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R. B. SHORE

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CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

**MANATEE COUNTY ZONING ORDINANCE
PDMU-99-02(P)(R)
RIVER CLUB PARK OF COMMERCE, PHASES 2 & 5**

CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING ORDINANCE PDMU-99-02(P) 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(P) 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(P).

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 Preliminary Zoning, 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 Preliminary Site Plan and found the revised Preliminary Site 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 Preliminary Site 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 Preliminary Site Plan and Master Sign Plan to comply with the requirements of Section 724, Signs, and Section 737, Entranceways, as more specifically described under Section 2, Preliminary Site Plan, of the River Club Park of Commerce Zoning Ordinance, PDMU-99-02(P); 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 Exhibit X 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 to be approved. Ordinance No. PDMU-99-01(P) is hereby amended, regarding stipulations as to signs for the residential and non-residential portions of the DRI, as follows:

STIPULATIONS

K. GENERAL CONDITIONS

1. Nonresidential
3. Signs

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 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-Rise LED	Navy / Tan and LED	O.A.H. 100' / LED	Internal	400.00	400.00

		Pylon Sign	Display	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

1. Sign "1" shall not be permitted within any public right-of-way. Prior to submitting for Building Permit a revised location for Sign "1" shall be reviewed and approved by the Planning Department.
2. Any additional signs proposed other than those shown on the approved Master Sign Plan and as otherwise stipulated above (1) 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.
3. All proposed signage shall be on-site signs only. No off-site advertisement is permitted.
4. No signs shall be permitted within any public rights-of-way.
5. All free-standing signs shall not be installed prior to the construction of the corresponding tenant space.
6. 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 allow 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.
7. 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.
8. All proposed signage along I-75 and S.R. 70 shall be no closer than two hundred feet apart.
9. No signs shall be permitted in floodways, conservations areas, or wetlands, other than those signs permitted elsewhere in the LDC (i.e., conservation signs).
10. Signage shall be placed so it does not conflict with vehicular clear zones, FDOT indices and clear zone requirements shall be met.
11. 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.

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1

THAT PORTION OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RANCH LAKE PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 1 – 6, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN N 01°11'43" E ALONG THE WESTERLY LINE OF SAID RANCH LAKE PLAZA, 685.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S 19°39'57" W, 12.41 FEET; 2) N 70°20'03" W, 16.51 FEET TO THE POINT OF BEGINNING; THENCE S 19°39'57" W, 267.45 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 203.14 FEET, CHORD BEARING S 42°13'20" W, 197.93 FEET; THENCE S 64°46'42" W, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE SOUTHEAST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 383.04 FEET, CHORD BEARING S 32°41'33" W, 363.33 FEET; THENCE S 00°36'23" W, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 396.78 FEET, CHORD BEARING S 44°39'50" W, 358.82 FEET; THENCE S 88°43'17" W, 989.64 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 93 (I-75); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) N 03°12'44" E, 364.42 FEET; 2) ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 5635.58 FEET, AN ARC OF 951.38 FEET; CHORD BEARING N 09°44'51" E, 950.25 FEET; 3) N 37°47'42" E, 221.34 FEET; 4) N 84°10'55" E, 221.34 FEET; 5) S 72°37'29" E, 748.74 FEET; 6) S 70°20'03" E, 443.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.38 ACRES MORE OR LESS

PARCEL 2:

THAT PORTION OF SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RANCH LAKE PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 1 – 6 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF LOT 554, BRADEN WOODS SUBDIVISION, PHASE V, AS RECORDED IN PLAT BOOK 22, PAGES 97 – 106 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID BRADEN WOODS SUBDIVISION THE FOLLOWING FOUR (4) COURSES: 1.) N 70°20'03" W, 30.00 FEET; 2.) S 28°55'06" W, 464.42 FEET; 3.) S 01°11'43" W, 1,286.17 FEET;

4.) S 00°36'23" W, 231.86 FEET; THENCE N 89°23'37" W, 275.00 FEET; THENCE N 74°33'00" W, 314.69 FEET; THENCE N 02°11'41" W, 1,315.98 FEET; THENCE N 88°43'17" E, 227.38 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 535.96 FEET, CHORD BEARING N 44°39'50" E, 475.64 FEET; THENCE N 00°36'23" E, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 288.96 FEET, CHORD BEARING N 32°41'33" E, 274.09 FEET; THENCE N 64°46'42" E, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 240.93 FEET, CHORD BEARING N 44°35'35" E, 235.98 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, CONCAVE SOUTHEAST HAVING A RADIUS OF 28.10 FEET, AN ARC OF 41.81 FEET, CHORD BEARING N 67°02'33" E, 38.06 FEET TO THE WESTERLY BOUNDARY LINE OF AFORESAID RANCH LAKE PLAZA; THENCE ALONG SAID WESTERLY LINE S 01°11'43" W, 388.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.99 ACRES MORE OR LESS

PARCEL 3:

TOGETHER WITH A PERMANENT NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 OVER, UNDER AND ACROSS THE PROPERTY DESCRIBED AS EXHIBIT "D" OF THAT CERTAIN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 2339, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 4:

ACCESS EASEMENT

THAT PORTION OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RANCH LAKE PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 1 – 6 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN N 01°11'43" E ALONG THE WESTERLY LINE OF SAID RANCH LAKE PLAZA, 388.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 28.10 FEET, AN ARC OF 41.81 FEET, CHORD BEARING S 67°02'33" W, 38.65 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 240.93 FEET, CHORD BEARING S 44°35'35" W, 235.98 FEET; THENCE S 64°46'42" W, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE SOUTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 288.96 FEET, CHORD BEARING S 32°41'33" W, 274.09 FEET; THENCE S 00°36'23" W, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 525.96 FEET, CHORD BEARING S 44°39'50" W, 475.64 FEET; THENCE S 88°43'17" W, 894.32 FEET; THENCE N 01°15'18" E, 84.08 FEET; THENCE N 88°43'17" E, 890.60 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 396.78 FEET, CHORD BEARING N 44°39'50" E, 358.82 FEET; THENCE N 00°36'23" E, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 383.04 FEET, CHORD BEARING N 32°41'33" E, 363.33 FEET; THENCE N 64°46'42" E, 7.71 FEET; THENCE ALONG

A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 203.14 FEET, CHORD BEARING N 42°13'20" E, 197.93 FEET; THENCE N 19°39'57" E, 267.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; 1.) S 70°20'03" E, 16.51 FEET; 2.) N 19°39'57" E, 12.41 FEET TO THE AFORESAID WESTERLY LINE OF RANCH LAKE PLAZA; THENCE S 01°11'43" W ALONG SAID WESTERLY LINE, 297.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.41 ACRES MORE OR LESS

CONTAININ IN PARCELS 1, 2, & 4, TOTALING 69.78 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.

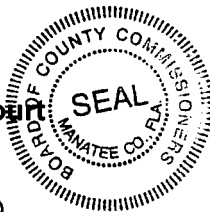
PASSED AND DULY ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA THIS THE 11th DAY OF JANUARY, 2011.

**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



**MASTER SIGN PLAN
PDMU-99-02 (P) (R)
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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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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RIVER CLUB PLAZA
PREPARED BY WEST COAST SIGNS FOR CASVAK RIVER CLUB, LLC

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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

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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RIVER CLUB PLAZA

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SECTION: 2 ALLOWABLE SIGNAGE TYPES, LOCATIONS & SIZES:

December 16, 2010

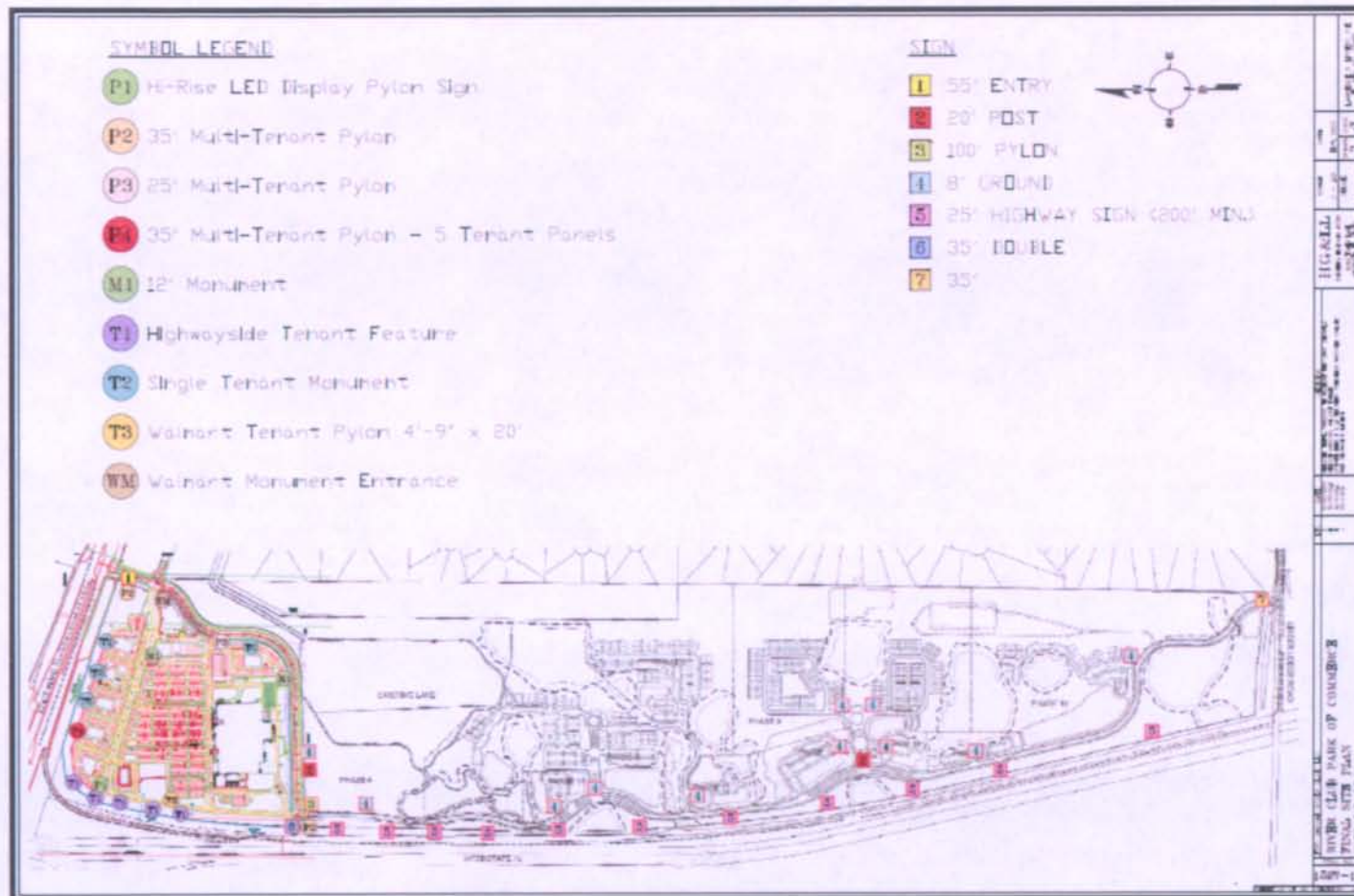


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2.1 SIGNAGE PLACEMENT PLAN – PDMU-99-02 (G) (R4) BOTH PROPERTIES



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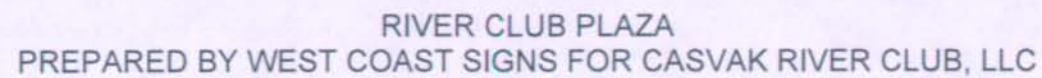


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2.3 SIGNAGE PLACEMENT LEGEND

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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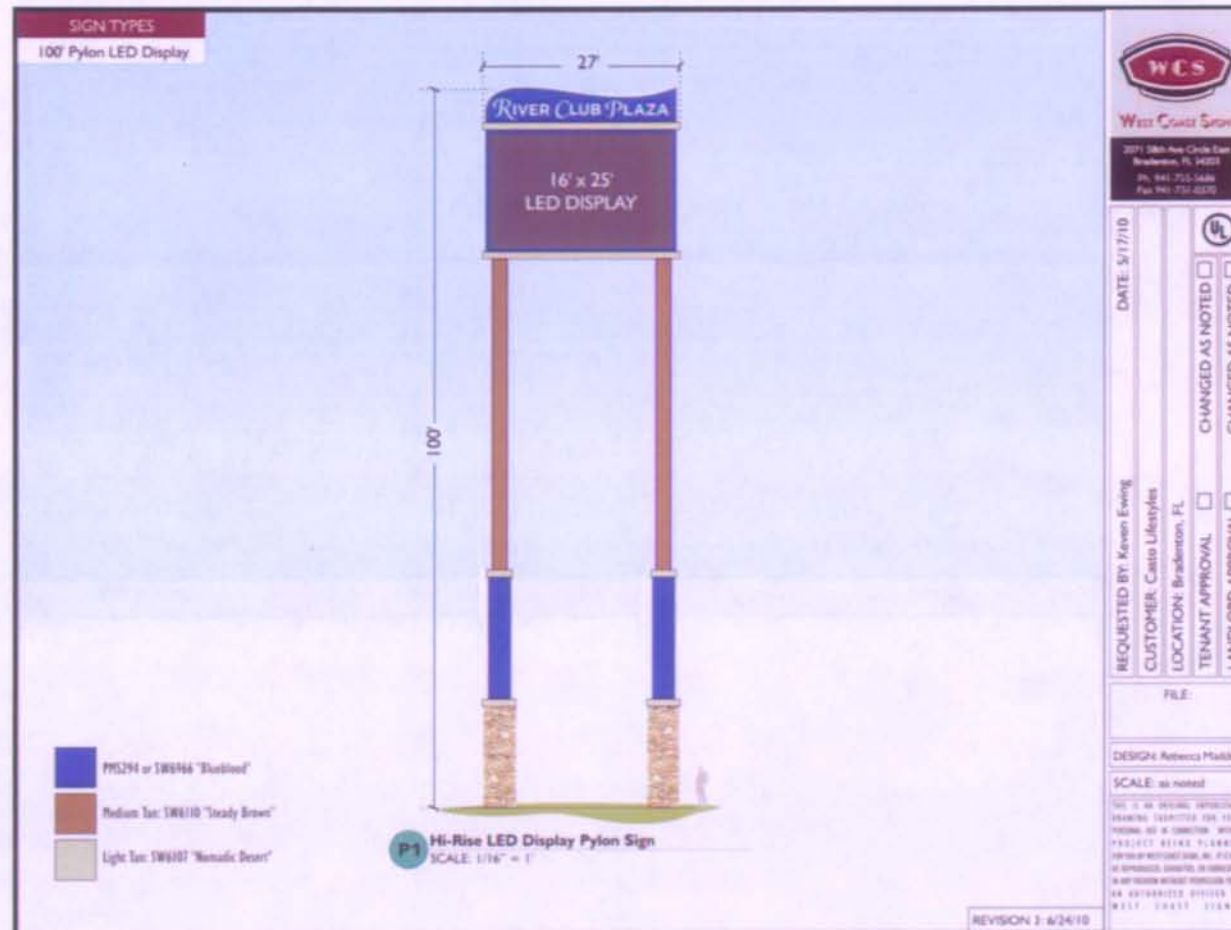


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2.5 P1 - HI-RISE LED DISPLAY PYLON SIGN



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

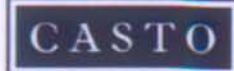


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2.5.2 HI-RISE LED DISPLAY PYLON SIGN - DETAIL

- 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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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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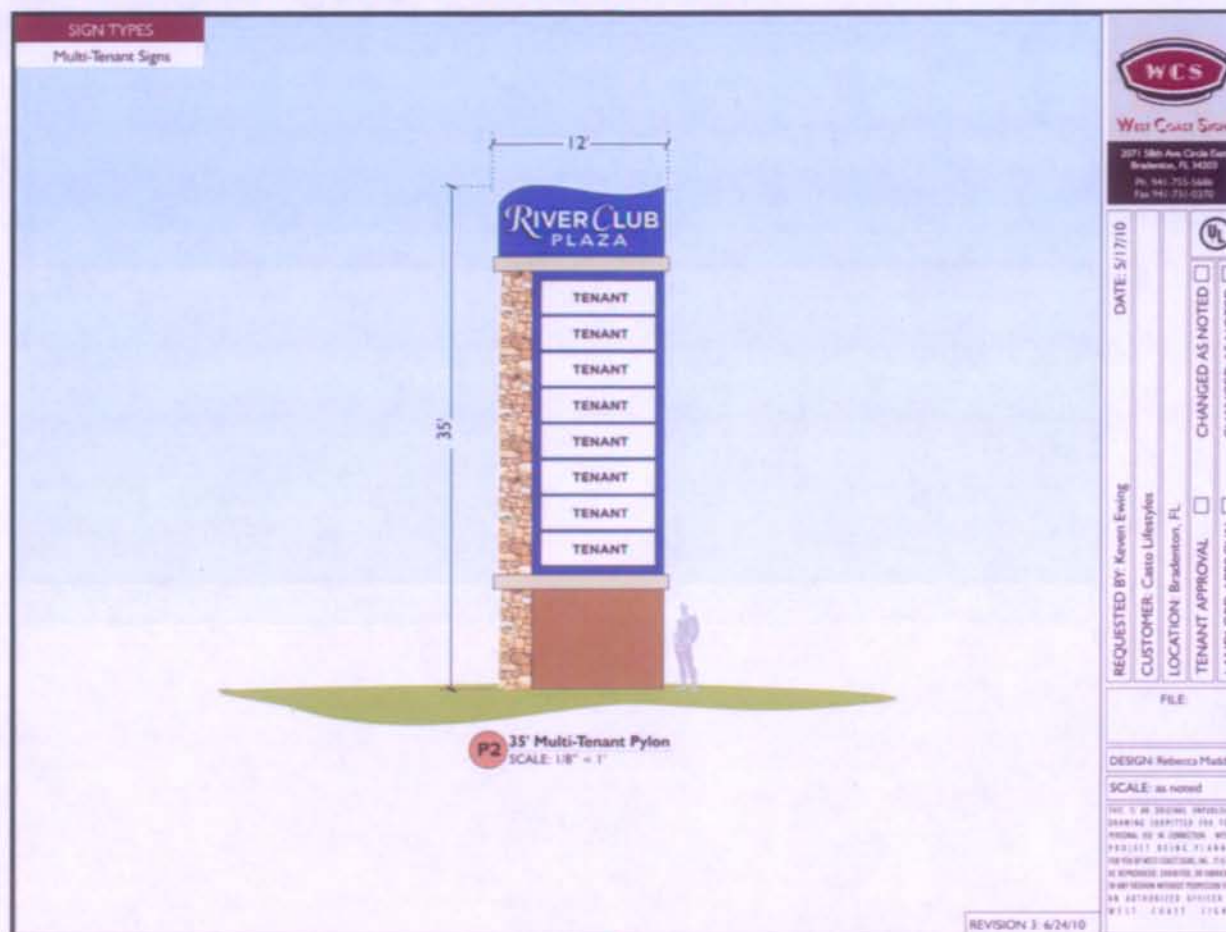


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2.6 P2 - 35' MULTI-TENANT PYLON – INLAND TENANTS



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

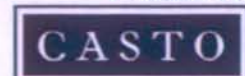


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2.6.3 P2 - 35' MULTI-TENANT PYLON – DETAIL

- 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.

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



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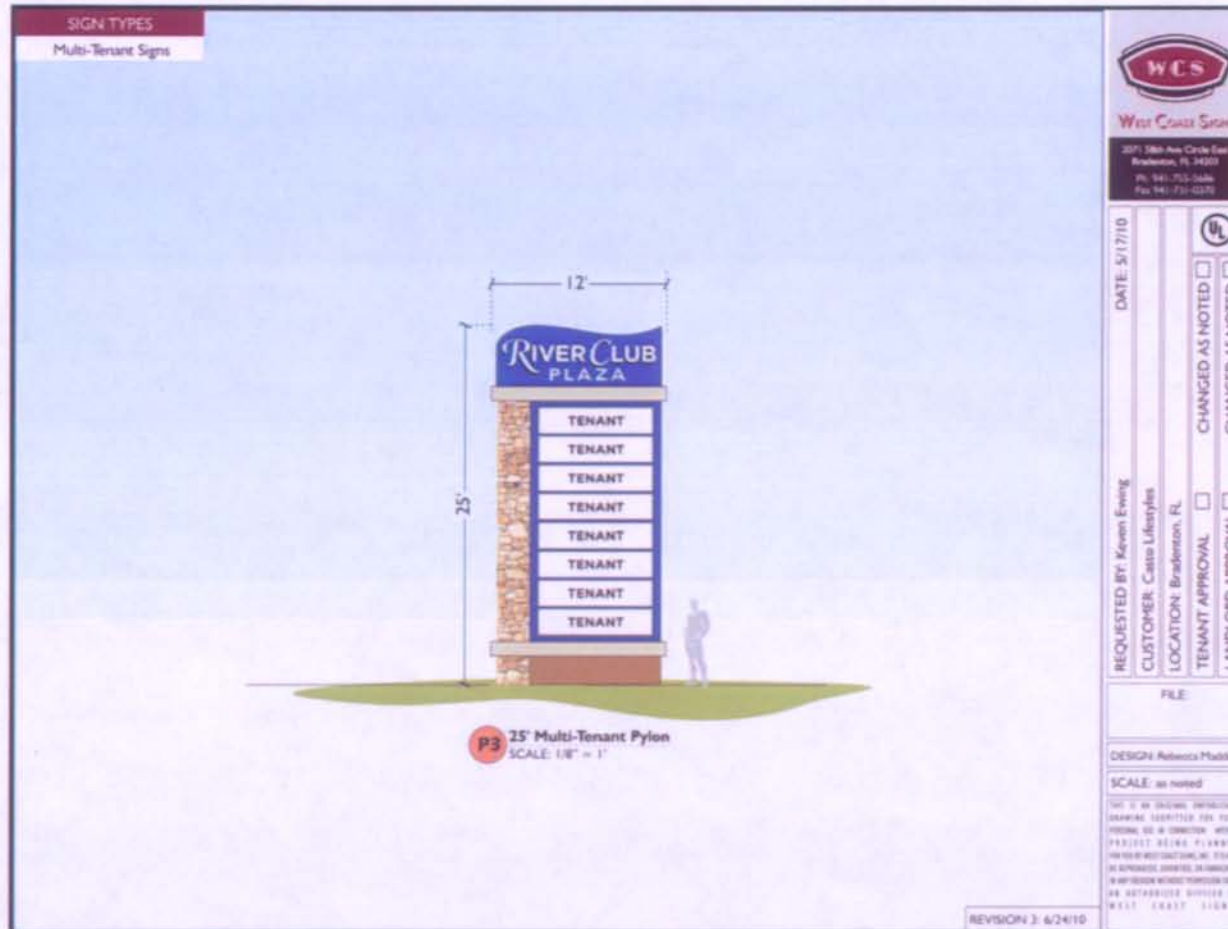


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2.7 P3 – 25' MULTI-TENANT PYLON



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2.7.1 P3 – 25' MULTI-TENANT PYLON - OVERLAY



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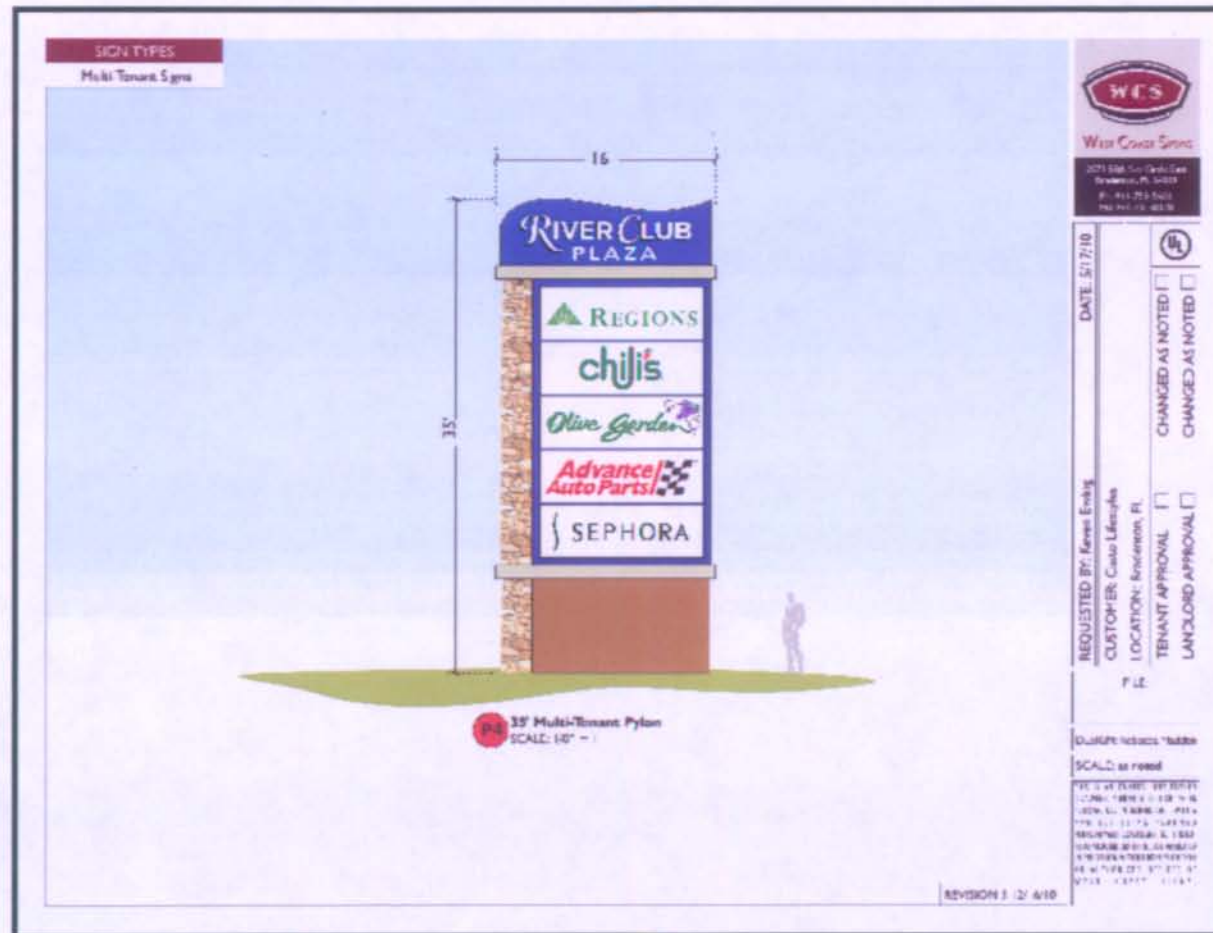


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2.8 P4 - 35' MULTI-TENANT PYLON – OUTPARCEL TENANTS



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2.8.2 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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2.8.1 P4 - 35' MULTI-TENANT PYLON – OUTPARCEL TENANTS – OVERLAY S.R. 70



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2.9 M1 - MONUMENT SIGNAGE – PRIMARY



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



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

SIGN TYPES	
Single-Tenant Signs	

T1 Highwayside Tenant Feature
SCALE: 1/8" = 1'

WCS
West Coast Signs
2071 28th Ave Circle East
Bradenton, FL 34208
Ph: 941.212.3446
Fax: 941.212.4376

DATE: 5/17/10

REQUESTED BY: Kevon Ewing
CUSTOMER: Casto Lifestyle
LOCATION: Bradenton, FL

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

FILE:

DESIGN: Rebecca Madden

SCALE: as noted

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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.

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2.10.1

HIGHWAYSIDE (I-75) TENANT FEATURE SIGNAGE OVERLAY



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2.11 T2 - SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE

SIGN TYPES		WCS	
Single-Tenant Signs		West Coast Signs	
		3071 38th Ave Circle East Bradenton, FL 34201	
		Ph: 941-755-5486 Fax: 941-755-0270	
		DATE: 5/17/10	
REQUESTED BY: Kevin Ewing	CUSTOMER: Casto Lifestyles	LOCATION: Bradenton, FL	CHANGED AS NOTED ☐
		TENANT APPROVAL ☐	LANDLORD APPROVAL ☐
FILE:			
DESIGN: Rebecca Madden			
SCALE: as noted			
THIS IS AN ORIGINAL, UNREPRODUCED DRAWING. QUANTITIES FOR THIS PROJECT ARE IN CONNECTION WITH A PROPOSED SIGN. IT IS THE PROPERTY OF WEST COAST SIGNS, INC. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WEST COAST SIGNS, INC.			
REVISION 3-6/24/10			

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

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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

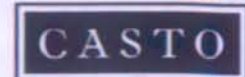


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2.12.1 WM – MAJOR TENANT MONUMENT OVERLAY (PARCEL) AS SEEN FROM RANCH LAKE ROAD

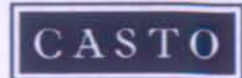


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2.13 T3 - MAJOR TENANT (PARCEL) PYLON SIGNAGE



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2.13.1

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



WCS
West Coast Signs

2071 14th Ave. Circle East
Bradenton, FL 34203
Ph: 941-755-5616
Fax: 941-751-0370

DATE: 7/19/10

REQUESTED BY: Keven 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.



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 January, 2011.
R.B. SHORE
Clerk of Circuit Court
By: Dean E. Vollmer D.C.

December 16, 2010



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CASVAK



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 DISTRICT 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,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6282 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

CAPITOL BRANCH
850.488.2812 • FAX: 850.488.9879

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