



# Town of Fort Myers Beach

## COMMUNITY DEVELOPMENT DEPARTMENT

### APPLICATION for PUBLIC HEARING

This is a two part application. Please be sure to fill out this form, which requires general information, as well as the Supplemental Form application specific to action requested for the subject property. Please submit *one ORIGINAL paper copy, eleven (11) copies and one digital/electronic copy* of all required applications, supplemental information, exhibits and documents. Please do not print and copy the instructions at the end of the application.

PROJECT NUMBER: VAR 16-0003 DATE: 3/8/2016

Site Address: 215 NATURE VIEW COURT, FORT MYERS BEACH, FL. 33139

STRAP Number: 19-46-24-W3-01700-0170

Applicant: WILFREDO RODRIGUEZ Phone: 305-218-3803

Contact Name: WILFREDO RODRIGUEZ Phone: 305-218-3803

Email: willyr0284@yahoo.com Fax: 954-753-8131

Current Zoning District: RC

Future Land Use Map (FLUM) Category: MIXED RESIDENTIAL

FLUM Density Range: \_\_\_\_\_ Platted Overlay:  YES  NO

#### ACTION REQUESTED

#### SUPPLEMENTAL FORM REQUIRED

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Special Exception  | PH-A                     |
| <input checked="" type="checkbox"/> Variance  | PH-B                     |
| <input type="checkbox"/> Conventional Rezoning  | PH-C                     |
| <input type="checkbox"/> Planned Development <input type="checkbox"/> Commercial <input type="checkbox"/> Residential | PH-D                     |
| <input type="checkbox"/> Master Concept Plan Extension  | PH-E                     |
| <input type="checkbox"/> Appeal of Administrative Action  | PH-F                     |
| <input type="checkbox"/> Vacation of Platted Right-of-way and Easement  | PH-G                     |
| <input type="checkbox"/> Other - cite LDC Section: _____  | attach on separate sheet |

Town of Fort Myers Beach  
Received Community Devel.  
JUN 07 2016

**RESUBMITAL**

10/12/2012

Town of Fort Myers Beach  
2523 Estero Blvd Fort Myers Beach, Florida 33931  
Phone: 239-765-0202 Fax: 239-765-0591

**PART I - General Information**

A. **Applicant\***: WILFREDO RODRIGUEZ Phone: 305-218-3803

*\*Applicant must submit a statement under oath that he/she is the authorized representative of the property owner. Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

Applicant Mailing Address: 8880 NW 2ND STREET, CORAL SPRINGS, FL. 33071

Email: willyr0284@yahoo.com Fax: 954-753-8131

Contact Name: WILFREDO RODRIGUEZ Phone: 305-218-3803

B. **Relationship of Applicant to subject property:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Owner*          | <input type="checkbox"/> Land Trust*                         | <input type="checkbox"/> Partnership*        |
| <input type="checkbox"/> Corporation*               | <input type="checkbox"/> Association*                        | <input type="checkbox"/> Condominium*        |
| <input type="checkbox"/> Subdivision*               | <input type="checkbox"/> Timeshare Condo*                    | <input type="checkbox"/> Contract Purchaser* |
| <input type="checkbox"/> Authorized Representative* | <input type="checkbox"/> Other* (please indicate) <u>N/A</u> |  |

*\*Applicant must submit a statement under oath that he/she is the authorized representative of the property owner. Please see PART III to complete the appropriate Affidavit form for the type of applicant.*

C. **Authorized Agent(s)**. Please list the name of Agent authorized to receive correspondence Agents

Name: WILFREDO RODRIGUEZ Phone: 305-218-3803

Address: 8880 NW 2ND STREET, CORAL SPRINGS, FL. 33071

Email: willyr0284@yahoo.com~ Fax: 954-753-8131

D. **Other Agent(s)**. Please list the names of all Authorized Agents (attach extra sheets if necessary)

Name: FRAN CHAMBERS Phone: 239-458-7770

Address: TROPICAL POOLS

Email: fran@tropicalpoolsconstruction.com Fax: 239-458-6642

Name: BILL GUILDAY Phone: 239-225-1346

Address: MC. GIL FENCE OF SW FL INC.

Email: mcgulfences.com Fax: 239-344-9763

Name: N/A Phone: N/A

Address: N/A

Email: N/A Fax: N/A



Multiple Owners (including corporation, partnership, trust, association, condominium, timeshare, or subdivision)

- Complete Disclosure of Interest Form (see below)
- Attach list of property owners as Exhibit 4-1
- Attach map showing property owners interests as Exhibit 4-2 (for multiple parcels)
- For condominiums and timeshares see Explanatory Notes Part IV (Page 11)

### DISCLOSURE OF OWNERSHIP INTEREST

STRAP: 19-46-24-W3-01700-0170

If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage Ownership
N/A	N/A

If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address and Office	Percentage of Stock
N/A	N/A

10/12/2012

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
N/A	N/A

If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
N/A	N/A

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address and Office	Percentage of Stock
N/A	N/A

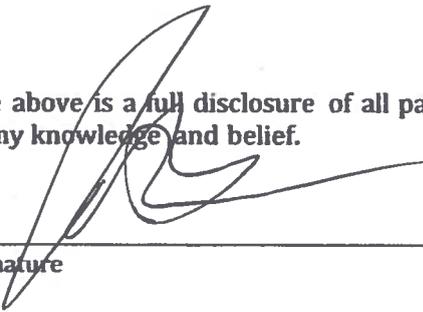
Date of Contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name	Address
N/A	N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final certificate of compliance, a supplemental disclosure of interest must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.



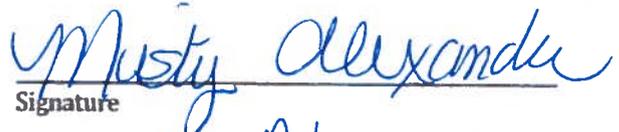
Signature

WILFREDO RODRIGUEZ  
Printed Name

STATE OF FLORIDA)  
COUNTY OF LEE)

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Friday (date) by 6/28/16 Wilfredo Rodriguez (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

**MISTY ALEXANDER**  
Notary Public, State of FL  
Comm. No. FF 900671  
My Comm. Expires Aug. 1, 2017



Signature

Misty Alexander  
Printed Name

10/12/2012

Town of Fort Myers Beach  
2523 Estero Blvd Fort Myers Beach, Florida 33931  
Phone: 239-765-0202 Fax: 239-765-0591

Page 6 of 13

**PART V - Property Information**

**A. Legal Description:**

STRAP: 19-46-24-W3-01700-0170

Property Address: 215 NATURE VIEW COURT, FORT MYERS BEACH, FL. 33139

Is the subject property within a platted subdivision recorded in the official Plat Books of Lee County?  No. Attach a legible copy of the legal description as Exhibit 5-1.

Yes. Property identified in subdivision: \_\_\_\_\_

Book: 30 Page: 103 Unit: \_\_\_\_\_ Block: 01700 Lot(s): 17

**B. Boundary Survey:**

Attach a Boundary Survey of the property meeting the minimum standards of Chapter 61G17-6 of the Florida Administrative Code. A Boundary Survey must bear the raised seal and original signature of a Professional Surveyor and Mapper licensed to practice Surveying and Mapping by the State of Florida. Attach and label as Exhibit 5-2.

**C. Property Dimensions:**

Width (please provide an average width if irregular in shape) 97.51 feet

Depth (please provide an average width if irregular in shape) 111.71 feet

Frontage on street: 120.02 feet. Frontage on waterbody: N/A feet

Total land area: 10,892.84  acres  square feet

**D. General Location of Subject Property (from Sky Bridge or Big Carlos Pass Bridge):**

From Big Carlos Pass, head south on Estero Blvd and make a left on Bay Road. The house is on the corner of Bay Road and Nature View Court.

Attach Area Location Map as Exhibit 5-3

**E. Property Restrictions (check applicable):**

There are no deed restrictions and/or covenants on the subject property.

A list of deed restrictions and/or covenants affecting the subject property is attached as Exhibit 5-4.

A narrative statement detailing how the restrictions/covenants may or may not affect the request is attached as Exhibit 5-5.

F. **Surrounding Property Owners** (these items can be obtained from the Lee County Property Appraiser):

- Attach a list of surrounding property owners within 500 feet as Exhibit 5-6.
- Attach a map showing the surrounding property owners as Exhibit 5-7.
- Provide Staff with two (2) sets of surrounding property owner mailing labels.

G. **Future Land Use Category** (see Future Land Use Map):

- |   |  |
|---|--|
| <input type="checkbox"/> Low Density                  | <input type="checkbox"/> Marina          |
| <input checked="" type="checkbox"/> Mixed Residential | <input type="checkbox"/> Recreation      |
| <input type="checkbox"/> Boulevard                    | <input type="checkbox"/> Wetlands        |
| <input type="checkbox"/> Pedestrian Commercial        | <input type="checkbox"/> Platted Overlay |

H. **Zoning** (see official Zoning Map):

- |   |  |
|---|--|
| <input type="checkbox"/> RS (Residential Single-family)           | <input type="checkbox"/> CF (Community Facilities)     |
| <input checked="" type="checkbox"/> RC (Residential Conservation) | <input type="checkbox"/> IN (Institutional)            |
| <input type="checkbox"/> RM (Residential Multifamily)             | <input type="checkbox"/> BB (Bay Beach)                |
| <input type="checkbox"/> RPD (Residential Planned Development)    | <input type="checkbox"/> EC (Environmentally Critical) |
| <input type="checkbox"/> CM (Commercial Marine)                   | <input type="checkbox"/> DOWNTOWN                      |
| <input type="checkbox"/> CO (Commercial Office)                   | <input type="checkbox"/> SANTOS                        |
| <input type="checkbox"/> CB (Commercial Boulevard)                | <input type="checkbox"/> VILLAGE                       |
| <input type="checkbox"/> CR (Commercial Resort)                   | <input type="checkbox"/> SANTINI                       |
| <input type="checkbox"/> CPD (Commercial Planned Development)     |  |

PART VI

AFFIDAVIT

APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Wilfredo Rodriguez swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Town of Fort Myers Beach in accordance with this application and the Land Development Code;

All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;

I have authorized the staff of the Town of Fort Myers Beach Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

[Signature]  
Signature of owner or authorized agent

6/24/16  
Date

STATE OF FLORIDA)  
COUNTY OF LEE)

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Friday (date) by 6/24/16 Wilfredo Rodriguez (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL (type of identification) as identification.

**MISTY ALEXANDER**  
Notary Public, State of FL  
Comm. No. FF 900671  
My Comm. Expires Aug. 1, 2017

Misty Alexander  
Signature  
Misty Alexander  
Printed Name

Case # \_\_\_\_\_  
Planner \_\_\_\_\_

Date Received \_\_\_\_\_  
Date of Sufficiency/Completeness \_\_\_\_\_

**Town of Fort Myers Beach**  
Department of Community Development



Zoning Division

**Supplement PH-B**

**Additional Required Information for a  
Variance Application**

This is the second part of a two-part application. This part requests specific information for a variance. Include this form with the Request for Public Hearing form.

<b>Case Number:</b>	VAR 16 - 0003
<b>Project Name:</b>	
<b>Authorized Applicant:</b>	WILFREDO RODRIGUEZ
<b>LeePA STRAP Number:</b>	19-46-24-W3-01700-0170

<b>Current Property Status:</b>	215 Nature View Court, Fort Myers Beach, FL. 33139	
<b>Current Zoning:</b>	RC	
<b>Future Land Use Map (FLUM) Category:</b>	MIXED RESIDENTIAL	
<b>Comp Plan Density:</b>	<b>Platted Overlay?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Variance is requested from:</b>	34 - 1174 (b)	Location and Setbacks Generally
<b>LDC Section Number</b>	34 - 1744 (b) (1)	Location and Height of Fences
	<b>Title of Section or Subsection</b>	

Variance is requested from 34-1174 (b) in order to build a pool in my front yard.

Variance is requested from 34-1744 (b)(1) in order to build a 48in high fence around the pool.

Variance is requested from 34-3131 Vehicle Visibility at  
INTERSECTION

Complete the narrative statements below for EACH variance requested.

PART I

Narrative Statements

34-1174 (b)

**Request for variance from 34-1744 (b) (1) (LDC Section number)**

**Explain the specific regulation contained in this section from which relief is sought:**

34 - 1174(b) - Location and setbacks generally

Setback from streets. No accessory use, building or structure shall be located closer to a street right-of-way line or street easement than the principal building.

Seeking variance from the above in order to add a pool as per attached site plan.

This will allow me the typical residential accessory; a pool for personal use.

34 - 1744 (b) (1) - Location and Height of Fences

Front yards. Any fence or wall located in a front yard (between a street right-of-way or easement and the minimum required street setback or build-to line) shall not exceed 42 inches in height.

Seeking variance from the above in order to properly enclose/secure the pool area.

This will allow me the typical residential accessory; a pool for personal use.

**Reasons for request**

**Explain why the variance is needed:**

34 - 1174(b) - Location and setbacks generally

Due to the irregular shape of my lot, I am unable to build a pool in my backyard or sideyard. The only viable option is to build one in the front yard.

Seeking variance from the above in order to add a pool as per attached site plan.

This will allow me the typical residential accessory; a pool for personal use.

34 - 1744 (b) (1) - Location and Height of Fences

In order to be compliant with the Residential Swimming Pool Safety Act, pools are required to have a fence or barrier of a minimum of 48 inches with self closing/self latching gates.

For this reason, I would need a variance from the allowed 42 inches to the needed 48 inches

This will allow me the typical residential accessory; a pool for personal use.

34-3131 - My property starts 30ft back from edge of pavement. Therefore there is NO loss of visibility



**Explain how the property qualifies for a variance. Direct this explanation to the guidelines for decision-making in LDC Section 34-87.**

(a) The exceptional or extraordinary condition that applies to this property is that due to the irregular pie shape lot and the positioning of my house, the property does not have a backyard or sideyard to build a pool. The only place where a pool can be built is the front yard. Granting this variance will have NO impact on public safety.

(b) The exceptional or extraordinary condition justifying the variance are NOT the result of the applicant taken after the adoption of the regulation in question.

(c) Granting of this variance will relieve me of the unreasonable burden caused by the application of the regulation in question and will allow me the typical residential accessory, a pool for personal use.

(d) Granting of this variance would NOT be in any way injurious to the neighborhood or otherwise detrimental to the public welfare. On the contrary, it will add visible beauty to the neighborhood. The pool would be fenced to the proper pool safety regulations required by the city, county, and state. It will also have lush (Florida Native) landscaping approved by the city as a buffer around the fence. The pool area will have a resort-style look/feel to it.

(e) The conditions or circumstances associated with this specific property for which the variance is sought are NOT of so general in nature as to make it more reasonable to amend the regulation in question.

Examples of other properties with pools in the front yard. Just as I am seeking.

537 Estero Blvd

701 Estero Blvd

742 Estero Blvd

2086 Estero Blvd

2530 Estero Blvd

2922 Estero Blvd

4402 Estero Blvd

4770 Estero Blvd

**Exhibit 5-1**

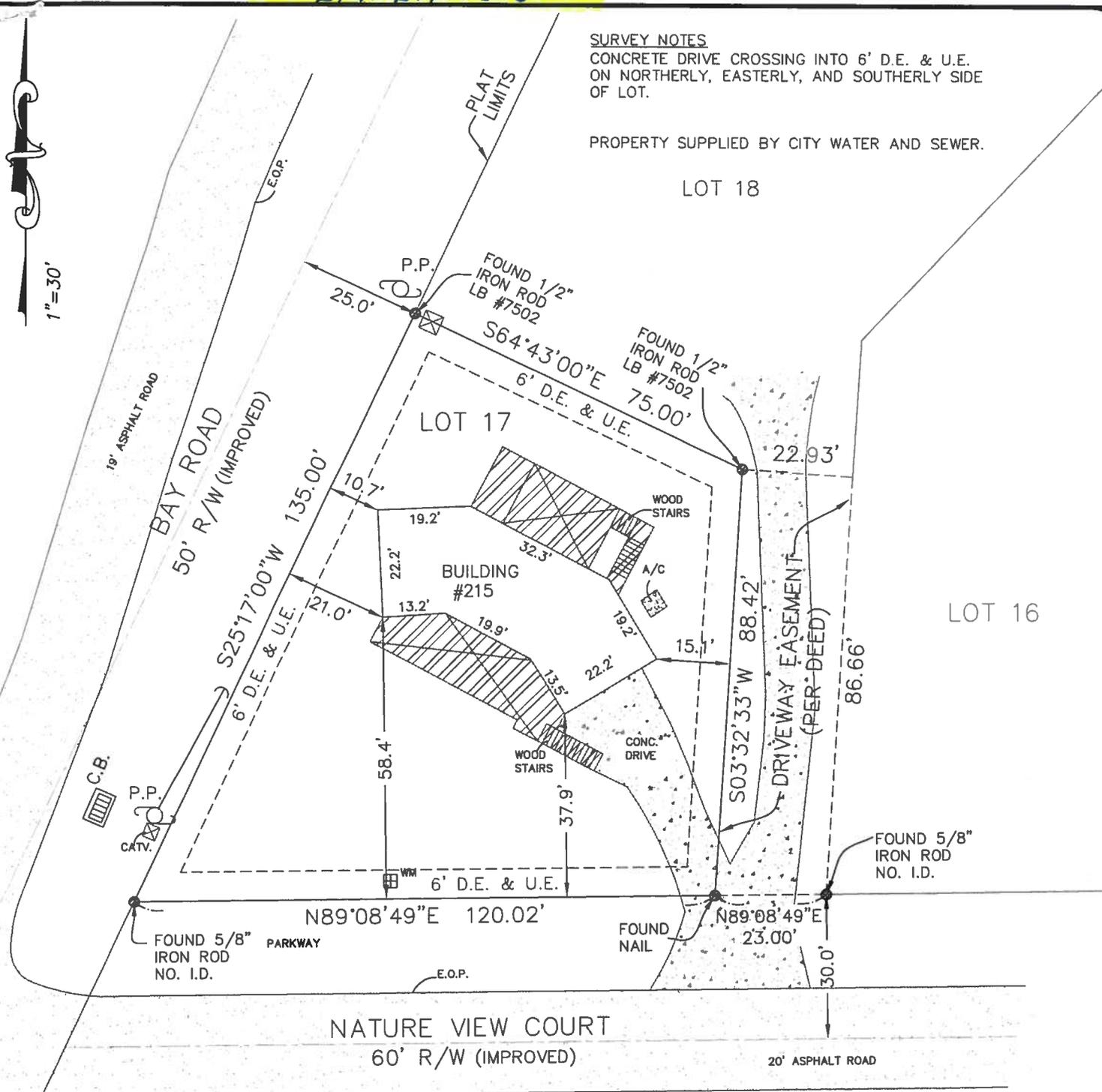
**BORTONS SUB PB 30 PG 103 LOT 17**

**SURVEY NOTES**

CONCRETE DRIVE CROSSING INTO 6' D.E. & U.E. ON NORTHERLY, EASTERLY, AND SOUTHERLY SIDE OF LOT.

PROPERTY SUPPLIED BY CITY WATER AND SEWER.

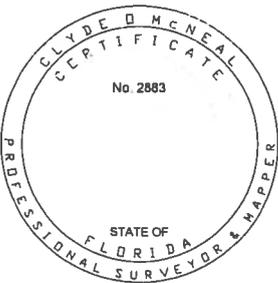
LOT 18



PAGE 2 OF 2 PAGES

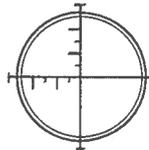
**BOUNDARY SURVEY**

LB #7893



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.



**TARGET SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 FACSIMILE (561) 640-0576  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576

(SIGNED) *[Signature]*

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

Lot 17, BORTON'S SUBDIVISION according to the Plat thereof, as recorded in Plat Book 30, Page 102 and 103, of the Public Records of LEE County, Florida.

Community Number: 120673 Panel: 12071C0554 Suffix: F F.I.R.M. Date: 8/28/2008 Flood Zone: AE(NAVD88) Field Work: 10/30/2015

Certified To:  
WILFREDO RODRIGUEZ; CHARLES R. MEADOR, JR. ATTORNEY AT LAW; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; EVERBANK, its successors and/or assigns, as their interests may appear.

Property Address:  
215 NATURE VIEW COURT  
FORT MYERS BEACH, FL 33931

Survey Number: 241900

**LEGEND:**

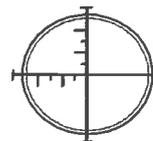
AC	AIR CONDITIONER	XXX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R.W.	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
CL	CENTERLINE	FD.	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W.	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CATV	CABLE RISER	W.C.	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	PG.	PAGE
C.B.	CATCH BASIN	F.P.K.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D.W.	DRIVEWAY	L.	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
Δ	CENTRAL ANGLE/Delta	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	O.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	ℙ	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESMT	EASEMENT	N&D	NAIL & DISC	●	PROPERTY CORNER	COVERED AREA	COVERED AREA
E.O.W.	EDGE OF WATER	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CONCRETE	CONCRETE
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	#-#	WOOD FENCE
						-*-	METAL FENCE

**GENERAL NOTES:**

**LEGAL DESCRIPTION AND CERTIFICATION**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

LB #7893

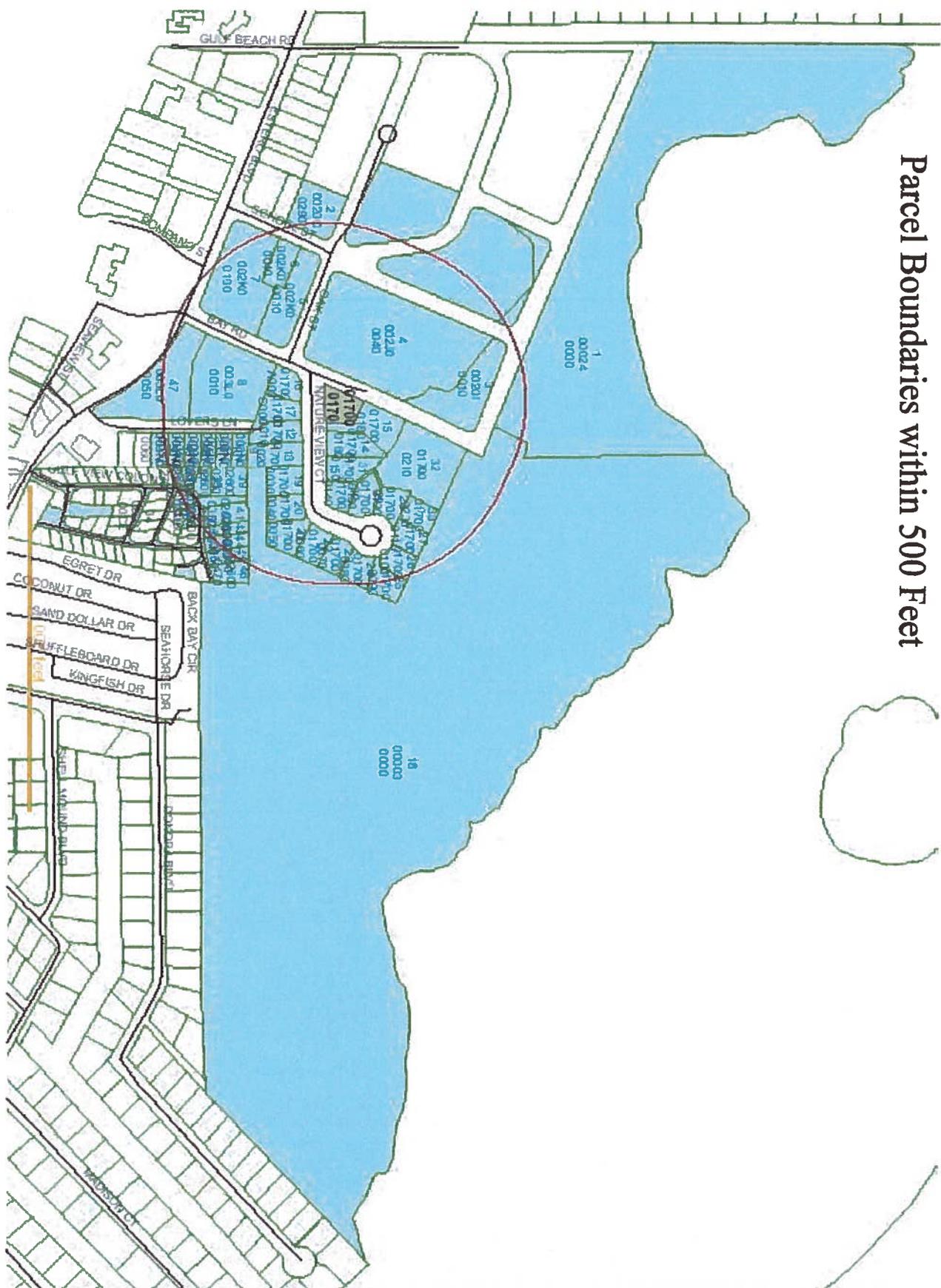


**TARGET**  
**SURVEYING, LLC**

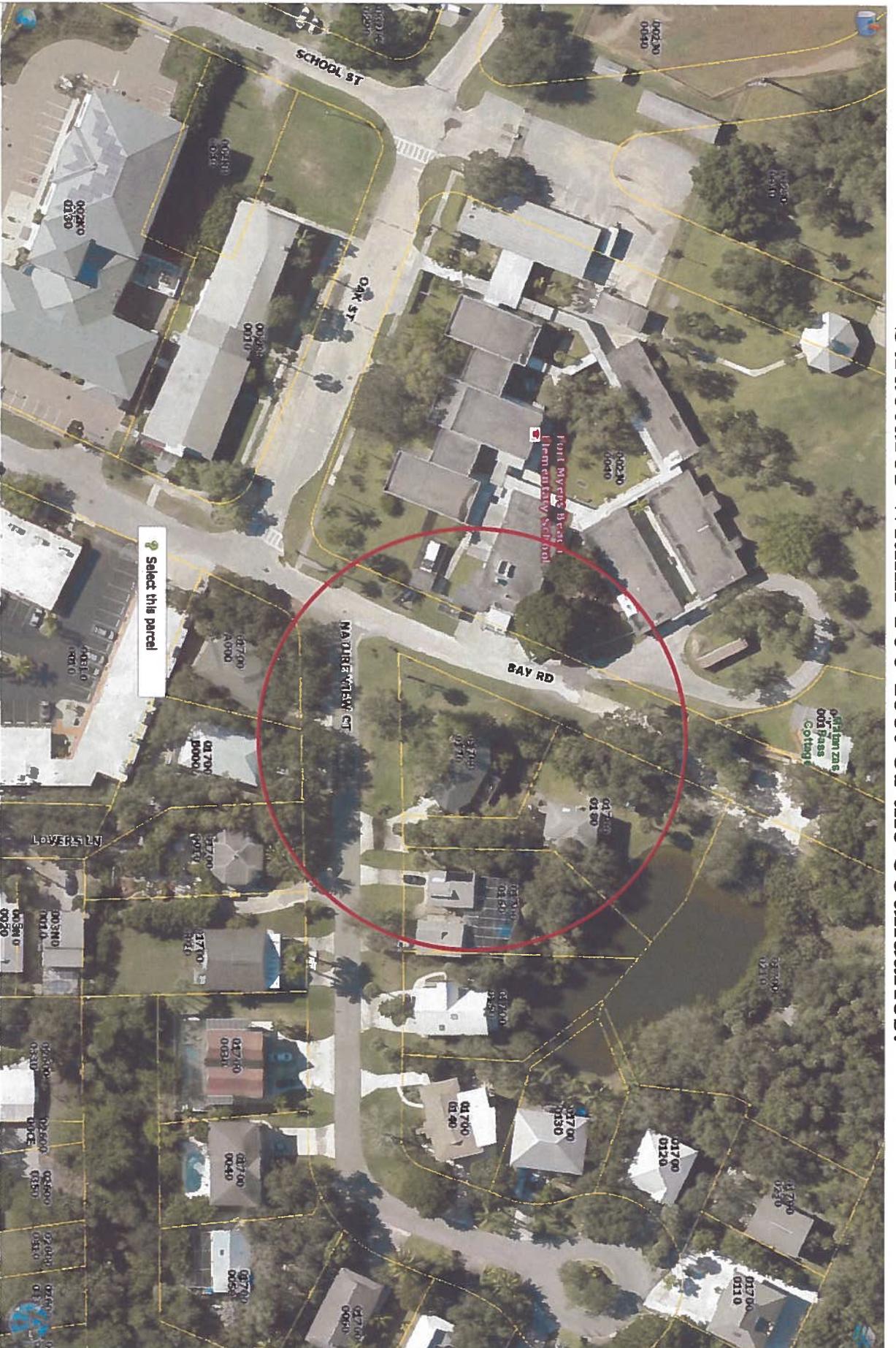
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STATEWIDE FACSIMILE (800) 741-0576

# Parcel Boundaries within 500 Feet



Structures within 100 feet of the boundaries.





SURVEY NOTES

CONCRETE DRIVE CROSSING INTO 6' D.E. & U.E. ON NORTHERLY, EASTERLY, AND SOUTHERLY SIDE OF LOT.

PROPERTY SUPPLIED BY CITY WATER AND SEWER.

LOT 18

19' ASPHALT ROAD  
BAY ROAD  
50' R/W (IMPROVED)

PLAT LIMITS

P.P.

FOUND 1/2" IRON ROD LB #7502

25.0'

FOUND 1/2" IRON ROD LB #7502

S64°43'00"E

75.00'

LOT 17

6' D.E. & U.E.

C.B.

P.P.

CATV.

S25°17'00"W 135.00'

6' D.E. & U.E.

BUILDING #215

WOOD STAIRS

A/C

19.2'

10.7'

22.2'

13.2'

19.9'

13.5'

58.4'

37.9'

WOOD STAIRS

CONC. DRIVE

FOUND NAIL

N89°08'49"E 120.02'

N89°08'49"E 23.00'

FOUND 5/8" IRON ROD NO. I.D.

PARKWAY

E.O.P.

NATURE VIEW COURT

60' R/W (IMPROVED)

20' ASPHALT ROAD

LOT 16

FOUND 5/8" IRON ROD NO. I.D.

DRIVEWAY EASEMENT (PER DEED)

S03°32'33"W 88.42'

86.66'

30.0'

PAGE 2 OF 2 PAGES

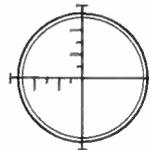
# BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.



# TARGET SURVEYING, LLC

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(SIGNED)

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

Lot 17, BORTON'S SUBDIVISION according to the Plat thereof, as recorded in Plat Book 30, Page 102 and 103, of the Public Records of LEE County, Florida.

Community Number: 120673 Panel: 12071C0554 Suffix: F F.I.R.M. Date: 8/28/2008 Flood Zone: AE(NAVD88) Field Work: 10/30/2015

**Certified To:**

WILFREDO RODRIGUEZ; CHARLES R. MEADOR, JR. ATTORNEY AT LAW; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; EVERBANK, its successors and/or assigns, as their interests may appear.

**Property Address:**

215 NATURE VIEW COURT  
FORT MYERS BEACH, FL 33931

Survey Number: 241900

**LEGEND:**

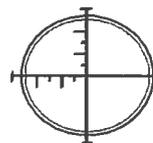
AC	AIR CONDITIONER	XXX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R.W.	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
CL	CENTERLINE	FD.	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W.	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CATV	CABLE RISER	WC.	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	PB.	PAGE
C.B.	CATCH BASIN	F.P.K.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D.W.	DRIVEWAY	L	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
Δ	CENTRAL ANGLE/DELTA	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	O.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	R	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESMT	EASEMENT	N&D	NAIL & DISC	●	PROPERTY CORNER	COVERED AREA	COVERED AREA
E.O.W.	EDGE OF WATER	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CONCRETE	CONCRETE
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	#-#	WOOD FENCE
						-X-X	METAL FENCE

PAGE 1 OF 2 PAGES

**GENERAL NOTES:**

**LEGAL DESCRIPTION AND CERTIFICATION**

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



LB #7893

**TARGET**  
**SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
FACSIMILE (561) 640-0576  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576

**SWIMMING POOL PROPOSAL**

NAME William Rodriguez No. \_\_\_\_\_  
 PHONE \_\_\_\_\_ BUS # \_\_\_\_\_  
 JOB ADDRESS 215 Antweiler Blvd  
 POOL SIZE: 14 x 12 ft. x 30 ft. (approx)  
 DEPTH: 3 1/2 ft. x 5 1/2 ft. (approx)  
 100 W. 12 V. POOL LIGHT  Yes  No  
 LOVE SEAT SECOND STEP  Yes  No  
 SWIM OUT  Yes  No  
 HYDROTHERAPY AIR JETS  Yes  No  
 STAINLESS STEEL HAND RAILS  Yes  No  
 POWDER COATED RAIL  Yes  No  
 COPING TILE  BULLNOSE  CANTILEVER  OTHER   
 INSTALLATION TKL/STH/LS H.P. PUMP Variable Speed  
 FILTER TYPE Cartridge SIZE 15  
 ELECTRIC WIRING  Yes  No OTHER Standard  
 NEW CONSTRUCTION PREWIRE BY BUILDER (NEW HOME CONSTRUCTION ONLY)  Yes  No

OPTIONS:  
 DIRT REMOVAL  Yes  No  
 CHLORINATOR  Yes  No TYPE SALT  
 VISION  Yes  No TYPE FLGEM  
 EXPOSED AGGREGATE  Yes  No  
 ENERGY SAVER PACKAGE  Yes  No G.P.M.: DEEPHEAT  
 BUILT-IN POOL CLEANER  Yes  No MODEL HAUGLAND  
 HEAT PUMP  Yes  No  
 SOLAR HEAT  Yes  No  
 GAS HEAT  Yes  No  
 POOL BLANKET  Yes  No  
 BPA: APPROX SIZE 7 x 7 TYPE SHOTCRETE ACRYLIC   
 HEATER: SHARED  No  12" (approx)  
 RAISED ABOVE DECK  Yes  No  
 WIRELESS REMOTE CONTROL SYSTEM  Yes  No  
 4 FUNCTION AIR SWITCH  Yes  No  
 PUMP: SHARED FILTER: SHARED BLOWER 1.5 H.P.  
 HYDROTHERAPY AIR JETS  Yes  No  
 100 W 12 V SPA LIGHT  Yes  No  
 STAINLESS STEEL HANDRAIL  Yes  No  
 SOLAR BLANKET  Yes  No

DECK:  
 BRUSHED CONCRETE  STIPPLED SCORED CONCRETE   
 KEYSTONE  RIVER ROCK  PAVERS  FLOWCRETE   
 DYED & STAMPED CONCRETE  ACRYLIC SPRAY   
 DECK DRAIN  Yes  No  
 PLANTER(S)  Yes  No  
 FOOTER  Yes  No  
 RETAINING WALL  Yes  No  
 MONOLITHIC POUR  Yes  No  
 TOPPING EXISTING PATIO  Yes  No  
 TOPPING FIBER  Yes  No  
 GUTTERS & DOWNSPOUTS:  Yes  No  
 FASCIA SIZE \_\_\_\_\_  
 COLOR: BRONZE  WHITE  APPROX. FT. \_\_\_\_\_  
 SCREEN ENCLOSURE: BRONZE  WHITE  # OF DOORS \_\_\_\_\_  
 ROOF: FLAT  GABLE  HIP  MANSARD  OTHER \_\_\_\_\_ FT  
 FLORIDA GLASS Yes  No   
 SCREEN, CHARCOAL 18/5 MESH  No   
 PAN ROOF Yes  No   
 BABY BARRIER Yes  No   
 ALARMS Yes  No



**Tropical Pools Construction, LLC.**  
 234 N. Del Prado Blvd., Suite 4  
 Cape Coral, FL 33909  
 (239) 458-7770

**CUSTOMER APPROVAL**  
 LOCATION POINTS, DIMENSIONS AND CONSTRUCTION SPECIFICATIONS HAVE BEEN EXPLAINED TO ME AND I APPROVE OF THEM. I UNDERSTAND THAT ANY ALTERATION TO THE PLAN BY WRITTEN CHANGE ORDER ONLY CHANGES MAY BE NECESSARY.

DATE 2-9-  
 PRICE SHOWN AS OF \$ 34,550  
 EQUIP PAD \_\_\_\_\_  
 LOCATION APPROVED INT. \_\_\_\_\_  
 SIGN HERE \_\_\_\_\_  
 OWNER X \_\_\_\_\_ DATE \_\_\_\_\_

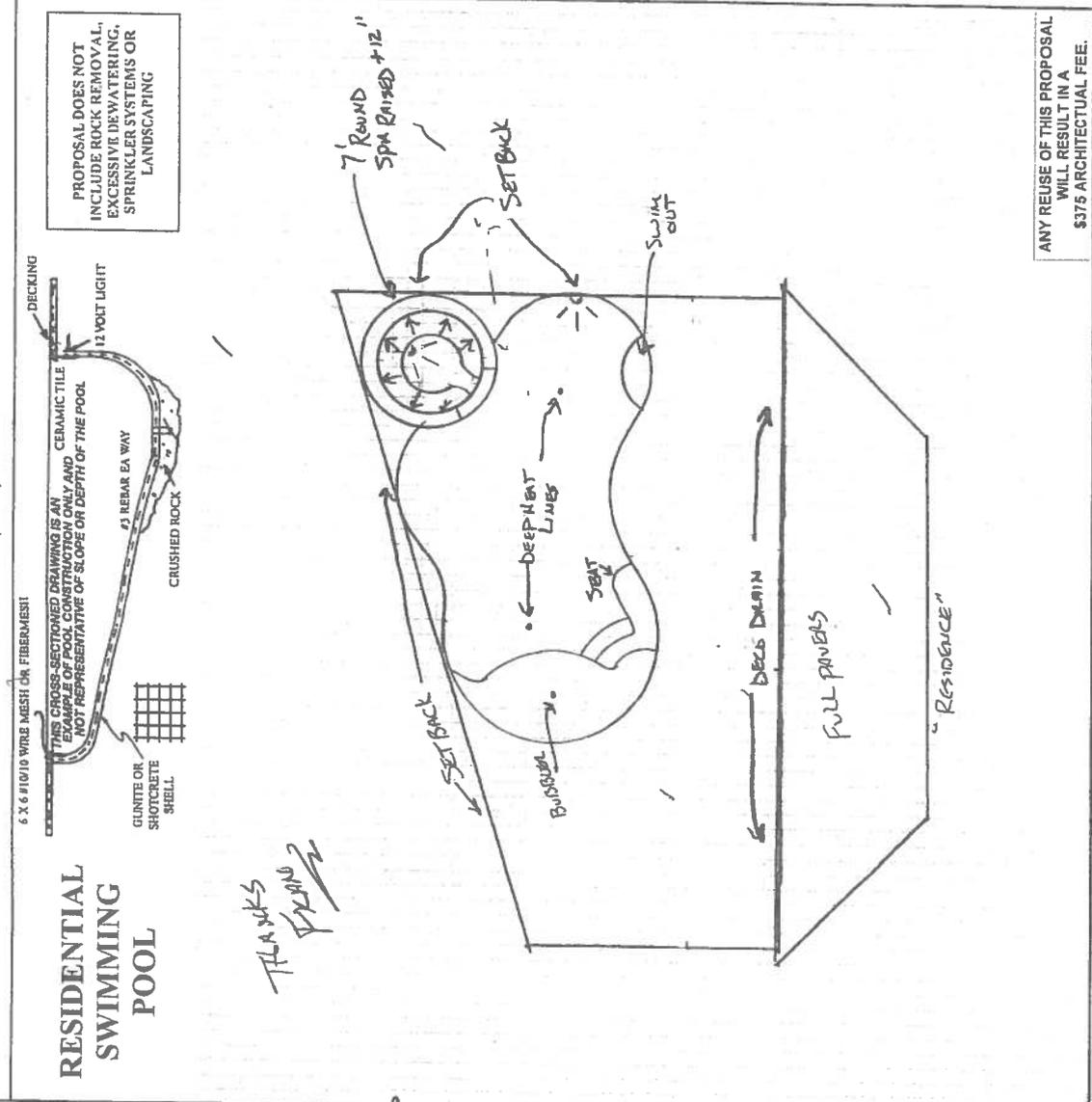
DIG, LAYOUT, STEEL & GUNITE NOTES  
14x12 x 30 Freeform Pool  
7' Round Spa Raised +12"

BACKFILL & PLUMBING NOTES  
DEEP HEAT LINES

BRICK AND TILE \_\_\_\_\_  
 DECK NOTES \_\_\_\_\_

SCREEN NOTES \_\_\_\_\_  
 EQUIPMENT AND ELECTRICAL \_\_\_\_\_

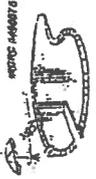
SALT SYSTEM TRISTAR 1.5 VARIABLE SPEED  
ECORAND  
MANHOLE - 110 BTU HEAT RAMP  
 MAP



ANY REUSE OF THIS PROPOSAL WILL RESULT IN A \$375 ARCHITECTURAL FEE.

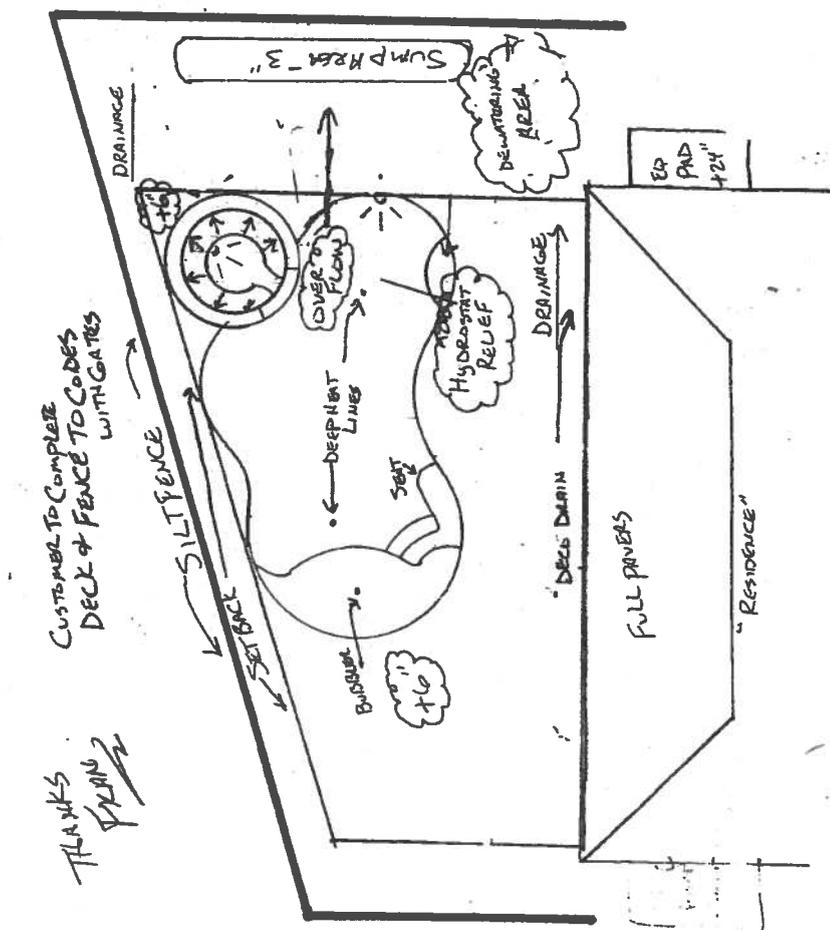
# Tropical Pools Construction, LLC.

234 N. Del Prado Blvd., Suite 4  
Cape Coral, FL 33909  
(239) 458-7770



**RESIDENTIAL SWIMMING POOL**

PROPOSAL DOES NOT INCLUDE ROCK REMOVAL, EXCESSIVE DEWATERING, SPRINKLER SYSTEMS OR LANDSCAPING



THANKS  
TAMM

CUSTOMER TO COMPLETE DECK & FENCE TO CODES WITH GATES

LOCATION POINTS DIMENSIONS AND CONSTRUCTION SPECIFICATIONS HAVE BEEN EXPLAINED TO ME AND I APPROVE OF THEM EVERYTHING BEING UNDERSTAND THAT ANY CHANGES TO THE PLANS WILL BE BY WRITTEN CHANGE ORDER ONLY. CHANGES MAY NECESSITATE ADDITIONAL CHARGES

OWNER PRICE SHOWN AS OF \$ 11  
EQUIP. PAD LOCATION APPROVED INT  
SIGN HERE: [Signature] DATE 2-9-16

OWNER X: [Signature] DATE  
DIG. LAYOUT/STEEL & GUNITE NOTES  
14x12x30 Freeform Pool  
7' Round Spa Raised 12"

BACKFILL & PLUMBING NOTES  
DECK NOT LINED

BRICK AND TILE

DECK NOTES

SCREEN NOTES

EQUIPMENT AND ELECTRICAL  
SILT SYSTEM TRUCK IS VARIABLE SPEED  
EQUIPMENT  
HAND PUMP - 112 BTU HAND PUMP  
MAP

ANY REUSE OF THIS PROPOSAL WILL RESULT IN A \$375 ARCHITECTURAL FEE.

NAME: William Redman No. \_\_\_\_\_  
PHONE: \_\_\_\_\_ BUS # \_\_\_\_\_  
JOB ADDRESS: 215 Northway Blvd  
CITY: CAPE CORAL R. X. 3D FT. (approx.)  
DEPTH: 3'6" R. X. 5'6" FT. (approx.)

160 W. 12 V. POOL LIGHT Yes  No   
LOVE SEAT SECOND STEP Yes  No   
SWIM OUT Yes  No   
HYDROTHERAPY AIR JETS Yes  No   
STAINLESS STEEL HAND RAILS Yes  No   
POWDER COATED RAIL Yes  No   
OPING: TILE  BULLNOSE  CANTILEVER  OTHER   
INSTALLATION: TKL STAINLESS H.P. PUMP VARIABLE SPEED  
LITER TYPE: CHLORINATED SIZE: STANDARD BT. FT.

ELECTRIC WIRING: Yes  No  OTHER: STANDARD  
NEW HOME CONSTRUCTION (ONLY) Yes  No   
NOTES:

DIRT REMOVAL Yes  No  TYPE: SALT  
CHLORINATOR Yes  No  TYPE: SALT  
VISION Yes  No  TYPE: FL GEL  
ENERGY SAVER PACKAGE Yes  No  G.P.M.: DEEPHEAT  
BUILT-IN POOL CLEANER Yes  No  TYPE: DEEPHEAT  
HEAT PUMP Yes  No  MODEL: TKL STAINLESS  
SOLAR HEAT Yes  No  MODEL: TKL STAINLESS  
SOLAR BLANKET Yes  No   
HEATER: STANDARD TYPE: SHOTCRETE (ACRYLIC)   
RAISED ABOVE DECK Yes  No  12' (approx.)  
WIRELESS REMOTE CONTROL SYSTEM Yes  No   
FUNCTION AIR SWITCH Yes  No   
PUMP: STANDARD FILTER: SHARED  
HYDROTHERAPY AIR JETS: 7 BLOWER: 1.5 HP  
100 W 12 V SPA LIGHT Yes  No   
STAINLESS STEEL HANDRAIL Yes  No   
SOLAR BLANKET Yes  No

3K:

BRUSHED CONCRETE  STIPPLED SCORED CONCRETE   
KEYSTONE  RIVER ROCK  PAVERS  FLOWCRETE   
DYED & STAMPED CONCRETE  ACRYLIC SPRAY   
DECK DRAIN Yes  No   
PLANTER(S) Yes  No   
FOOTER Yes  No   
RETAINING WALL Yes  No   
MONOLITHIC POUR Yes  No   
TOPPING EXISTING PATIO Yes  No   
TOPPING RISER Yes  No   
TERS & DOWNSPOUNTS: Yes  No   
DIA SIZE: \_\_\_\_\_

DR. BRONZE  WHITE  APPROX. FT. \_\_\_\_\_  
EEN ENCLOSURE BRONZE  WHITE  # OF DOORS \_\_\_\_\_  
F. FLAT \_\_\_\_\_ GABLE \_\_\_\_\_ HP \_\_\_\_\_ MANSARD \_\_\_\_\_ OTHER \_\_\_\_\_ FT. \_\_\_\_\_  
IDA GLASS Yes  No   
EEN CHARCOAL 18/18 MESH \_\_\_\_\_  
ROOF: Yes  No   
BARRIER Yes  No   
IMS Yes  No

**SWIMMING POOL PROPOSAL**

NAME William Rodriguez No. \_\_\_\_\_  
 PHONE \_\_\_\_\_ BUS # \_\_\_\_\_  
 JOB ADDRESS 215 NATUREVIEW BLVD  
 POOL SIZE: 14x12 ft x 30 ft (approx)  
 DEPTH: 3'6" ft x 5'6" ft (approx)

100 W. 12 V. POOL LIGHT  Yes  No  
 LOVE SEAT SECOND STEP  Yes  No  
 SWIM OUT  Yes  No  
 HYDROTHERAPY AIR JETS  Yes  No  
 STAINLESS STEEL HAND RAIL(S)  Yes  No  
 POWDER COATED RAIL  Yes  No  
 COPING TILE  BULLNOSE  CANTILEVER  OTHER   
 INSTALLATION TRUSTAK 1.5 HP PUMP VARIABLE  
 FILTER TYPE CARTRIDGE SIZE: 6-1200 SPEED sq ft  
 ELECTRIC WIRING Yes  No  OTHER STANDARD  
 NEW CONSTRUCTION PREWIRE BY BUILDER  
 (NEW HOME CONSTRUCTION ONLY) Yes  No

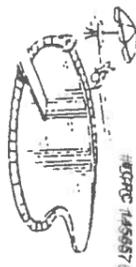
**OPTIONS:**

DIRT REMOVAL Yes  No   
 CHLORINATOR Yes  No  TYPE SALT  
 VISION Yes  No  TYPE \_\_\_\_\_  
 EXPOSED AGGREGATE Yes  No  FLGEM  
 ENERGY SAVER PACKAGE Yes  No  G.P.M. DEEPHEAT  
 BUILT-IN POOL CLEANER Yes  No  TYPE \_\_\_\_\_  
 HEAT PUMP Yes  No  MODEL HAYWARD  
 SOLAR HEAT Yes  No  MODEL \_\_\_\_\_  
 GAS HEAT Yes  No  MODEL \_\_\_\_\_  
 POOL BLANKET Yes  No   
 SPA: APPROX SIZE 7'x7' TYPE SHOTCRETE  ACRYLIC   
 HEATER SHARED  
 RAISED ABOVE DECK Yes  No  2' (approx)  
 WIRELESS REMOTE CONTROL SYSTEM Yes  No   
 4 FUNCTION AIR SWITCH Yes  No   
 PUMP SHARED FILTER SHARED  
 HYDROTHERAPY AIR JETS 7 BLOWER 1.5 HP  
 100 W 12 V SPA LIGHT Yes  No   
 STAINLESS STEEL HANDRAIL Yes  No   
 SOLAR BLANKET Yes  No

**DECK:**

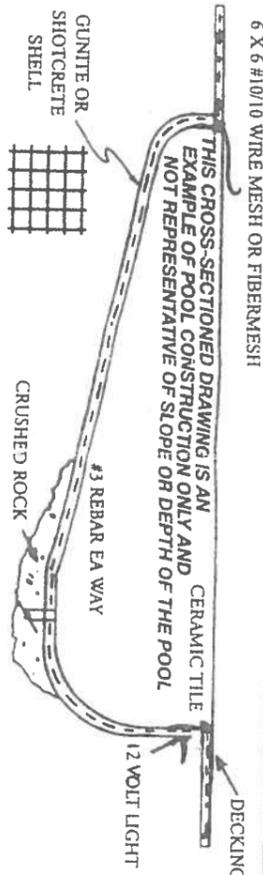
BRUSHED CONCRETE  STIPPLED SCORED CONCRETE   
 KEYSTONE  RIVER ROCK  PAVERS  FLOWCONCRETE   
 DYED & STAMPED CONCRETE  ACRYLIC SPRAY   
 DECK DRAIN Yes  No   
 PLANTER(S) Yes  No   
 FOOTER Yes  No   
 RETAINING WALL Yes  No   
 MONOLITHIC POUR Yes  No   
 TOPPING EXISTING PATIO Yes  No   
 TOPPING RISER Yes  No   
 GUTTERS & DOWNSPOUTS: Yes  No

FASCIA SIZE: \_\_\_\_\_  
 COLOR BRONZE  WHITE  APPROX. FT. \_\_\_\_\_  
 SCREEN ENCLOSURE BRONZE  WHITE  # OF DOORS \_\_\_\_\_  
 ROOF: FLAT  GABLE  HIP  MANSARD  OTHER \_\_\_\_\_ FT  
 FLORIDA GLASS Yes  No   
 SCREEN CHARCOAL 18/15 MESH  
 PAN ROOF: Yes  No   
 BABY BARRIER: Yes  No   
 ALARMS: Yes  No



**Tropical Pools Construction, LLC.**  
 234 N. Del Prado Blvd., Suite 4  
 Cape Coral, FL 33909  
 (239) 458-7770

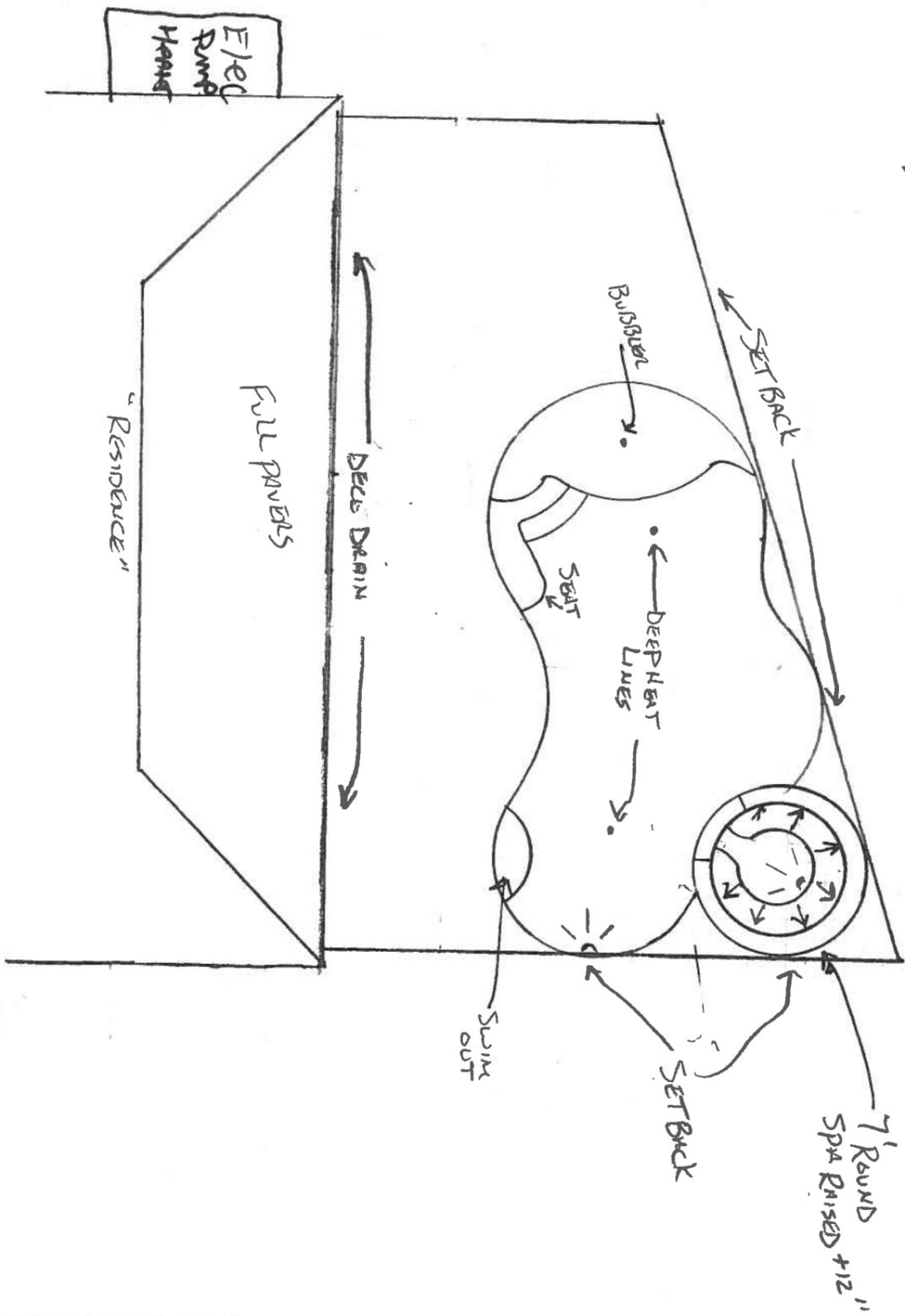
**RESIDENTIAL SWIMMING POOL**



PROPOSAL DOES NOT INCLUDE ROCK REMOVAL, EXCESSIVE DEWATERING, SPRINKLER SYSTEMS OR LANDSCAPING

*THANKS FROM*

*CUSTOMER TO COMPLETE DECK & FENCE TO CODES WITH GATES*



**CUSTOMER APPROVAL**

LOCATION POINTS, DIMENSIONS AND CONSTRUCTION SPECIFIC HAVE BEEN EXPLAINED TO ME AND I APPROVE OF THEM. EVEN WE HAVE DISCUSSED IS SHOWN AND THERE ARE NO VERBAL COMMENTS. I UNDERSTAND THAT ANY ALTERATION TO THE PLANS BY WRITTEN CHANGE ORDER ONLY. CHANGES MAY NECESSITATE TIONAL CHARGES

OWNER \_\_\_\_\_ DATE 2-9-11  
 PRICE SHOWN AS OF \$ 36,130.  
 EQUIP. PAD \_\_\_\_\_ INT \_\_\_\_\_  
 LOCATION APPROVED \_\_\_\_\_  
 SIGN HERE: \_\_\_\_\_  
 OWNER X: \_\_\_\_\_ DATE \_\_\_\_\_

**DIG. LAYOUT/STEEL & GUNITE NOTES**

14x12 x 30 FREEFORM POOL  
7' ROUND SPA RAISED +12"

**BACKFILL & PLUMBING NOTES**

DEEP HEAT LINES

**BRICK AND TILE**

**DECK NOTES**

**SCREEN NOTES**

**EQUIPMENT AND ELECTRICAL**

SALT SYSTEM TRUSTAK 1.5 VARIABLE SPEED  
EQUIPMENT HAYWARD-110 BTU HEAT PUMP  
 MAP

ANY REUSE OF THIS PROPOSAL WILL RESULT IN A \$375 ARCHITECTURAL FEE.





**SURVEY NOTES**

CONCRETE DRIVE CROSSING INTO 6' D.E. & U.E. ON NORTHERLY, EASTERLY, AND SOUTHERLY SIDE OF LOT.

PROPERTY SUPPLIED BY CITY WATER AND SEWER.

LOT 18

LOT 16

LOT 17

19' ASPHALT ROAD

BAY ROAD  
50' R/W (IMPROVED)

S2517'00"W 135.00'  
6' D.E. & U.E.

FOUND IRON ROD LB #7502

FOUND 1/2" IRON ROD LB #7502

S64°43'00"E 75.00'

BUILDING #215

WOOD STAIRS

WOOD STAIRS

WOOD STAIRS

DRIVEWAY EASEMENT (PER-DEED)

FOUND 5/8 IRON ROD NO. 1D

FOUND 5/8" IRON ROD NO. 1D.

N89°08'49"E 120.02'

N89°08'49"E 23.00'

NATURE VIEW COURT

60' R/W (IMPROVED)

20' ASPHALT ROAD

PAGE 2 OF 2 PAGES

**BOUNDARY SURVEY**

LB #7893



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.



**TARGET SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

(SIGNED) *Clyde O. McNeal*

**Clyde O. McNeal**

Digitally signed by Clyde O. McNeal  
DN: CN = Clyde O. McNeal, C = US, O = Target Surveying, OU = West Palm Beach  
Date: 2015.11.02 10:14:14 -05'00'

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
FACSIMILE (561) 640-0576  
STATEWIDE PHONE (800) 228-4807



**SURVEY NOTES**

CONCRETE DRIVE CROSSING INTO 6' D.E. & U.E. ON NORTHERLY, EASTERLY, AND SOUTHERLY SIDE OF LOT.

PROPERTY SUPPLIED BY CITY WATER AND SEWER.

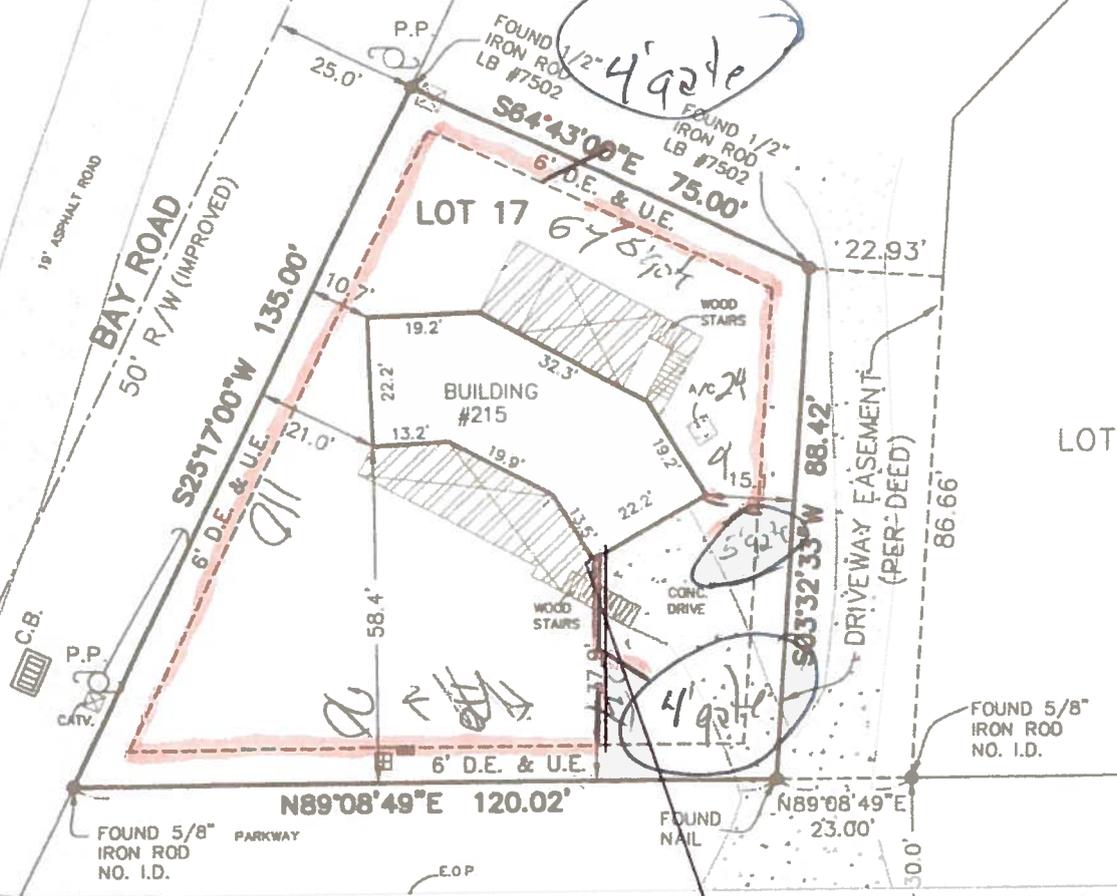
LOT 18

LOT 16

LOT 17

BAY ROAD  
50' R/W (IMPROVED)

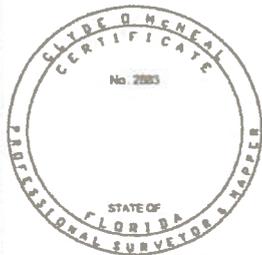
NATURE VIEW COURT  
60' R/W (IMPROVED)



PAGE 2 OF 2 PAGES

**BOUNDARY SURVEY**

LB #7893



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE

Clyde O. McNeal

Digitally signed by Clyde O. McNeal  
DN: CN = Clyde O. McNeal, C = US, O = Target Surveying, OU = West Palm Beach  
Date: 2015.11.02 10:14:05-00'



**TARGET SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
FACSIMILE (561) 640-0576  
STATEWIDE PHONE (800) 226-4807

(SIGNED)

*Tattoo studio* means any temporary or permanent place, structure, or business used for the practice of tattooing.

**Sec. 34-3068. Minimum spacing required for new or relocated establishments.**

No new or relocated tattoo studio or body-piercing salon shall be placed within 2,000 feet of any lawfully existing establishment as defined in § 34-3067. This distance shall be measured from any public entrance or exit of the new or relocated establishment in a straight line to the nearest property line of the existing establishment.

**Sec. 34-3069. Destruction by natural disaster.**

If a building containing a lawfully existing establishment as defined in § 34-3067 is damaged or destroyed by a natural disaster, including fire, tropical storm, or hurricane, the establishment may be relocated within 1,000 feet of its original location on land that is properly zoned for this use, without regard for the 2,000-foot limitation in § 34-3068.

**Secs. 34-3070–34-3100. Reserved.**

**DIVISION 39. USE, OCCUPANCY, CONSTRUCTION, AND MOVING REGULATIONS**

**Sec. 34-3101. Compliance with applicable regulations.**

No building, structure, land, or water shall hereafter be used or occupied, and no building, structure or part thereof shall hereafter be erected, constructed, reconstructed, located, moved, or structurally altered, and no land shall be cleared, graded, excavated, or filled, or otherwise altered, except in conformity with the regulations specified in this chapter for the district in which it is located, the Fort Myers Beach Comprehensive Plan and all other applicable town ordinances.

**Sec. 34-3102. Reserved.**

**Sec. 34-3103. Permit for moving building.**

No building or part of any building shall be relocated or moved through or across any sidewalk, street, alley, or highway within the town unless a permit has first been obtained from the director in accordance with the procedures and application requirements for building relocation as set forth in § 34-1951. Buildings or structures that have been designated as historic resources pursuant to ch. 22 shall also obtain a certificate of appropriateness as provided in § 22-105.

**Secs. 34-3104–34-3130. Reserved.**

**DIVISION 40. VEHICLE VISIBILITY**

**Sec. 34-3131. Vehicle visibility at intersections.**

(a) *Corner lots; driveways on Estero Boulevard.* On all corner lots as defined in this chapter, no obstruction shall be planted or erected which materially obstructs traffic visibility within the visibility triangle as shown in Figure 34-31. This requirement also applies to all driveways entering onto Estero Boulevard. No structures (except along Old San Carlos Boulevard) or plantings shall be permitted between two feet and six feet above the average grade of each street within this triangular space.

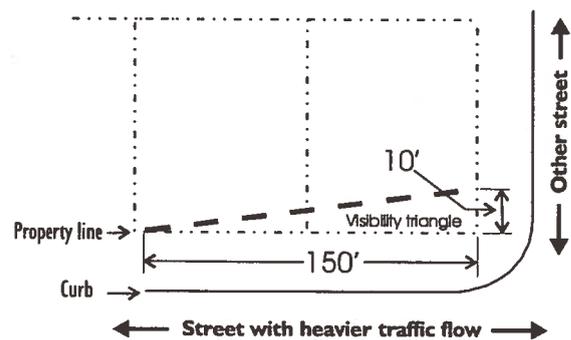


Figure 34-32

**(b) All other driveways and parking lot entrances.** At all other intersections of driveways or parking lot entrances with a street right-of-way or easement, no obstruction shall be planted or erected which materially obstructs the driver's view of approaching traffic or pedestrians within a visibility triangle as shown in Figure 34-32 on both sides of the driveway. No structures (except along Old San Carlos Boulevard) or plantings shall be permitted between two feet and six feet above the average grade of each street within this triangular space.

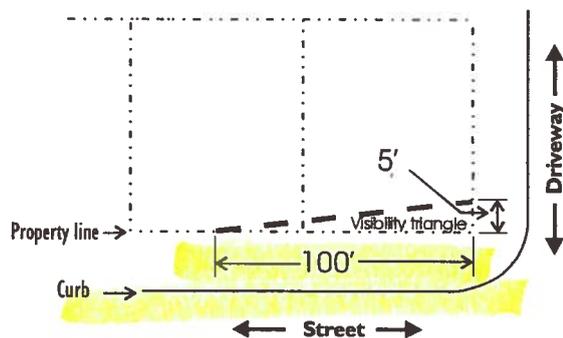


Figure 34-33

**(c) Trees and shrubs.** Where plantings are restricted between two feet and six feet in height, this restriction shall require the property owner to prune shrubs that extend above two feet and tree limbs that hang below six feet. The restriction on plantings shall not apply to the trunks of trees.

Secs. 34-3132–34-3150. Reserved.

**DIVISION 41.  
WATER-ORIENTED RENTALS**

**Sec. 34-3151. Water-oriented rental establishments.**

**(a) Applicability.** This section addresses those outdoor rental activities that may be permitted on property adjacent to the Gulf of Mexico and are not located fully within a building. This section is supplemented by the specific standards for beach furniture and equipment that are found in ch. 14 and for personal watercraft rental businesses and parasail activities that are found in ch. 27 of this code.

**(b) Permitted districts.** Water-oriented rentals are permitted only in resorts as resort accessory uses and in certain zoning districts where permitted by right or by special exception (see division 2 of article III of this chapter). Locations for personal watercraft rental businesses and parasail activities are further restricted by § 27-51(a).

**(c) Location.** There may not be any indication from any street that these activities are occurring except as allowed by § 27-51(c)(5).

**(d) Setbacks.** The activity must be located within the side property lines and may not be permitted seaward of the minimum waterbody setback for the Gulf of Mexico as set forth in § 34-638(d)(3).

Exceptions are:

- (1) Beach chairs and umbrellas may be displayed or placed anywhere landward of the mean high water line.
- (2) Personal watercraft rental operations and parasail activities that are authorized by this code are permitted seaward of the mean high water line as set forth in ch. 27.

**(e) Time limitations.** The rental activity may not occur between the hours of 9:00 P.M. and 8:00 A.M., and movement of personal watercraft is further restricted by § 27-49(4). Artificial lighting is prohibited.

**(f) Storage during sea turtle nesting season.** No structures or equipment of any kind may be left on the beach before or after regular business hours between the hours of 9:00 P.M. and 8:00 A.M. from May 1 until October 31. See also §§ 14-5, 14-78, and 27-49(9).

**(g) Signage.** The only signage permitted shall be those signs specifically authorized by § 27-51(c).

Secs. 34-3152–34-3200. Reserved.



**SURVEY NOTES**  
 CONCRETE DRIVE CROSSING INTO 6' D.E. & U.E. ON NORTHERLY, EASTERLY, AND SOUTHERLY SIDE OF LOT.

PROPERTY SUPPLIED BY CITY WATER AND SEWER.

LOT 18

LOT 16

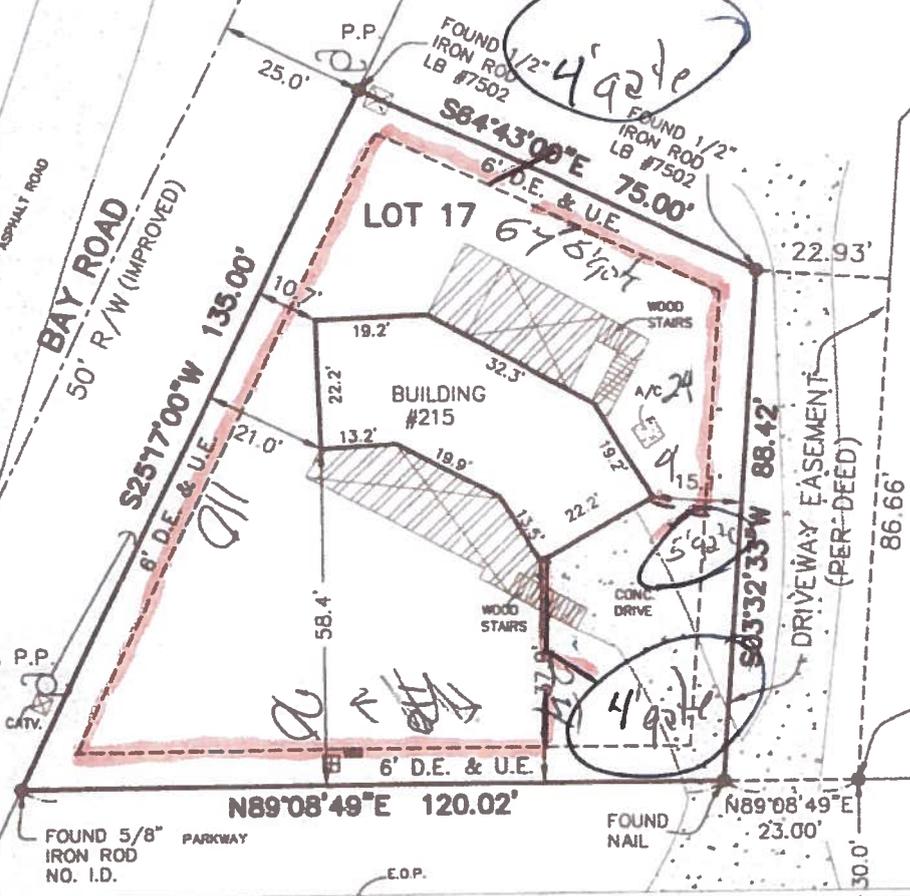
19' ASPHALT ROAD  
 BAY ROAD  
 50' R/W (IMPROVED)

S2517'00"W 135.00'  
 8' D.E. & U.E.

N89°08'49"E 120.02'  
 6' D.E. & U.E.

NATURE VIEW COURT  
 60' R/W (IMPROVED)

DRIVEWAY EASEMENT (PER-DEED)



PAGE 2 OF 2 PAGES

**BOUNDARY SURVEY**

LB #7893



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Clyde O. McNeal

Digitally signed by Clyde O. McNeal  
 DN: CN = Clyde O. McNeal, C = US, O = Target Surveying, OU = West Palm Beach  
 Date: 2015.11.02 10:14:14 -05'00'



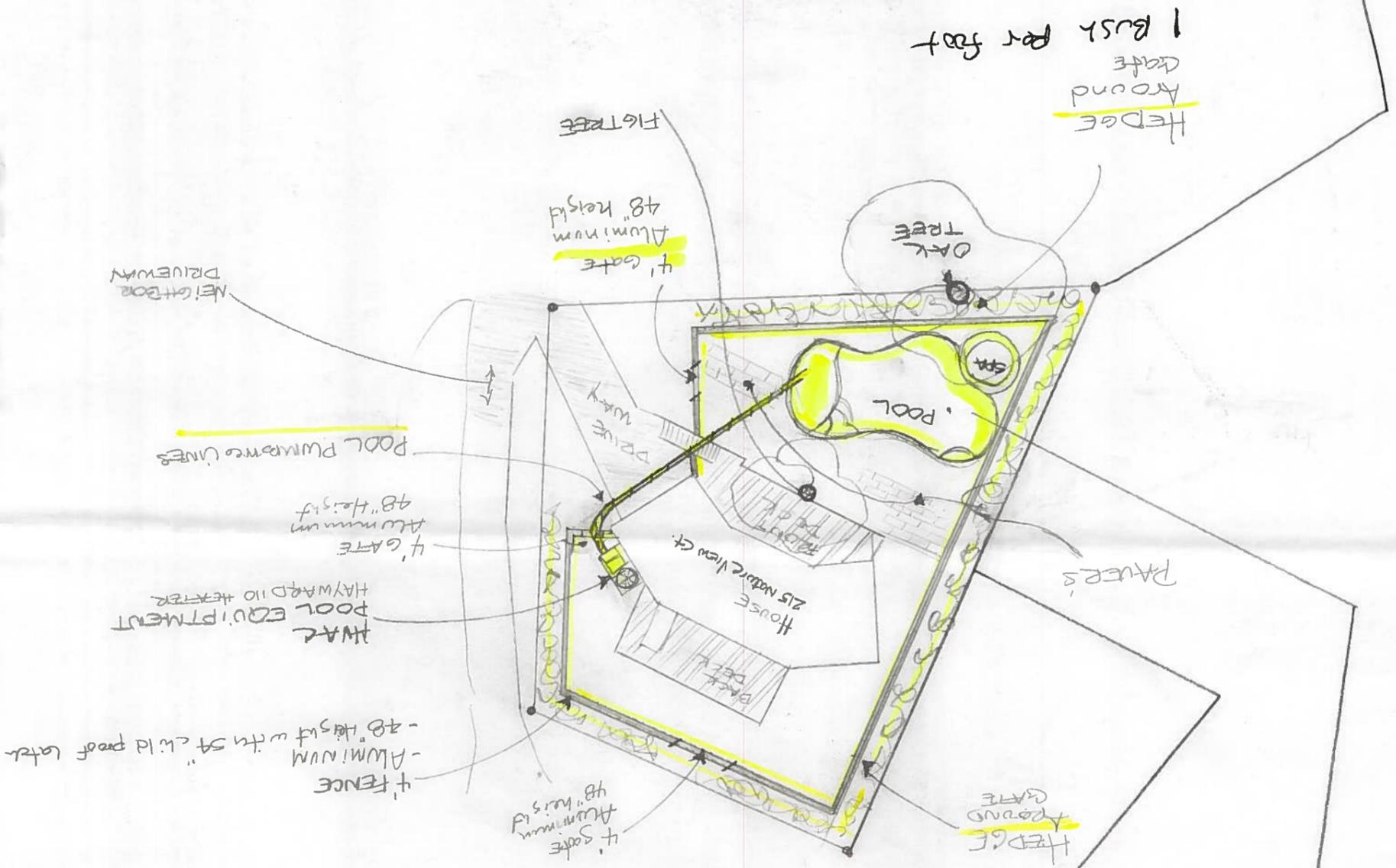
**TARGET SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 FACSIMILE (561) 640-0576  
 STATEWIDE PHONE (800) 228-4807

(SIGNED)

Variance is requested from 34-3131 Vehicle Visibility at this section



Hedge Around Gate 1 Bush per foot

Variance is requested from 34-174(B)(1) in order to build a fence 48 inches in height around the pool.

Variance is requested from 34-174(B) in order to build a pool in the front yard

215 Nature View Court  
 JT Myers Beth F  
 RODRIGUEZ

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## Baptisia (False or Wild Indigo)

Prepared by Karen Russ, HGIC Horticulture Specialist, Clemson University. (New 6/10.)

HGIC 1184

[Printer Friendly Version \(PDF\)](#)

Baptisias, also known as false or wild indigos (*Baptisia* spp.), are a group of large, long-lived perennials. They provide an extended season of interest from flowers and foliage. The botanical name *Baptisia* originates from the Greek word *bapto*, to dip or to dye. Blue false indigo (*Baptisia australis*) and yellow wild indigo (*Baptisia tinctoria*) were used to produce a blue dye by both Native Americans and settlers before the introduction of the better quality true indigo (*Indigofera tinctoria*).



*Baptisia australis* (blue false indigo) in bloom shows the appeal of these plants.

Tim Waters, Flickr, Creative Commons License 2.0

There are around 20 species of *Baptisia*, all native to eastern or midwestern North America. Several are native to South Carolina, and all baptisias can be grown throughout the state. Baptisias have a very wide, natural range to which they seem well adapted. As a group, these perennials are deer resistant, heat and humidity tolerant, and drought tolerant once established. They are excellent, attractive, low-maintenance plants.

### Mature Height/Spread

Height and width vary by species. The most common species, *B. alba* and *B. australis*, grow 3 to 4 feet tall by 3 to 4 feet wide in cultivation. A few species grow no more than 1 to 2 feet tall.

### Growth Rate

Baptisias will grow to their full height each year after the first or second season from planting, and thereafter will grow steadily in width and bulk. They may not bloom until their second or third season from seedlings. Baptisias are unusually long-lived perennials and can continue to grow and bloom in the same location for decades.

### Ornamental Features

Most *Baptisia* bloom in March, April or early May, but it varies depending on species, region and weather. Bloom typically lasts between 3 and 6 weeks.

Flowers are held in impressive upright racemes (flower spikes with a short stem attaching each flower to the main stalk) of blue, white or yellow flowers. Flower spikes can be 12 to 24 inches tall, composed of typical pea-shaped flowers.



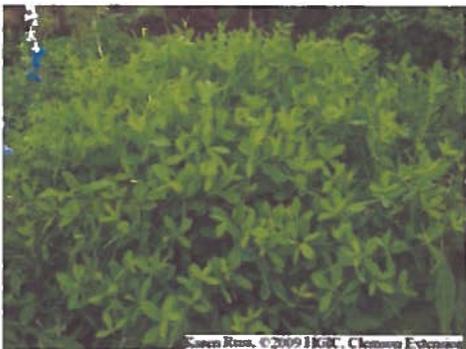
Typical pea-shaped flower of *Baptisia*.

Inspiration Point Studio, Flickr, Creative Commons License 2.0

Large, mature plants may hold as many as a hundred spikes in full bloom. *Baptisia* flowers strongly resemble ornamental lupines, perennials that do not tolerate heat and humidity.

*Baptisia* leaves are trifoliate (composed of three leaflets) and are arranged alternately along the stems. Leaflet shapes vary from slender oblong to almost rounded oval. *Baptisia* leaves vary in color from blue-green to bright yellow-green to soft, felted gray-green. Leaves turn black rapidly in fall. Some find this attractive and let the stems remain for winter interest, while others prefer to cut them back in fall.

Although the leaves die back to the ground completely each winter, *Baptisia* foliage is dense and attractive, giving the plant a shrub-like appearance that provides a strong backdrop to the garden.



Shrub-like appearance of *Baptisia australis* after flowering.

Karen Russ, ©2009 HGIC, Clemson Extension

Inflated bean-like pods develop from the flowers. Pods are usually oblong, 1 to 3 inches long and pale green while developing. Once they mature in mid to late summer, they turn black. Many enjoy the pods in dry flower arrangements.



Interesting pods of *Baptisia tinctoria*.

Urtica, Flickr Creative Commons License 2.0

## Landscape Use

Baptisias can be used as seasonal, herbaceous shrubs in borders. They work well as individual specimens in small gardens or as masses in larger areas. Baptisias are appropriate in traditional cottage gardens, native plant gardens, and contemporary gardens. Their shape and foliage color contrasts well with upright ornamental grasses. They combine attractively with most blue-, white- or yellow-flowering perennials.

Baptisias are host plants for the larvae of several butterfly species, including orange sulphur, clouded sulphur, frosted elfin, eastern tailed blue, hoary edge, and wild indigo duskywing.

Most baptisias prefer and grow best in deep, rich, moist but well-drained soil. Once established, however, they are quite drought tolerant, due to their very deep root system. Full sun is preferred, but baptisias will tolerate light shade. However, in shade they may grow leggy and bloom less profusely. Baptisias grow wild in partly shaded locations, but are never as showy as those grown in sun.

No pruning or training is necessary. If you do not enjoy the seed pod appearance, trim the old bloom spikes back after flowering. Wait to cut back old foliage in late winter or early spring to enjoy fall and winter effects, or cut in fall after frost if old foliage appearance is undesirable.

Baptisias are very difficult to transplant due to their deep, brittle root systems. It is best to allow space for the ultimate size of these plants when planting and then leave them in place.

## Propagation

Seed is the usual method of starting new *Baptisia* plants. Collect seed when the pods darken and begin to split. Inspect seed for small holes made by weevils and discard damaged seeds. Seed that is sown fresh will germinate most reliably and can be sown directly into flats or an outside nursery bed. Plant seed  $\frac{1}{4}$ " deep. Fresh seed usually germinates within 2 weeks.

If seed is saved for later sowing, stratify (chill) the seeds in the refrigerator for 6 to 12 weeks. After chilling time is met, scarify (wear down part of the hard seed coat) with sandpaper, or nick seed coat with a sharp knife. Soak seeds in water for 24 hours before planting. Sow seeds  $\frac{1}{4}$ " deep in a very well-drained seed mix of 3 parts perlite to 1 part peat. Provide bottom heat at 75 °F until plants emerge. New seedlings can be planted outside after last frost date in spring, but will require extra care during the first year of establishment. Seedling *Baptisia* plants grow slowly and will not bloom for at least 2 to 3 years.

*Baptisia* can also be rooted from stem cuttings. Cuttings are genetically identical to the plant that provided them, which ensures the preservation of desirable characteristics such as unusual stem or flower color. Be aware that many new *Baptisia* cultivars are patented and cannot be legally grown from cuttings or other clonal propagation methods.

Most baptisias root easily in spring when the growth is still relatively soft, but the success rate drops as the stems harden. Good cutting material can generally be found in late April to early May. Cuttings should be taken so that at least one set of leaf buds can be inserted below the potting mix surface. Dip cutting in a rooting hormone and insert into a mix of 3 parts composted bark to 1 part peat. Keep humidity around cuttings high with a supported plastic tent. Cuttings should root in about 8 weeks.

Division or transplanting of *Baptisia* is difficult because of their deep woody root system and should be avoided unless absolutely necessary. Divide in spring, being careful to avoid breaking new shoots. Dig deeply to get as much root system as possible. As soon as plants are removed, trim any broken roots with sharp pruners. Cut apart divisions with a sharp hand saw or sturdy serrated knife. Replant as soon as possible, never letting roots dry, and water in well to settle air pockets.

## Problems

Insects are generally not a serious problem on baptisias. A weevil commonly damages seed, but does not affect the appearance of the plant. Alkaloids in *Baptisia* are toxic to many insects, although *Baptisia* is a host plant for several butterfly larvae.

Diseases are also infrequent problems. Some fungal problems may occur in crowded, moist conditions.

## Species & Cultivars

Baptisias have acquired many names over the years as botanists have named and renamed them, attempting to properly identify relationships. As a result, some baptisias actually have more botanical names (accepted and synonyms) than they do common names. It is possible to order baptisias under four or five different names, and the plants received will all be identical. The accepted botanical name (according to the USDA PLANTS database at the time of writing) along with commonly used synonyms, are listed below.



*Baptisia alba*, white false indigo, growing wild in the Upstate.

Joey Williamson, ©2007 HGIC, Clemson Extension

***Baptisia alba*:** This species is known as white false indigo or wild white indigo. Commonly used synonyms are *B. albescens* and *B. albiflora*. *Baptisia pendula*, *B. lactea* and *B. leucantha* are synonyms for some of its varieties (subdivisions of a species with some hereditary variations distinctive from other members of the species.) It is native throughout South Carolina, but more common in the Piedmont, growing in open, dry woods and clearings. It grows 2 to 4 feet tall and 2 to 2½ feet wide. White flowers on 12- to-18-inch-tall upright racemes bloom in early to mid spring. Flowers last for 4 to 6 weeks. The stems, including the stalks of the flower clusters, are charcoal gray and contrast well with the flowers and blue-green foliage. It grows best in full sun or very light shade and in dry to moderately moist, well-drained soil.

#### Varieties:

- var. *alba* is native to the Southeast. Seed pods hang downwards when ripe. This variety is sometimes known by the synonym *B. pendula*.
- var. *macrophylla* is native to Midwestern states. Seed pods are more upright on this variety. Synonyms for this variety are *B. lactea* and *B. leucantha*.



Garden grown *Baptisia australis* beginning to bloom.

Flatbush\_Gardener, Flickr, Creative Commons License 2.0

***Baptisia australis*:** The species is sometimes called by the synonym *B. caerulea*. Blue false indigo is the common name. *B. minor* is a synonym for a short western variety. It is the best known *Baptisia* and was named the 2010 Perennial Plant of the Year by the Perennial Plant Association. It is not native to South Carolina, but common in much of the Southeast and Midwestern states. It grows well throughout the state. This common species grows 3 to 4 feet in height and the same or slightly more in width. It has a broad, dense, shrub-like appearance. The flowers are bright indigo blue, held in upright racemes above the foliage. Bloom time is typically mid to late April in the Piedmont and lasts for up to 6 weeks. Foliage is attractive, blue-green with a waxy texture. This species prefers well-drained but moderately moist soil and full sun or light shade. It will tolerate drought once established.

#### Varieties:

- var. *aberrans* is native to Georgia, North Carolina and Tennessee. It grows in dry, rocky, limestone soil.
- var. *australis* is native to states east of Mississippi and the variety most often found for sale.
- var. *minor* is nativewest of the Mississippi and is significantly different in appearance from *B. australis*, enough that it has sometimes been classed as a species, *B. minor*, in its own right. It attains only about half the height and leaf size of *B. australis*, growing only 18 to 24 inches tall, with small lacy-textured foliage. Flowers, however, are the same size and height and born in great abundance. This natural variety is also more drought tolerant once established, as suits its drier native climate.

*Baptisia bracteata* with arching flower stems.

Mike Haddock, Kansas Wildflowers and Grasses

***Baptisia bracteata*:** Long-bract wild indigo or cream false indigo is the first *Baptisia* species to bloom, beginning in early March to early April depending on location. Compact plants grow 18 to 24 inches tall with low arching stems forming a wide mound. Stems end in long sprays of pale yellow flowers. This species grows best in full sun and well-drained to dry soil.

**Varieties:**

- var. *bracteata* is native to the Southeast, including South Carolina, in the sandhills and open woods in the Piedmont.
- var. *laevicaulis* native to Louisiana and Texas.
- var. *leucophaea* is native throughout the Midwest. *B. leucophaea* and *B. bracteata* var. *glabrescens* are synonyms for this variety. Flowers are pale yellow to cream, and leaves are softly-felted gray-green. This variety is more commonly found for sale than the species.



*Baptisia bracteata* var. *leucophaea* with felted gray-green leaves.

grayfield10, Flickr, Creative Commons License 2.0

***Baptisia sphaerocarpa*:** Yellow false indigo is native to the lower Midwest and Gulf states. It grows up to 2 to 3 feet tall and 2 to 4 feet wide with upright stems. Flower spikes are 12 to 15 inches long with large, bright yellow flowers held above brightgreen foliage. Plants prefer rich, deep and well-drained soil, but tolerate poor, sandy soil once established.

Bright yellow flowers of *Baptisia sphaerocarpa*.

amy\_b, Flickr, Creative Commons License 2.0

**Cultivar:**

- 'Screaming Yellow' is a compact selection that flowers heavily. The leaves on this Arkansas selection are slightly larger and more yellow-green.

***Baptisia tinctoria*:** This species, also commonly called yellow false indigo or yellow wild indigo, is native throughout the East coast and Midwest. It is native throughout South Carolina. Flowers are bright yellow to cream, flowering later than other baptisias, in late spring to early summer. Plants grow 2 to 3 feet tall with a wide arching habit. Flower clusters are short, usually only 4 to 5 inches long. It grows best in well-drained, moderately moist to dry soil in full sun, and is quite drought tolerant once established. This species was used historically for a blue dye.



*Baptisia tinctoria* was once used extensively for dyeing.  
Cwohlers, Flickr, Creative Commons License 2.0

## Hybrid Cultivars

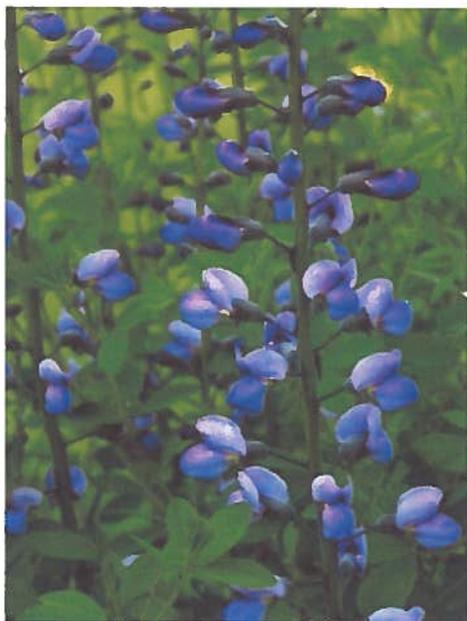
In recent years some excellent hybrid baptisias have appeared, primarily from breeding programs in North Carolina and Illinois. All prefer full sun and well-drained soil.

Prairieblues™ is a hybrid series that was developed by Dr. Jim Ault at the Chicago Botanic Garden in Glencoe, IL. All the Prairieblue™ cultivars are patented.

- Starlite Prairieblues™ is the offspring of a cross between *B. australis* and *B. bracteata*. Violet buds open to light periwinkle blue flowers with creamy yellow keels. Tall flower racemes last up to 5 weeks in bloom above somewhat arching branches. Plants grow 3 feet tall and 3 feet wide.
- Twilite Prairieblues™ is a vigorous bicolor cross between *B. australis* and *B. sphaerocarpa*. Deep violet-purple flowers are highlighted by lemon-yellow keels. Extremely tall flower spikes up to 32 inches tall rise above blue-green foliage. Plants grow 3 to 5 feet tall and 4 to 5 feet wide.
- Midnight Prairieblues™ is a complex hybrid of *B. tinctoria*, *B. alba* and probably *B. australis*. It has an upright, vase-shaped habit with flower spikes up to 24 inches long bearing deep blue-violet flowers. Side branches also bear shorter bloom clusters for a very heavy and long bloom period. Mature plants grow 4 to 5 feet tall by 3 1/2 to 4 feet wide.
- Solar Flare Prairieblues™ is another complex hybrid, also probably between *B. alba*, *B. tinctoria* and *B. australis*. The flower color is unique, as it changes as the flowers age. Buttercup-yellow fades to warm apricot, then to plum. Flower stems are 12 to 18 inches tall, held high above the foliage. Plants grow 3 to 4 feet tall and 4 feet wide with an upright, vase-shaped habit.

Two exceptional hybrid baptisias originated at North Carolina Botanical Garden, selected by Curator of Native Plants, Rob Gardner.

- 'Purple Smoke' is a hybrid of *B. australis* var. *aberrans* and *B. alba*. Flowers are dusty purple with charcoal gray flower stems inherited from *B. alba*. This vigorous *Baptisia* blooms for as long as 5 weeks.



*Baptisia* 'Purple Smoke', an NCBG introduction.  
Normanack, Flickr, Creative Commons License 2.0

- 'Carolina Moonlight' is a vigorous cross between *B. sphaerocarpa* and *B. alba*. Soft, butter yellow flowers are abundant, held on 18-inch-long spikes above the gray-green foliage, and bloom for up to 6 weeks. Plants grow 3 feet tall by 3 feet wide.

## Sources for Baptisias

Quality garden centers carry a variety of baptisias, generally in larger sizes than can be obtained through mail order. The mail order sources listed below stock several hard-to-find baptisias.

Meadowbrook Nursery, We-Du Natives

<http://www.we-du.com/>

(828) 738-8300

Niche Gardens

<http://www.nichegardens.com/>

1111 Dawson Road, Chapel Hill, NC 27516

(919) 967-0078

Plant Delights Nursery, Inc.

<http://www.plantdelights.com>

9241 Sauls Road

Raleigh, NC 27603

(919) 772-4794

Woodlanders

<http://www.woodlanders.net>

1128 Colleton Avenue

Aiken, SC 29801

(803) 648-7522

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**SHRUBS** ([HTTP://WWW.BLUESTONEPERENNIALS.COM/SHRUBS.HTML?EXT\\_TITLE=ALL%20SHRUBS](http://www.bluestoneperennials.com/shrubs.html?ext_title=all%20shrubs))

**BULBS** ([HTTP://WWW.BLUESTONEPERENNIALS.COM/GALLERIES.HTML?GALLERY=BULB](http://www.bluestoneperennials.com/galleries.html?gallery=bulb))

**GARDENS** ([HTTP://WWW.BLUESTONEPERENNIALS.COM/GALLERIES.HTML?GALLERY=GARDEN](http://www.bluestoneperennials.com/galleries.html?gallery=garden))

**NEW** ([HTTP://WWW.BLUESTONEPERENNIALS.COM/NEW\\_VARIETIES.HTML](http://www.bluestoneperennials.com/new_varieties.html))

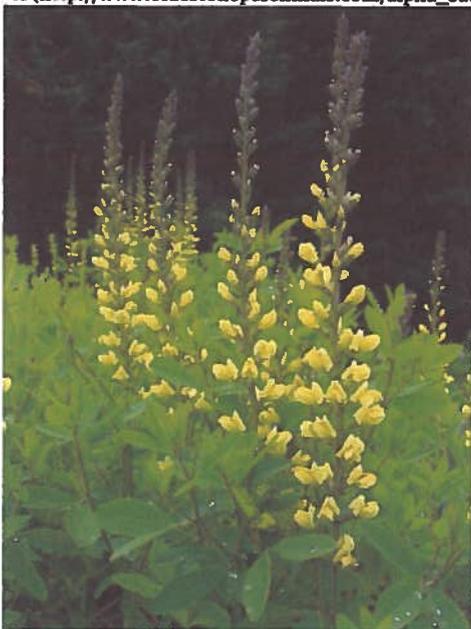
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Crisp butter yellow flowers spire above blue toned clover-like foliage. Baptisia Carolina Moonlight makes a dazzling garden presence. It is adaptable, easy growing and makes a good companion for other rugged plants such as ornamental grasses.

**Features to Note:**

- Deer Resistant
- Good For Cut Flowers
- Good For Dried Flowers
- Attracts Butterflies
- Seaside/Salt Tolerant
- Winter Interest
- Wet Site Tolerant
- Humidity Tolerant
- Beneficial For Pollinators

**Baptisia General Information:**

A very permanent and arresting perennial with a vase shape, 3-4' tall. Blue/green foliage on silver stems is topped by soft lupine-like flowers from late spring into summer. The black seedpods can be left on for additional ornamental effect or used in dried arrangements. Extremely long lived, so pick a good spot!

**Baptisia Plant Care:**

Can be slow to establish but will reach shrub like proportions. Good in poor soils. Dislikes being moved when mature. Late fall or spring cleanup may be preferred. Cut to 4-6" when foliage blackens with the cold.



- Plant Guide
- Plant Search
- Landscape Gardens
- Glossary Of Plant Terms

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- Butterfly / Hummingbird Gardening
- How-To Guides
- Cold Hardiness Map

## Plant Information



Plant Code lw04030

**Botanical Name:** Baptisia 'Carolina Moonlight'

**Common Name:** Carolina Moonlight False Indigo

**Bloom Time:** Spring

**Botanical Name:** Baptisia 'Carolina Moonlight'



**Common Name:** Carolina Moonlight False Indigo

**Uses:**

Beds and Borders, Mass Planting, Cut Flower, Color Accent

**Attributes:**

- Spikes of soft yellow flowers
- Excellent in mass plantings
- Great cut or dried flowers
- Blooms in spring

**Plant Type or Function - Upright Perennial**

**Baptisia alba**  
**White Wild Indigo**  
**Fabaceae (Leguminosae)**



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***Amorpha fruticosa***  
**False Indigo-bush, bastard-Indigo**  
**Fabaceae (Leguminosae)**



(/assets/images/plants/false\_indigo\_jr.jpg)



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