

FILED FOR RECORD  
R. B. SHORE

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CLERK OF THE CIRCUIT COURT  
TALLAHASSEE, 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 FUN 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.**

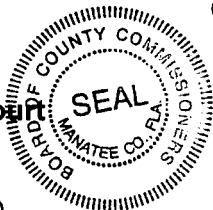
This Ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA THIS THE 11<sup>th</sup> 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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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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RIVER CLUB PLAZA  
PREPARED BY WEST COAST SIGNS FOR CASVAK RIVER CLUB, LLC

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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



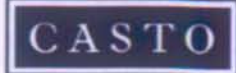
Flat cut out dimensional shapes and accents

December 16, 2010



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

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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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RIVER CLUB PLAZA

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**SECTION: 2      ALLOWABLE SIGNAGE TYPES, LOCATIONS  
& SIZES:**

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



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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

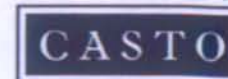


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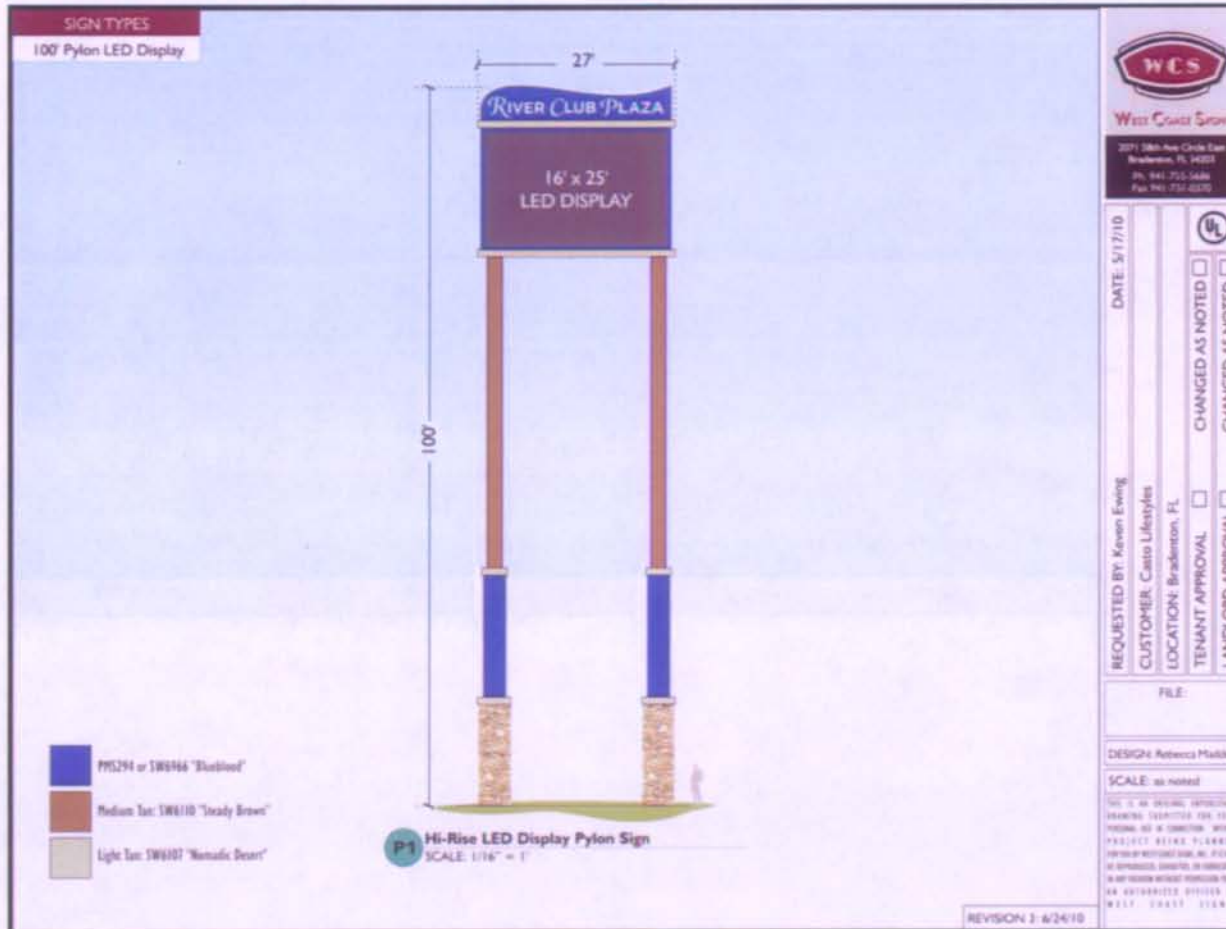


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## 2.5 P1 - HI-RISE LED DISPLAY PYLON SIGN



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



P1 Hi-Rise LED Display Pylon Sign  
PHOTO-RENDERING NOT TO SCALE

**WCS**  
West Coast Signs

3071 58th Ave Circle East  
Bradenton, FL 34203  
Ph: 941-753-5646  
Fax: 941-751-0239

DATE: 7/19/10

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

CHANGED AS NOTED  
 CHANGED AS NOTED

TENANT APPROVAL  
 LANDLORD APPROVAL

FILE

DESIGN: Rebecca Middleton

SCALENTS

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

**SIGN TYPES**  
Multi-Tenant Signs

P2 35' Multi-Tenant Pylon  
SCALE: 1/8" = 1'

West Coast Signs

2271 58th Ave Circle East  
Bradenton, FL 34203  
Ph: 941-753-5440  
Fax: 941-753-0370

DATE: 5/17/10

REQUESTED BY: Keven Ewing  
CUSTOMER: Casvak Lifestyles  
LOCATION: Bradenton, FL

TENANT APPROVAL:  CHANGED AS NOTED:   
LANDLORD APPROVAL:  CHANGED AS NOTED:

FILE:

DESIGN: Rebecca Mulliken  
SCALE: as noted

THIS IS AN UNFINISHED PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING WILL BE MADE AS NECESSARY. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

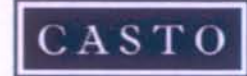
REVISION 3 6/24/10

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



West Coast Signs  
 2071 58th Ave Circle East  
 Bradenton, FL 34209  
 Ph: 941-752-5444  
 Fax: 941-751-4370

DATE: 7/19/10

REQUESTED BY: Keven Ewing  
 CUSTOMER: Casavale Lifestyles  
 LOCATION: Bradenton, FL

TENANT APPROVAL  CHANGED AS NOTED   
 LANDLORD APPROVAL  CHANGED AS NOTED

FILE:

DESIGN: Rebecca Madden

SCALENTS:

THIS IS AN OFFERING INFORMATION ONLY. IT IS NOT A CONTRACT. YOU SHOULD CONSULT WITH YOUR ATTORNEY AND ACCOUNTANT BEFORE INVESTING. THIS OFFERING IS NOT A GUARANTEE OF ANY RETURNS OR PROFITS. YOU SHOULD CONSULT WITH YOUR ATTORNEY AND ACCOUNTANT BEFORE INVESTING. THIS OFFERING IS NOT A GUARANTEE OF ANY RETURNS OR PROFITS.

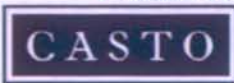
**P2** 35' Multi-Tenant Pylon - Rear Entrance Southwest Corner  
 PHOTO-RENDERING NOT TO SCALE

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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





West Coast Signs  
3571 58th Ave Circle East  
Bradenton, FL 34209  
Ph: 941-753-5888  
Fax: 941-753-5575

DATE: 7/19/10

REQUESTED BY: Keven Ewing  
CUSTOMER: Casvo Lifestyles  
LOCATION: Bradenton, FL

TENANT APPROVAL  CHANGED AS NOTED   
LANDLORD APPROVAL  CHANGED AS NOTED

FILE:

DESIGN: Rebecca Madden

SCALENTS

THIS IS AN ORIGINAL PRODUCTION  
DRAWING. REPRODUCTION FOR OTHER  
PERSONS OR IN CONNECTION WITH A  
PROJECT BEING PLANNED  
BY WEST COAST SIGNS, INC. WITHOUT  
THE WRITTEN CONSENT OF WEST COAST  
SIGNS IS STRICTLY PROHIBITED. FOR  
AN APPROVED OFFICE OF  
WEST COAST SIGNS

**P2** 35' Multi-Tenant Pylon - Main Entrance Northeast Corner  
PHOTO-RENDERING NOT TO SCALE

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## 2.7 P3 – 25' MULTI-TENANT PYLON

**SIGN TYPES**  
Multi-Tenant Signs

**P3** 25' Multi-Tenant Pylon  
SCALE: 1/8" = 1'

  
**West Coast Signs**

2071 28th Ave Circle East  
Bradenton, FL 34203  
Tel: 941-755-5666  
Fax: 941-731-0272

DATE: 5/17/10

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

TENANT APPROVAL  CHANGED AS NOTED   
LANDLORD APPROVAL  CHANGED AS NOTED

FILE

DESIGN: Rebecca Madden

SCALE: as noted

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2.7.1 P3 – 25' MULTI-TENANT PYLON - OVERLAY



West Coast Signs  
 2071 18th Ave Circle East  
 Bradenton, FL 34202  
 Ph. 941-751-3446  
 Fax 941-751-0270

DATE: 7/19/10

REQUESTED BY: Keyven Ewing  
 CUSTOMER: Casva Lifestyle  
 LOCATION: Bradenton, FL

CHANGED AS NOTED  
 CHANGED AS NOTED  
 TENANT APPROVAL  
 LANDLORD APPROVAL

FILE

DESIGN: Rebecca Plakton

SCALENTS

THIS IS AN ORIGINAL INSTRUMENT  
 DRAWING. REPRODUCED OR  
 REPRODUCED IN ANY MANNER  
 WITHOUT THE WRITTEN PERMISSION  
 OF WEST COAST SIGNS, INC. IS  
 STRICTLY PROHIBITED. CONTACT  
 WEST COAST SIGNS, INC. AT  
 941-751-3446 FOR PERMISSION  
 TO REPRODUCE THIS INSTRUMENT  
 IN ANY MANNER.

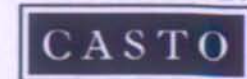
**P3** 25' Multi-Tenant Pylon  
 PHOTO-RENDERING NOT TO SCALE

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

**SIGN TYPES**  
Multi-Tenant Signs

35' Multi-Tenant Pylon  
SCALE: 1/8" = 1'

West Coast Signs

2071 SW 5th Street  
Tampa, FL 33609  
P: 813-253-5400  
www.westcoast-signs.com

DATE: 5/17/10

REQUESTED BY: Karen Embry  
CUSTOMER: Casvak Lifestyles  
LOCATION: Riverton, FL

TENANT APPROVAL  
 LANDLORD APPROVAL

CHANGED AS NOTED  
 CHANGED AS NOTED

F.L.E.

DURING: Not sure "haha"  
 SCALE: as noted

11/10/10 11:00 AM 11/10/10  
 11/10/10 11:00 AM 11/10/10  
 11/10/10 11:00 AM 11/10/10  
 11/10/10 11:00 AM 11/10/10  
 11/10/10 11:00 AM 11/10/10  
 11/10/10 11:00 AM 11/10/10  
 11/10/10 11:00 AM 11/10/10  
 11/10/10 11:00 AM 11/10/10

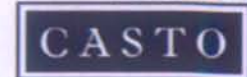
REVISION 1 2/ 4/10

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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



**West Coast Signs**

2071 38th Ave. Creek Bar  
Bradenton, FL 34203  
Ph: 941-752-5446  
Fax: 941-752-0572

DATE: 7/19/10	
REQUESTED BY: Kevin Erving	TENANT APPROVAL <input type="checkbox"/>
CUSTOMER: Casto Lifestyles	LANDLORD APPROVAL <input type="checkbox"/>
LOCATION: Bradenton, FL	CHANGED AS NOTED <input type="checkbox"/>
	CHANGED AS NOTED <input type="checkbox"/>

FILE

DESIGN: Rebecca Madden

**SCALENTS**

THIS IS AN INITIAL APPROVAL  
SHOULD BE SUBMITTED FOR YOUR  
PROJECT TO BE SUBMITTED WITH A  
PROJECT SITE PLAN AND  
AN APPROVED SITE PLAN. IT IS NOT  
AN APPROVED CONCEPT OR PERMIT  
TO BE USED WITHOUT CONSULTATION WITH  
AN AUTHORIZED OFFICE OF  
WEST COAST SIGNS

REVISION: 12/16/10

**P4** 35' Multi-Tenant Pylon  
PHOTO-RENDERING NOT TO SCALE

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## 2.9 M1 - MONUMENT SIGNAGE – PRIMARY

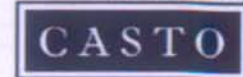
SIGN TYPES		 <b>West Coast Signs</b> 2071 18th Ave Circle East Bradenton, FL 34202 Ph: 941-722-0686 Fax: 941-722-0379
Multi-Tenant Signs		
		DATE: 5/17/10 REQUESTED BY: Keyven Ewing CUSTOMER: Casvo Lifestyles LOCATION: Bradenton, FL TENANT APPROVAL: <input type="checkbox"/> CHANGED AS NOTED: <input type="checkbox"/> LANDLORD APPROVAL: <input type="checkbox"/> CHANGED AS NOTED: <input type="checkbox"/>
M1 12' Monument SCALE: 1/8" = 1'		FILE: DESIGN: Rebecca Mattison SCALE: as noted <small>                     THIS IS AN INITIAL SPECIFICATION DRAWING. QUANTITIES AND DIMENSIONS ARE SUBJECT TO CHANGE. PROJECT DESIGN PLANNING HAS BEEN REVIEWED AND APPROVED BY WEST COAST SIGNS, INC. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT PERMISSION FROM AN AUTHORIZED OFFICE OF WEST COAST SIGNS.                 </small>
		REVISION 2: 6/24/10

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



M1 12' Monument - Inland Shoppes  
PHOTO-RENDERING NOT TO SCALE

**WCS**  
West Coast Signs

2371 5th Ave Circle East  
Bradenton, FL 34202  
Ph: 941-753-5686  
Fax: 941-753-6370

DATE: 7/19/10

REQUESTED BY: Keven Ewing  
CUSTOMER: Casv Lifestyles  
LOCATION: Bradenton, FL

TENANT APPROVAL  CHANGED AS NOTED

LANDLORD APPROVAL  CHANGED AS NOTED

FILE

DESIGN: Rebecca Madden

SCALENTS

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2.9.2 M1 - MONUMENT SIGNAGE – RANCH LAKE ROAD OVERLAY



**West Coast Signs**  
 2071 18th Ave Circle East  
 Bradenton, FL 34203  
 Ph. 941.753.5686  
 Fax 941.753.0370

DATE: 7/19/10

REQUESTED BY: Keven Ewing  
 CUSTOMER: Casco Lifestyles  
 LOCATION: Bradenton, FL

TENANT APPROVAL  CHANGED AS NOTED   
 LANDLORD APPROVAL  CHANGED AS NOTED

FILE

DESIGN: Rebecca Hadden

SCALE: NTS

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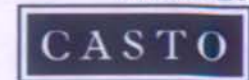
**M1** 12' Monument  
 PHOTO-RENDERING NOT TO SCALE

December 16, 2010





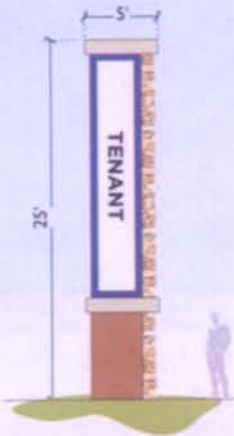
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## 2.10 T1 – HIGHWAYSIDE (I-75) TENANT FEATURE SIGNAGE

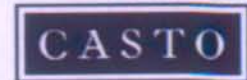
<p><b>SIGN TYPES</b> Single-Tenant Signs</p>		 <p>West Coast Signs 2071 28th Ave Circle East Bradenton, FL 34208 Ph: 941-752-3646 Fax: 941-751-6376</p>
	<p>DATE: 5/17/10</p> <p>REQUESTED BY: Keven Ewing CUSTOMER: Casva Likistyles LOCATION: Bradenton, FL</p> <p>TENANT APPROVAL <input type="checkbox"/> CHANGED AS NOTED <input type="checkbox"/> LANDLORD APPROVAL <input type="checkbox"/> CHANGED AS NOTED <input type="checkbox"/></p>	<p>FILE:</p> <p>DESIGN: Rebecca Madden</p> <p>SCALE: as noted</p> <p><small>THIS IS AN OFFICIAL PROFESSIONAL ENGINEERING DRAWING. IT IS THE PROPERTY OF WEST COAST SIGNS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND PLACE IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WEST COAST SIGNS, LLC.</small></p>
<p><b>T1</b> Highwayside Tenant Feature SCALE: 1/8" = 1'</p>	<p>REVISION J: 6/24/10</p>	

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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





West Coast Signs  
3371 5th Ave Circle East  
Bradenton, FL 34203  
Ph: 941-751-5486  
Fax: 941-751-0270

DATE: 7/19/10

REQUESTED BY: Karen Ewing  
CUSTOMER: Casio Lifestyles  
LOCATION: Bradenton, FL

TENANT APPROVAL  CHANGED AS NOTED   
LANDLORD APPROVAL  CHANGED AS NOTED

FILE

DESIGN: Rebecca Plakton

SCALENTS

THIS IS AN OFFICIAL APPROVAL  
DRAWING. UNLESS THE DRAWING  
INDICATES OTHERWISE, ALL  
PROJECTS SHALL BE IN ACCORDANCE  
WITH THE LATEST EDITIONS OF THE  
2008 INTERNATIONAL CODE BOOKS  
AND ANY AMENDMENTS THEREON. THIS  
DRAWING IS NOT TO BE USED FOR  
ANY OTHER PROJECT WITHOUT THE  
WRITTEN PERMISSION OF  
WEST COAST SIGNS.

REVISION 12/16/10

T1 Highwayside Tenant Feature  
PHOTO-RENDERING NOT TO SCALE

December 16, 2010




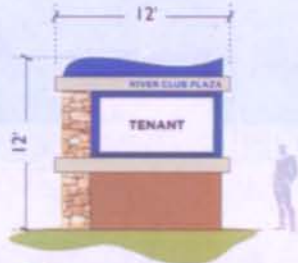
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## 2.11 T2 - SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE

SIGN TYPES		 <b>West Coast Signs</b> 3071 18th Ave Circle East Bradenton, FL 34203 Tel: 941-755-5446 Fax: 941-755-0270
Single-Tenant Signs		
		DATE: 5/17/10 REQUESTED BY: Kevin Ewing CUSTOMER: Casto Lifestyles LOCATION: Bradenton, FL TENANT APPROVAL <input type="checkbox"/> CHANGED AS NOTED <input type="checkbox"/> LANDLORD APPROVAL <input type="checkbox"/> CHANGED AS NOTED <input type="checkbox"/>
<b>T2</b> Single Tenant Monument SCALE: 1/8" = 1'		FILE: DESIGN: Rebecca Pladden SCALE: as noted <small>THIS IS AN ORIGINAL UNAPPROVED DRAWING. QUANTITIES FOR YOUR PROJECTS ARE IN DIMENSIONS. NOT A PRODUCTION DRAWING. IT IS YOUR RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND MATERIALS. APPROVED BY: [Signature]</small>
		REVISION 3-6/24/10

December 16, 2010



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**CASTO**

2.11.1

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

**WCS**  
West Coast Signs  
2071 58th Ave Circle East  
Bradenton, FL 34209  
Ph: 941-751-5488  
Fax: 941-751-0152

DATE: 7/19/10

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

TENANT APPROVAL  CHANGED AS NOTED   
LANDLORD APPROVAL  CHANGED AS NOTED

FILE:

DESIGN: Rebecca Mackinnon

SCALENTS

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REVISION: 12/16/10

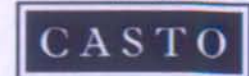
**T2** Single Tenant Monument - Northern border  
PHOTO-RENDERING NOT TO SCALE  
(SIDE-ANGLE VIEW)

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2.11.2

SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE – RANCH LAKE ROAD

T2.5



**West Coast Signs**  
 2071 19th Ave. North East  
 Bradenton, FL 34202  
 Ph: 941-752-5666  
 Fax: 941-752-6370

DATE: 7/19/10

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

TENANT APPROVAL:       CHANGED AS NOTED:   
 LANDLORD APPROVAL:       CHANGED AS NOTED:

FILE

DESIGN: Rebecca Plabben

SCALENTS

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**T2** Single Tenant Monument - Hotel Outparcel  
 PHOTO-RENDERING NOT TO SCALE

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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

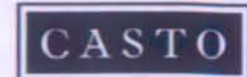
SIGN TYPES		 <b>West Coast Signs</b> 2071 5th Ave Circle East Bradenton, FL 34205 Ph: 941-755-3486 Fax: 941-755-0270
Multi-Tenant Signs		
 <p>20'-6" 20'-0" 10' 4'-9"</p> <p><b>Walmart</b></p> <p>WM Walmart Monument SCALE: 1/8" = 1'</p>		DATE: 5/17/10  REQUESTED BY: Keven Ewing CUSTOMER: Casto Lifestyles LOCATION: Bradenton, FL TENANT APPROVAL <input type="checkbox"/> CHANGED AS NOTED <input type="checkbox"/> LANDLORD APPROVAL <input type="checkbox"/> CHANGED AS NOTED <input type="checkbox"/>
		FILE: DESIGN: Rebecca Madden SCALE: as noted <small>THIS IS AN ORIGINAL SPECIFICATION DRAWING QUOTED FOR YOUR PROJECT USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR RIVER CLUB PLAZA, LLC. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT PERMISSION FROM AN AUTHORIZED OFFICIAL OF WEST COAST SIGNS.</small>
		REVISION 5: 8/17/10

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



**WM** Walmart Monument  
PHOTO-RENDERING NOT TO SCALE

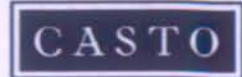
<b>WCS</b> West Coast Signs	
<small>3071 19th Ave. South East Bradenton, FL 34203 Ph: 941-753-9888 Fax: 941-753-0250</small>	
DATE: 7/19/10	
REQUESTED BY: Karen Ewing	CHANGED AS NOTED <input type="checkbox"/>
CUSTOMER: Casto Lifestyles	CHANGED AS NOTED <input type="checkbox"/>
LOCATION: Bradenton, FL	LANDLORD APPROVAL <input type="checkbox"/>
TENANT APPROVAL <input type="checkbox"/>	
FILE	
DESIGN: Rebecca Madden	
SCALE: NTS	
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### 2.13 T3 - MAJOR TENANT (PARCEL) PYLON SIGNAGE

**SIGN TYPES**  
Single-Tenant Signs

T3 Single Tenant Pylon  
 SCALE: 1/8" = 1'

**West Coast Signs**

2071 58th Ave Circle East  
Bradenton, FL 34203  
Ph. 941-753-5444  
Fax 941-751-0370

DATE: 6/17/10	
REQUESTED BY: Keven Ewing	CHANGED AS NOTED <input type="checkbox"/>
CUSTOMER: Casto Lifestyles	CHANGED AS NOTED <input type="checkbox"/>
LOCATION: Bradenton, FL	TENANT APPROVAL <input type="checkbox"/>
	LANDLORD APPROVAL <input type="checkbox"/>

FILE:

DESIGN: Rebecca Macklin

SCALE: as noted

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2.13.1

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



 WEST COAST SIGNS	
2071 56th Ave Circle East Bradenton, FL 34203 Ph. 941-755-5406 Fax 941-751-0270	
DATE: 7/19/10	
REQUESTED BY: Keven Ewing	TENANT APPROVAL <input type="checkbox"/>
CUSTOMER: Casto Lifestyles	LANDLORD APPROVAL <input type="checkbox"/>
LOCATION: Bradenton, FL	CHANGED AS NOTED <input type="checkbox"/>
	CHANGED AS NOTED <input type="checkbox"/>
FILE:	
DESIGN: Rebecca Madden	
SCALE: NTS	
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**T3** Single Tenant Pylon  
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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 21<sup>st</sup> day of January, 2011.  
 R.B. SHORE  
 Clerk of Circuit Court  
 By: Deane E. Volmer D.C.

December 16, 2010



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 PREPARED BY WEST COAST SIGNS FOR CASVAK RIVER CLUB, LLC





FILED FOR RECORD  
R. B. SHORE

2011 JAN 31 AM 8:04

**FLORIDA DEPARTMENT of STATE**

CLERK OF DISTRICT COURT  
MANATEE COUNTY

**STATE LIBRARY AND ARCHIVES OF FLORIDA**

**KURT S. BROWNING**  
Secretary of State

**RICK SCOTT**  
Governor

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

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

RECORDS MANAGEMENT SERVICES  
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ADMINISTRATIVE CODE AND WEEKLY  
850.245.6270 • FAX: 850.245.6282