

development; the maintenance building addition could have been approved administratively. Staff has no objection to these enhancements to the property.

§3.4.1.7 Amendment to PDP

a. Major amendment...The PCD director shall find the amendment to be a major amendment if any of the following criteria is applicable:

iii. An accessory structure is proposed which is not consistent with section [chapter] 5.0.

§3.4.1.3.a.vii. Accessory structures. Accessory structures may be approved as part of the proposed PDP based upon subsection 5.1.2 (Accessory structures, residential buildings), as found appropriate by the approving body.

§5.1.2 Accessory structures, residential buildings. Accessory structures shall not be located within the front yard except as otherwise noted and shall maintain a five-foot setback from any side or rear property line, except as otherwise noted. Accessory structures shall be limited by the ground coverage maximums as listed on schedule 3.2.2.1 "Dimensional and Area Regulations, for Residential Districts". Accessory structures permitted in conjunction with a residence include, but are not limited to, those listed below, and such structures are subject to the restrictions as indicated.

§5.1.2.6 Gazebos, lanais and similar structures.

Chapter 10 – Definitions. Front yard, primary. That portion of a yard between the front lot line and a line drawn along the front line of the principal building and extending from side lot line to side lot line.

REQUIRED FINDINGS:

3.4.1.2 General PDP standards

a. Parking and vehicular access. While parking space, parking area design, and property access is dependent on the type of PDP proposed, the standards as set forth in subsections 4.1.4 and 3.4.1.3 of these LURs shall be generally applied to achieve the highest quality possible. Typically, parking area design should reflect logical and safe traffic flow, opportunities for shared parking and interconnectivity, pedestrian-oriented interaction, and an abundance of well-designed landscaping.

Access involves ingress and egress design for the proposed development. Applicants must provide a thorough analysis of how the surrounding roadways will be affected by the proposed access design, including input from outside agencies, as applicable. In some cases, roadway improvements such as deceleration or acceleration lanes may be necessary to effect good access design.

This criterion is not applicable to this application.

b. Streets. The street standards set forth in subsection 4.1.3 must be met by all proposed PDPs.

This criterion is not applicable to this application.

c. Drainage and utilities. The drainage standards set forth in subsections 4.1.5 and 4.2.1.4 of these LURs must be met by all proposed PDPs.

Drainage is minimally impacted by the school bus shelter, sidewalks, picnic pavilion, and maintenance building addition.

d. Concurrency. All PDPs must meet the concurrency requirements set forth in subsection 4.1.1.5. of these LURs. Also, see subsections 2.2.10.4.a.iii. and 2.2.10.4.a.iv. and 3.4.1.5.f. for information concerning reservation of capacity for concurrency and for procedures for extending reservations of capacity.

This criterion is not applicable to this application.

e. Contributions to public facilities. Stipulations of approval of a preliminary PDP may include requirements to make improvements or contribute funding to improvements to public facilities such as roadways, sewer and water facilities, drainage facilities, schools, or parks and recreational facilities. Required improvements should be relative to the impacts caused by the proposed PDP. However, applicants may propose additional contributions as part of consideration for PDP approval which should be evaluated by the city in regard to the overall quality of the proposed development.

This criterion is not applicable to this application.

f. Protection of resources. PDPs must be designed to preserve natural, cultural and historic resources. Proposed development plans shall be reviewed to determine the adequacy of the plan in regard to preservation of such resources. PDPs which are partially in the Conservation district (see subsection 3.4.4) shall be consistent with the requirements of that district. In addition, proposed PDPs shall be designed so that all portions of the PDP lying in the Conservation district (below the two-foot contour line) shall be common open space maintained in perpetuity by the developer or homeowner's association. Additional stipulations may be imposed as found necessary by the approving body to protect coastal resources.

The proposed plan reflects preservation of existing trees with the new sidewalk and accessory structures being designed to avoid impacting them.

g. Recycling dumpster pad. In addition to trash dumpster(s), an eight-foot by 22-foot concrete pad for recyclable materials is required. The dumpster must be completely fenced or screened, and landscaped on all three sides.

The application shows the recycling and refuse areas to be an improvement and exceed what is required by the LURs.

h. Sidewalks. Sidewalks along roadways and those that provide logical pedestrian connections to other areas are required for all proposed PDPs, as determined by the PCD director.

The proposal shows new sidewalks to the picnic pavilion and school bus shelter, enhancing pedestrian access on the site.

3.4.1.3. a. Residential PDP.

i. Density. The number of units per acre shall not exceed the maximum as allowed by the future land use map and related policies of the comprehensive plan. If the project is in a residential district (not a PDP zone) the density shall not exceed the density allowed in that land use atlas district. Acreage for density calculations shall not include areas within the Conservation district. Maximum density is not guaranteed for any proposed PDP, however, the quality of design, contribution to public facilities, open space and recreation, preservation of resources, and compatibility of the proposed development will be evaluated in order to recommend maximum density.

This criterion is not applicable to this application.

ii. Open space. Excluding roadways, parking areas, private yards, landscaped areas less than 250 square feet, and stormwater retention areas, open space shall make up a minimum of 25 percent of the site area. Open space may be in the form of recreation fields, courses, or fairways, pedestrian or bicycle paths or walkways, or landscaped common areas greater than 250 square feet each. In some cases, private yards designated as non-disturbed buffers or conservation easements may be eligible for open space calculations.

The proposed plan increases the lot coverage insignificantly by 2,194 sq. ft.; there will still be 51.6% (9.9 acres) of open space when the minimum required is 25% (4.785 acres).

iii. Recreation area. Recreation area shall be provided at a ratio of one acre per 500 residents. In some cases, the PCD director may recommend that recreation area be provided at a ratio of one acre per 200 dwelling units, or more. In no case, shall the minimum recreation area be less than one-half acre, except in the UCBD or PDPs less than two acres in size. To be eligible for credit, a recreation area must include benches, trees, open or grassy areas or fields, pedestrian or bike paths, play or exercise facilities, courses, fairways, or other passive or active recreation facilities, or a combination of such facilities, which may be geared to the type of population served. Higher credit may be given to facilities usable by the general public, as determined by the PCD director. Pedestrian or bike paths designed to meet the recreation standard shall be in specifically designated corridors. No recreational credit will be given to required sidewalks along roadways except for specially-designed, incidental connection points.

The original PDP was approved with .25 acres of recreation area. The proposed plan enhances the recreational amenities, with 1.9 acres being provided.

iv. Parking. Two per dwelling unit plus one per ten units for visitor parking. On-street parking may be counted toward the required visitor parking only. In proposed developments of 50 units or more, parking spaces shall be provided at the recreation area in a ratio of one space per ten dwelling units. In some cases, the applicant may recommend more or less parking than required by these standards, however, such designs must be qualified and quantified by quality of design, empirical data, or emerging trends.

The proposed plan shows no change in the number of parking spaces; the site has 100 parking spaces less than what the LURs require, and with this request there is no basis to ask that more be provided.

- *The development was originally approved for senior housing and has transitioned to affordable housing with mostly younger families. Based on the available records, we can only assume that the reduction in the number of spaces was allowed because of the type of development and unit mix that was proposed which is allowed by the PDP regulations. The owners indicate that the number of available parking spaces is not an issue on the property.*

v. Building setbacks. The following setbacks for buildings are typically required, unless otherwise stipulated in the PDP approval for projects proposed outside the Urban Core, Urban Central Business district and Urban Village districts:

Building setbacks for two-story buildings shall be: Thirty-five feet from any project property line which is also a street frontage, 50 feet from a major collector or arterial road as defined in subsection 4.1.3, and 15 feet from an interior private road.

This criterion is not applicable to accessory structures.

vi. Buffers. A landscaped, well-designed perimeter buffer with a minimum or oscillating width of 25 feet from all property lines is required for all proposed residential PDPs, unless otherwise stipulated in the PDP approval.

The front buffer is minimally impacted by the school bus shelter and its location is not detrimental to the site.

vii. Accessory structures. Accessory structures may be approved as part of the proposed PDP based upon subsection 5.1.2 (Accessory structures, residential buildings), as found appropriate by the approving body.

Staff believes the location of the school bus shelter, picnic pavilion, and maintenance building addition are logical and reasonable requests.

- *The school bus shelter is setback 5 feet from the front property line, providing a short walking distance for the children to get on the bus.*
- *The picnic pavilion is setback 170 feet, about 20 feet in front of the closest building, which places it in the technical front yard, and is a good location that takes advantage of the shade of existing trees without causing harm to them.*
- *The maintenance building addition could have been approved administratively.*

viii. Neighborhood activity center. A neighborhood activity center consisting of light retail, restaurants, personal services, office, and other similar neighborhood types of activities may be proposed as a compact, defined area limited to one acre or five percent of the overall development. While no specific standards are suggested in order to allow innovation in design, a proposed neighborhood activity center will be evaluated for its physical design including types of uses proposed, pedestrian connectivity with the surrounding residential components, landscaping, and overall feasibility.

This criterion is not applicable to this application.

ATTACHMENTS:

**Development Review Committee Comments
School District of Manatee County School Report - Pending
Maps
Application
Letter of Request/PDP Review Criteria
Plans**

STAFF RECOMMENDATION:

APPROVAL of MA.16.4679 River Trace Apartments.

PLANNING COMMISSION RECOMMENDATION: December 14, 2016

CITY COUNCIL ACTION: January 11, 2017



Development Review Committee Pre-Application Meeting Comments

Project Name: PM.16.3828 River Trace Apartments
Review Date: September 27, 2016
Site Address: 2710 River Trace Circle

Zoning: R-2 with an approved PDP
Future Land Use: Residential Medium (10 DU/AC)

Review Type: Building Division

Reviewer: Anthony Warren, CFM, Building Official **Phone:** (941) 932-9404

E-mail: anthony.warren@cityofbradenton.com

1. Absent.

Review Type: Fire Department

Reviewer: Ken Langston, Fire Marshall **Phone:** (941) 932-9603

E-mail: ken.langston@cityofbradenton.com

1. Absent.

Review Type: Planning & Zoning

Reviewer: Christopher Gratz, AICP **Phone:** (941) 932-9413
Development Services & Zoning Manager

E-mail: christopher.gratz@cityofbradenton.com

1. The proposed private bus shelter and private walkway need to be relocated. Tree protection requirements do not allow the root system of trees to be disturbed; this is measured at the drip line. §2.2.3.2.h.
2. Accessory structures are prohibited in front yards; the private bus shelter, picnic area structure, and maintenance building addition require a Major Amendment to the PDP because these are accessory structures that are proposed in the front yard of the development. The dimensions of the structures and the setbacks are not indicated on the plans. Below are the applicable Land Use Regulations:

§3.4.1.3.a.vii. Accessory structures. Accessory structures may be approved as part of the proposed PDP based upon subsection 5.1.2 (Accessory structures, residential buildings), as found appropriate by the approving body.

5.1.2 Accessory structures, residential buildings. Accessory structures shall not be located within the front yard except as otherwise noted and shall maintain a five-foot setback from any side or rear property line, except as otherwise noted. Accessory structures shall be limited by the ground coverage maximums as listed on schedule 3.2.2.1 "Dimensional and Area Regulations, for Residential Districts". Accessory structures permitted in conjunction with a residence include, but are not limited to, those listed below, and such structures are subject to the restrictions as indicated.

5.1.2.6 Gazebos, lanais and similar structures.

Chapter 10 – Definitions. Front yard, primary. That portion of a yard between the front lot line and a line drawn along the front line of the principal building and extending from side lot line to side lot line.

Next Steps:

1. Revise the plans, and then submit an application for a Major PDP Amendment.

Follow the link to the application for a [Major PDP Amendment](#)

Follow the link to MUNICODE for [City of Bradenton Land Use Regulations](#)

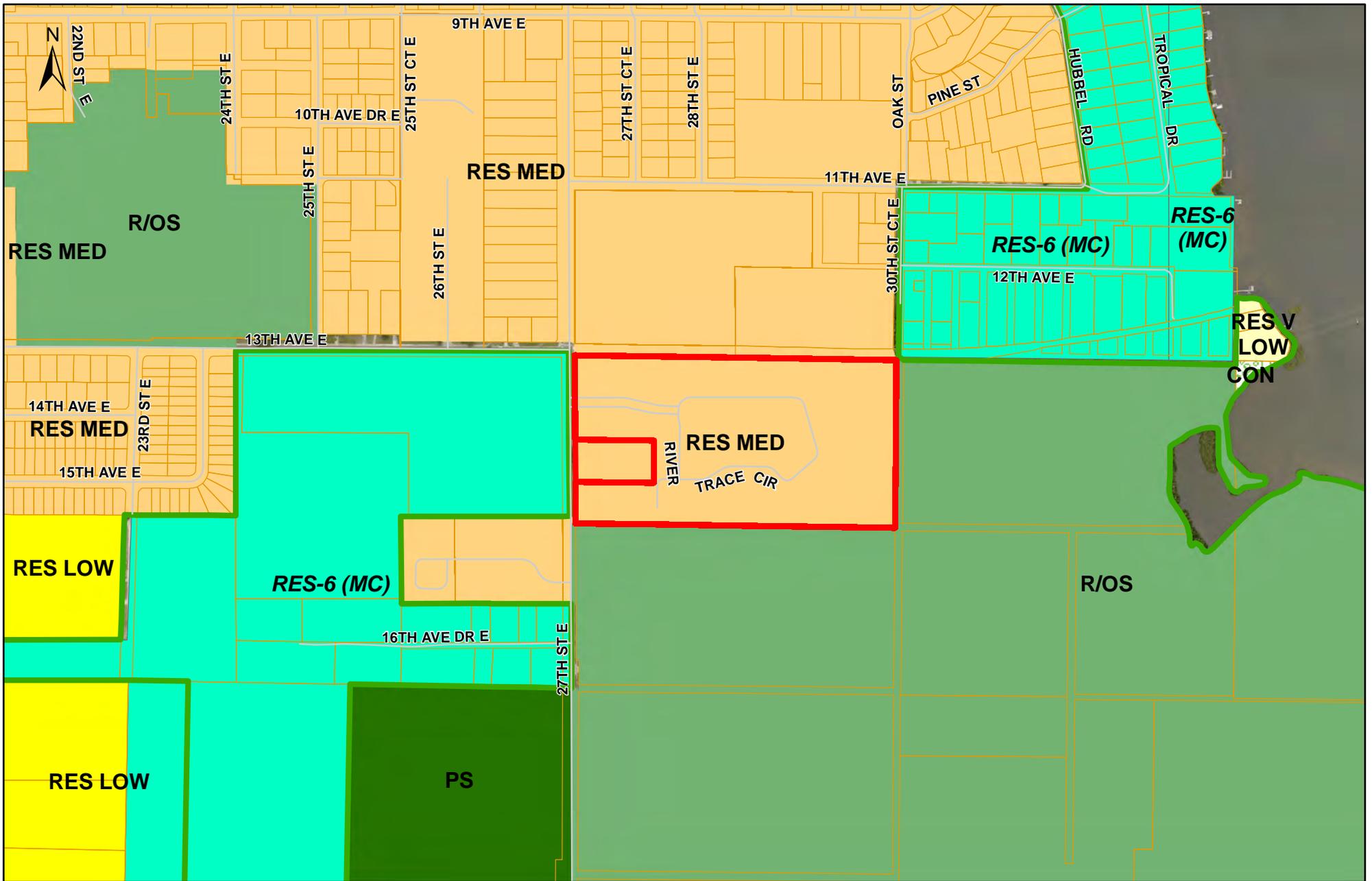
Review Type: Police Department

Reviewer: Officer K. Camacho

Phone: (941) 741-3041

Email: Kimberly.Camacho@cityofbradenton.com

1. Absent.



Application #: MA.16.4679

Owner: Bradenton Leased Housing Associates III, LLLP

Agent: Paul Hohman, Ebersoldt + Associates Architecture

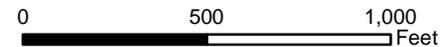
Address: 2710 River Trace Circle

PIN: 1401300059



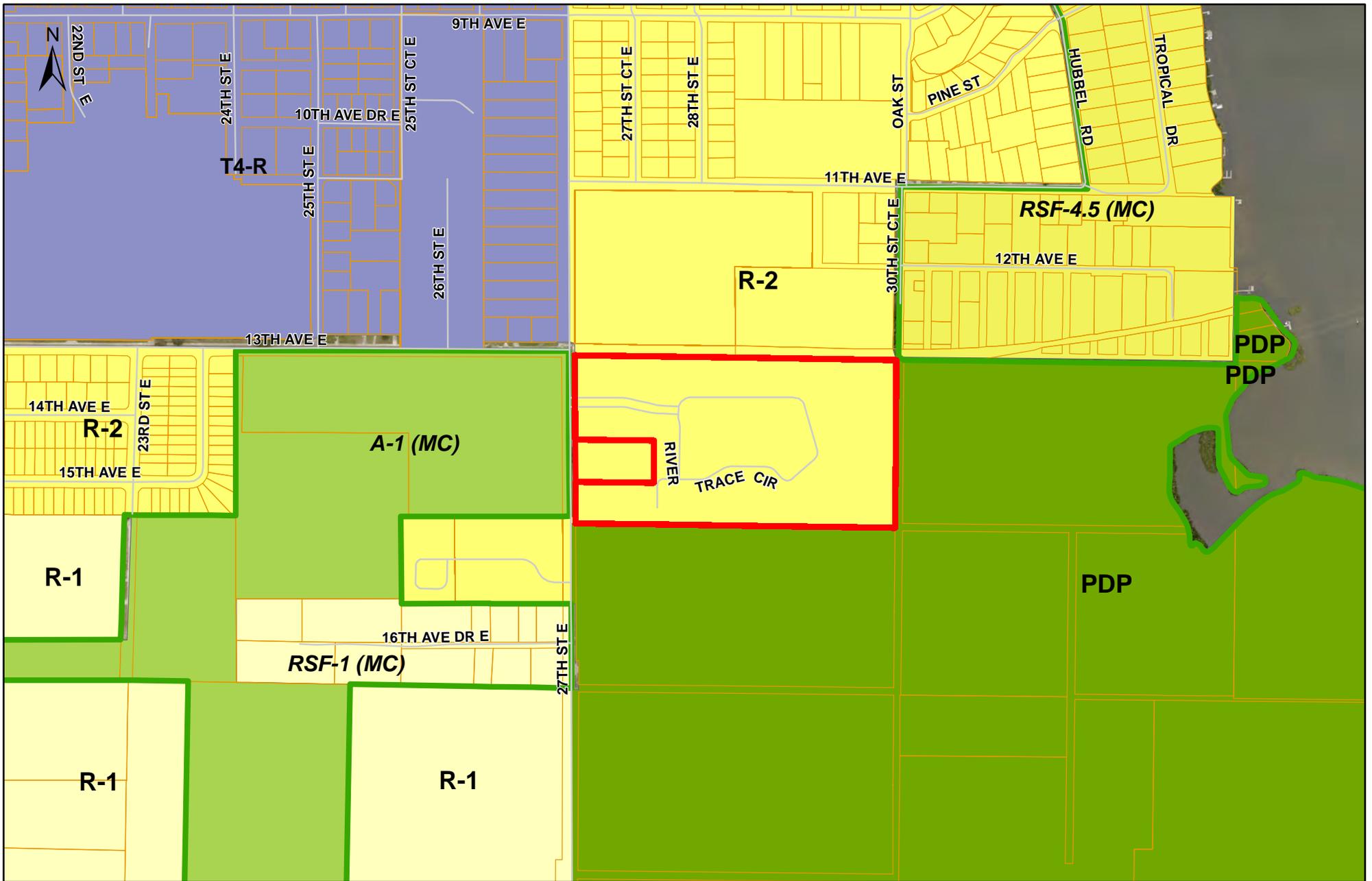
Prepared by Department of
Planning and Community Development

FUTURE LAND USE MAP



Legend

- Subject Parcel
- City Limits
- Parcels



Application #: MA.16.4679

Owner: Bradenton Leased Housing Associates III, LLLP

Agent: Paul Hohman, Ebersoldt + Associates Architecture

Address: 2710 River Trace Circle

PIN: 1401300059



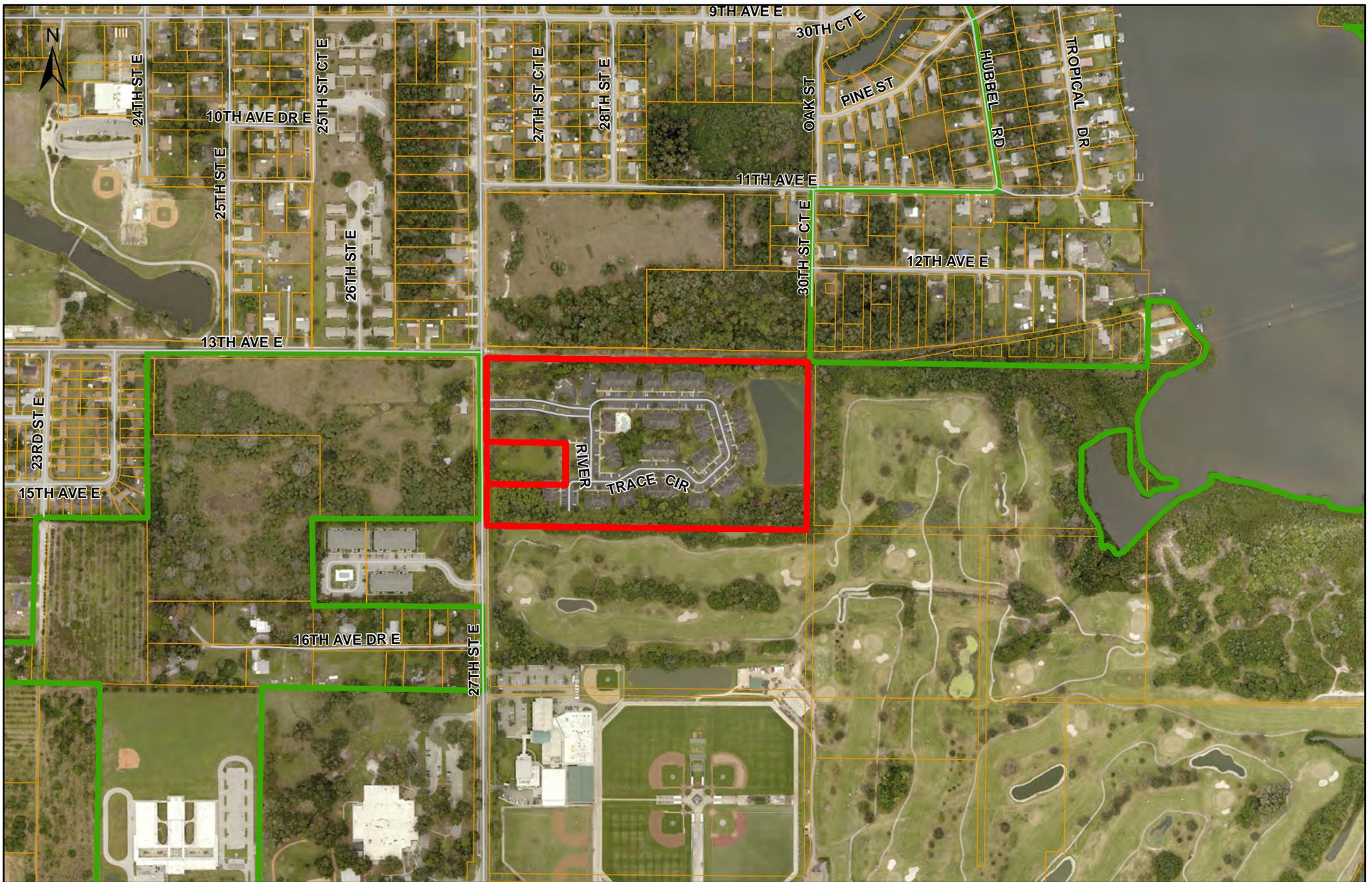
Prepared by Department of
Planning and Community Development

ZONING MAP



Legend

-  Subject Parcel
-  City Limits
-  Parcels



Application #: MA.16.4679

Owner: Bradenton Leased Housing Associates III, LLLP

Agent: Paul Hohman, Ebersoldt + Associates Architecture

Address: 2710 River Trace Circle

PIN: 1401300059



Prepared by Department of
Planning and Community Development

LOCATION MAP



Legend

- Subject Parcel
- City Limits
- Parcels

ADAMS,GRACIE
1206 27TH ST E
BRADENTON, FL 34208

BRADENTON CITY OF
CALLER SERVICE 25015
BRADENTON, FL 34206

BRUCE GINSBERG HOLDINGS INC
864 CONNEMARA CIR
VENICE, FL 34292

EVANS,ROBERT
111 SERPENTINE RD
TENAFLY, NJ 7670

GELLER,WILLIAM A
5128 OXFORD DR
SARASOTA, FL 34242

GUNN,MICHAEL
4561 MILL HOUSE RD
GULF SHORES, AL 36542

HORNER,WESLEY R
4525 USEPPA DR
BRADENTON, FL 34203

KREIDER,SHIRLEY
5317 34TH ST E
BRADENTON, FL 34203

LUKOSE,KEVIN
2606 RIVER PRESERVE CT
BRADENTON, FL 34208

MORELAND,ROBIN NORRIS
1210 27TH ST E
BRADENTON, FL 34208

ADAMS,JUANITA
508 PECAN LN
BRADENTON, FL 34212

BRADENTON LEASED HOUSING ASSOC I
LLC
2905 NORTHWEST BLVD 150
PLYMOUTH, MN 55441

CALKINS,WALTER
5294A BEACH DR SE
SAINT PETERSBURG, FL 33705

FITCH,DWIGHT
2209 87TH STREET NW
BRADENTON, FL 34209

GINSBERG-KLEMMT,ERIKA
3364 TANGLEWOOD DR
SARASOTA, FL 34239

GUTIERREZ,SAUL
1214 27TH ST E
BRADENTON, FL 34208

I W LAND PARTNERS LLC
5336 HUNT CLUB WAY
SARASOTA, FL 34238

LIBERA,ROBERT
5281 CREEKSIDE TRL
SARASOTA, FL 34243

MANATEE COUNTY
P O BOX 1000
BRADENTON, FL 34206

MTPFL HOLDINGS LLC
15 PARADISE PLZ 167
SARASOTA, FL 34239

BARRETT,JOHN W
777 CENTERGATE DR 5726
ELLIJAY, GA 30540

BREEDEN,LAURA L
3416 BROWN ST NW APT B
WASHINGTON, DC 20010

COLLUCCI,VITO
96 ROCK RD
WAYNE, NJ 7470

FREELING PROPERTIES LLC
46 N WASHINGTON BLVD 1
SARASOTA, FL 34236

GOLF VILLAGE LLC
1444 1ST STREET A
SARASOTA, FL 34236

HIRSCHINGER,DIANE
800 PALISADE AVE 1609
FORT LEE, NJ 7024

JONES,PAUL E
50 BISCAYNE BLVD APT 3310
MIAMI, FL 33132

LOVE,JEFFREY C SR
2608 RIVER PRESERVE CT
BRADENTON, FL 34208

MONARCH ASSET MANAGEMENT LLC
18128 HWY 49 LOT 29
SAUCIER, MS 39574

MYRICK,CHRISTINE
P O BOX 1622
ONECO, FL 34264

OSWALT,NANCY G
3156 JAVA PLUM AVE
SARASOTA, FL 34232

RANTZ,ADAM A
128 BERWICK CRES
RICHMOND HILL, ON L4C OB5
CANADA

ROSS,JOHN
1513 TANGIER WAY
SARASOTA, FL 34239

SIDDALL HOLDINGS LLC 401K PROFIT
12614A BRIAR PATCH RD
HOUSTON, TX 77077

WILLIAMS,BARTH
2618 RIVER PRESERVE CT
BRADENTON, FL 34208

PERKINS,EDITH D
7565 SETH RAYNOR PL
SARASOTA, FL 34240

RIVER OAKS HOUSING PARTNERS LTD
2905 NORTHWEST BLVD
PLYMOUTH, MN 55441

ROSS,WENDY A
3862 ROYAL HAMMOCK BLVD
SARASOTA, FL 34240

STOKES,ELLEN DWERE
1320 27TH ST E
BRADENTON, FL 34208

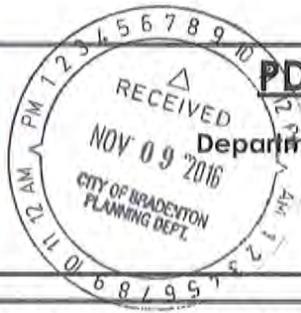
ZARGHAMI,JASON
1456 LAKE HILLS DR
EL DORADO HILLS, CA 95762

PHILLIPS,HEATHER
2601 RIVER PRESERVE CT
BRADENTON, FL 34208

ROME INTERNATIONAL PROPERTIES
INC
1310 LATHROP AVE
RIVER FOREST, IL 60305

SHINHOLSTER,ROSIE
2605 13TH AVE E
BRADENTON, FL 34208

TWOSIXTWOOH LLC
11161 SR 70 E 110 STE 108
BRADENTON, FL 34202



PDP Amendment Application

Department of Planning & Community Development
 101 Old Main Street, Bradenton, FL 34205
 Ph: (941) 932-9400
www.cityofbradenton.com

RM

CONTACT INFORMATION

Name of Property Owner: Bradenton Leased Housing Associates I, LLC and River Oaks Housing Partners, LTD
 2905 Northwest Blvd., Suite 150
 Owner Address: Plymouth, MN 55441 Telephone: (763) 354-5500 - Christopher Barnes
 Name of Agent: Paul Hohmann - Project Architect - Ebersoldt + Associates Architecture
 1214 Washington Avenue
 Agent Address: St. Louis, MO Telephone: (314) 241-4566
 Owner/Agent Email: claire.vandereyk@Dominiuminc.com, phohmann@eplusa-arch.com

REQUIRED

PROPERTY INFORMATION

Property Address: 2710 River Trace Circle, Bradenton, FL 34208
 PDP Name: River Trace Apartments Acreage: 19.15 AC
 Zoning District: R-2 Future Land Use: Residential Medium Density
*click to view [zoning map](#) *click to view [FLU map](#)
 Ward #: 5 Neighborhood #: 7.05
*click to view [Ward map](#) *click to view [Neighborhoods map](#)

REQUIRED

PDP

Indicate Type of PDP Amendment Requested: Major Minor

REQUIRED

MATERIALS FOR REVIEW

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

► **PDP Major Amendment**

- PDP Major Amendment Review Fee: \$1,670+\$20/acre
- Notarized Agent Authorization Form, if applicable
- Project Narrative/Justification (include original PDP Project Number)
- Findings of Fact/Review Criteria (see page 2 for PDP Major Amendment Review Criteria)
- Thirty (30) folded copies of PDP Major Amendment Site Plan (see page 3 for PDP Major Amendment Site Plan requirements) requirements)
- Concurrency Review Application (see page 5 for Concurrency Review requirements)
- One (1) electronic copy in pdf format of Application and all required support materials

► **PDP Minor Amendment**

- PDP Major Amendment Review Fee: \$500.
- Notarized Agent Authorization Form, if applicable
- Project Narrative describing scope of amendment (include original PDP Project Number)
- Four (4) folded copies of PDP Minor Amendment Site Plan (see page 3 for Minor Amendment Site Plan Requirements) and One (1) electronic copy of Annexation Application and all required materials in PDF format
- Community Impact Report (CIR). (See Page 4 for CIR Requirements)

REQUIRED

SIGNATURE

The owner of this property and/or the undersigned agree to conform to all applicable laws of City of Bradenton and to all applicable Federal, State, and County laws.

[Signature] 11-4-2016
 Signature of Owner/Applicant Date

REQUIRED

CITY STAFF ONLY

Application Fees: Application Sufficiency:
 Fee Required: **\$1,670+\$20/acre** (Major Amendment) Sufficient:
\$500 (Minor Amendment) Incomplete:
 FEE COLLECTED: \$ 2,050.00
 RECEIPT #: 006960-0003 APPLICATION #: MA. 164679

CITY STAFF ONLY

CITY COUNCIL:

PLANNING COMMISSION:

DRC:

REVIEW DATES - TO BE COMPLETED BY CITY STAFF



PDP Amendment Application

Department of Planning & Community Development
 101 Old Main Street, Bradenton, FL 34205
 Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com



CONCURRENCY REVIEW WORKSHEET: REQUIRED FOR PDP MAJOR AMENDMENTS ONLY:

Project Name: River Trace Apartments

Location (address): 2710 River Trace Circle, Bradenton, FL 34208

Engineer of Record: Christopher T. Bravo - Bravo Engineering, LLC - (407) 252-1671

Type of Development: Multi-Family (Apartments)

Total Acreage: 19.15 AC Acreage above 2-foot contour line: 18.09 AC

Impervious Areas (specify acres or square footage):
2.31 AC (99,628 s.f. existing + 480 s.f. maint. addition + 330 s.f. bus
 Building Coverage: stop shelter + 380 s.f. picnic shelter = 100,818 s.f.)
 Paved Areas (include walkways): 2.95 AC (126,324 s.f. existing + 2,194 s.f. new = 128,518 s.f.)

Pervious Areas:
 Open Space: 9.99 AC green space (Total site - buildings, paved areas & retention)
 Retention: 3.90 AC
 Other (specify):
 Total Recreation Area: 1.90 AC
 Rec. area less bldgs. & playcourts: 1.75 AC

Density/Intensity:
 Units per acre: 9.3 unit / AC Non-residential square footage: 3,480 s.f.

Projected Average Vehicle Trips per Day: Unchanged (no proposed change of occupancy)

Projected Volume (GPD) of Water Consumption: Unchanged (no proposed change of fixture count)

Projected (GPD) Wastewater Flow: Unchanged (no proposed change of fixture count)

Type of Irrigation: No proposed change to existing system
 Projected GPD of potable water: Unchanged

Projected Solid Waste (tons per year):
 Landfill: Unchanged (no proposed change of occupancy)
 Recyclable: Unchanged
 Paper: Unchanged
 Glass: Unchanged
 Aluminum: Unchanged
 Cardboard: Unchanged
 New enclosures will be constructed for existing recycling collection in the same location, but anticipated usage and volumes are not expected to change.

Drainage (by volume):
 Retained on site: Unchanged Treated: Unchanged (No treatment on site)

School Facilities (to be approved by Manatee County School District): Unchanged

Permits Required from Other Agencies and Their Status: Water district permit?

CONCURRENCY REVIEW WORKSHEET

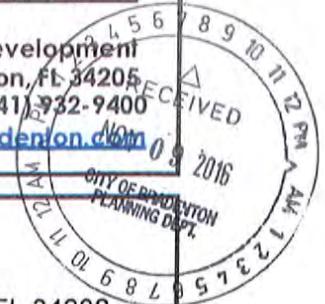
REQUIRED

MA 16. 4679



Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com



PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: River Trace Apartments: 2710 River Trace Circle, Bradenton, FL 34208

I, Christopher Barnes, the registered property owner(s) of the above noted property, do hereby authorize

Paul Hohmann Ebersoldt + Associates Architecture
Print Name of Agent Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

[Signature] 2905 Northwest Blvd., Suite 150, Plymouth, MN 55441
Signature of Owner(s) Owner(s) Address (if different than property above)

[Signature] 1214 Washington Avenue, St. Louis, MO 63103 (314) 241-4566
Signature of Agent Agent Address and Phone

AGENT AUTHORIZATION

REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 3 day of October,

produced personally known respectively, as

as identification and who did (did not) take an oath:

[Signature]
Signature

Julie O. Feneis, Notary Public
Print Name



State of Florida Minnesota
My Commission Expires: 1-31-17

NOTARY

REQUIRED

MA 16. 4679

2016 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M13000005014

Entity Name: BRADENTON LEASED HOUSING ASSOCIATES I, LLC

Current Principal Place of Business:

2905 NORTHWEST BLVD, STE. 150
PLYMOUTH, MN 55441

Current Mailing Address:

2905 NORTHWEST BLVD, STE. 150
PLYMOUTH, MN 55441 US

FEI Number: 46-2740581

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name BRACHMAN, ARMAND E
Address 2905 NORTHWEST BLVD, STE. 150
City-State-Zip: PLYMOUT MN 55441

Title MGR
Name SWEEN, PAUL R
Address 2905 NORTHWEST BLVD, STE. 150
City-State-Zip: PLYMOUT MN 55441

Title MGR
Name MOORHOUSE, MARK S
Address 2905 NORTHWEST BLVD, STE. 150
City-State-Zip: PLYMOUT MN 55441

Title MGR
Name BARNES, CHRISTOPHER P
Address 2905 NORTHWEST BLVD, STE. 150
City-State-Zip: PLYMOUT MN 55441

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ARMAND BRACHMAN

MANAGER

02/16/2016

Electronic Signature of Signing Authorized Person(s) Detail

Date

2016 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A99000001811

Entity Name: RIVER OAKS HOUSING PARTNERS, LTD.

Current Principal Place of Business:

2905 NORTHWEST BOULEVARD, SUITE 150
PLYMOUTH, MN 55441

Current Mailing Address:

2905 NORTHWEST BOULEVARD, SUITE 150
PLYMOUTH, MN 55441

FEI Number: 59-3626109

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

General Partner Detail :

Document #

Name BRADENTON LEASED HOUSING
ASSOCIATES I, LLC

Address 2905 NORTHWEST BOULEVARD,
SUITE 150

City-State-Zip: PLYMOUTH MN 55441

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHRISTOPHER BARNES

MANAGER

04/11/2016

_____ Electronic Signature of Signing General Partner Detail

_____ Date



City of Bradenton, Florida
 Permit Cashiers
 101 Old Main Street
 Bradenton, FL 34205-7865
 (941) 932-9434
 www.cityofbradenton.com

006960-0003 Rashanne 11/09/2016 12:38PM

PERMITS / INSPECTIONS

MAJOR PDP AMEND W/PRE APP
 - REVIEW

2016 Item: 164679|P305 2,050.00

 2,050.00

Subtotal 2,050.00
 Total 2,050.00

CHECK 2,050.00
 Check Number 163282

Change due 0.00

Dominion Development Acquisition, LLC 2905 Northwest Blvd Suite 150 Plymouth, MN 55441-2844		The First Bank 180 Dean Levee Blvd Chicago, IL 60603 92-MARTD	CHECK 163282
PAY TO THE ORDER OF City of Bradenton 101 Old Main Street Bradenton, FL 34025	**** TWO THOUSAND FIFTY AND 00/100 DOLLARS	10/13/2016	\$2,050.00**

Endorsement Signature

Thank You for your payment!

CUSTOMER COPY



River Trace Apartments - PDP Amendment

Project Narrative:

The River Trace Apartments is an existing 178 unit apartment complex located at 2710 River Trace Circle in the City of Bradenton, FL on 19.15 acres. The complex was constructed in 2000 as a Planned Development Project and consists of 17 two-story apartments buildings containing one, two and three bedroom apartments, a clubhouse building with an adjacent pool and a small maintenance building. The clubhouse building contains a large community room, a computer room, offices for the site management and restrooms. The site was originally intended for senior residents, but now houses mostly younger families. There are two shuffleboard courts and two small non-accessible gazebos that get little to no use by the current residents.

The owner, Bradenton Leased Housing Associates III, LLLP, a subsidiary of Dominion Development & Acquisition of Plymouth, MN, is proposing a moderate rehabilitation of the property, which will include several site improvements. The proposed site improvements include a school bus stop shelter for the site's children to wait for school buses, a picnic shelter with tables and a BBQ stand, a new playground, a new mailbox kiosk and an addition to the existing maintenance building. New landscaping will accompany the proposed site improvements.

The proposed bus stop shelter and proposed picnic shelter do not meet current zoning restrictions, which do not allow accessory structures to be located in front yards, which for this site may be interpreted as the entire area of the site located in front of a line parallel with the front of the closest building to 27th Street E. The closest building to 27th Street E. is approximately 190 feet back from the property line.

The proposed School bus stop shelter would not be functional for its proposed purpose if it was required to be 190 feet back from the street where the school buses pick up the children. The front corner of the proposed picnic shelter is only about 20 feet in front of the imaginary line parallel with front of the closest building to 27th Street E. The proposed shelter and adjacent playground have been strategically located in a clearing between three groupings of trees in the middle of the open area toward the front of the site to take advantage of shading from the trees through the day and without being located within the drip-line of the tree canopies.

The owner asks that the PDP be amended to allow the proposed accessory structures as planned and feels they will bring benefit to the apartment residents.

MA 16. 4679



**PDP Amendment Review Criteria:
General Standards (all land uses)**

- A. Parking & Vehicular Access: The proposed improvements will not change parking or vehicular access to the site
- B. Streets: The proposal improvements include a shelter for school children to wait for the school bus to be located at the front of the property along 27th Street E (a Manatee County road). A sidewalk is proposed to connect the bus stop shelter to the road. Please see the proposed site plan.
- C. Drainage & Utilities: The proposed improvements will not change site drainage or utility connections.
- D. Concurrency: Please see the Concurrency Review Worksheet on page 5 of the application.
- E. Contributions to Public Facilities: Not applicable
- F. Protection of Resources: During site construction all trees larger than 6 inches in diameter in the vicinity of construction activities will be protected with a temporary plastic mesh construction fence that shall be erected at the outer canopy drip line of each tree (or grouping of trees).
- G. Recycling Dumpster Pad: The present waste and recycling facilities include an enclosed trash compactor and an existing plastic fenced enclosure for bulk waste items and cardboard recycling collection. Recycling for paper glass & aluminum is presently collected in small rolling carts that do not have an enclosure.

The owner wishes to improve the appearance and function of this area. The proposed improvements include replacing the existing plastic fence enclosure with a new enclosure that will include a bulk disposal dumpster, a cardboard recycling dumpster and an area for storing the rolling carts for paper glass & aluminum recycling. The enclosure will be constructed of concrete block with a stucco finish at the front elevations. Rear and inside elevations will be painted. The enclosure dimensions and specifications for all materials including the concrete slab will meet the City of Bradenton Public Works Department standards for dumpster enclosures.

- H. Sidewalks: Presently there is no pedestrian pathway connecting the buildings within the site to the public sidewalk at 27th Street E. As part of the bus stop improvements, new sidewalks will be constructed connecting the existing sidewalks through the new bus stop shelter and to the public sidewalk. The sidewalks will also connect to other new site amenities including a picnic shelter and playground. All components of the new sidewalks will meet current ADA standards. Existing sidewalks within the site will be repaired as required to

MA 16. 4679



eliminate any trip hazards that may be present. There are existing ADA compliant sidewalk ramps at all of the existing accessible parking spaces on the site.

Specific Standards (Residential)

- A. Density: The density of the property will remain unchanged with the renovation and improvements.
- B. Open Space: With the exception of the addition of the new site amenity structures outlined below, the amount of site open space will be unchanged.
- C. Recreation Area: As part of the new site improvements, a new playground will be constructed on the site as well as a new picnic shelter. The grass area south of the picnic shelter is intentionally being left open to act as a natural area for recreation activities such as youth soccer or football.
- D. Parking: The number of parking spaces will remain unchanged. There is currently not a shortage of parking on the site. There are currently 19 accessible parking spaces around the site and this number will remain unchanged.
- E. Building Setbacks: The new bus stop shelter at the front of the site on 27th Street E. will be set back 5 feet from the property line, which is the minimum setback for accessory structures.
- F. Buffers: New landscaping will be added along River Trace Circle in the vicinity of the existing paved area in front of the re-built recycling enclosure area. New landscaping will also be added at the new bus stop shelter, picnic shelter and the new sidewalks. Existing landscaping throughout the site will be maintained.
- G. Accessory Structures: New site amenity structures will include the following:
 - a. A new school bus stop shelter at the front of the site along 27th Street E. will be constructed for children waiting for their school buses.
 - b. A new picnic shelter with picnic tables and a BBQ station will be constructed in an open area approximately 170 feet from the front of the site.
 - c. A new playground will be constructed adjacent to the new picnic shelter.
 - d. A new replacement mail kiosk will be constructed just east of the present mail kiosk near the pool and clubhouse. The new kiosk will feature new horizontal mailboxes, which comply with current USPS standards including parcel boxes, which are currently unavailable.
 - e. A new storage addition will be built behind the present maintenance building, which is located at the recycling & trash area.
- H. Neighborhood Activity Center: Not applicable.

MA 18. 4679

RIVER TRACE APARTMENTS

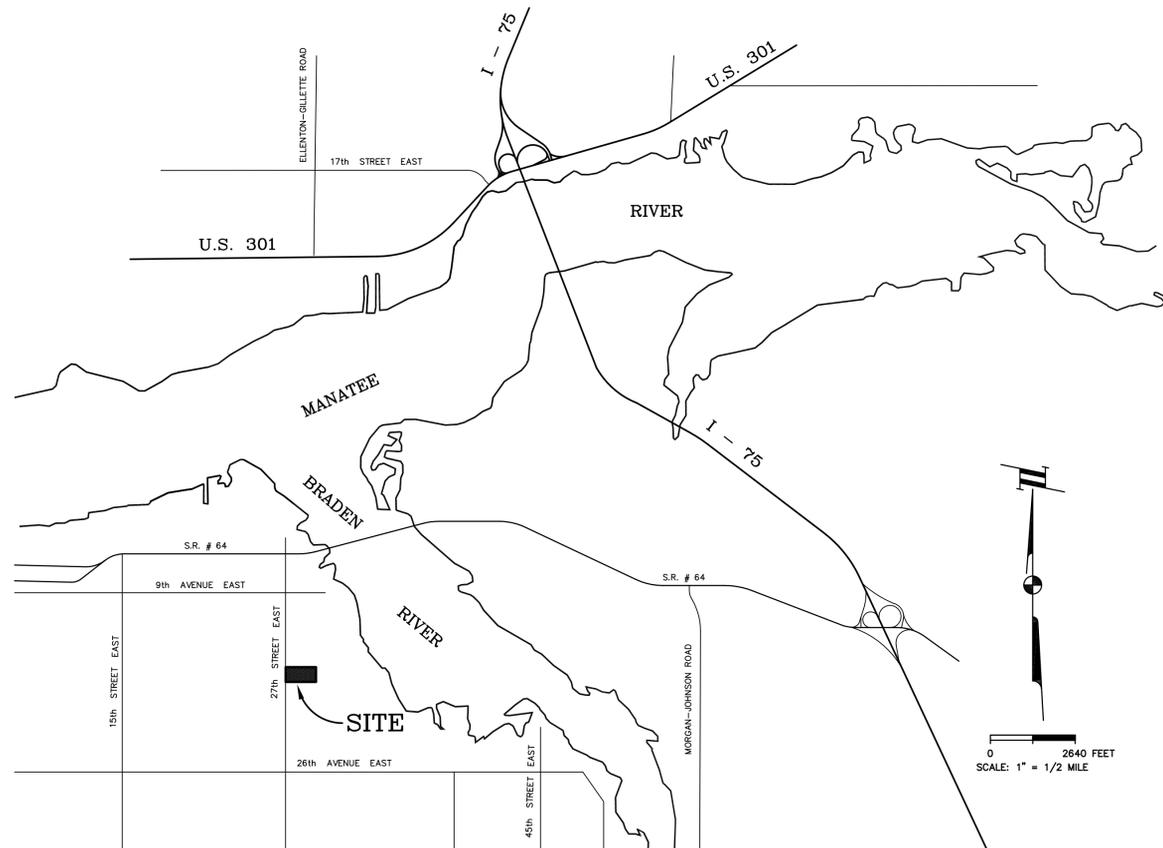
SURVEYOR'S CERTIFICATION:

To: Dominion Development & Acquisition, LLC; Commercial Partners Title, LLC; Bradenton Leased Housing Associates III, LLLP; Old Republic National Title Insurance Company; Commercial Partners Title, LLC; River Oaks Housing Partners, LTD.; Manatee Ponds, Ltd., f/k/a Poind-C-let, Ltd.

I hereby certify that on the 04 day of November, 2016:

- this survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (of which I have knowledge or have been advised, whether or not of record) affecting or benefiting the subject property; (iii) the location of the parking areas on the subject property showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; and (v) all other significant items on the subject property.
- except as set forth below, there are no (i) encroachments upon the subject property by improvements on adjacent property, (ii) encroachments on adjacent property, streets, or alleys by any improvements on the subject property; (iii) party walls; or (iv) conflicts or protrusions. The exceptions to the above statements are as follows: None.
- adequate ingress to and egress from the subject property is provided by 27th Street East, the same being paved, dedicated public right-of-way maintained by the City of Bradenton.
- all required building set-back lines on the subject property are located as shown hereon. (See note 5 below)
- the property does lie within a flood plain or flood prone area. (See note 4 below)
- there is no observed evidence of current earth moving work, building construction or building additions.
- there is no evidence of recent street or sidewalk construction or repairs.
- there is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- that this survey meets the Minimum Technical Standards for Land Surveying in the State of Florida (Chapter 5J-17.050, F.A.C.) and the 2011 minimum standard detail requirements of ALTA/ACSM Land Title Surveys and includes Table A, Items: 1-4, 6(b), 7a, 7b(1), 7c, 8, 9, 11a, 13, 14 and 16-18.

J. N. Gatch
James N. Gatch, Jr., PSM
Registered Public Surveyor
Registration No. 4295
ZNS ENGINEERING, L.C.
P.O. Box 9448
Bradenton, Florida 34206
(941) 748-8080



NOTES:

- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE EAST RIGHT OF WAY LINE OF 27TH STREET EAST HAVING A BEARING OF N 00°21'21" W. THIS BEARING ORIENTATION IS DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE "MANATEE G. STROOP CORS-ARP" (DIP-DL7628).
- TITLE INFORMATION IS BASED ON TITLE COMMITMENT FILE No. 51591, EFFECTIVE DATE OF JUNE 22, 2016, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- IMPROVEMENT SUCH AS, BUT NOT LIMITED TO FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
- PROPERTY LIES IN FLOOD ZONES X & AE (EL. 7), AS SCALED FROM MANATEE COUNTY, FLORIDA FLOOD INSURANCE RATE MAP PANEL No. 12081C 0307 E, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014.
- RIVER TRACE IS A "PLANNED DEVELOPMENT PROJECT" WHOSE BUILDING LOCATIONS WERE APPROVED BY THE CITY OF BRADENTON.
- ALL UTILITIES ENTER THE PROPERTY FROM 27th STREET EAST, A PUBLIC RIGHT OF WAY.
- ELEVATIONS NOTED HEREON ARE IN FEET AND ARE BASED ON N.A.V.D. 1988 DATUM. THE BENCHMARK USED AS CONTROL IS COB 1017 (PID-D06901) WITH A PUBLISHED ELEVATION OF 7.736 FEET (U.S.) NAVD88. CONVERSION FACTOR FROM N.A.V.D. 1988 TO N.G.V.D. 1929 DATUM: +0.978 FEET.

SCHEDULE B SECTION II		
ITEM #	RECORDING INFORMATION	COMMENTS
1	N/A	NOT SURVEY MATTERS
2	ANY ENCROACHMENT, ENCUMBRANCE, ETC.	4' CHAIN-LINK FENCE OWNERSHIP UNDETERMINED
3-4	N/A	NOT SURVEY MATTERS
5	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NONE APPARENT
6	N/A	NOT SURVEY MATTERS
7	DEED BOOK 308 PAGE 887 O.R. BOOK 270 PAGE 437	FPL EASEMENT RUNNING ALONG THE NORTH PROPERTY LINE (SHOWN ON DRAWING)
8	O.R. BOOK 289 PAGE 99	FPL EASEMENT FOR POWER POLE GUIDE WIRES LOCATED IN THE NORTH EAST CORNER OF THE PROPERTY (SHOWN ON DRAWING)
9	O.R. BOOK 1681 PAGE 1748 O.R. BOOK 1783 PAGE 3780 O.R. BOOK 1998 PAGE 5122 O.R. BOOK 2310 PAGE 5571 O.R. BOOK 2493 PAGE 2299 O.R. BOOK 2493 PAGE 2315	NOT SURVEY MATTERS NOT SURVEY MATTERS NOT SURVEY MATTERS NOT SURVEY MATTERS NOT SURVEY MATTERS NOT SURVEY MATTERS
10	O.R. BOOK 1712 PAGE 2109	A BLANKET CABLE EASEMENT
11	O.R. BOOK 1713 PAGE 415	A BLANKET FPL EASEMENT, 10' WIDE, CENTERED ON CONSTRUCTED LINES
12	O.R. BOOK 1718 PAGE 808 O.R. BOOK 1747 PAGE 7724 O.R. BOOK 2309 PAGE 7416 O.R. BOOK 2310 PAGE 5582	NOT SURVEY MATTERS NOT SURVEY MATTERS NOT SURVEY MATTERS NOT SURVEY MATTERS
13	O.R. BOOK 1718 PAGE 5398	THE UTILITY EASEMENT AT THE ENTRANCE (SHOWN ON DRAWING)
14	O.R. BOOK 1718 PAGE 5400	A PUBLIC DRAINAGE EASEMENT RUNNING ALONG THE NORTH SIDE OF THE PROPERTY (SHOWN ON DRAWING)
15-20	N/A	NOT SURVEY MATTERS

NAD 83/2011
NAVD 88

DESCRIPTION:

DESCRIPTION: (PER COMMITMENT No. 51591)

PARCEL 1

LOTS 1, 2 AND 4, OF FAIR OAKS, OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST, OF THE TALLAHASSEE MERIDIAN; AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS: LANDS LYING WITHIN THE FORMER EAST AND WEST RAILWAY RIGHT-OF-WAY DESCRIBED IN DEED BOOK 403, PAGE 217.

PARCEL 2

COMMENCING AT THE NE CORNER OF LOT 3 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST OF THE TALLAHASSEE MERIDIAN, OF THE SUBDIVISION OF FAIR OAKS, AS RECORDED IN PLAT BOOK 1, PAGE 171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE WESTERLY 322.50 FEET TO THE NE CORNER OF LANDS CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 707, PAGE 476, OF SAID PUBLIC RECORDS, THENCE SOUTH 330.00 FEET TO THE SOUTH BOUNDARY LINE OF SAID LOT 3 AND THE SE CORNER OF ABUTTING LANDS CONVEYED TO LAURENCE R. RIDDICK, THENCE EASTERLY 322.50 FEET TO THE SE CORNER OF SAID LOT 3, THENCE NORTHERLY 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3

THE SOUTH 165.00 FEET OF THE WEST ONE-HALF OF THE LOT 3 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST OF THE TALLAHASSEE MERIDIAN, A SUBDIVISION OF FAIR OAKS AS RECORDED IN PLAT BOOK 1, PAGE 171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS: RIGHT-OF-WAY OF 27th STREET EAST DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 275, PAGE 402.

PARCEL 4

LOTS 1 THROUGH 32, INCLUSIVE, BLOCK A, AND LOTS 1 THROUGH 8, INCLUSIVE, BLOCK B, MANATEE POND SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGES 98, 99 AND 100, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SITE DATA

- ACREAGE OF PROJECT 19.03 ACRES
- NUMBER OF UNITS 178
- BUILDING
2-STORY WOOD FRAME
APARTMENT BUILDINGS
- INTENSITY DATA
a. TOTAL BUILDING FLOOR AREA 2.22 AC. (96580 sq.ft.)
b. PAVED AREA
(DRIVES & PARKING) 2.9 AC.
c. DRAINAGE DITCH & PONDS 3.9 AC.
d. CONSERVATION AREA NONE
e. CLUB HOUSE & POOL 2560 SQ.FT.
f. GREEN SPACE 8.8 AC.
g. PARKING SPACES
REGULAR SPACES 270
HANDICAP SPACES 22

ALTA/ACSM LAND TITLE SURVEY OF RIVER TRACE APARTMENTS IN FAIR OAKS, A SUBDIVISION

PLAT BOOK 1, PAGE 171
LOCATED IN
SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

K:\Plot Files\Projects\RIVER TRACE\44340\RivT-SH1.pit
K:\Plot Files\Projects\RIVER TRACE\44340\RivT-SH1.pit

THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (OLD JOB #s 00-42020, 00-43471)

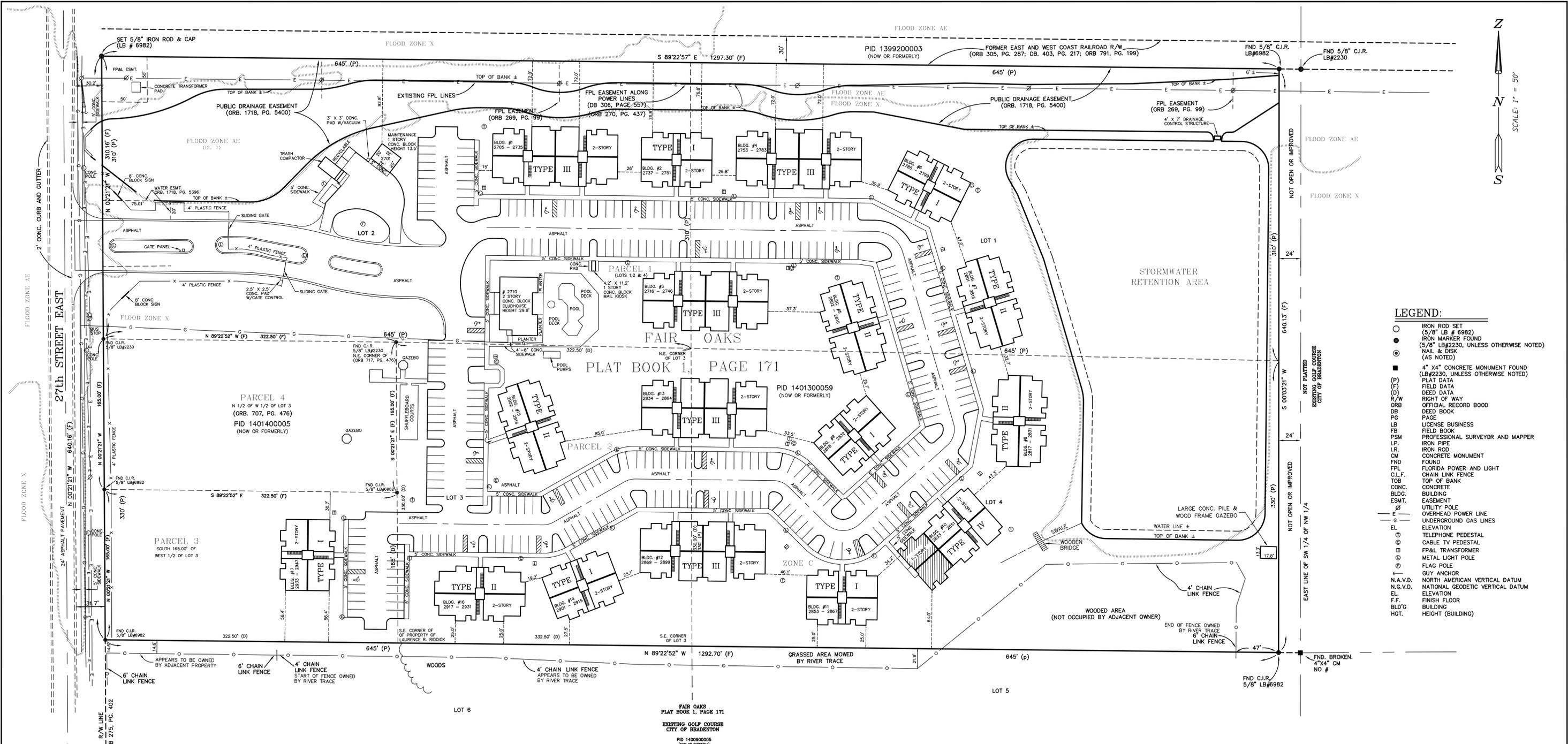
SURVEYOR CERTIFICATE

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER HEREBY, CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: 11/04/16 BY: *J. N. Gatch*
DATE OF CERTIFICATION: 11/09/16 FLORIDA CERTIFICATE NO. 4295

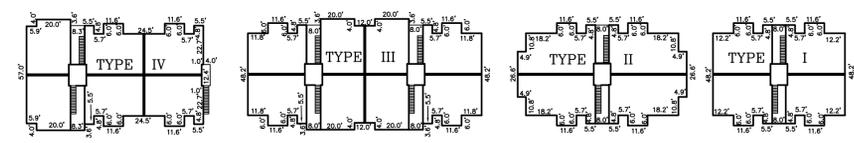
ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
EMAIL: ZNS@ZNS.COM | TELEPHONE: (941) 748-8080 | FAX: (941) 748-3316

DRAWING: T:\RiverTrace\44340\RivT-Cover.dwg DATE: 11/01/16 SCALE: N/A
DRAWN: DB/bernie/GB JOB NO.: 00-44340 FILE NO.: SHEET 1 OF 2



- LEGEND:**
- IRON ROD SET (5/8" LB # 6982)
 - IRON MARKER FOUND (5/8" LB#2230, UNLESS OTHERWISE NOTED)
 - ⊙ NAIL & DISK (AS NOTED)
 - 4" X 4" CONCRETE MONUMENT FOUND (LB#2230, UNLESS OTHERWISE NOTED)
 - (P) PLAT DATA
 - (F) FIELD DATA
 - (D) DEED DATA
 - R/W RIGHT OF WAY
 - ORB OFFICIAL RECORD BOOK
 - DB DEED BOOK
 - PG PAGE
 - LB LICENSE BUSINESS
 - FB FIELD BOOK
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - CM CONCRETE MONUMENT
 - FM FOUND
 - FPL FLORIDA POWER AND LIGHT
 - C.L.F. CHAIN LINK FENCE
 - TOB TOP OF BANK
 - CONC. CONCRETE
 - BLDG. BUILDING
 - ESMT. EASEMENT
 - Ø UTILITY POLE
 - OVERHEAD POWER LINE
 - - - UNDERGROUND GAS LINES
 - EL ELEVATION
 - ⊕ TELEPHONE PEDESTAL
 - ⊖ CABLE TV PEDESTAL
 - ⊗ FPL TRANSFORMER
 - ⊙ METAL LIGHT POLE
 - ⊙ FLAG POLE
 - ⊙ GUY ANCHOR
 - ⊙ N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - ⊙ N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - EL ELEVATION
 - F.F. FINISH FLOOR
 - BLD'G BUILDING
 - HGT. HEIGHT (BUILDING)

BUILDING TYPES



NOTE: ALL BUILDINGS ARE WOOD FRAMED FINISHED WITH STUCCO
ALL BUILDINGS ARE 29.2 FEET ABOVE GROUND

BUILDING INFORMATION:

BLD'G	F. F. EL.	BLD'G HGT.
1	10.12	29.2±
2	10.22	28.0±
3	10.72	29.2±
4	10.69	29.2±
5	11.32	28.0±
6	11.12	28.0±
7	11.32	28.0±
8	11.11	28.0±
9	11.22	28.0±
10	11.12	28.0±
11	11.11	28.0±
12	11.83	29.2±
13	11.82	29.2±
14	11.41	28.0±
15	11.22	28.0±
16	11.02	28.0±
17	10.51	28.0±

NOTE: BUILDING HEIGHT FROM FINISH FLOOR

NAD 83/2011
NAVD 88

**ALTA/ACSM
LAND TITLE SURVEY**
OF
RIVER TRACE APARTMENTS
IN
FAIR OAKS, A SUBDIVISION
PLAT BOOK 1, PAGE 171

LOCATED IN
SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

(OLD JOB #s: 00-42020, 00-43471) K:\Plot Files\Projects\River Trace\44340\RivT-ALTA-SH2.pdf
K:\Plot Files\Projects\River Trace\44340\RivT-ALTA-SH2.plt

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 948 BRADENTON, FL 34206 | 201 SH AVENUE DRIVE EAST BRADENTON, FL 34208
E:MAIL ZNS@ZNS.COM | TELEPHONE (941) 748-8600 | FAX (941) 748-3316

DRAWING: T:\RiverTrace\RivT-ALTA.dwg DATE: 11/01/16 SCALE: 1" = 50'
DRAWN: DB/bernie/CB JOB NO: 00 - 44340 FILE NO: SHEET 2 OF 2

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IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



REFER TO DETAIL 1 SHEET L-1.1

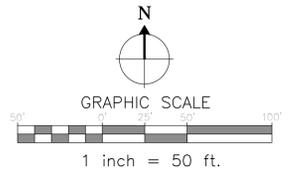
REFER TO DETAIL 2 SHEET L-1.1

REFER TO DETAIL 3 SHEET L-1.1

River Trace – Overall Plant List

Count	SYM	BOTANICAL	COMMON	SPECIFICATIONS
Trees				
16	LJ	Ligustrum japonicum	Ligustrum	6'-8' ht., 1.5" cal., multi
18	SP	Sabal palmetto	Cabbage Palm	8-10' c.t.
Shrubs & Groundcover				
315	DTV	Dianella tasmanica Variegata ✕	Flax Lily	1 gal., 24" o.c.
377	LME	Liriope muscari "Evergreen Giant"	Evergreen Giant Liriope	1 gal., 24" o.c.
66	PL	Pentas lanceolata	Pentas	1 gal., 24" o.c.
86	RIA	Rhaphiolepis indica	Dwarf Indian Hawthorn	1 gal., 30" o.c.
16	SR	Strelitzia reginae	Orange Bird of Paradise	7 gal., as shown
28	TI	Cordyline fruticosa	Hawaiian Ti	3 gal., as shown
109	VOW	Viburnum obovatum	Walter's Viburnum	3 gal., 30" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD		Bahia Sod	solid sod, weed free, count by contractor

NOTES:
 THE PURPOSE OF THIS LANDSCAPE PLAN IS TO ENHANCE PROPOSED AMENITY AREAS AND EXISTING MAINTENANCE AREA.
 SOD ALL DISTURBED AREAS.
 CONTRACTOR TO HAND WATER TO ESTABLISH PLANT MATERIAL.



LANDSCAPE ARCHITECT:
 Robert R. Buchanan LA0000932
 Landscape Dynamics Construction Co. LLC hereby certifies that the design and construction of this project complies with the Florida Building Code, Florida Building Code, and Florida Building Code, and that the design and construction of this project complies with the Florida Building Code, Florida Building Code, and Florida Building Code, and that the design and construction of this project complies with the Florida Building Code, Florida Building Code, and Florida Building Code.



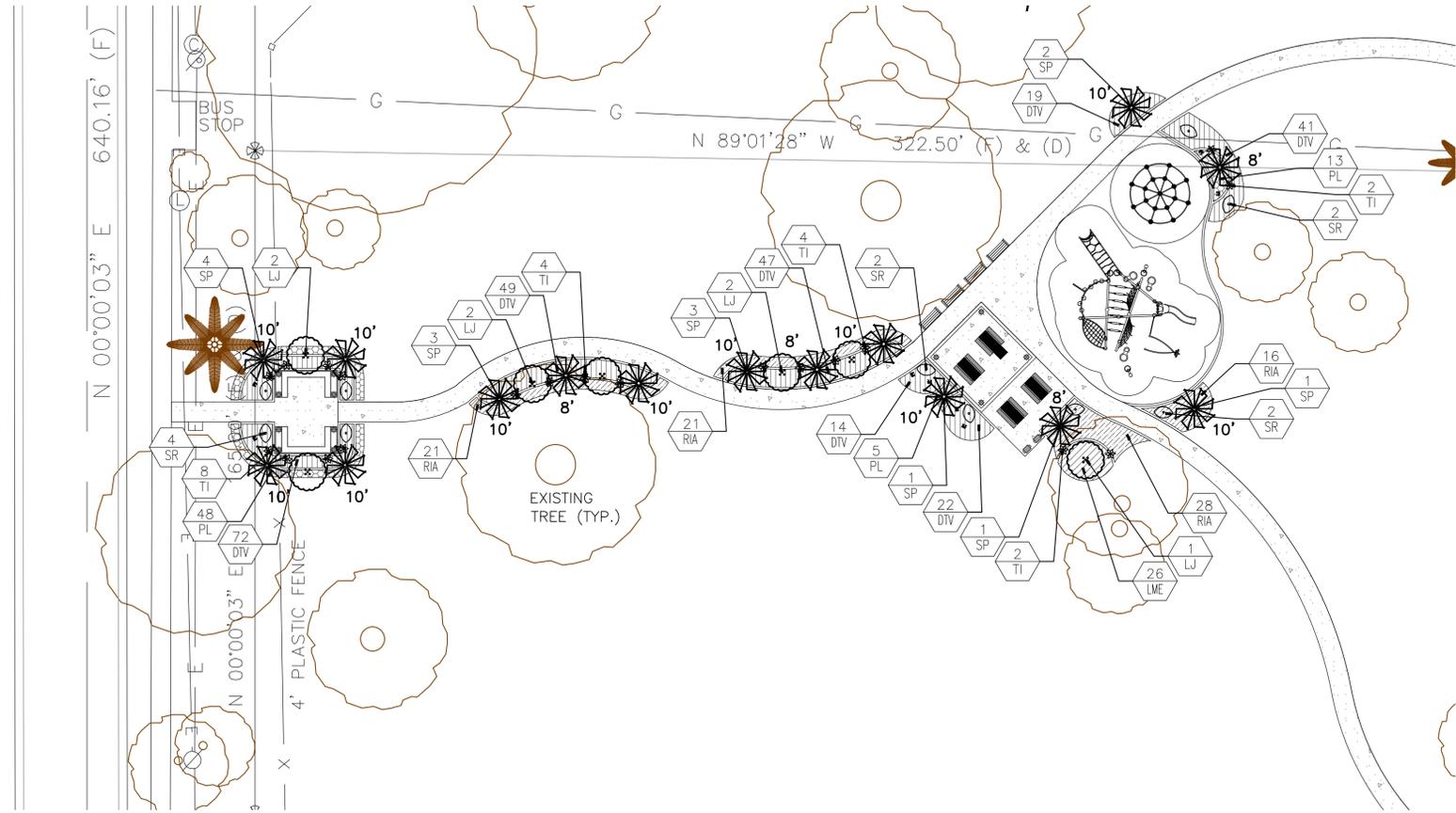
Overall Landscape Plan
 River Trace Apartments
 Bradenton, Florida

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone: 407-579-8811 - Email: randy@landscape-dynamics.com
 REVISIONS

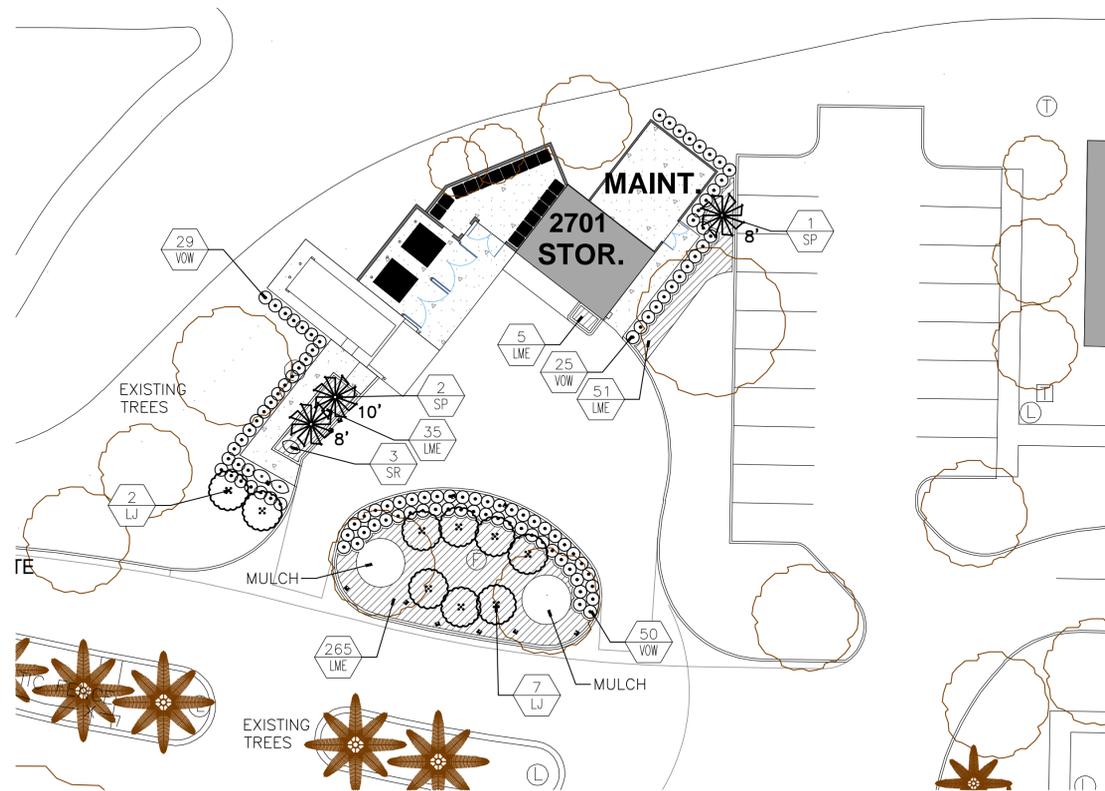
DATE: 10-11-16
 JOB NUMBER: 16-045
 DRAWN BY: BEB
 FILE: Landscape
 SCALE: 1" = 50'



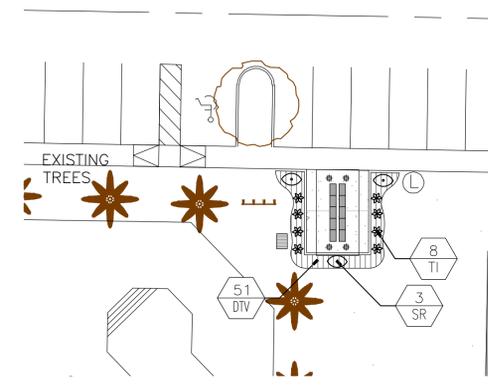
IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



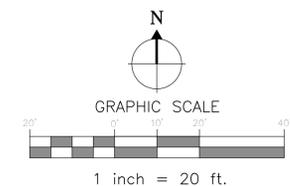
1 AMENITY LANDSCAPE DETAIL
L-1.1 SCALE= 1 : 20



2 MAINTENANCE LANDSCAPE DETAIL
L-1.1 SCALE= 1 : 20



3 MAIL KIOSK LANDSCAPE DETAIL
L-1.1 SCALE= 1 : 20



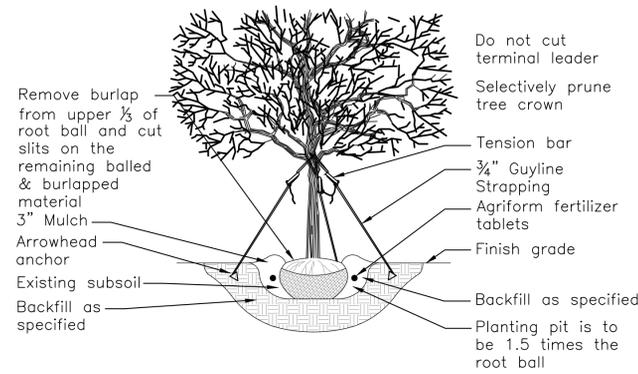
LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932
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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-547-7611
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
UTILITIES NO LESS THAN TWO
BUSINESS DAYS BEFORE EXCAVATION.

LANDSCAPE
DYNAMICS
CONSULTANTS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND PLANNERS

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8811 - Email randy@landscape-dynamics.com
REVISIONS
Landscape Plan
River Trace Apartments
Bradenton, Florida

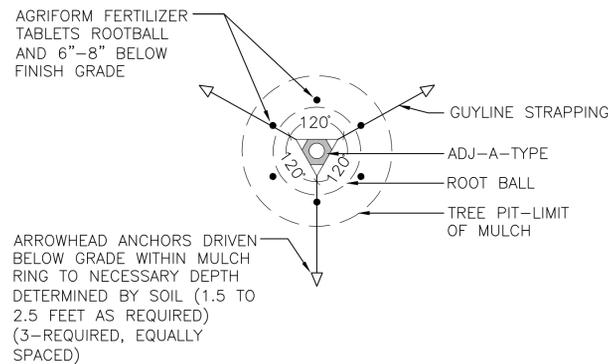
DATE: 10-11-16
JOB NUMBER: 16-045
DRAWN BY: BEB
FILE: Landscape
SCALE: 1 : 20
L-1.1



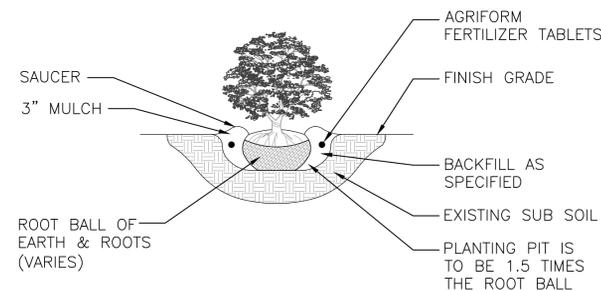
PRO20:
 For up to 2" Caliper Trees
 (3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
 (3) "Tool-Free" Tension Bars™
 (3) Arrowhead *Anchors (4" x 3-3/4")

PRO40:
 For up to 4" Caliper Trees
 (3) ARBORGUY™ Guylines 1"x12' = 600 lb test, Black or Green, UV resistant polypropylene strapping
 (3) "Tool-Free" Tension Bars™
 (3) Arrowhead Anchors (4-3/4"x3-3/4")

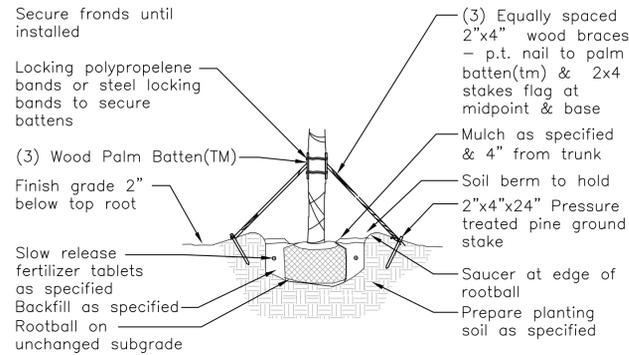
1 ARBORGUY PRO20/PRO40 STAKING AND PLANTING DETAIL
 L-2 SCALE= N.T.S.



3 TREE STAKING DETAIL
 L-2 SCALE= N.T.S.



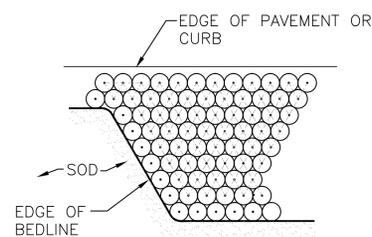
5 TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL
 L-2 SCALE= N.T.S.



PBKM (Metal Bands)
 (3) 1 1/2"x3 1/2"x12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2"x4"x8' support braces)
 (2) 44" plated carbon steel bands with tensioning and locking screw / clamp

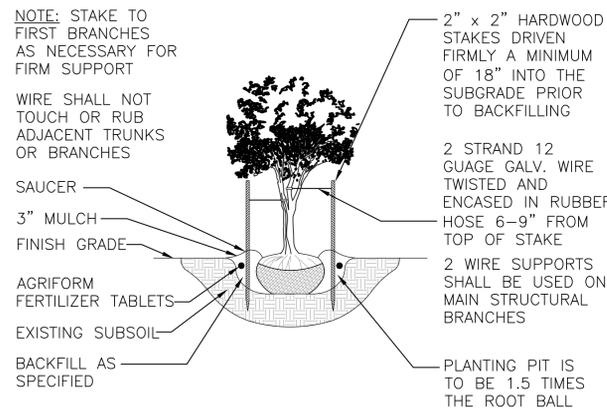
PBKC (Polypropylene Bands)
 (3) 1 1/2"x3 1/2"x12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2"x4"x8' support braces)
 (2) 8'x1", 600 lb test webbing bands with metal spring locking clamps

2 ARBORGUY PALM BATTEN DETAIL
 L-2 SCALE= N.T.S.



NOTE: FORM EDGE OF BED, THEN FILL IN BED AT TRIANGULAR SPACING AS SPECIFIED ON PLANT LIST.

4 TYPICAL SPACING DETAIL
 L-2 SCALE= N.T.S.



6 MULTI-TRUNK SPACING DETAIL
 L-2 SCALE= N.T.S.

GENERAL LANDSCAPE NOTES:

Failure to notify Landscape Architect of plan, detail, or specification discrepancies prior to construction, makes contractor responsible for all costs incurred for construction charges, not the owner or his representative (Landscape Dynamics Construction Co. Inc.) The Owner must maintain the height of all plants within the "Line-Of-Site" triangle area to a height of no greater than 24" above grade for shrubs and groundcover, and tree branching no lower than 72" above finish grade, to ensure clear site line views toward traffic at road and driveway intersections. Landscape Dynamics Construction Co. Inc., is not responsible for continued maintenance of such plant material. The owner, leasing company and/or the landscape maintenance company accepts full responsibility for these maintenance requirements.

- Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
- LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
- LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
- LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
- LC to verify all existing grades, dimensions, adequate drainage, suitable planting soil and field conditions and notify owner of discrepancies before proceeding with work. Per FL Statutes, LC to call Sunshine State One (811) 72 hours prior to digging to have all utilities located.
- LC to protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement.
- Protect trees to be saved per detail. Vehicle parking, material storage, or soil removal/addition is not permitted within driplines.
- Round-Up shall be applied twice at ten day intervals onto all existing vegetation, sod, and groundcover areas that are to be replanted. Extreme care shall be taken to prevent overspray and/or drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining weeds and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the one year warranty period.
- All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better. Trees up to 4" caliper measured at 6" above soil line and over 4" caliper at 12" above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. All rootballs and containers to be free of weeds and their roots.
- Planting soil of Fla. peat mixed 1/2 with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains lime rock or construction debris (to be removed).
- Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Do not apply the 1 1/2" of mulch to the top of the rootball until after inspection of each tree or palm.
- Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.
- Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18". See detail.
- All palms, trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-5 or SierraTabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Application shall be as per the details and mfr's recommendation.
- All planting beds (except for annuals) and trees to receive med. pine bark mulch. Due to environmental concerns, cypress mulch shall NOT be used. All tree rootballs (which require 4 foot wide mulch rings in turf areas) shall be mulched to a maximum 1 1/2" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers or over their branches or foliage. Mulch is to be applied by hand and shall not be blown in.
- LC to maintain all plant material in a plumb, upright and stable condition. All trees/palms to be guyed/staked as per details.
- LC to remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes and nursery attachments from all plant material.
- LC shall be responsible to keep plant material in a healthy, watered, insect/pest free condition until owner's final acceptance.
- LC to provide a one-year warranty for trees/palms, shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date.
- Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
- Provide 100% coverage of all landscape areas using automatic underground irrigation system with rain sensor.

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

LANDSCAPE ARCHITECT:
 Robert R. Buchanan LA0000932
 Landscape Dynamics Construction Co. Inc. hereby reserves the right to correct errors and other property rights in these plans, ideas, and designs. These plans, designs, and ideas are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the written permission from Landscape Dynamics Construction Co. Inc.

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 FLORIDA LAW ENFORCED
 EXCAVATORS TO NOTIFY
 OWNERS OF UNDERGROUND UTILITIES
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 BUSINESS DAYS PRIOR TO EXCAVATION

LANDSCAPE
Pyramatics
 LANDSCAPE ARCHITECTS AND PLANNERS

P.O. BOX 2682 - Winter Park, Florida 32790-2682 - Phone: 407-279-8111 - Email: rrb@landscapepyramatics.com
Landscape Details and Specs.
 River Trace Apartments
 Bradenton, Florida

REVISIONS
 1) _____
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 8) _____

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L-2