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CLERK OF THE DISTRICT COURT
MANATEE CO FLORIDA

**MANATEE COUNTY ZONING ORDINANCE
PDMU-99-02(G)(R4)
RIVER CLUB PARK OF COMMERCE**

FILED
2011 JAN 24 AM 11:03
CLERK OF THE DISTRICT COURT
MANATEE CO FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING ORDINANCE PDMU-99-02(G)(R-3) TO ALLOW A MASTER SIGN PLAN FOR THE RIVER CLUB PARK OF COMMERCE; PROVIDING FOR SPECIFIC APPROVALS AS APPLICABLE; APPROVING A MASTER SIGN PLAN. RIVER CLUB PARK OF COMMERCE IS GENERALLY LOCATED EAST OF I-75, SOUTH OF STATE ROAD 70 AND NORTH OF LINGER LODGE ROAD (245.38 ± ACRES).

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

Section 1. Ordinance PDMU-99-02(G)(R3) is hereby amended regarding certain stipulations pertaining to 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 PDMU-99-02(G)(R-3).

Section 2. FINDINGS OF FACT. The Board of County Commissioners, after considering the testimony, evidence, documentation, application for approval of a Revised Zoning Ordinance and General Development, the recommendation and findings of the Planning Commission, 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 December 9, 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 January 11, 2011, 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 under General Conditions of the River Club Park of Commerce Zoning Ordinance; 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 X and Y to this ordinance, which includes an architecturally unified and well-planned layout for all signs within the River Club Park of Commerce DRI.

Section 3. The Board of County Commissioners hereby grants Specific Approval from compliance with Section 737, Entranceways and Section 724, Signs, specifically Sections 737.5.3.2, 737.5.3.3, 737.5.3.4.3, 737.5.3.4.5, 724.6.4.1.8.6, 724.4.1.8.6, 724.6.4.1.1, 724.6.4.1.3, 724.6.4.1.8.4, 724.6.4.2.1, 724.6.4.1.8.3, 724.6.4.1.8.3, 724.5.2, and 724.5.4 to enable the Master Sign Plan attached hereto as Exhibit X and Y to be approved. Ordinance No. PDMU-99-01(G)(R3) is hereby amended, regarding stipulations as to signs for the residential and non-residential portions of the DRI, as follows:

L. GENERAL CONDITIONS

L(1). With each Preliminary Site Plan* submittal, a Development Land Use Summary Table quantifying the total residential development and the total non-residential development, by use type, shall be provided to include the cumulative totals for each parcel and the Project* which have Preliminary Site Plan* approval.

L(2). All Signage for the River Club Park of Commerce shall be permitted as shown on the attached Master Signage Plan and Key Legend, Exhibit "X" (River Club Plaza) and Exhibit "Y" (Village at Riverclub Acquisition) and as described below [dimensions represent proposed height]:

CASVAK – River Club Plaza

Signs along S.R. 70 (West of Ranch Lake Boulevard)

Sign	Qty.	Type	Color	Height	Illumi- nation	Area (S.F.)	Total S.F.
River Club Plaza (Inland Tenants)	1	P2-Multi-Tenant Pylon Sign (Eight Tenant Panels)	Navy / Tan and White Plex Tenant Panels	O.A.H. 35' x 12' / Display: 10' x 25'	Internal	250.00	250.00
River Club Plaza (Outparcel Tenants)	1	P4-Multi-Tenant Pylon Sign (Five Tenant Panels)	Navy / Tan and White Plex Tenant Panels	O.A.H. 35' x 16' / Display: 13' x 19' 3"	Internal	250.00	250.00
River Club Plaza – Outparcel Tenants	3	T2 - Monument Sign	Navy / Tan White Plex Tenant Panels	O.A.H. 12' / Display: 12' x 12'	Internal	144.00	144.00

Signs within River Club Plaza Property

Sign	Qty.	Type	Color	Height	Illumi- nation	Area (S.F.)	Total S.F.
River Club Plaza	1	P1- Hi-	Navy / Tan	O.A.H. 100' /	Internal	400.00	400.00

		Rise LED Pylon Sign	and LED Display	LED Display: 25' x 16'			
River Club Plaza	1	M1 – Multi – Tenant Sign Four Panels	Navy / Tan and White Plex Tenant Panels	O.A.H. 12' / Display: 11' x 8'	Internal	88.00	88.00

Signs along I-75 and on River Club Plaza Property

Sign	Qty.	Type	Color	Height	Illumi-nation	Area (S.F.)	Total S.F.
River Club Plaza	1	P2-Multi-Tenant Pylon Sign (Eight Tenant Panels)	Navy / Tan and White Plex Tenant Panels	O.A.H. 35' / Display: 10' x 25'	Internal	250.00	250.00
River Club Plaza	6	T2 Highway side Tenant Feature Sign	Navy / Tan and White Plex Tenant Panel	O.A.H. 25' / Display 5' x 20'	Internal	100.00	100.00

Signs along Ranch Lake Boulevard

Sign	Qty.	Type	Color	Height	Illumi-nation	Area (S.F.)	Total S.F.
River Club Plaza	1	M1 – Multi – Tenant Sign Four Panels	Navy / Tan and White Plex Tenant Panels	O.A.H. 12' / Display: 11' x 8'	Internal	88.00	88.00
River Club Plaza	1	P3-Multi-Tenant Pylon Sign (Eight Tenant Panels)	Navy / Tan and White Plex Tenant Panels	O.A.H. 25' / Display: 10' x 20'	Internal	200.00	200.00
River Club Plaza – Outparcel Tenants	1	T2 - Monument Sign	Navy / Tan White Plex Tenant Panels	O.A.H. 12' / Display: 12' x 12'	Internal	144.00	144.00

Signs for Major Tennant (Parcel 5 of the GDP)

Sign	Qty.	Type	Color	Height	Illumination	Area (S.F.)	Total S.F.
Major Tennant	1	T3-Tenant Pylon Sign	Blue/Yellow	O.A.H. 35' / Display: 4'9" x 20'	Internal	95.00	95.00
Major Tennant	1	MW - Monument Sign	Blue/Yellow	O.A.H. 7'11" / Display: 4'9" x 20'	Internal	95.00	95.00

Signs for Village at Riverclub Acquisition (Exhibit Y)

Sign	Qty.	Type	Color	Height	Illumination	Area (S.F.)	Total S.F.
River Club Park	1	1-55' Entry / LED Sign	Navy / Tan and LED Display and White Plex Tenant Panel	O.A.H. 55' / LED Display: 24' x 16' Display: 24' x 16'	Internal	384.00 (LED) 384.00 (Sign)	768.00
River Club Park	2	2-20 Post Sign	Navy / Tan and White Plex Tenant Panels	O.A.H. 20' / Display: 9' x 9'	Internal	81.00	81.00
River Club Park	1	3-100' Pylon Sign	Navy / Tan and White Plex Tenant Panels	O.A.H. 100' / Display: 20' x 15'	Internal	300.00	300.00
River Club Park	4	8' Ground Sign	Navy / Tan and White Plex Tenant Panels	O.A.H. 8' / Display: 17' x 4'	Internal	68.00	68.00
River Club Park	6	25' Highway side Tenant Feature Sign	Navy / Tan and White Plex Tenant Panel	O.A.H. 25' / Display 5' x 20'	Internal	100.00	100.00
River Club Park	1	35' Double Sign	Navy / Tan and White Plex Tenant Panel	O.A.H. 35' / Display 18.5' x 11'	Internal	406.00	406.00
River Club Park	1	35' Sign	Navy / Tan and White	O.A.H. 35' / Display	Internal	203.00	203.00

			Plex Tenant Panel	18.5' x 11'			
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1. Sign "1" shall not be permitted within any public right-of-way. Prior to submitting a for Building Permit a revised location for Sign "1" shall be approved by the Planning Department.
2. Sign "6" shall not be permitted and shall be removed.
3. Sign "7" shall be limited to an 8' ground sign only.
4. Any additional signs proposed other than those shown on the approved Master Sign Plan and as otherwise stipulated above (1-3) and attached as Exhibit X and Y shall require an amendment to the River Club Park of Commerce Development Plan and Zoning Ordinance at an advertised public hearing, unless otherwise permitted in the LDC Section 724.
5. All proposed signage shall be on-site signs only. No off-site advertisement is permitted.
6. No signs shall be permitted within any public rights-of-way.
7. All free-standing signs shall not be installed prior to the construction of the corresponding tenant space.
8. Proposed signs shall not conflict with existing and proposed landscaping to maximum extent possible:
 - i. The Building Department shall route all sign permits for River Club Park of Commerce to the Natural Resources Department (NRD) who shall review individual sign permits to assist in determining optimal location for signs:
 - a. Within roadway buffers to maximize visibility of signs, while minimizing removal of existing trees.
 - b. 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. And sign footers to ensure minimal impacts to root zones.
9. 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 set back a minimum of 50 feet.
10. All proposed signage along I-75 and S.R. 70 shall be no closer than two hundred feet apart.
11. No signs shall be permitted in floodways, conservations areas, or wetlands, other than those signs permitted elsewhere in the LDC (i.e., conservation signs).
12. Signage shall be placed so it does not conflict with vehicular clear zones, FDOT indices and clear zone requirements shall be met.
13. An informational copy of an agreement enabling Amber Alerts to be placed on the proposed signage shall be submitted to County staff prior to the issuance of a Building Permit for the LED message center sign.
15. No other revisions are approved to the General Development Plan with this request.

SECTION 4. Expressly amended herein, all other prior zoning ordinances (and any site plans approved pursuant thereto) shall remain in full force and effect.

SECTION 5. LEGAL DESCRIPTION.

RIVER CLUB PARK OF COMMERCE*

DESCRIPTION:

FROM THE N.W. CORNER OF BLOCK 1 OF BRADEN WOODS SUBDIVISION, PHASE I, AS RECORDED IN PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE N.E. CORNER OF BRADEN WOODS SUBDIVISION, PHASE V AS RECORDED IN PLAT BOOK 22, PAGE 97 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 70°20'03" W, ALONG THE BOUNDARY OF SAID BRADEN WOODS SUBDIVISION, PHASE V A DISTANCE OF 1036.13 FEET TO THE EAST LINE A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES; N 70°20'03" W, A DISTANCE OF 30.00 FEET; THENCE S 28°55'06" W, A DISTANCE OF 464.42 FEET; THENCE S 01°11'43" W, A DISTANCE OF 1286.17 FEET; THENCE S 00°36'23" W A DISTANCE OF 1331.85 FEET; THENCE S 89°37'50" E, A DISTANCE OF 244.50 FEET TO THE N.W. CORNER OF BRADEN WOODS SUBDIVISION, PHASE III, AS RECORDED IN PLAT BOOK 21, PAGE 129 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°36'23" W, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF BRADEN WOODS SUBDIVISION, PHASE IV, AS RECORDED IN PLAT BOOK 21, PAGE 159 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 3884.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) SECTION 13075-2402; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWELVE COURSES: N 83°02'44" W, A DISTANCE OF 569.68 FEET; AND N 89°32'55" W, A DISTANCE OF 260.89 FEET; AND N 13°41'35" W, A DISTANCE OF 2043.30 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'40", A DISTANCE OF 2889.07 FEET TO THE END OF SAID CURVE; AND N 03°24'57" E, A DISTANCE OF 304.84 FEET; AND N 01°15'18" E, A DISTANCE OF 1199.68 FEET; AND N 03°12'44" E, A DISTANCE OF 395.97 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 85°05'19" E, AT A DISTANCE OF 5635.58 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'21", A DISTANCE OF 951.38 FEET TO THE END OF SAID CURVE; AND N 37°47'42" E, A DISTANCE OF 221.34 FEET; AND N 84°10'55" E, A DISTANCE OF 221.34 FEET; AND S 72°37'29" E, A DISTANCE OF 748.74 FEET; AND S 70°20'03" E, A DISTANCE OF 400.00 FEET TO THE END OF SAID RIGHT OF WAY LINE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 (SECTION 13075-2403) THE FOLLOWING TWO COURSES; CONTINUE S 70°20'03" E, A DISTANCE OF 60.00 FEET; AND N 19°39'57" E, A DISTANCE OF 12.41 FEET TO THE AFORESAID EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 01°11'43" W, A DISTANCE OF 685.74 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A D.O.T. ACCESS RIGHT OF WAY (O.R.B. 977/362), A COUNTY MAINTAINED RIGHT OF WAY, AND ANY OTHER PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 245.38 ACRES, MORE OR LESS.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA THIS THE 11th DAY OF JANUARY, 2011.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: 

Carol Whitmore, Chairman

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



By: 

Deputy Clerk

RIVER CLUB PLAZA



CASTO

**MASTER SIGN PLAN
PDMU-99-02 (G) (R4)
EXHIBIT X
Version 8
Revision 2**

December 16, 2010



RIVER CLUB PLAZA
PREPARED BY WEST COAST SIGNS FOR CASVAK RIVER CLUB, LLC

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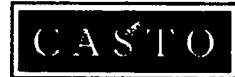


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0.1 INTRODUCTION

The intent of this Master Sign Plan and Criteria Package is to define and establish guidelines which contribute to aesthetically pleasing, harmonious signage. These guidelines define the Design and Construction Standards for the Commercial / Non-Residential components of the Commercial Development to be known as River Club Plaza. Residential Parcels and Private Commercial Parcels not part of River Club Plaza shall have separate Signage Criteria as defined and managed by the Owners / Managers / Associates of such Parcels.

The standards set forth in the Criteria shall be assumed to govern all Signage, however are not be construed as inclusive of all Manatee County ordinance requirements and restrictions. In cases where this Master Sign Plan conflicts with County Ordinance or Regulation, this document shall govern. Individual Tenants are responsible for the submission for approval and confirmation of code compliance with PDMU-99-02(G) (R4).

Exceptions to these standards shall not be permitted and will require approval and a modification to the sign program application PDMU-99-02(G) (R4) by Manatee County.

No sign shall be installed without the required Manatee County permits in accordance with Manatee County Sign Code.

The attachments hereto further define the Criteria for these individual components.

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SECTION: 1 GENERAL SIGNAGE DEVELOPMENT CRITERIA

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1.1 GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. Sign company to be fully licensed with the City and State and shall provide proof of full Workman's Compensation and general liability insurance.
3. All penetrations of building exterior surfaces are to be sealed, waterproof, and in color & finish to match existing exterior.
4. Internal illumination must be 30 milliamp neon, fluorescent tube or LED for storefront elevations. Installed and labeled in accordance with the "National Board of Fire Underwriters and Specifications".
5. Painted surfaces must have an acrylic polyurethane finish or baked-on finish.
6. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable.
7. All lighting must match exact specification of the approved working drawings. NO EXPOSED CONDUITS OR RACEWAYS WILL BE ALLOWED unless they are incorporated into the overall sign design.
8. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
9. Color coatings shall exactly match the colors specified on the approved plans.
10. Joining of materials (e.g. seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.
11. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest standards of the industry.
12. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
13. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
14. All materials used in signage construction and installation must be new. No used material will be allowed.

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1.2 Signage Specifications:

The intent of these criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction and colors repeated throughout the project. Signs must be architecturally compatible with the entire center.

The following types of construction will be allowed:

- Acrylic face channel letters
- Through face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters.
- Open Pan channel letters (Only in artistic letter style / font)
- Push through letter and logos in aluminum cabinets
- Flat cut out dimensioned shapes and accents.

Signage on multiple elevations will be allowed, however, the signage allowed will be based upon tenant's frontage, and that amount may be split on other elevations, not duplicated. Stacked copy is permitted so long as the copy fits within the designated sign band without appearing crowded, looking inappropriate or out of scale and character with the adjacent signage.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend up to 20% beyond the envelope limits provided that the overall allocated square footage is not exceeded and so long as the copy fits within the designated sign band without appearing crowded, looking inappropriate or out of scale and character with the adjacent signage. In other words, these areas have to be calculated individually and added to the "boxed" area for the main sign body. Under no circumstances should the sign exceed the limits of the leased space.

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Acrylic face channel letters through face and halo
channel letters



Push thru letter and logos in aluminum cabinets



Reverse pan channel letters



Flat cut out dimensional shapes and accents

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2.3 SIGNAGE PLACEMENT LEGEND

COLOR CODED KEY	DESCRIPTION	DIMENSIONS
	P1 - Hi Rise LED	Display: 16' x 25' / O.A.H. 100 Feet
	P2- Eight (8) Panel 35' Multi-Tenant	Display 25 ft x 10 ft / O.A.H. 35 ft x 12 ft
	P3 Eight (8) Panel 25' Multi-Tenant Sign	Display 20 ft x 10 ft / O.A.H. 25 ft x 12 ft
	P4- Five (5) Panel 35' Multi-Tenant	Display 19 ft 3 in x 12 ft / O.A.H. 35 ft x 16 ft
	M1 – Four Panel 12' Multi-Tenant Monument	Display 8 ft x 10 ft / O.A.H. 12 ft x 12 ft
	T1 - Highway side Single Tenant Feature Sign	Display 15 ft x 4 ft / O.A.H. 25 ft x 5 ft
	T2 - Single Tenant Monument	Display 8ft x 10 ft / O.A.H. 12 ft x 12 ft
	T3 – MAJOR TENANT 35' Tenant Pylon	Display: 4' 9" x 20' / 35' O.A.H.
	WM – MAJOR TENANT 35' Monument Sign	Display: 4'9" x 20' / 7' 11" O.A.H.

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1.3 Prohibited Signs:

In addition to the prohibited signs on this page any and all signage prohibited by the Manatee County Sign Code applies;

1. Signs constituting a Traffic Hazard No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Sign in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws are prohibited.
3. Painted letters will not be permitted.
4. Wall signs may not project above the top of a parapet, the roofline at the wall, or roofline.
5. Special temporary tenant signage i.e. Grand Opening, Now Hiring and similar signs are restricted to a location within the storefront windows.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached Exhibit for major and shop tenants.
7. No exterior or window signage will be permitted on any part of the building except in accordance with Manatee County Sign code.
8. Those signs prohibited by the Manatee County Sign code.

1.4 Abandonment of Signs:

Any tenant sign left after thirty (30) days from vacating premises shall be removed in accordance with Manatee County Sign Code.

1.5 Inspections of Signs:

Inspections will be conducted in accordance with Manatee County Building Department's Code Compliance, any discrepancies and/or code violations will be corrected accordingly.

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SECTION: 2 ALLOWABLE SIGNAGE TYPES, LOCATIONS & SIZES:

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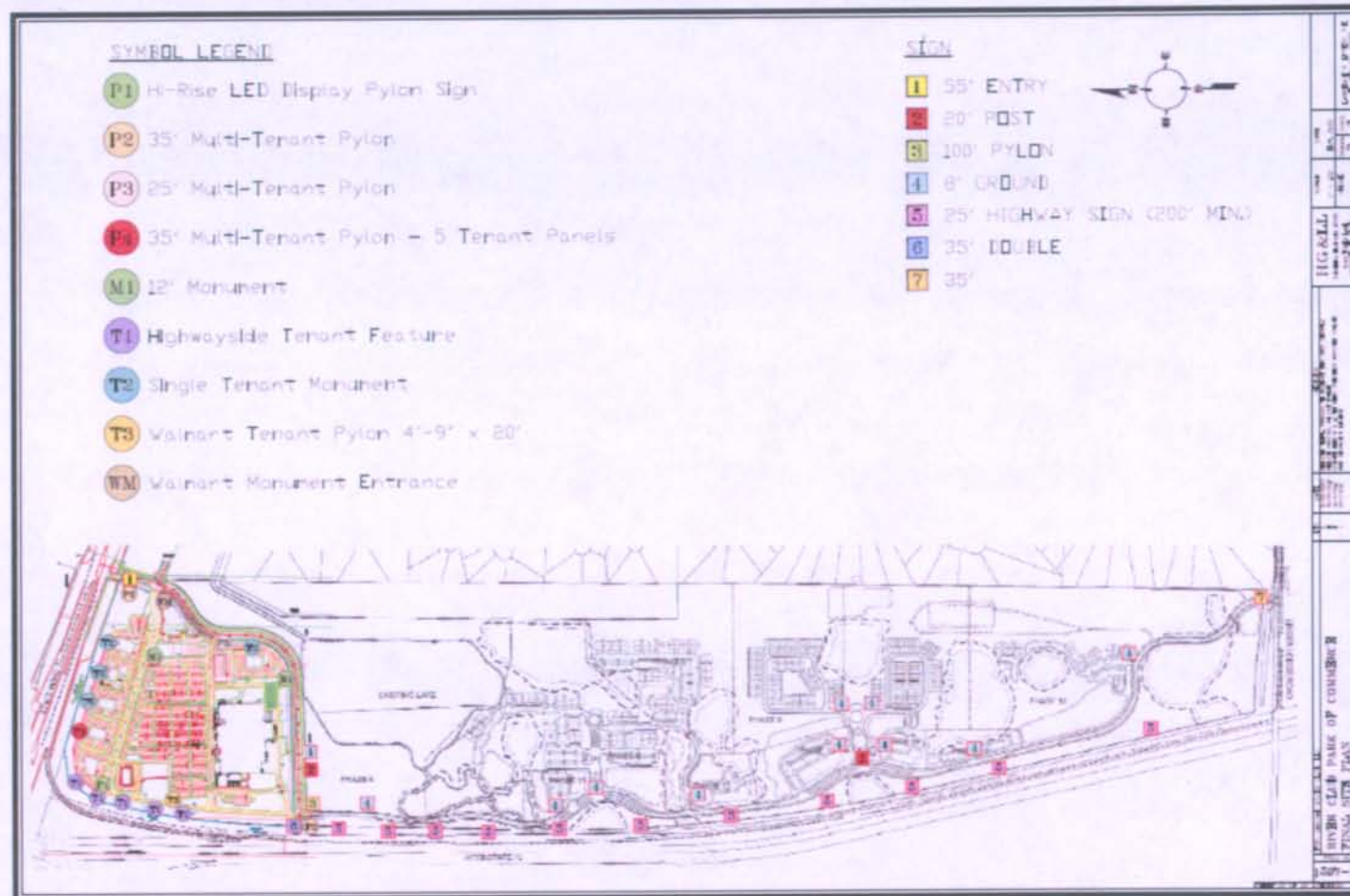


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2.1 SIGNAGE PLACEMENT PLAN – PDMU-99-02 (G) (R4) BOTH PROPERTIES



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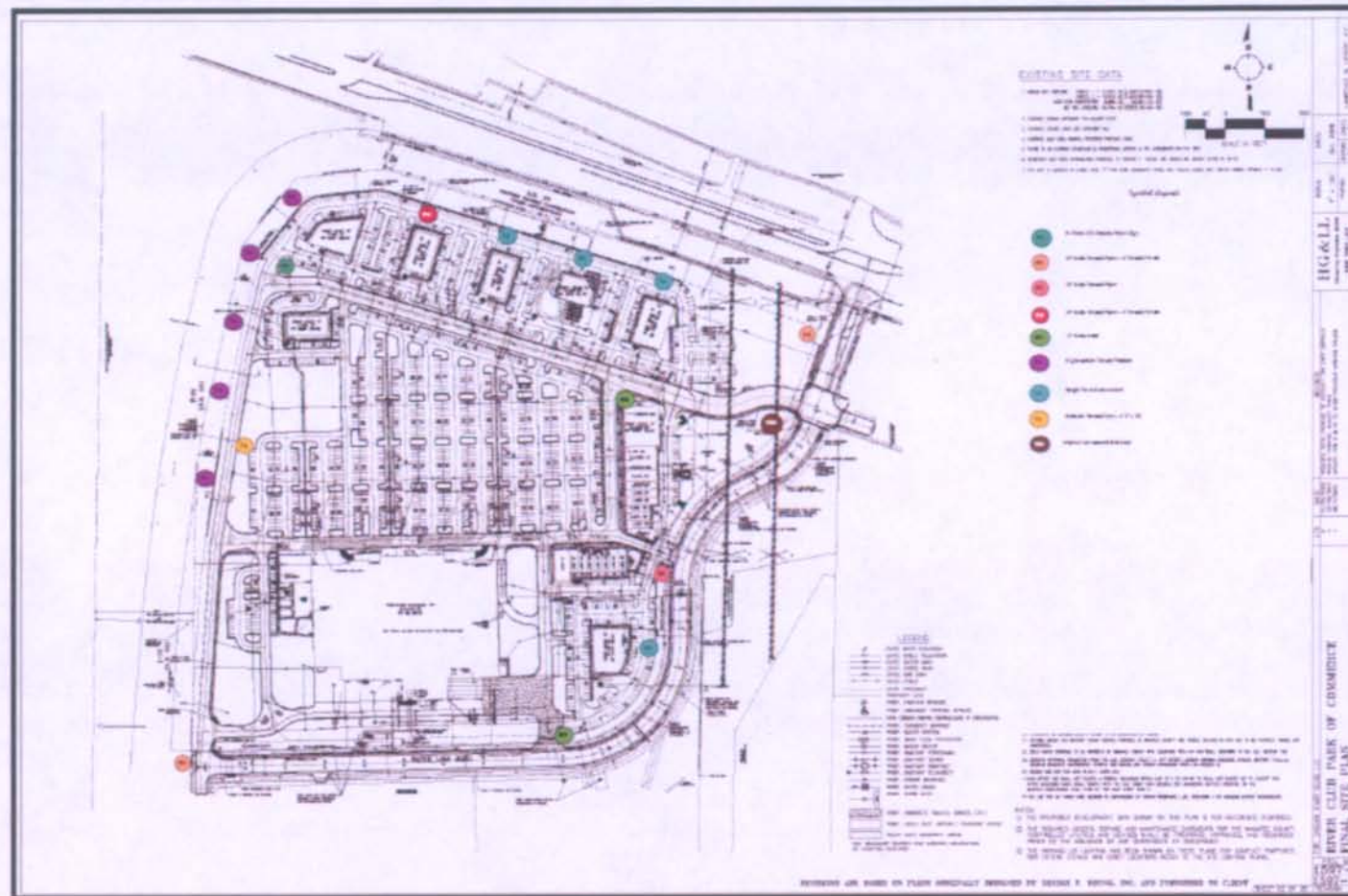


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2.2 SIGNAGE PLACEMENT PLAN – EXHIBIT X



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2.3 SIGNAGE PLACEMENT LEGEND

COLOR CODED KEY	DESCRIPTION	DIMENSIONS
	P1 - Hi Rise LED	Display: 16' x 25' / O.A.H. 100 Feet
	P2- Eight (8) Panel 35' Multi-Tenant	Display 25 ft x 10 ft / O.A.H. 35 ft x 12 ft
	P3 Eight (8) Panel 25' Multi-Tenant Sign	Display 20 ft x 10 ft / O.A.H. 25 ft x 12 ft
	P4- Five (5) Panel 35' Multi-Tenant	Display 19 ft 3 in x 12 ft / O.A.H. 35 ft x 16 ft
	M1 – Four Panel 12' Multi-Tenant Monument	Display 8 ft x 10 ft / O.A.H. 12 ft x 12 ft
	T1 - Highway side Single Tenant Feature Sign	Display 15 ft x 4 ft / O.A.H. 25 ft x 5 ft
	T2 - Single Tenant Monument	Display 8ft x 10 ft / O.A.H. 12 ft x 12 ft
	T3 – MAJOR TENANT 35' Tenant Pylon	Display: 4' 9" x 20' / 35' O.A.H.
	WM – MAJOR TENANT 35' Monument Sign	Display: 4'9" x 20' / 7' 11" O.A.H.

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2.4 SIGNAGE PLACEMENT - AERIAL



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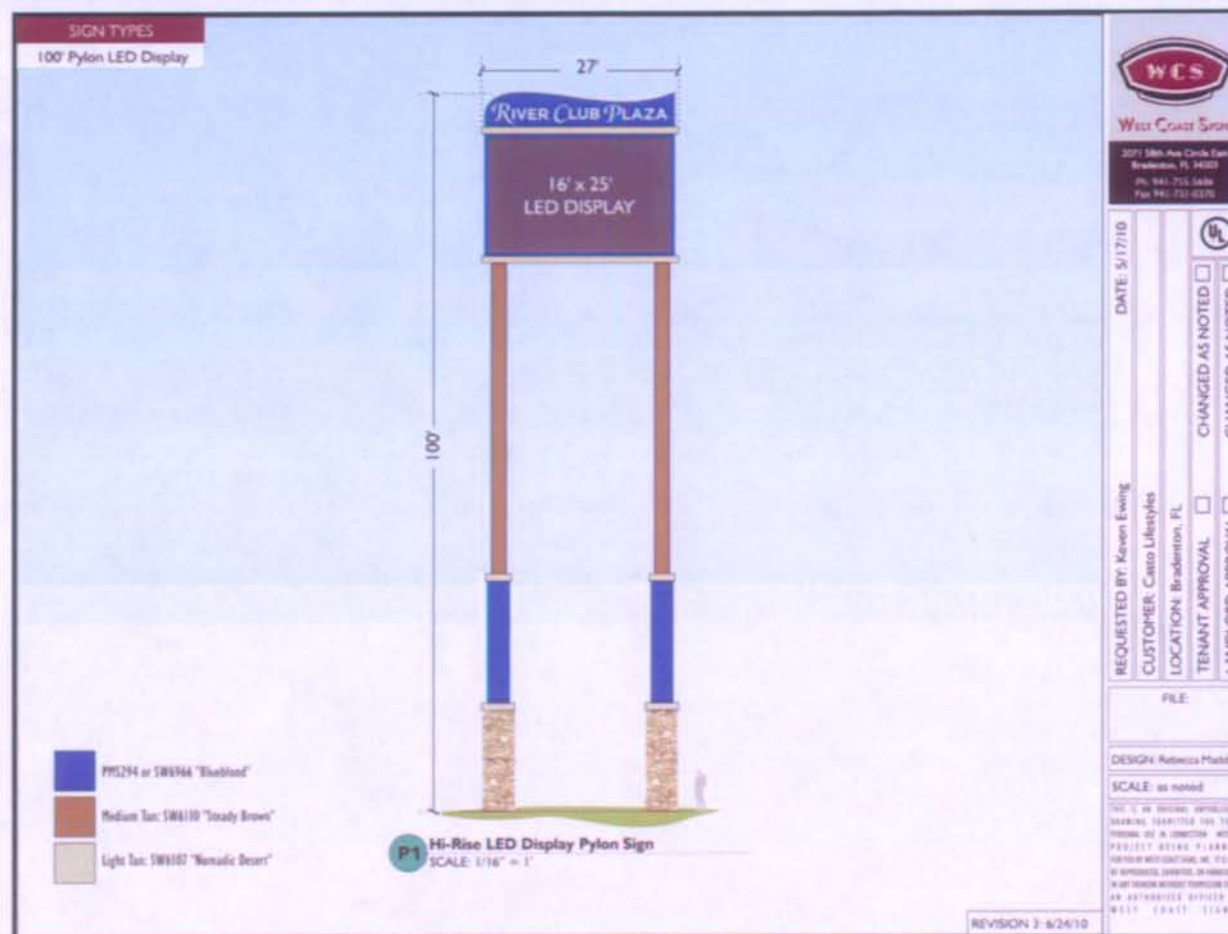


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2.5 P1 - HI-RISE LED DISPLAY PYLON SIGN



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2.5.1 P1 - HI-RISE LED DISPLAY PYLON SIGN - OVERLAY



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2.5.2 HI-RISE LED DISPLAY PYLON SIGN - DETAIL

- The proposed message center sign will comply with LDC Section 724.6.4.1.10. (See Attached LDC Section 724)
- The allowed message center sign may additionally be utilized for public notices and FDOT roadway information, Amber Alert, construction notices, and traffic control.
- Additionally, Applicant is requesting Specific Approval from LDC Section 724.6.4.1.8.3 (See Attached LDC Section 724) to increase the square footage of the proposed message center sign from the permitted 300 square feet to 400 square feet.
- Additionally applicant is requesting Specific Approval from 724.6.4.1.8.4 (See Attached LDC Section 724), item 9 due to the nature of the location and to allow the attraction of travelling public. Single Tenant (T1) signs and outparcel single tenant (T2) signs have been requested to be larger due to the 50 ft landscape buffers along S.R. 70 and I-75.
- Setback will be a minimum of 15 Feet from 50 Foot Landscape Buffer

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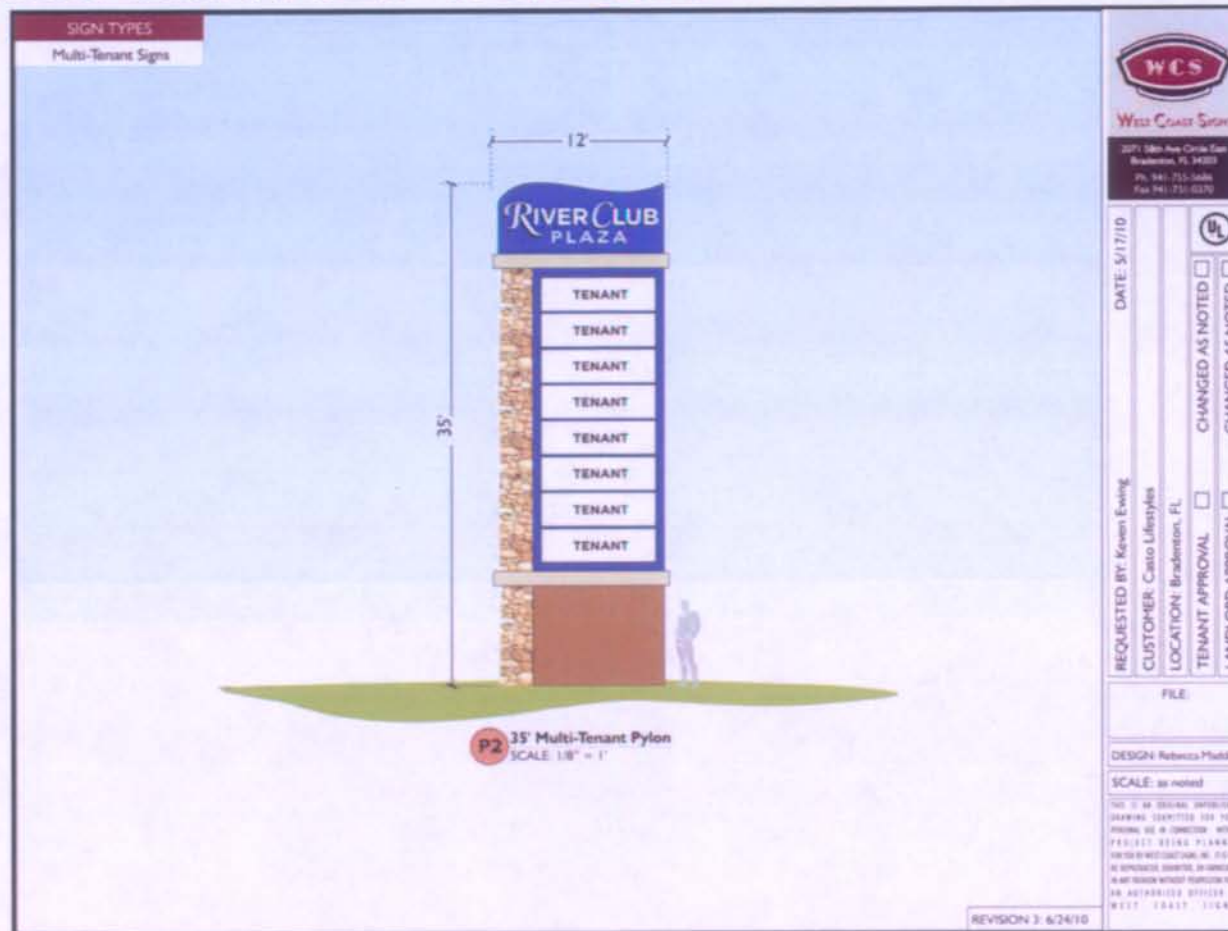


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2.6 P2 - 35' MULTI-TENANT PYLON – INLAND TENANTS



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2.6.1 P2 - 35' MULTI-TENANT PYLON – INLAND TENANTS – OVERLAY REAR ENTRANCE



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2.6.2 P2 - 35' MULTI-TENANT PYLON – INLAND TENANTS – OVERLAY MAIN ENTRANCE S.R. 70



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2.6.3 P2 - 35' MULTI-TENANT PYLON – DETAIL

- The proposed Multi-Tenant sign meets several of the key items in LDC Section 724.6.4.1.8.4. (See Attached LDC Section 724)
- Additionally, Applicant is requesting Specific Approval from LDC Section 724.6.4.1.8.4 (See Attached LDC Section 724) to increase the square footage of the proposed Multi-Tenant Sign from the permitted 125 square feet to 250 square feet of Displayed Content.
- Signs are set back behind Landscape buffer and are over 100 feet from S.R. 70 and I-75.
- Increased size will increase the traveler's ability to discern several of the different stores easily and from reduce sight restriction of smaller signage.
- Reduce the traveler's distraction from the road with easy to read signage.
- Setback will be 15 Feet from Right of way / Property Line or if located at an intersection will be set beyond the 30 foot Sight Triangle.

December 16, 2010

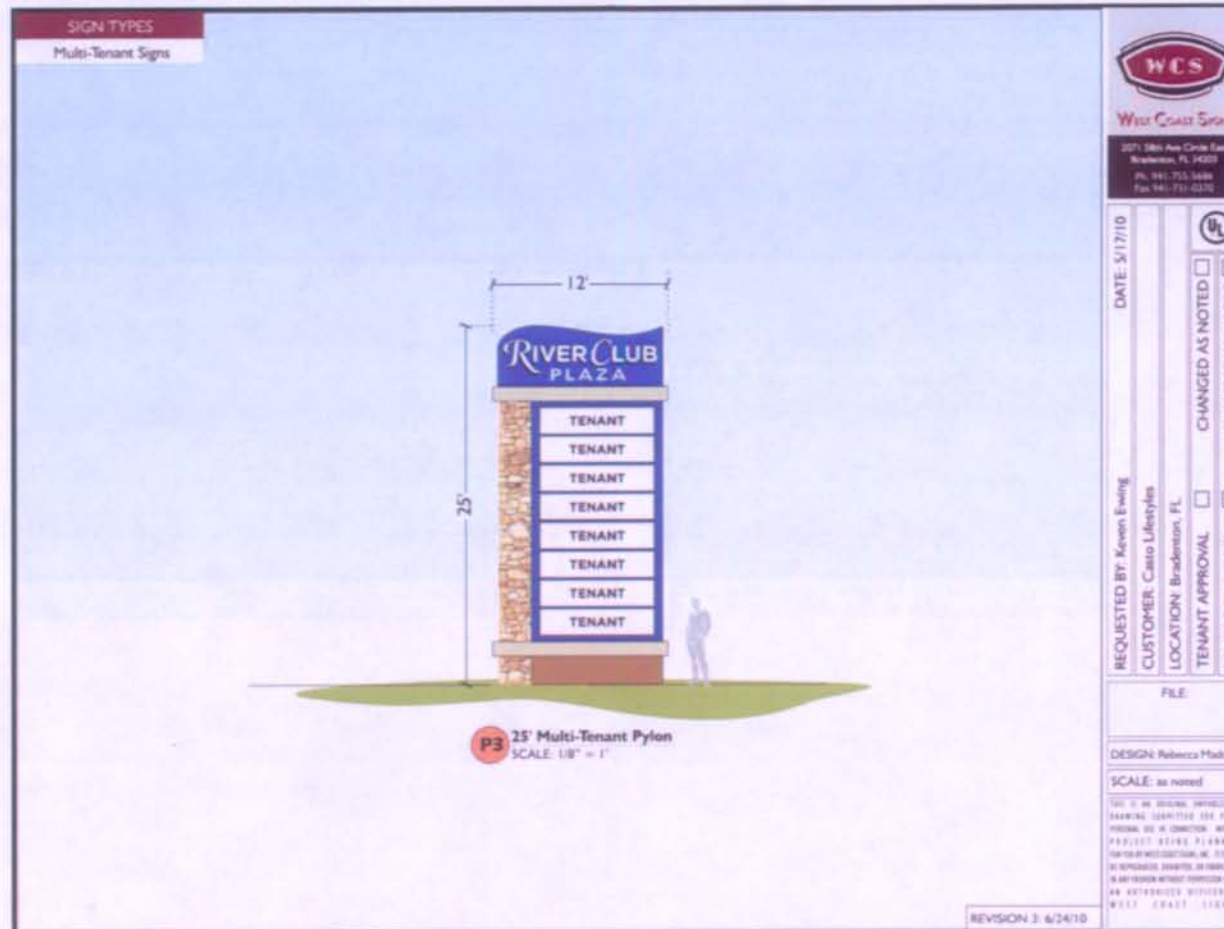


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2.7 P3 – 25' MULTI-TENANT PYLON



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2.7.1 P3 – 25' MULTI-TENANT PYLON - OVERLAY



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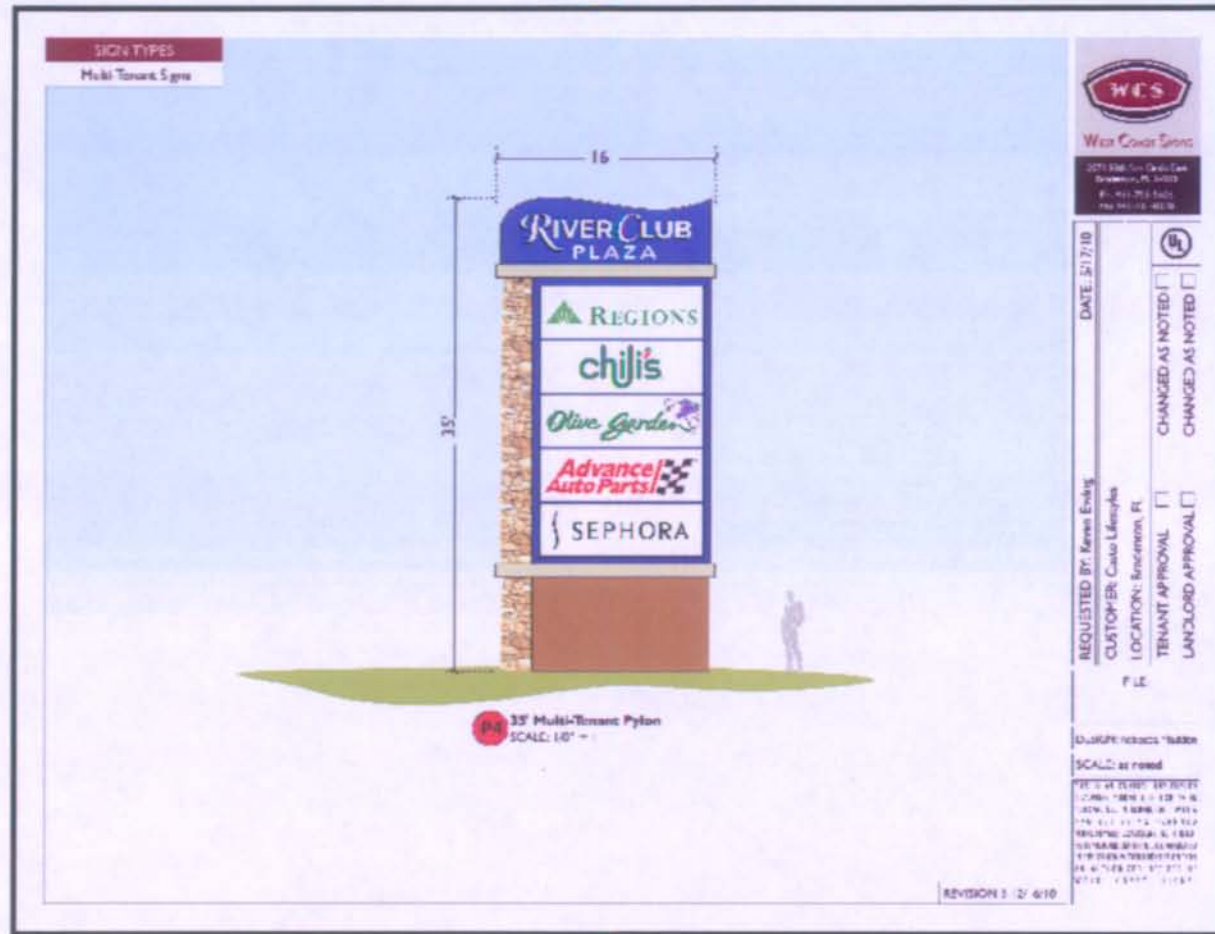


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2.8 P4 - 35' MULTI-TENANT PYLON – OUTPARCEL TENANTS



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2.8.1 P4 - 35' MULTI-TENANT PYLON – OUTPARCEL TENANTS – OVERLAY S.R. 70



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2.8.2 P4 - 35' MULTI-TENANT PYLON – DETAIL

- The proposed Multi-Tenant sign meets several of the key items in LDC Section 724.6.4.1.8.4. (See Attached LDC Section 724)
- Additionally, Applicant is requesting Specific Approval from LDC Section 724.6.4.1.8.4 (See Attached LDC Section 724) to increase the square footage of the proposed Multi-Tenant Sign from the permitted 125 square feet to 250 square feet of Displayed Content.
- Signs are set back behind Landscape buffer and are over 100 feet from S.R. 70 and I-75.
- Increased size will increase the traveler's ability to discern several of the different stores easily and from reduce sight restriction of smaller signage.
- Reduce the traveler's distraction from the road with easy to read signage.
- Setback will be 15 Feet from Right of way / Property Line or if located at an intersection will be set beyond the 30 foot Sight Triangle.

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2.9 M1 - MONUMENT SIGNAGE – PRIMARY

SIGN TYPES		WCS	
Multi-Tenant Signs		West Coast Signs	
<p>M1 12' Monument SCALE: 1/8" = 1'</p>		<p>3071 58th Ave Circle East Bradenton, FL 34203 Ph: 941-752-3446 Fax 941-752-6370</p>	
		<p>DATE: 5/17/10</p>	
		<p>REQUESTED BY: Kevin Ewing CUSTOMER: Casio Lifestyles LOCATION: Bradenton, FL</p>	
		<p>TENANT APPROVAL <input type="checkbox"/> CHANGED AS NOTED <input type="checkbox"/> LANDLORD APPROVAL <input type="checkbox"/> CHANGED AS NOTED <input type="checkbox"/></p>	
<p>FILE:</p>		<p>DESIGN: Rebecca Madsen</p>	
<p>SCALE: as noted</p>		<p>THIS IS AN EXCLUSIVE REPRESENTATION DRAWING. DESIGNED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR THE WEST COAST SIGNS, INC. IT IS NOT TO BE REPRODUCED, COPIED, OR LOANED IN ANY MANNER WITHOUT PERMISSION FROM AN AUTHORIZED OFFICE OF WEST COAST SIGNS.</p>	
<p>REVISION 3: 6/24/10</p>			

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2.9.1 M1 - MONUMENT SIGNAGE – INLAND SHOPS (INTER-PARCEL)



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2.9.2 M1 - MONUMENT SIGNAGE – RANCH LAKE ROAD OVERLAY



West Coast Signs

2071 18th Ave Circle East
Bradenton, FL 34209
Ph: 941-752-5444
Fax: 941-752-0375

DATE: 7/19/10



REQUESTED BY: Kevin Ewing

CUSTOMER: Casio Lifestyles

LOCATION: Bradenton, FL

TENANT APPROVAL ☐

LANDLORD APPROVAL ☐

CHANGED AS NOTED ☐

CHANGED AS NOTED ☐

FILE

DESIGNER: Rebecca Pladden

SCALE: NTS

THIS IS AN ORIGINAL, UNREPRODUCED
DRAWING, SUBMITTED FOR YOUR
REVIEW. USE IN CONNECTION WITH A
PROJECT BEING PLANNED
FOR THE WEST COAST SIGN, INC. PROJECT
OR OTHERWISE, SUBMITTED TO THE
LOCAL GOVERNMENT AGENCY FOR
AN APPROVED OFFICE OF
WEST COAST SIGN.

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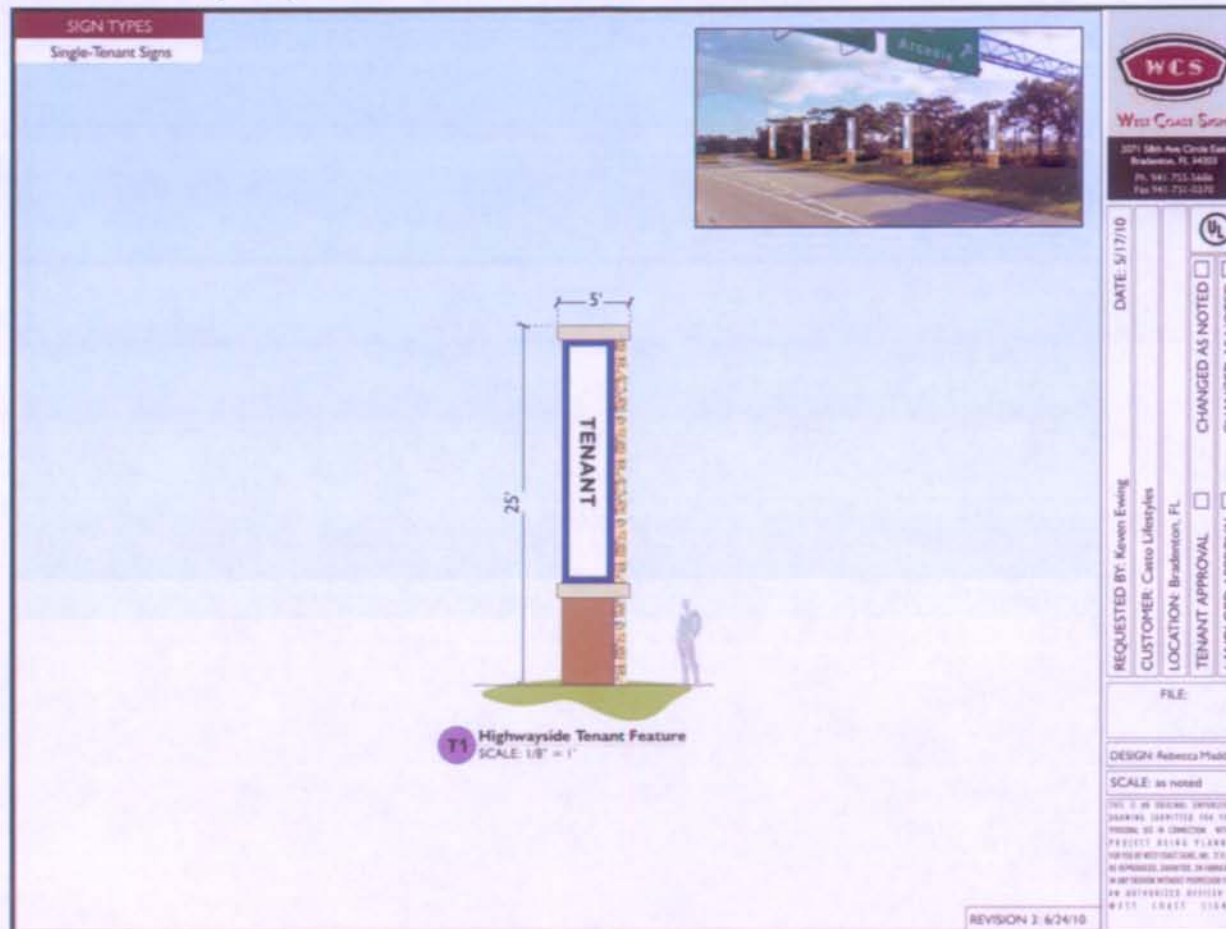


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2.10 T1 – HIGHWAYSIDE (I-75) TENANT FEATURE SIGNAGE



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2.10.1

HIGHWAYSIDE (I-75) TENANT FEATURE SIGNAGE OVERLAY



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2.10.2 HIGHWAYSIDE (I-75) TENANT FEATURE SIGNAGE DETAIL

- LDC Section 724.6.4.1.8.4. **(See Attached LDC Section 724)** This provision appears to allow one sign up to 100 feet in height if ten specific conditions are met. Condition 9 states that, "each premise is limited to 1, on-site freestanding sign exceeding 8 feet in height. All other on-site freestanding signs are limited to ground signs."
- This requirement does not meet the needs of this development. Because there is one owner of all the land fronting onto I-75, a single freestanding sign simply does not meet the needs for a diverse development of this kind.
- A single panel of less than 4 sq feet cannot be easily read at 70 mph.
- A single Pylon Sign is useful to identify that there is a development adjacent to the interstate.
- The Traveling Public must be able to discern the specific stores located in the development.
- Travelers will not make the commitment to leave the interstate in order to stop and shop.
- **Increased size will increase the traveler's ability to discern several of the different stores easily and from reduce sight restriction of smaller signage.**
- **Reduce the traveler's distraction from the road with easy to read signage.**
- This signage will be located in the 50 ft Landscape Buffer, 5 feet from R/W but will not affect any existing Mature Trees or their root systems.
- Signage will not be within the sight triangle of any intersection.



2.11 T2 - SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE

SIGN TYPES	
Single-Tenant Signs	

T2 Single Tenant Monument
SCALE: 1/8" = 1'

WCS
West Coast Signs
2071 18th Ave Circle East
Bradenton, FL 34203
Ph: 941-755-0440
Fax: 941-751-0370

DATE: 3/17/10

REQUESTED BY: Kevin Ewing
CUSTOMER: Casto Lifestyles
LOCATION: Bradenton, FL

TENANT APPROVAL ☐ CHANGED AS NOTED ☐
LANDLORD APPROVAL ☐ CHANGED AS NOTED ☐

FILE

DESIGN: Rebecca Mullen

SCALE: as noted

THIS IS AN ORIGINAL UNREPRODUCED
DRAWING SUBMITTED FOR YOUR
PROJECT. IT IS YOUR RESPONSIBILITY TO
PROTECT THIS DRAWING FROM
UNAUTHORIZED REPRODUCTION. NO
PARTS OF THIS DRAWING ARE TO BE
REPRODUCED, COPIED, OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM
WEST COAST SIGNS.

REVISION 3: 6/24/10

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2.11.1

SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE – S.R. 70

		 West Coast Signs 2071 18th Ave Circle East Bradenton, FL 34209 Ph: 941-751-5600 Fax: 941-751-0370	
		DATE: 7/16/10 REQUESTED BY: Kevin Ewing CUSTOMER: Casto Lifestyle LOCATION: Bradenton, FL TENANT APPROVAL: <input type="checkbox"/> LANDLORD APPROVAL: <input type="checkbox"/>	CHANGED AS NOTED: <input type="checkbox"/> CHANGED AS NOTED: <input type="checkbox"/>
  		FILE: DESIGN: Rebecca Maddison SCALE: NTS <small>THIS IS AN ORIGINAL DRAWING. DRAWING CANNOT BE USED FOR REPRODUCTION OR IN CONNECTION WITH A PROJECT BEING PLANNED OR BEING CONSTRUCTED. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION FROM WEST COAST SIGNS.</small>	
T2 Single Tenant Monument - Northern border PHOTO-RENDERING NOT TO SCALE (SIDE-ANGLE VIEW)		REVISION: 12/16/10	

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2.11.2

SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE – RANCH LAKE ROAD



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2.11.3 SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE DETAIL

- The proposed Multi-Tenant sign meets several of the key items in LDC Section 724.6.4.1.8.6. (See Attached LDC Section 724)
- Additionally, Applicant is requesting Specific Approval from LDC Section 724.6.4.1.8.6 (See Attached LDC Section 724) to change accordingly for each outparcel see the changes to each item below:
 - Change Item 3 from three grouped in a 25 foot radius to one sign per outparcel.
 - Increase height from Item 4 to 12 feet due to the distance behind the 50 foot landscape buffer on S.R. 70 and the amount of foliage in buffer.
 - Increase overall display content in Item 5 from 10 Sq Feet to 50 Sq ft.
 - Increase the number of extra outparcel signage in Item 7 for all outparcel properties regardless of square footage of each store, from three to six.
- Signs are set back behind Landscape buffer and are over 50 feet from S.R. 70
- Increased size will increase the traveler's ability to discern several of the different stores easily and from reduce sight restriction of smaller signage.
- Reduce the traveler's distraction from the road with easy to read signage.
- Setback will be 15 Feet from Right of way / Property Line or if located at an intersection will be set beyond the 30 foot Sight Triangle.

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2.12 WM - MAJOR TENANT MONUMENT SIGN ON RANCH LAKE BLVD



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2.12.1 WM – MAJOR TENANT MONUMENT OVERLAY (PARCEL) AS SEEN FROM RANCH LAKE ROAD



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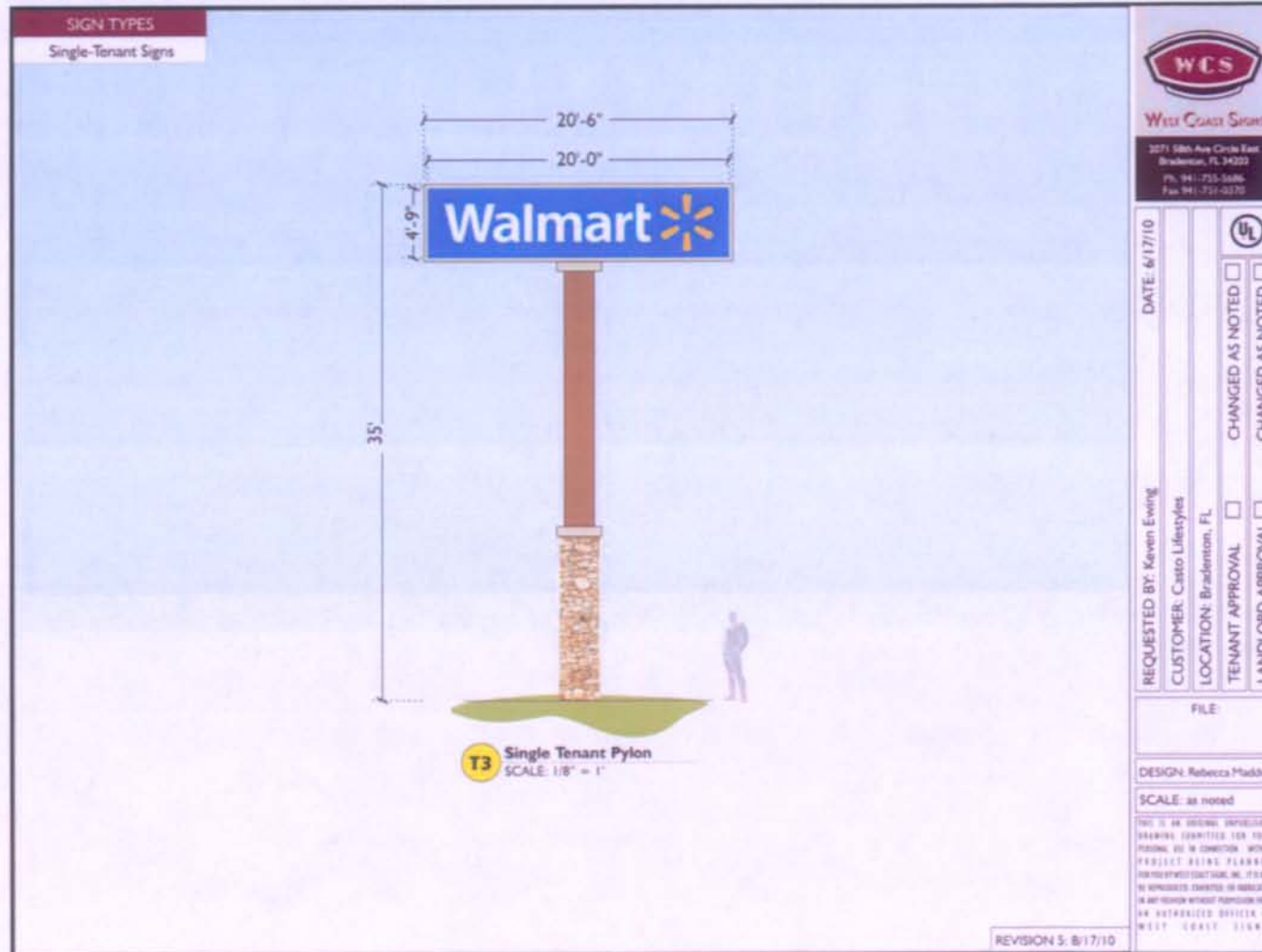


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2.13 T3 - MAJOR TENANT (PARCEL) PYLON SIGNAGE



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2.13.1

T3 – MAJOR TENANT PYLON OVERLAY (PARCEL) AS SEEN FROM I-75



WCS
West Coast Signs
2271 18th Ave Circle East
Bradenton, FL 34203
Ph: 941-755-5446
Fax: 941-731-0370

DATE: 7/19/10

REQUESTED BY: Kevin Ewing
CUSTOMER: Casto Lifestyles
LOCATION: Bradenton, FL

TENANT APPROVAL ☐ CHANGED AS NOTED ☐
LANDLORD APPROVAL ☐ CHANGED AS NOTED ☐

FILE:

DESIGN: Rebecca Madden

SCALE: NTS

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T3 Single Tenant Pylon
PHOTO-RENDERING NOT TO SCALE

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SECTION: 3 ALLOWABLE SIGNAGE FONTS & COLORS

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3.1 ALLOWABLE TYPE STYLES AND COLORS:

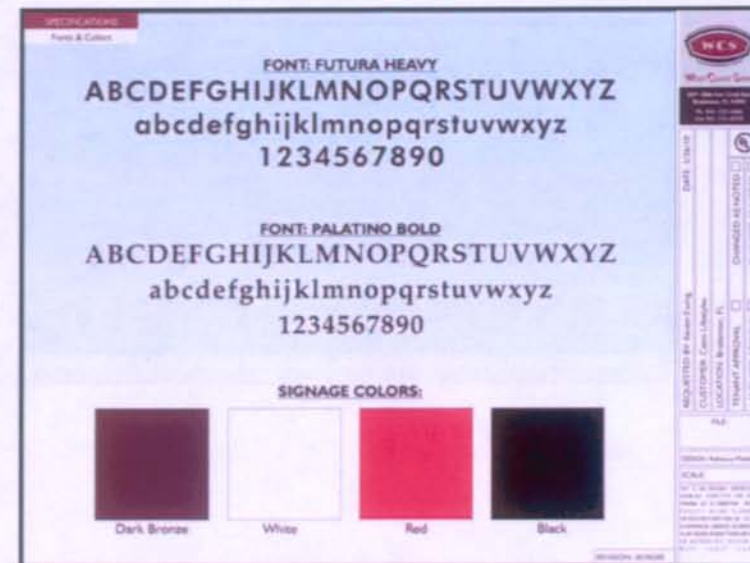
All signage within the Commercial / Non-residential Development shall be restricted to utilizing the following font. The Manatee County has acknowledged that Nationally Registered Logos, fonts and colors shall not be limited by this restriction.

SIGN COLOR PALETTE:

Note:

All Primary, Secondary, Building Face Signage & Outparcel Tenant Monument Signage Lettering, shall be limited to four (4) colors, currently proposed to Manatee County as follows:

Nationally Registered Signage is excluded from the limitation of Type (Font), Color, or Logo throughout the Shopping Center.



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RANCH LAKE



MASTER SIGN PLAN PDMU-99-02(G) (R4) EXHIBIT Y

JAMES | ARCHITECTURE &
CARR | LAND PLANNING



08/10/2010 PREPARED BY JAMES S. CARR, AIA & ASSOCIATES, LLC. FOR VILLAGE AT RIVERCLUB ACQUISITION, LLC

PAGE: 1

08/16/2010 PREPARED BY JAMES S. CARR, AIA & ASSOCIATES, LLC FOR VILLAGE AT RIVERCLUB ACQUISITION, LLC

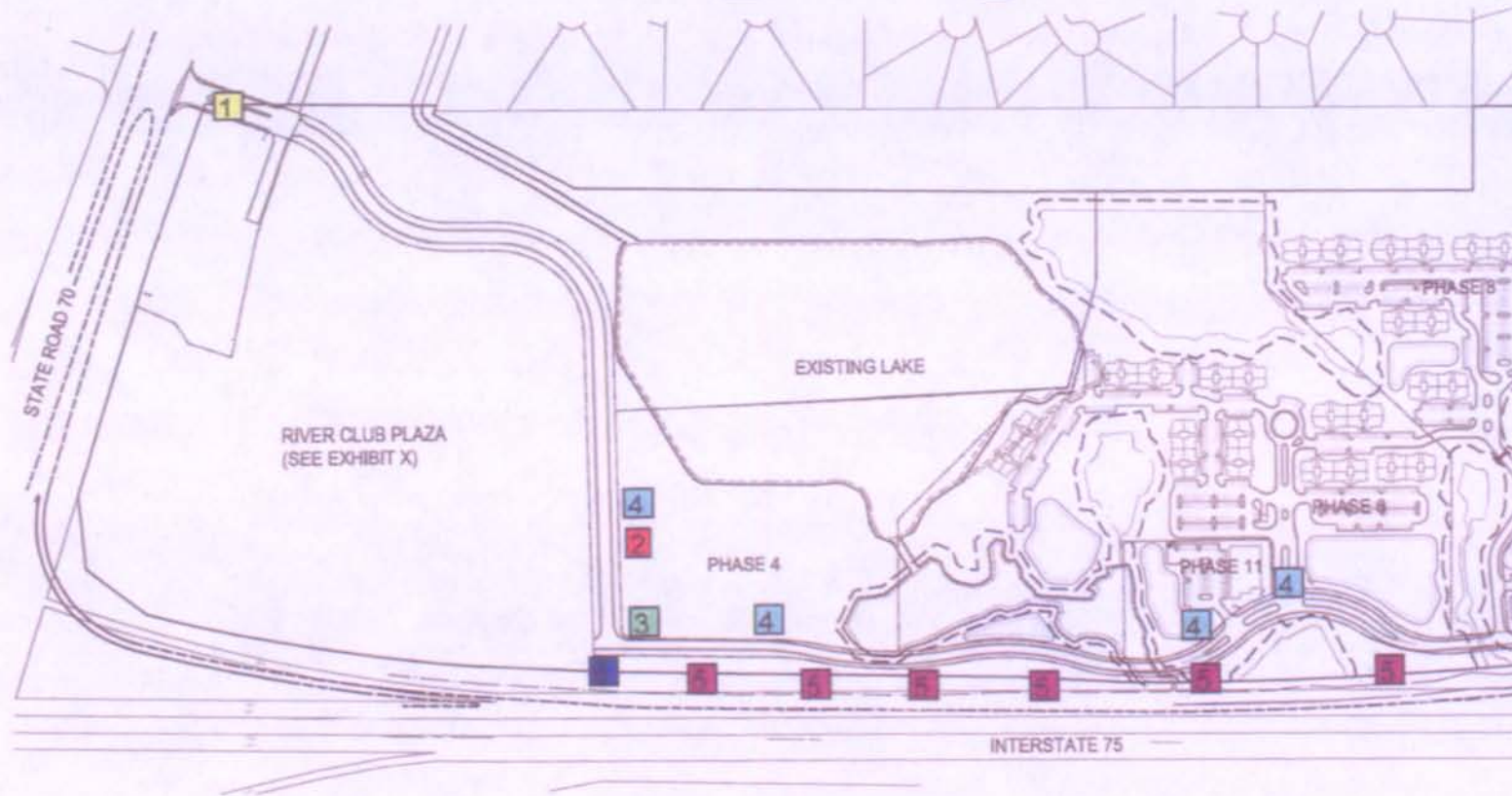
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8' GROUND SIGN	10
8' GROUND SIGN WITH PHOTO BACKGROUND	11
25' HIGHWAY SIGN	12
25' HIGHWAY SIGN WITH PHOTO BACKGROUND	13
35' DOUBLE SIGN	14
35' SINGLE SIGN	15

SIGN

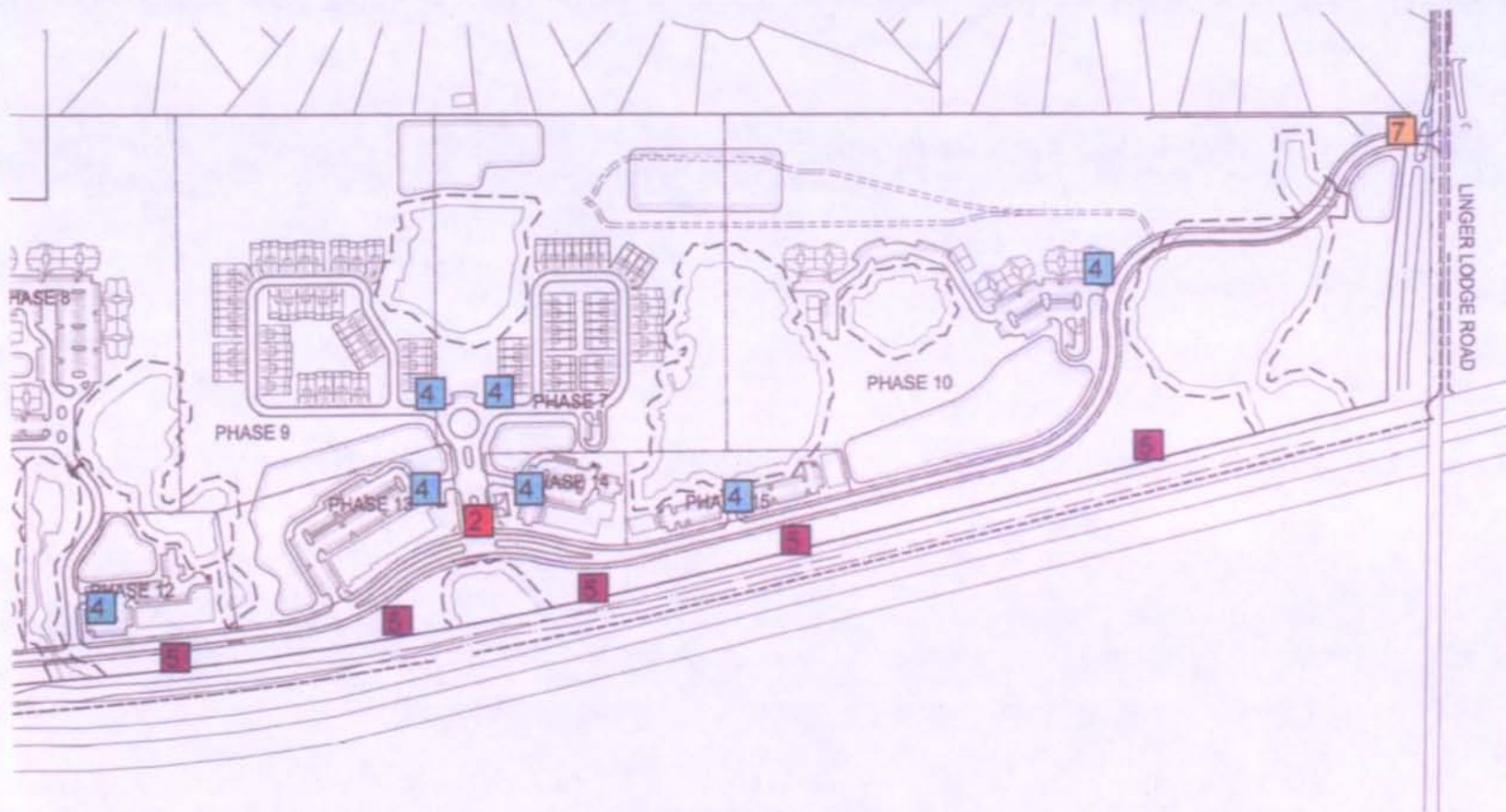
- | | |
|--------------|--------------------------------|
| 1 55' ENTRY | 4 8' GROUND |
| 2 20' POST | 5 25' HIGHWAY SIGN (200' MIN.) |
| 3 100' PYLON | 6 35' DOUBLE |



SITE PLAN

SIGN

- | | |
|---|---|
| 2 20' POST | 5 25' HIGHWAY |
| 4 8' GROUND | 7 35' |



SITE PLAN



A

AERIAL

N.T.S.

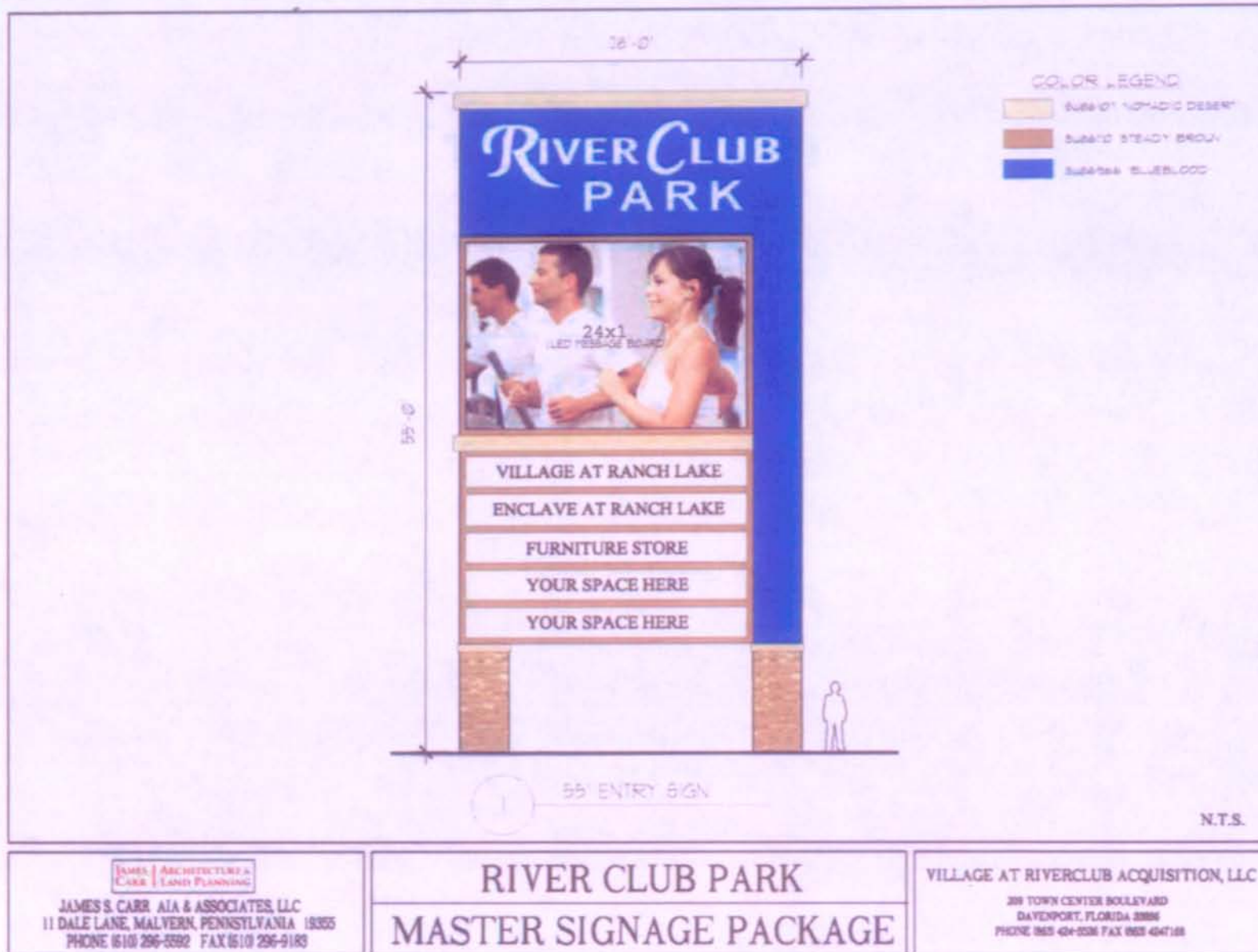
JAMES S. CARR ARCHITECTURE & LAND PLANNING

JAMES S. CARR, AIA & ASSOCIATES, LLC
11 DALE LANE, MALVERN, PENNSYLVANIA 19355
PHONE (610) 296-5592 FAX (610) 296-9183

RIVER CLUB PARK MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC

209 TOWN CENTER BOULEVARD
DAYENPORT, FLORIDA 33906
PHONE (863) 434-5536 FAX (863) 434-7168





1a

55' ENTRY SIGN - PHOTO

N.T.S.

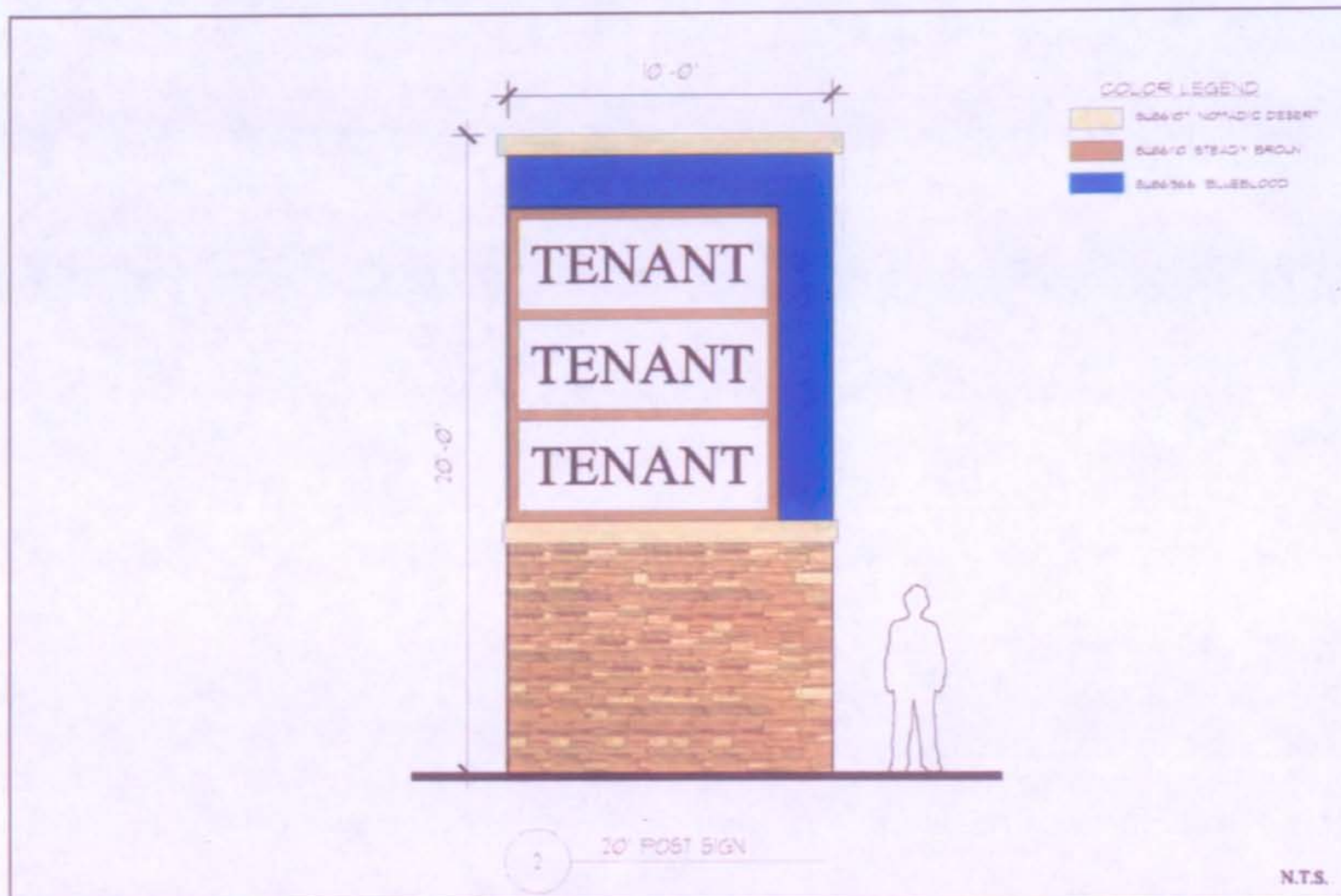
JAMES S. CARR ARCHITECTURE & LAND PLANNING

JAMES S. CARR, AIA & ASSOCIATES, LLC
11 DALE LANE, MALVERN, PENNSYLVANIA 19355
PHONE (610) 296-5592 FAX (610) 296-9183

RIVER CLUB PARK MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC

209 TOWN CENTER BOULEVARD
DAYENPORT, FLORIDA 33806
PHONE (863) 424-0538 FAX (863) 424-7166



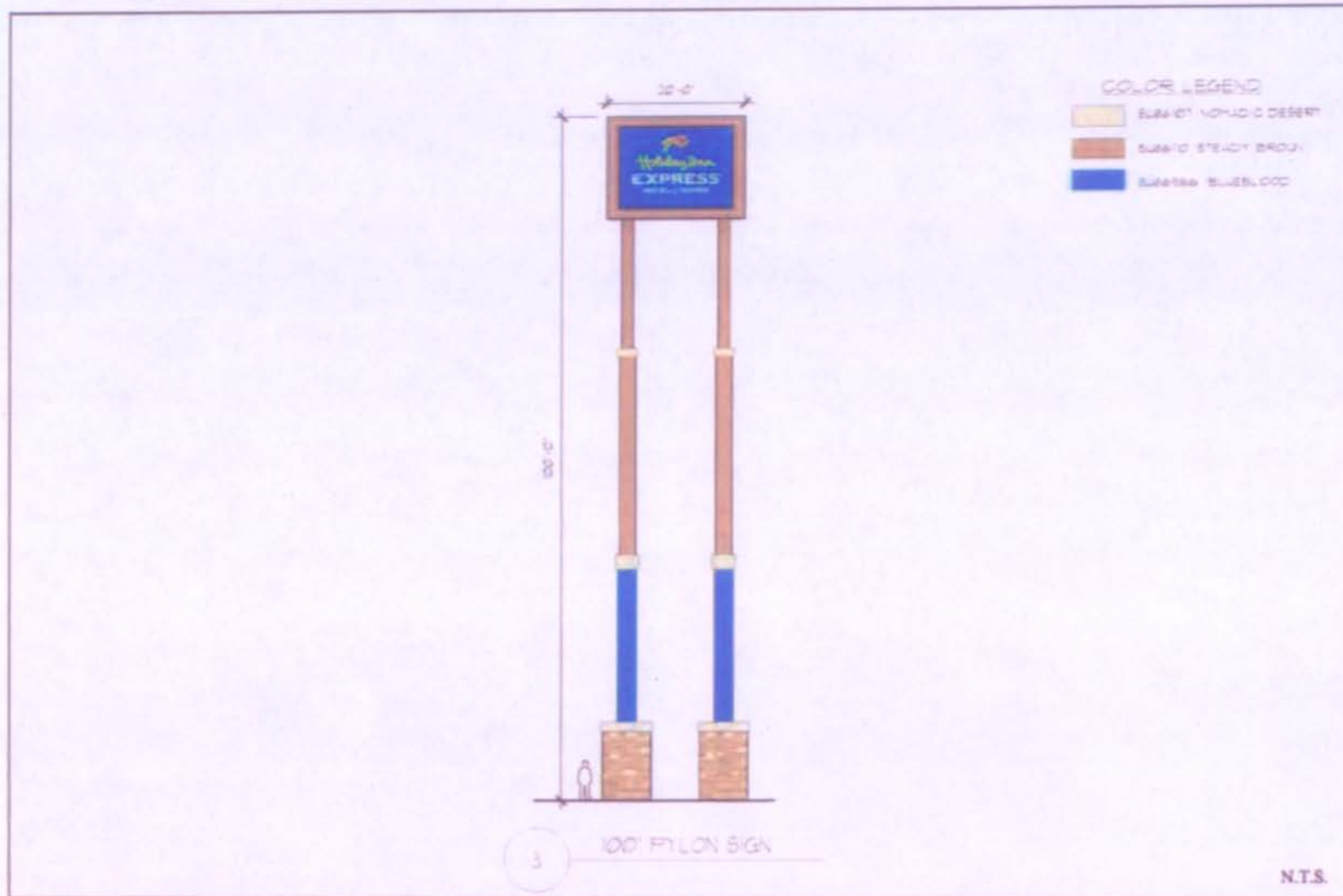
JAMES S. CARR ARCHITECTURE & LAND PLANNING

JAMES S. CARR, AIA & ASSOCIATES, LLC
11 DALE LANE, MALVERN, PENNSYLVANIA 19355
PHONE (610) 296-5592 FAX (610) 296-9183

RIVER CLUB PARK MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC

200 TOWN CENTER BOULEVARD
DAYTONA BEACH, FLORIDA 32109
PHONE (386) 434-2226 FAX (386) 434-1166



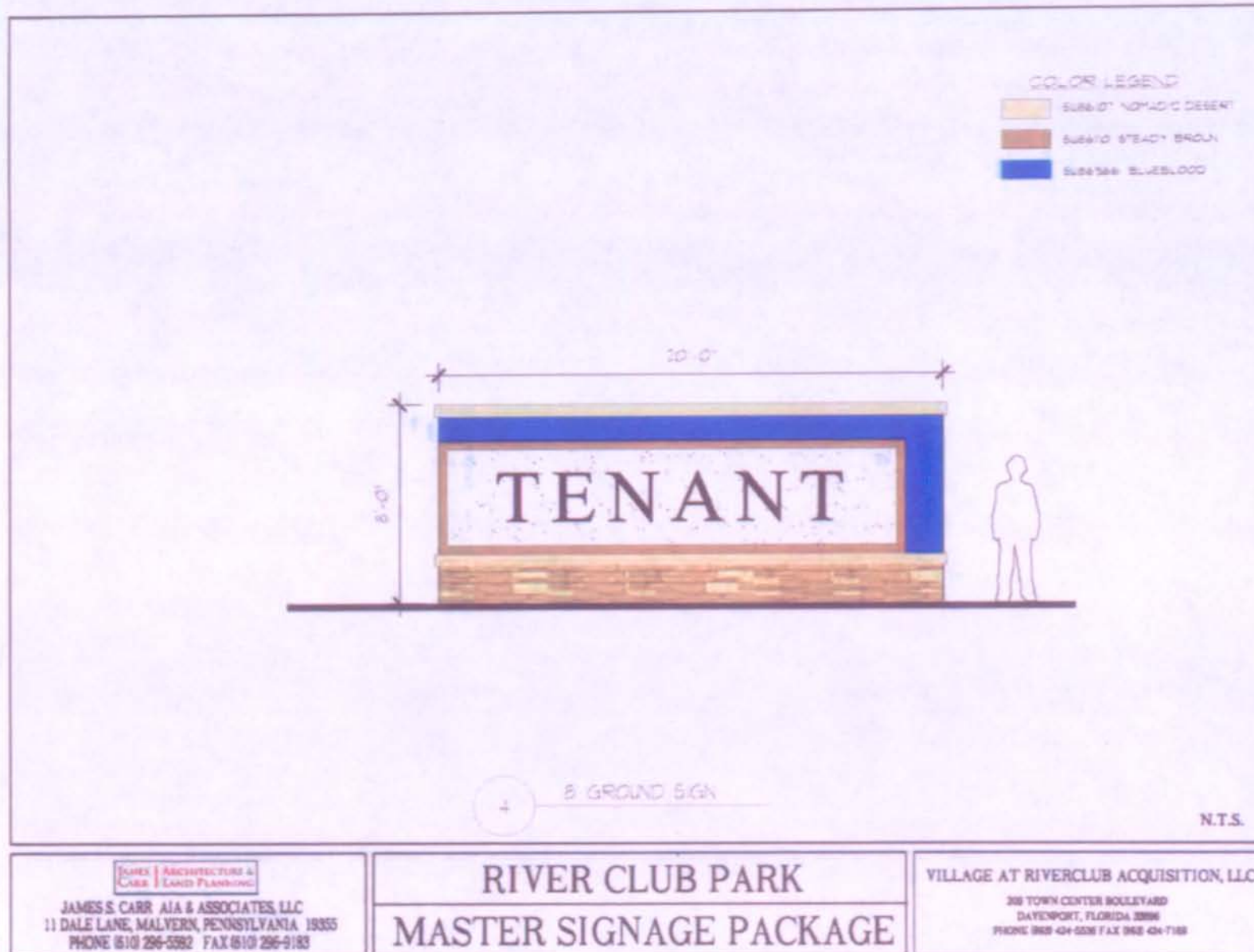
JAMES S. CARR ARCHITECTURE & LAND PLANNING

JAMES S. CARR, AIA & ASSOCIATES, LLC
11 DALE LANE, MALVERN, PENNSYLVANIA 19355
PHONE (610) 296-5592 FAX (610) 296-9183

RIVER CLUB PARK MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC

200 TOWN CENTER BOULEVARD
DAYENPORT, FLORIDA 38904
PHONE (903) 434-3336 FAX (903) 434-188





4a

8' GROUND SIGN - PHOTO

N.T.S.

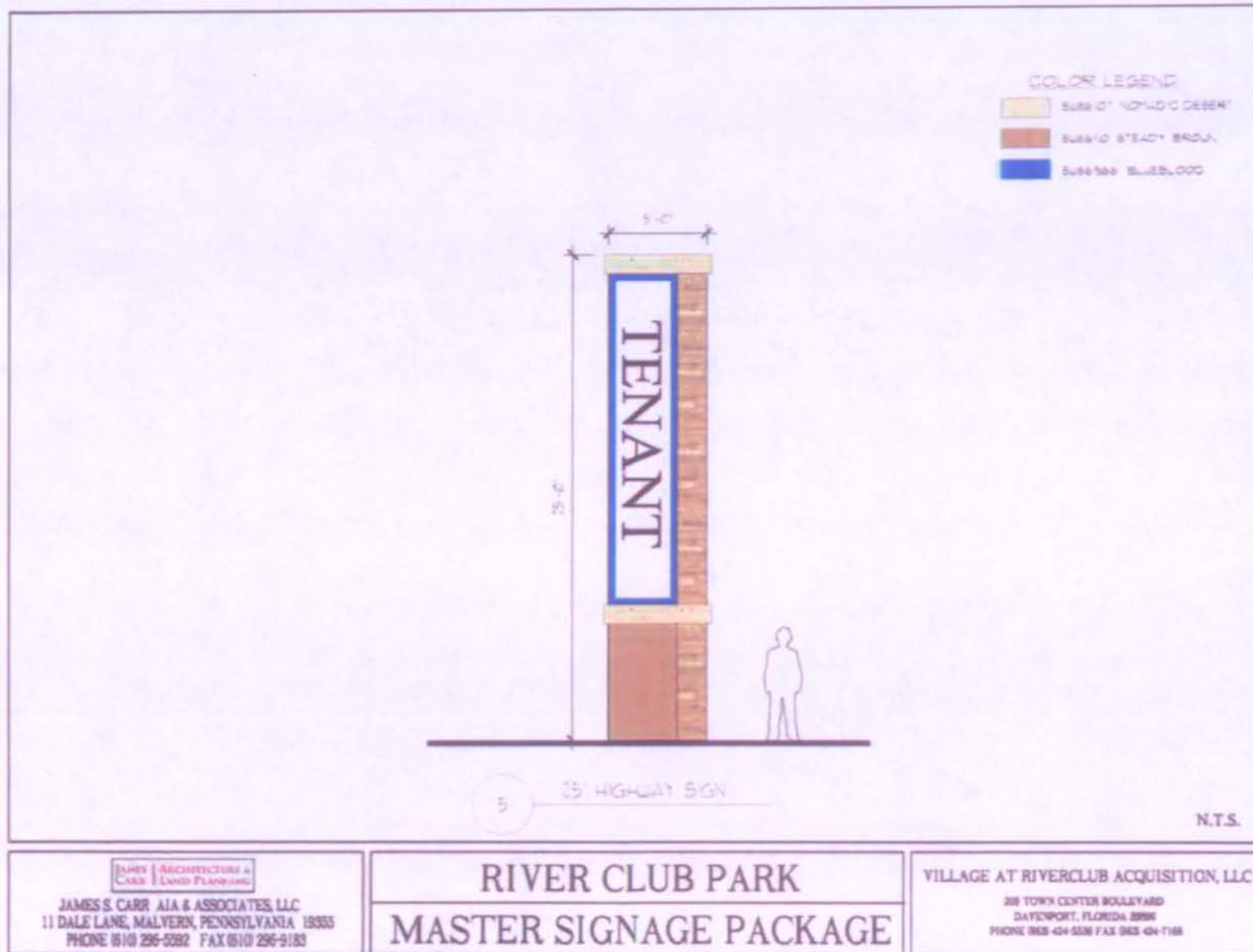
JAMES S. CARR ARCHITECTURE & LAND PLANNING

JAMES S. CARR AIA & ASSOCIATES, LLC
11 DALE LANE, MALVERN, PENNSYLVANIA 19355
PHONE (610) 296-5592 FAX (610) 296-9183

RIVER CLUB PARK MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC

209 TOWN CENTER BOULEVARD
DAVENPORT, FLORIDA 33896
PHONE (863) 424-0336 FAX (863) 424-7168





5a

25' HIGHWAY SIGN - PHOTO

N.T.S.

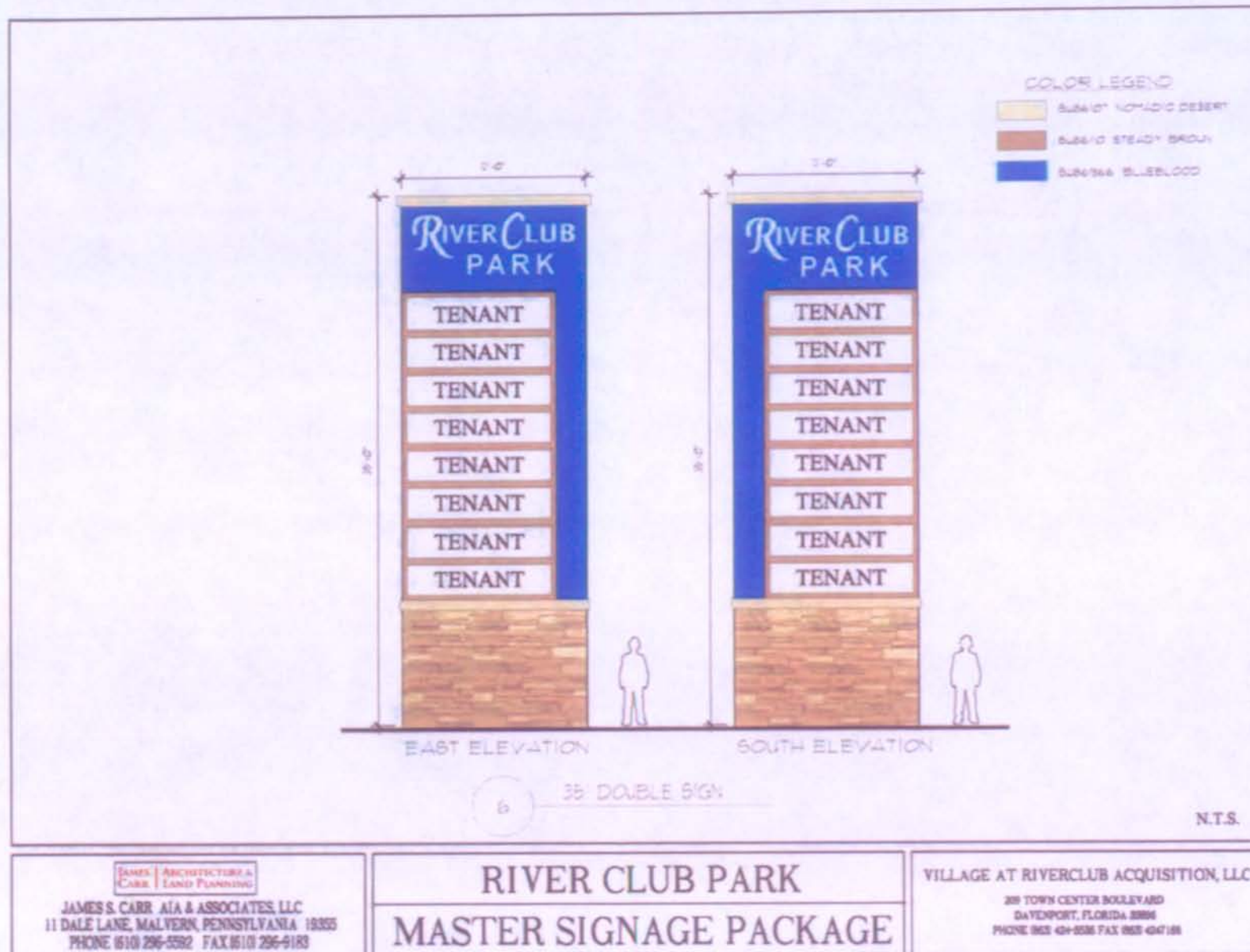
JAMES S. CARR ARCHITECTURE & LAND PLANNING

JAMES S. CARR AIA & ASSOCIATES, LLC
11 DALE LANE, MALVERN, PENNSYLVANIA 19355
PHONE (610) 296-5592 FAX (610) 296-9183

RIVER CLUB PARK MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC

209 TOWN CENTER BOULEVARD
DAVENPORT, FLORIDA 33896
PHONE (863) 424-5536 FAX (863) 424-7168



COLOR LEGEND

- SIGNET SIGNAGE SYSTEM
- SIGNET SIGNAGE SYSTEM
- SIGNET SIGNAGE SYSTEM



N.T.S.

VILLAGE AT RIVERCLUB ACQUISITION, LLC

200 TOWN CENTER BOULEVARD
DAVENPORT, FLORIDA 33898
PHONE 888-688-7418 FAX 888-688-7418

RIVER CLUB PARK

MASTER SIGNAGE PACKAGE

James S. Carr, AIA & Associates, LLC

11 DALE LANE, MALVERN, PENNSYLVANIA 19355
PHONE 810-296-2500 FAX 810-296-2500



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 21st day of

R.B. SHORE
Clerk of Circuit Court

By: Diane E. Volmer L.L.C.



FILED FOR RECORD
R. B. SHORE

2011 JAN 31 AM 8:04

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

CLERK OF THE CIRCUIT COURT
MANATEE COUNTY
KURT S. BROWNING
Secretary of State

January 24, 2011

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

Attention: Ms. Diane E. Vollmer, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated January 21, 2011 and certified copies of Manatee County Ordinance Nos. PDMU-99-02(G) (R4) and PDMU-99-02(P) (R) which were filed in this office on January 24, 2011.

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

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

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