MANATEE COUNTY ORDINANCE NO. PDMU-96-01(G)(R-7)
COOPER CREEK CENTER

AN ORDINANCE OF MANATEE COUNTY, FLORIDA,
REGARDING LAND DEVELOPMENT, AMENDING
ORDINANCE PDMU-96-01(G)(R6) PERTAINING TO
STIPULATIONS OF APPROVAL REGARDING SIGNS TO
ALLOW A MASTER SIGN PLAN FOR THE COOPER CREEK
DRI; PROVIDING FOR SPECIFIC APPROVALS AS
APPLICABLE; AND TO UPDATE THE BUIDLOUT DATE;
APPROVING A MASTER SIGN PLAN. COOPER CREEK IS
GENERALLY LOCATED NORTHWEST OF UNIVERSITY
PARKWAY AND I-75 INTERSECTION (604.68 ± ACRES).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE
COUNTY, FLORIDA:

SECTION 1. Ordinance PDMU-96-01(G)(R6) is hereby amended regarding certain
stipulations pertaining to extension of the buildout date and revisions to the Master Sign
Plan; with revisions for internal consistency. All stipulations not hereby amended by this
ordinance shall remain in full force and effect as previously approved in Ordinance PDMU-
96-01(G)(R6).

SECTION 2. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of
Manatee County, after considering the testimony, evidence, documentation, application for
amendments to Zoning Ordinance, and all other matters presented to the Board at the
public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Planning Commission of Manatee County acting as the Local Planning Agency
held a duly noticed public hearing on February 11, 2010 regarding the proposed
amendment to the Zoning Ordinance and General Development Plan and found the
revised General Development Plan and proposed amended stipulations to be
consistent with the requirements of Manatee County's Comprehensive Plan.

B. The Board of County Commissioners held a duly noticed public hearing on March 4,
2010, regarding the proposed amendments to the zoning ordinance and General
Development Plan described below and further considered the information received
at the public hearing.

C. The Board of County Commissioners hereby finds that notwithstanding the failure of
the General Development Plan and Master Sign Plan to comply with the
requirements of Section 724, Signs and Section 737, Entranceways, as more
specifically described in Section 4 hereof; the Board finds the public purpose and
intent of the above-referenced Land Development Code sections relative to
entranceway regulations and signs to be satisfied to an equivalent degree. This
finding is based upon the submission by the applicant of a Master Sign Plan as an
Exhibit K to this ordinance, which includes an architecturally unified and well-planned layout for all signs within the Cooper Creek DRI.

SECTION 3. Ordinance No. PDMU-96-01(G)(R6) is hereby amended in Section 4, Table 1, Cooper Creek Center Project Summary, to reflect a two-year extension to the buildout date pursuant to Senate Bill 360. Said amended Table 1 shall provide as follows: (additional text indicated by underlining, deletions by strikeout).

“A. CONDITIONS

***

A.(3) Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Ordinance and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application which are not specifically addressed in this Ordinance or are not inconsistent with this Ordinance.

TABLE 1
COOPER CREEK CENTER
PROJECT SUMMARY

<table>
<thead>
<tr>
<th>TYPE OF DEVELOPMENT:</th>
<th>Multi-use</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION:</td>
<td>Northwest quadrant of I-75 and University Parkway, in southeastern Manatee County</td>
</tr>
<tr>
<td>TOTAL DEVELOPMENT AREA:</td>
<td>604.68 Acres</td>
</tr>
<tr>
<td>Residential</td>
<td>317.2 Acres</td>
</tr>
<tr>
<td>Commercial/Motel/Communications Tower/School of Special Education</td>
<td>132.5 Acres</td>
</tr>
<tr>
<td>Office/School of Special Education</td>
<td>30 Acres</td>
</tr>
<tr>
<td>Open Space (Roads, Right-of-Way, Conservation, Preservation, Floodway.)</td>
<td>124.98 Acres</td>
</tr>
<tr>
<td>Residential Units</td>
<td>767 d.u.</td>
</tr>
</tbody>
</table>

**SECTION 4.** The Board of County Commissioners hereby grants Specific Approval from compliance with Section 737, Entranceways, and specifically in Section 737.5.3, Signs, and Section 724, Signs, specifically Sections 724.6.4.2; 724.6.4.1.8.3; 724.6.4.1.8.4; and 724.6.4.1.4 to enable the Master Sign Plan attached hereto as Exhibit K to be approved. Ordinance No. PDMU-96-01(G)(R6) is hereby amended in Stipulation P(13)j regarding stipulations as to signs for the non-residential development. Said amended stipulation P(13)j as amended, should be provided as follows:

**"GENERAL CONDITIONS**

***

**Non-Residential Development**

***

P.(13) The following conditions shall apply to development in Parcels H, I, J, and K:

***

j. Signs shall comply with the following in addition to the requirements of the Land Development Code:

1. All signs along Cooper Creek Blvd., north of the Cooper Creek crossing shall be ground signs, not to exceed 8 feet in height, and limited to one sign at each entrance to the development.
2. Free Standing signs along University Parkway, Honore Avenue, Cooper Creek Blvd, and I-75 shall be limited to one pole sign per parcel (as identified on Map H), per street frontage, as identified on the GDP. Additional permitted signs shall be limited to ground signs. All signage must provide concealment of main support structure (e.g. pole) between 20 and 100% of sign width with materials consistent with those in the development.

j. All signage for the Cooper Creek DRI shall be permitted as shown on the attached Master Signage Plan and Key Legend, Exhibit "K" and as described below (dimensions represent proposed height):

**Signs along Cooper Creek Boulevard (North of Tourist Center Drive)**
- D-1: Freestanding Directional - 10 feet 6 inches
- G-1: Freestanding Ground Sign - 12 feet 0 inches

**Signs along University Parkway**
- W-2: Gateway Entrance Sign (University Consumer Square)
- W-3: Gateway Entrance Sign (The Shoppes at University Center)
- P-1: Freestanding Pylon Sign - 25 feet 0 inches
- P-2: Freestanding Pedestal Sign - 25 feet 0 inches
- P-1B: Freestanding Pylon Sign - 35 feet 0 inches

**Signs along Honore Avenue**
- W-2: Gateway Entrance Sign (University Consumer Square)
- D-1: Freestanding Directional Sign - 10 feet 6 inches
- G-1: Freestanding Ground Sign - 12 feet 0 inches
- P-1: Freestanding Pylon Sign - 25 feet 0 inches

**Signs along University Parkway (South of Tourist Center Drive)**
- P-1B: Freestanding Pylon Sign - 35 feet 0 inches
- W-3: Gateway Entrance Sign (The Shoppes at University Center)
- P-1: Freestanding Directional Sign - 25 feet 0 inches

**Signs along I-75**
- P-2: Freestanding Pedestal Sign - 25 feet 0 inches
- P-3: Freestanding High Rise Sign - 100 feet 0 inches
- P-1A: Freestanding Pylon Sign - 20 feet 0 inches

In addition to the above, the following shall be met:
1. Any additional sign proposed other than that shown on the approved Master Sign Plan attached as Exhibit K shall require an amendment to the Cooper Creek General Development Plan and Zoning Ordinance at an advertised public hearing, unless otherwise permitted in the LDC.

2. No signs shall be permitted within public rights-of-way.

3. Proposed signs shall not conflict with existing and proposed landscaping to the maximum extent possible:
   i. Natural Resources (NRD) shall review individual sign permits to assist in determining optimal location for signs:
      a.i. Within roadway buffers to allow maximize visibility of signs, while minimizing removal of existing trees.
      b.i. Internal, wall, and perimeter signs to ensure placement of signs and to give consideration to existing landscaping to prevent unnecessary pruning or trimming of vegetation to maintain sign visibility.
      c.i. Sign footers to ensure minimal impacts to root zones.

4. Signs shall be setback a minimum of 5’ from all property lines with the exception of the Message Center Sign (LED sign), which shall be setback a minimum of 12’.

5. All proposed signage along I-75 and University Parkway shall be no closer than two-hundred feet apart.

6. All existing free-standing signage shall be improved or modified to match proposed signage materials.

7. No signs shall be permitted in the floodways, conservation areas, or wetlands, other than those signs permitted elsewhere in the LDC (i.e., conservation signs).

8. Signage shall be placed so it does not conflict with vehicular clear zones. FDOT Indices and clear zone requirements shall be met.”

***

SECTION 5. Expressly amended herein, all other prior zoning ordinances (and any site plans approved pursuant thereto) shall remain in full force and effect.

SECTION 6. LEGAL DESCRIPTION.

FROM THE S.W. CORNER OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY LINE ROAD, RUN S 89°24'05" E (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLAN COORDINATE SYSTEM), ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 303.59 FEET TO THE POINT OF BEGINNING; THENCE N 00°20'30" W, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 36, A DISTANCE OF 5343.35 FEET; THENCE N 02°45'45" E, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 2674.17 FEET TO THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 25; THENCE S 89°10'54" E, ALONG
SAID NORTH LINE, A DISTANCE OF 2335.77 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 93 (I-75, SECTION 13075-2402); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE (AND INTERSECTION RIGHT OF WAY) THE FOLLOWING EIGHT COURSES: VIZ: S 13°40'31" E, A DISTANCE OF 6145.63 FEET; AND S 09°40'31" E, A DISTANCE OF 518.74 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3180.04 FEET; AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'18", A DISTANCE OF 638.55 FEET; AND S 04°37'06" W, A DISTANCE OF 450.00 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 216.0 FEET; AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°40'21", A DISTANCE OF 315.44 FEET, TO THE P.T. OF SAID CURVE; AND S 88°17'27" W, A DISTANCE OF 628.42 FEET; AND N 89°25'07" W, A DISTANCE OF 298.24 FEET; AND S 00°34'53" W, A DISTANCE OF 2.00 FEET, TO THE ABOVE DESCRIBED NORTH RIGHT OF WAY LINE OF COUNTY LINE ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: VIZ: N 89°25'07" W, A DISTANCE OF 440.34 FEET; AND N 89°24'06" W, A DISTANCE OF 7.33 FEET, TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 5865.58 FEET; AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'48", A DISTANCE OF 828.89 FEET, TO THE P.T. OF SAID CURVE; AND S 82°30'06" W, A DISTANCE OF 549.31 FEET; AND S 00°35'54" W, A DISTANCE OF 33.33 FEET; AND S 82°30'06" W, A DISTANCE OF 12.41 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5626.58 FEET, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'48", A DISTANCE OF 795.11 FEET, TO THE P.T. OF SAID CURVE; AND N 89°24'05" W, A DISTANCE OF 220.21 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 25 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 604.68 ACRES, MORE OR LESS.

SECTION 7. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State, State of Florida.
PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the 23rd day of February, 2010.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Donna G. Hayes, Chairman

ATTEST: R. B. SHORE
Clerk of the Circuit Court

BY: Deputy Clerk
PROPOSED THEMING PLAN FOR THE SHOPPES @ UNIVERSITY CENTER  BRADENTON, FL
THEMING PLAN IN PROGRESS FOR HIGHLAND COMMONS HUDSON/BERLIN, MA
THEMATIC DESIGN COMPONENTS

* BUILDING ARCHITECTURE
* LANDSCAPE
* HARDSCAPE
* WATER FEATURES
* PEDESTRIAN SCALE LIGHTING
* UNIFIED IDENTITY PROGRAM

THE SHOPPES @ UNIVERSITY CENTER  BRADENTON, FL
WAYFINDING

* THE METHODOLOGY OF ARRANGING INDICATORS TO GUIDE PEOPLE TO THEIR DESTINATION.

* A SUCCESSFUL WAYFINDING PROGRAM IS INTUITIVE AND WHEN IMPLEMENTED AS PART OF THE DESIGN THEME, IT PROTECTS THE OVERALL VISUAL INTEGRITY OF THE SITE.

* A GOOD SIGN SYSTEM RECEDES INTO THE BACKGROUND WHILE PROVIDING CLEAR INFORMATION AND BLENDS WITH THE NATURAL Environment.
FOR REPRESENTATIONAL PURPOSES ONLY. PROPOSED SIGNS ARE TO BE PLACED BEHIND PROPERTY LINE AND OUT OF RIGHT OF WAY.
BUILDING SIGN EXAMPLES

EXAMPLE 1  (REQUEST TO ALLOW ALL TENANTS TO HAVE ADDITIONAL REAR AND/OR SIDE SIGNAGE FACING INTERNAL ROADS)

EXAMPLE 2  (REQUEST TO ALLOW INTERNAL TENANT WALL SIGNAGE TO BE PLACED WITH OTHER TENANT WALL SIGNS WITH ROAD FRONTAGE. THE RELOCATED SIGNS WOULD NOT EXCEED 300 SQ. FT. PER SIGN)
PROPOSED THEMING PLAN FOR WATER FEATURE
PROPOSED THEMING PLAN FOR THE SHOPPES @ UNIVERSITY CENTER  BRADENTON, FL
Exhibit “B” - General Development Plan is attached

Exhibits C, F, G, H, I, & J are not attached, but are on File with the Clerk of the Court.

Exhibit “K” - Master Sign Plan is attached.
March 2, 2010

Honorable R. B. “Chips” Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Ms. Vicki Tessmer, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated February 25, 2010 and certified copy of Manatee County Ordinance No. PDMU-96-01 (G) (R7), which was filed in this office on March 1, 2010.

As requested, one date stamped copy is being returned for your records.

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure