEL
- PAVERS
- FEMA ZONE AE

SURVEYOR'S CERTIFICATION

NOT VALID WIHTOUT 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 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUES. 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 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUES.

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

CHRISTOPHER D. MORRIS, P.S.M. NO. 7495 DATE

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.

Sunshine811

kapur

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 5J-17.050(1)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS:

#	DATE	NOTE
1	12/31/2024	BASE MAP
2	4/18/2025	UPDATED W/ TITLE

NORTH ARROW:

HORIZ. SCALE: 1"=30'

0 15 30 60

STAMP:

CHRISTOPHER D MORRIS
License Number 7495
STATE OF FLORIDA
Professional Surveyor and Mapper

all in

SHEET:

BOUNDARY SURVEY

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

SHEET NUMBER:

1 OF 1

FILENAME: C:\Users\tmorris\OneDrive - Kapur & Associates, Inc\24.0796 - FIORES LANDSCAPE & GARDEN CENTER BNDY 2.dwg