

FILED FOR RECORD  
R. B. SHORE

2010 MAR -9 PM 2:45

CLERK OF THE CIRCUIT COURT  
MANATEE CO., FLORIDA

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

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

2010 MAR -1 AM 11:22  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

**FILED**

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

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

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

- A. The Planning Commission of Manatee County acting as the Local Planning Agency held a duly noticed public hearing on February 11, 2010 regarding the proposed amendment to the Zoning Ordinance and General Development Plan and found the revised General Development Plan and proposed amended stipulations to be consistent with the requirements of Manatee County's Comprehensive Plan.
- B. The Board of County Commissioners held a duly noticed public hearing on March 4, 2010, regarding the proposed amendments to the zoning ordinance and General Development Plan described below and further considered the information received at the public hearing.
- C. The Board of County Commissioners hereby finds that notwithstanding the failure of the General Development Plan and Master Sign Plan to comply with the requirements of Section 724, Signs and Section 737, Entranceways, as more specifically described in Section 4 hereof; the Board finds the public purpose and intent of the above-referenced Land Development Code sections relative to entranceway regulations and signs to be satisfied to an equivalent degree. This finding is based upon the submission by the applicant of a Master Sign Plan as an

Exhibit K to this ordinance, which includes an architecturally unified and well-planned layout for all signs within the Cooper Creek DRI.

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

**"A. CONDITIONS**

\*\*\*

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

**TABLE 1  
COOPER CREEK CENTER  
PROJECT SUMMARY**

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

Commercial ♦ (1)(2)	915,000 sq. ft.(1)(2)(3)	
Office ♦	160,000 sq. ft. (3)	
Motel	250 Rooms	
P.M. Peak Trips (net external)	2,832 Trips	
<b>BUILD-OUT DATE</b>	<del>December 30, 2011</del> December 30, 2013	

♦ May include communication antenna structures as allowed by the approved General Development Plan and applicable regulations.

- (1) includes gross floor area for Motel
- (2) includes one existing communication antenna tower
- (3) includes up to a total of 26,000 square feet for Schools of Special Education”

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

**“GENERAL CONDITIONS**

\*\*\*

**Non-Residential Development**

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

\*\*\*

- ~~j. Signs shall comply with the following in addition to the requirements of the Land Development Code:~~
  - ~~1. All signs along Cooper Creek Blvd., north of the Cooper Creek crossing shall be ground signs, not to exceed 8 feet in height, and limited to one sign at each entrance to the development.~~

~~2. Free Standing signs along University Parkway, Honore Avenue, Cooper Creek Blvd, and I-75 shall be limited to one pole sign per parcel (as identified on Map H), per street frontage, as identified on the GDP. Additional permitted signs shall be limited to ground signs. All signage must provide concealment of main support structure (e.g. pole) between 20 and 100% of sign width with materials consistent with those in the development.~~

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

**Signs along Cooper Creek Boulevard (North of Tourist Center Drive)**

D-1: Freestanding Directional - 10 feet 6 inches

G-1: Freestanding Ground Sign - 12 feet 0 inches

**Signs along University Parkway**

W-2: Gateway Entrance Sign (University Consumer Square)

W-3: Gateway Entrance Sign (The Shoppes at University Center)

P-1: Freestanding Pylon Sign - 25 feet 0 inches

P-2: Freestanding Pedestal Sign - 25 feet 0 inches

P-1B: Freestanding Pylon Sign - 35 feet 0 inches

**Signs along Honore Avenue**

W-2: Gateway Entrance Sign (University Consumer Square)

D-1: Freestanding Directional Sign - 10 feet 6 inches

G-1: Freestanding Ground Sign - 12 feet 0 inches

P-1: Freestanding Pylon Sign - 25 feet 0 inches

**Signs along University Parkway (South of Tourist Center Drive)**

P-1B: Freestanding Pylon Sign - 35 feet 0 inches

W-3: Gateway Entrance Sign (The Shoppes at University Center)

P-1: Freestanding Directional Sign - 25 feet 0 inches

**Signs along I-75**

P-2: Freestanding Pedestal Sign - 25 feet 0 inches

P-3: Freestanding High Rise Sign - 100 feet 0 inches

P-1A: Freestanding Pylon Sign - 20 feet 0 inches

In addition to the above, the following shall be met:

1. Any additional sign proposed other than that shown on the approved Master Sign Plan attached as Exhibit K shall require an amendment to the Cooper Creek General Development Plan and Zoning Ordinance at an advertised public hearing, unless otherwise permitted in the LDC.
2. No signs shall be permitted within public rights-of-way.
3. Proposed signs shall not conflict with existing and proposed landscaping to the maximum extent possible:
  - i. Natural Resources (NRD) shall review individual sign permits to assist in determining optimal location for signs:
    - a.i. Within roadway buffers to allow maximize visibility of signs, while minimizing removal of existing trees.
    - b.i. Internal, wall, and perimeter signs to ensure placement of signs and to give consideration to existing landscaping to prevent unnecessary pruning or trimming of vegetation to maintain sign visibility.
    - c.i. And sign footers to ensure minimal impacts to root zones.
4. Signs shall be setback a minimum of 5' from all property lines with the exception of the Message Center Sign (LED sign), which shall be setback a minimum of 12'.
5. All proposed signage along I-75 and University Parkway shall be no closer than two-hundred feet apart.
6. All existing free-standing signage shall be improved or modified to match proposed signage materials.
7. No signs shall be permitted in the floodways, conservation areas, or wetlands, other than those signs permitted elsewhere in the LDC (i.e., conservation signs).
8. Signage shall be placed so it does not conflict with vehicular clear zones. FDOT Indices and clear zone requirements shall be met."

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

#### **SECTION 6. LEGAL DESCRIPTION.**

FROM THE S.W. CORNER OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY LINE ROAD, RUN S 89°24'05" E (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLAN COORDINATE SYSTEM), ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 303.59 FEET TO THE POINT OF BEGINNING; THENCE N 00°20'30" W, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 36, A DISTANCE OF 5343.35 FEET; THENCE N 02°45'45" E, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 2674.17 FEET TO THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 25; THENCE S 89°10'54" E, ALONG

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

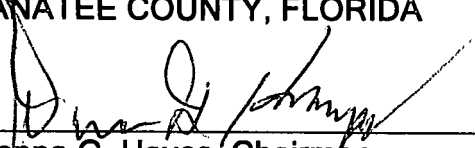
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 604.68 ACRES, MORE OR LESS.

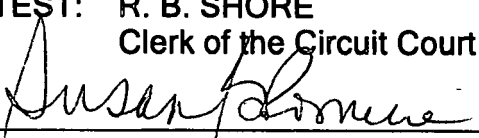
**SECTION 7. EFFECTIVE DATE.** This ordinance shall take effect upon filing with the Department of State, State of Florida.

**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida this the 23<sup>rd</sup> day of February, 2010.

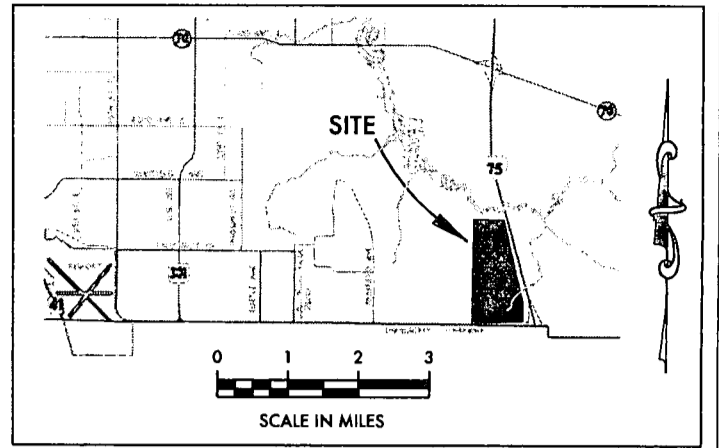
**BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA**

BY:   
Donna G. Hayes, Chairman

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

BY:   
Deputy Clerk





VICINITY MAP

**LAND USE SUMMARY**

LAND USE (EXISTING AND PROPOSED)	UNITS/SF APPROVED	PROPOSED	TOTAL	ACRES
RESIDENTIAL	880 UNITS	113 UNITS	767 UNITS	240.2
COMMERCIAL	884,000 SF	29,000 SF	913,000 SF	209.5
HOTEL(S)	250 ROOMS		250 ROOMS	6.0
WIRELESS TRANSMISSION TOWER				1.0
OFFICE, SCHOOL*	140,000 SF	20,000 SF	160,000 SF	27.0
EASEMENTS, RIGHTS OF WAY, WETLANDS				124.98
OPEN SPACE, WETLAND, MITIGATION				604.58

\* NOT TO EXCEED 24,000 SF FOR SCHOOL OF SPECIAL EDUCATION.

PARCEL ANALYSIS

PARCEL	USE	UNITS/SF
A-F	SINGLE FAMILY RESIDENTIAL	
G	MULTI-FAMILY RESIDENTIAL	
	TOTAL UNITS	767 UNITS
H	COMMERCIAL	243,978 SF - 292,978 SF
I	COMMERCIAL HOTEL	41,746 SF - 70,744 SF
J	COMMERCIAL OFFICE*	433,617 SF - 432,617 SF
	HOTEL / SCHOOL OF SPECIAL EDUCATION/ CELL TOWER	112 ROOMS
K	OFFICE / SCHOOL OF SPECIAL EDUCATION	1 ACRES
		121,070 SF - 130,000 SF**

\* MAY NOT EXCEED 20,000 SF OFFICE.  
 \*\* INCLUDES UP TO 24,000 SF OF SCHOOL OF SPECIAL EDUCATION.  
 COMBINED OFFICE AND SCHOOL TOTALS NOT TO EXCEED 140,000 SF IN PARCELS J AND K.  
 † TOTAL COMMERCIAL NOT TO EXCEED 913,000 SF.

**COOPER CREEK OVERALL DESCRIPTION:**

FROM THE S.W. CORNER OF THE SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, BEGINS ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, RUN S 89°24'05" E (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM), ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 303.59 FEET TO THE POINT OF BEGINNING; THENCE N 02°20'30" W, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 36, A DISTANCE OF 5343.35 FEET; THENCE N 02°45'45" E, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 2674.17 FEET TO THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 25; THENCE S 89°10'54" E, ALONG SAID NORTH LINE, A DISTANCE OF 2335.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S.R. 83 (I-75), SECTION 13075-2402; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE (AND INTERSECTION RIGHT-OF-WAY) THE FOLLOWING RIGHT COURSES: W2: S 13°40'31" E, A DISTANCE OF 6145.83 FEET; AND S09°40'31" E, A DISTANCE OF 518.74 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3180.04 FEET; AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'17" A DISTANCE OF 836.55 FEET; AND S 04°37'05" W, A DISTANCE OF 430.00 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 216.00 FEET; AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°40'21" A DISTANCE OF 315.44 FEET, TO THE P.T. OF SAID CURVE; AND S 88°17'27" W, A DISTANCE OF 628.42 FEET; AND N 89°23'07" W, A DISTANCE OF 7.33 FEET, TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 5655.50 FEET; WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°05'48" A DISTANCE OF 828.89 FEET, TO THE P.T. OF SAID CURVE; AND S 82°30'05" W, A DISTANCE OF 549.31 FEET; AND S 03°53'54" W, A DISTANCE OF 33.33 FEET; AND S 82°30'05" W, A DISTANCE OF 12.41 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5628.50 FEET; AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°05'48" A DISTANCE OF 795.11 FEET, TO THE P.T. OF SAID CURVE; AND N 89°24'05" W, A DISTANCE OF 220.21 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 25 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.  
 CONTAINING 604.68 ACRES, MORE OR LESS.

**NOTES**

1. THE PARCEL IS ZONED PD-MU/CP-E/ST.
2. THE MANATEE COUNTY LAND USE CLASSIFICATIONS ARE: IAI, PSP-1, RES-6.
3. TOTAL PROJECT ACREAGE IS 604.68.
4. EASEMENTS, DRAINAGEWAYS, UTILITIES AND EXISTING BUILDINGS ARE ILLUSTRATED. THERE ARE NO KNOWN FOUNDATIONS, MOORED AREAS OF HISTORIC ORIGIN OR PLATTED STREETS ON SITE.
5. SWAMP WETLAND BOUNDARIES ARE ILLUSTRATED.
6. THE PARCEL CONTAINS TREES THROUGHOUT VARIOUS UNDEVELOPED PORTIONS OF THE SITE. REFER TO AERIAL PHOTOGRAPH FOR GENERAL LOCATIONS.
7. COOPER CREEK, A PERENNIAL STREAM, TRANSVERSES THE SITE AS ILLUSTRATED.
8. DEVELOPMENT WILL COMMENCE WITHIN ONE YEAR OF APPROVAL OF ADA/GENERAL DEVELOPMENT PLAN. BUILDOUT IS DEC. 30, 2009.
9. THE SITE IS DESIGNATED AS FLOOD ZONE 'X' & 'AE' ON F.I.R.H. PANEL #720133-0365C, DATED JULY 15, 1992.
10. THERE ARE NO EXISTING WELLS ON SITE.
11. COMMON OPEN SPACE WITHIN THE RESIDENTIAL AREA OF THE SITE WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
12. STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION.
13. THERE WILL BE SIGNAGE AND MARKETING SIGNS WITHIN THE DEVELOPMENT.
14. STREETS WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND DEDICATED TO MANATEE COUNTY UPON COMPLETION.
15. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL CAR PICK-UP WITHIN THE RESIDENTIAL AREA AND BY CURBSIDE PICK-UP IN THE COMMERCIAL AREA.
16. SCHOOL NEEDS HAVE BEEN ADDRESSED TO MANATEE COUNTY SCHOOL BOARD.
17. SIDEWALKS WILL BE PROVIDED IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE.
18. TREE CLUSTERS ARE ILLUSTRATED ON AERIAL OVERLAY (ATTACHED SEPARATELY).
19. WATER AND SEWER SERVICE TO BE PROVIDED BY MANATEE COUNTY UTILITIES.
20. THE PROJECT WILL COMPLY WITH THE STANDARDS FOUND IN SECTION 737 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.

**LEGEND**

- SECTION BOUNDARY
- CONTOUR LINE
- PARCEL BOUNDARY
- FEMA FLOOD PLAIN BOUNDARY
- FEMA FLOOD ZONE
- WETLAND

Exhibit "B"

DESIGNED: TMS  
 DRAWN: MJK/CS/DW  
 DATE: 02-17-2009  
 JOB NO: 00-1454  
 SCALE: 1"=60'  
 SHEET: \_\_\_\_\_

**REVISED GENERAL DEVELOPMENT PLAN**  
 FOR  
**COOPER CREEK/BENDERSON**  
 LOCATED IN  
 SECTION 25 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

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 THIS DOCUMENT IS PROTECTED BY SECTION 101 OF THE FLORIDA STATUTES COPYRIGHT ACT. REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

**REVISIONS**

NO.	DESCRIPTION	DATE
1	PREP STUDY	11/20/08
2	REVISED	03/08/09
3	REVISED	04/17/09
4	LAND USE REVISIONS	04/19/09
5	REVISED	04/20/09
6	REVISED	05/05/09
7	LAND USE REVISIONS	05/07/09
8	MASTER SIGNAGE PLAN	12/06/09



**ZNS ENGINEERING**  
 ENGINEERS | PLANNERS | SURVEYORS  
 LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS  
 POST OFFICE BOX 948, BREADCROFT, FL 33064 | 301 34 AVENUE DRIVE EAST, BREADCROFT, FL 33068  
 E-MAIL: ZNS@ZNS-ENG.COM | TELEPHONE: 941-748-8000 | FAX: 941-748-2314

APRIL, 2009



# T H E M I N G P L A N



# PROPOSED THEMING PLAN FOR THE SHOPPES @ UNIVERSITY CENTER BRADENTON, FL



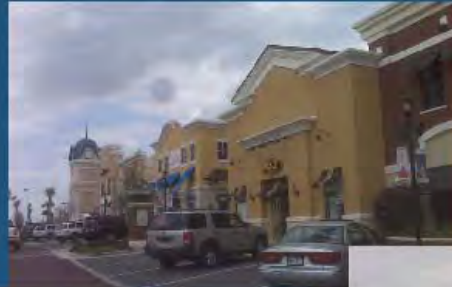
# EXISTING THEMING PLAN FOR COLORADO MILLS LAKEWOOD, CO



# EXISTING THEMING PLAN FOR DESERT RIDGE SCOTTSDALE, AZ



# EXISTING THEMING PLAN FOR WINTER GARDEN VILLAGE WINTER GARDEN, FL



# THEMING PLAN IN PROGRESS FOR HIGHLAND COMMONS HUDSON/BERLIN, MA



## THEMATIC DESIGN COMPONENTS

THE SHOPPES @ UNIVERSITY CENTER BRADENTON, FL

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



# COOPER CREEK CENTER SIGN PLAN - EXHIBIT K

DATE: 2.1.10

## KEY LEGEND- proposed signage

### SIGN DESCRIPTION

- (P1)** FREESTANDING PYLON SIGN (25'-0")
- (P1A)** FREESTANDING PYLON SIGN (20'-0")
- (P1B)** FREESTANDING PYLON SIGN (35'-0")
- (P2)** FREESTANDING PEDESTAL SIGN (25'-0")
- (P3)** FREESTANDING MESSAGE CENTER SIGN (100'-0")
- (D1)** FREESTANDING DIRECTIONAL SIGN (10'-6")
- (D2)** FREESTANDING INTERNAL DIRECTIONAL SIGN (7'-0")
- (G1)** FREESTANDING GROUND SIGN (12'-0")
- (W2)** GATEWAY ENTRANCE SIGN (University Consumer Square)
- (W3)** GATEWAY ENTRANCE SIGN (The Shoppes at University Center)

- \*ALL SIGNAGE LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED FOR EXACT PLACEMENT TO MEET CODE OR BOARD APPROVED SETBACK REQUIREMENTS. NO SIGNS WILL BE PLACED OUTSIDE OF THE APPROVED SETBACK. NO SIGNS WILL BE PLACED IN THE VISIBILITY TRIANGLES OR FLOOD PLAIN/CONSERVATION AREAS.
- \*ALL SIGNS WILL MEET LDC SECTION 709.3.6 FOR LIGHTING.
- \*UPON APPROVAL OF THIS GDR CONSTRUCTION OF ALL SIGNAGE WILL BE COMPLETE WITHIN 12-18 MONTHS.

### BUILDING SIGNS:

1. REQUEST TO ALLOW ALL TENANTS TO HAVE ADDITIONAL REAR AND/OR SIDE SIGNAGE FACING INTERNAL ROADS. (SEE ATTACHED SHEET EXAMPLE 1.)
2. REQUEST TO ALLOW INTERNAL TENANT WALL SIGNAGE TO BE PLACED WITH OTHER TENANT WALL SIGNS WITH ROAD FRONTAGE. THE RELOCATED SIGNS WOULD NOT EXCEED 300 SQ. FT. PER SIGN. (SEE ATTACHED EXAMPLE 2.)

### FOUNTAINS:

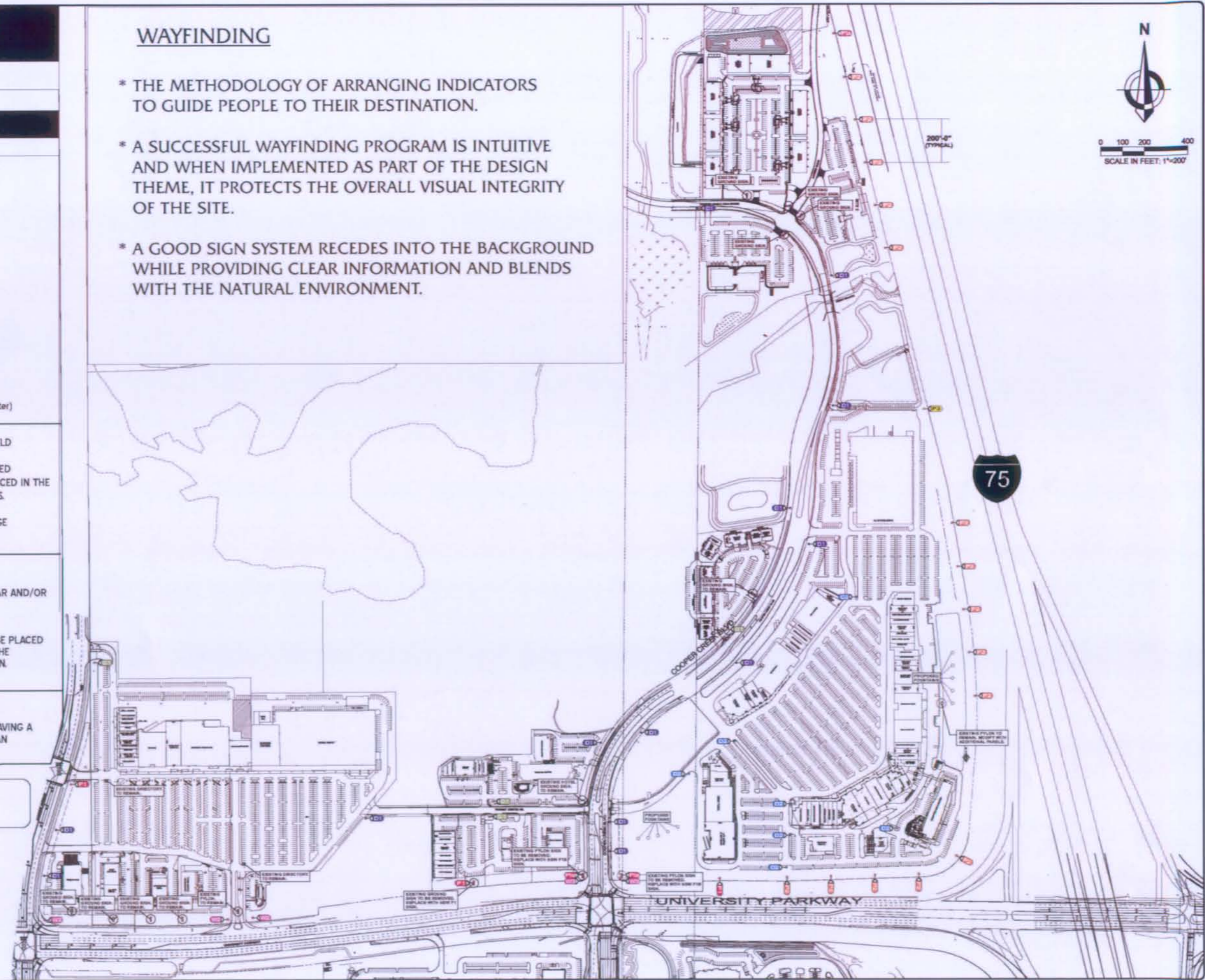
A WATER MANAGEMENT SYSTEM WOULD BE INCORPORATED HAVING A WIND SPEED LIMITATION TO CUT OUT THE WATER SUPPLY AT AN ACCEPTABLE WIND SPEED.

### LINEAR FRONTAGE:

1,800 LF (UNIVERSITY PARKWAY)  
6,300 LF (I-75)

## WAYFINDING

- \* THE METHODOLOGY OF ARRANGING INDICATORS TO GUIDE PEOPLE TO THEIR DESTINATION.
- \* A SUCCESSFUL WAYFINDING PROGRAM IS INTUITIVE AND WHEN IMPLEMENTED AS PART OF THE DESIGN THEME, IT PROTECTS THE OVERALL VISUAL INTEGRITY OF THE SITE.
- \* A GOOD SIGN SYSTEM RECEDES INTO THE BACKGROUND WHILE PROVIDING CLEAR INFORMATION AND BLENDS WITH THE NATURAL ENVIRONMENT.



RECOMMENDED SIGN PLACEMENTS AND HEIGHTS SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS. ALL SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE LATEST UNIVERSITY PARK CENTER PROJECTS. RECORDS AND PLANS, PLOTTED BY JAYDA KWAN



# COOPER CREEK CENTER SIGN PLAN - EXHIBIT K

DATE: 2.1.10

## KEY LEGEND- proposed signage

### SIGN DESCRIPTION

- P1** FREESTANDING PYLON SIGN (25'-0")
- P1A** FREESTANDING PYLON SIGN (20'-0")
- P1B** FREESTANDING PYLON SIGN (35'-0")
- P2** FREESTANDING PEDESTAL SIGN (25'-0")
- P3** FREESTANDING MESSAGE CENTER SIGN (100'-0")
- D1** FREESTANDING DIRECTIONAL SIGN (10'-6")
- D2** FREESTANDING INTERNAL DIRECTIONAL SIGN (7'-0")
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- V12** GATEWAY ENTRANCE SIGN (University Consumer Square)
- V15** GATEWAY ENTRANCE SIGN (The Shoppes at University Center)

\*ALL SIGNAGE LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED FOR EXACT PLACEMENT TO MEET CODE OR BOARD APPROVED SETBACK REQUIREMENTS. NO SIGNS WILL BE PLACED OUTSIDE OF THE APPROVED SETBACK. NO SIGNS WILL BE PLACED IN THE VISIBILITY TRIANGLES OR FLOOD PLAIN/CONSERVATION AREAS.  
 \*ALL SIGNS WILL MEET LDC SECTION 709.3.6 FOR LIGHTING  
 \*UPON APPROVAL OF THIS GDR CONSTRUCTION OF ALL SIGNAGE WILL BE COMPLETE WITHIN 12-18 MONTHS.

### BUILDING SIGNS:

1. REQUEST TO ALLOW ALL TENANTS TO HAVE ADDITIONAL REAR AND/OR SIDE SIGNAGE FACING INTERNAL ROADS. (SEE ATTACHED SHEET EXAMPLE 1.)
2. REQUEST TO ALLOW INTERNAL TENANT WALL SIGNAGE TO BE PLACED WITH OTHER TENANT WALL SIGNS WITH ROAD FRONTAGE. THE RELOCATED SIGNS WOULD NOT EXCEED 300 SQ. FT. PER SIGN. (SEE ATTACHED EXAMPLE 2.)

### FOUNTAINS:

A WATER MANAGEMENT SYSTEM WOULD BE INCORPORATED HAVING A WIND SPEED LIMITATION TO CUT OUT THE WATER SUPPLY AT AN ACCEPTABLE WIND SPEED.

LINEAR FRONTAGE:  
 1,800 LF (UNIVERSITY PARKWAY)  
 6,300 LF (I-75)





**P1B**  
SIGN AREA:  
196 SQ. FT.

**P1**  
SIGN AREA:  
150 SQ. FT.

**P2**  
SIGN AREA:  
49.5G. FT.

**P1A**  
SIGN AREA:  
75 SQ. FT.

**C1**  
SIGN AREA:  
88.5 SQ. FT.

**D1**  
SIGN AREA:  
41.7 SQ. FT.

**D2**  
SIGN AREA:  
19.5 SQ. FT.

EXISTING



PHOTO SIMULATION FOR REPRESENTATIONAL PURPOSES ONLY.



FOR REPRESENTATIONAL PURPOSES ONLY. PROPOSED SIGNS ARE TO BE PLACED BEHIND PROPERTY LINE AND OUT OF RIGHT OF WAY.



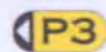
W2



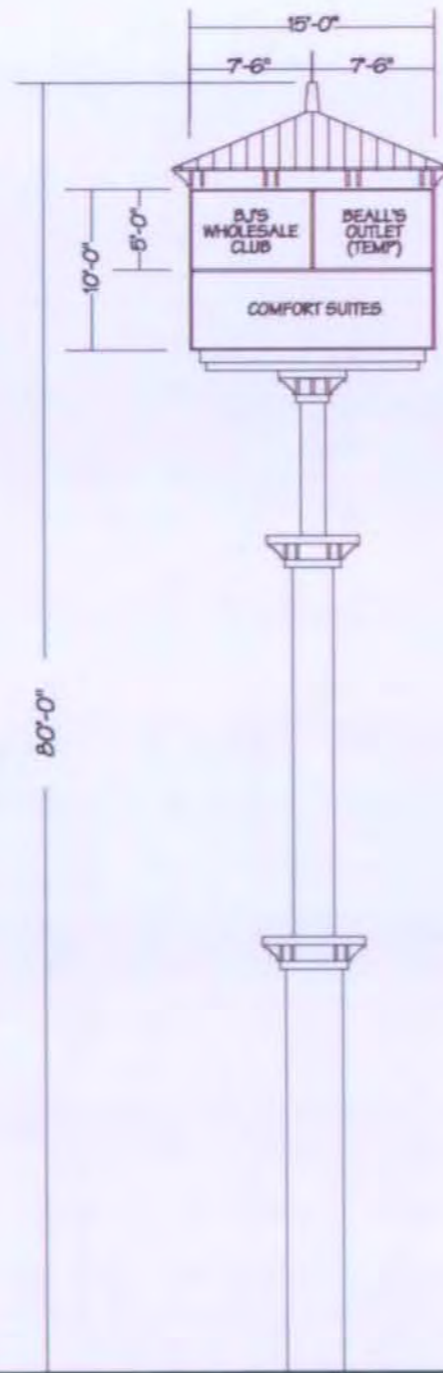
W3



PROPOSED MESSAGE CENTER SIGN

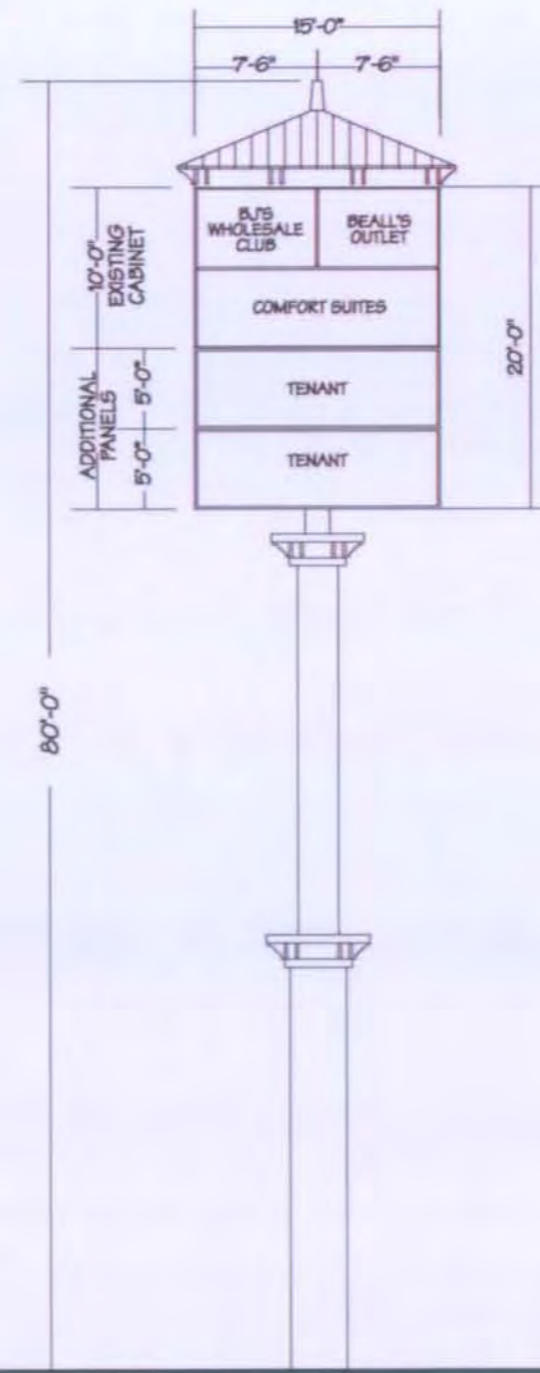


SIGN AREA:  
400 SQ. FT.



EXISTING HI-RISE TO REMAIN.

150 SQ. FT.



PROPOSED MODIFICATION TO EXISTING HI-RISE.

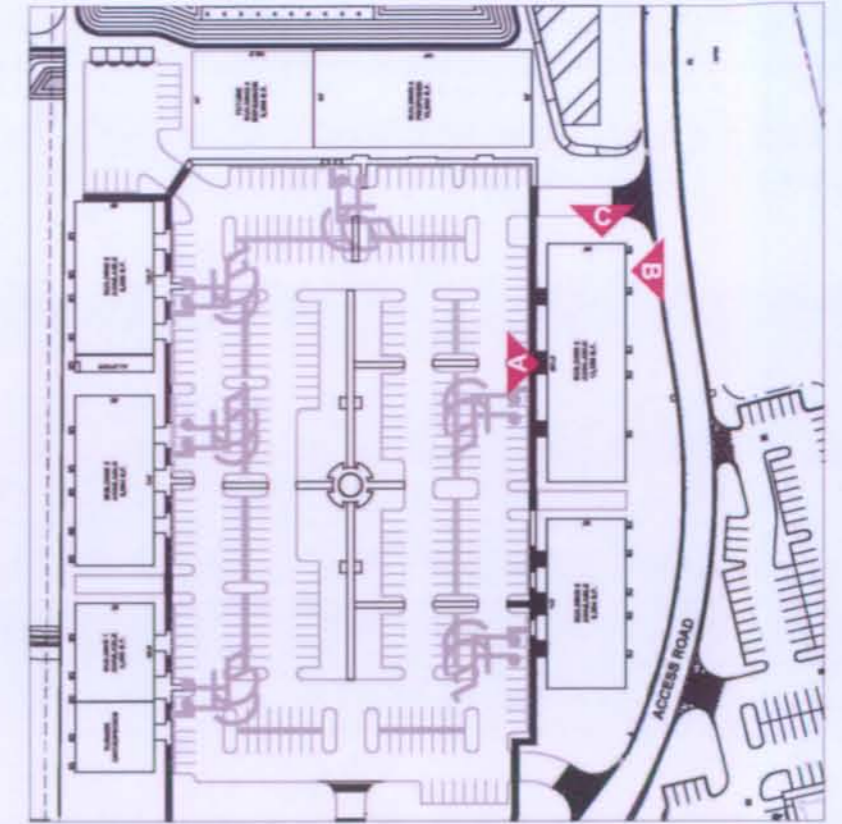
300 SQ. FT.



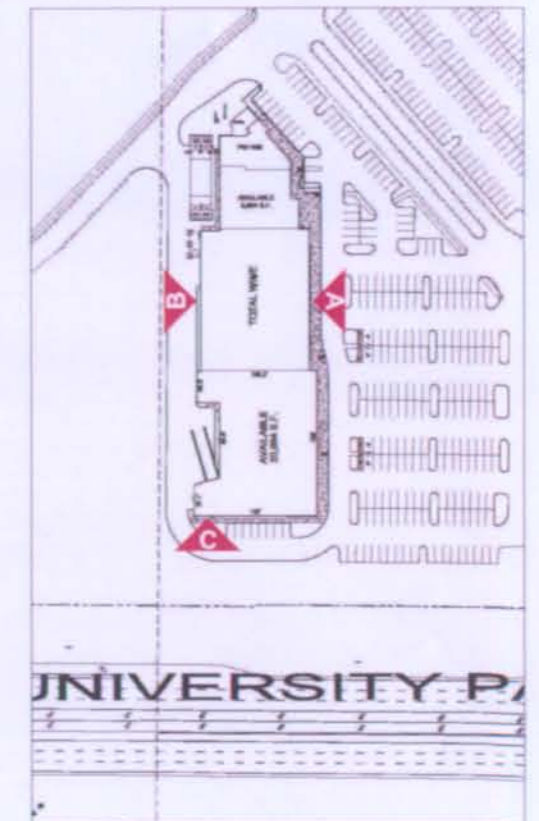
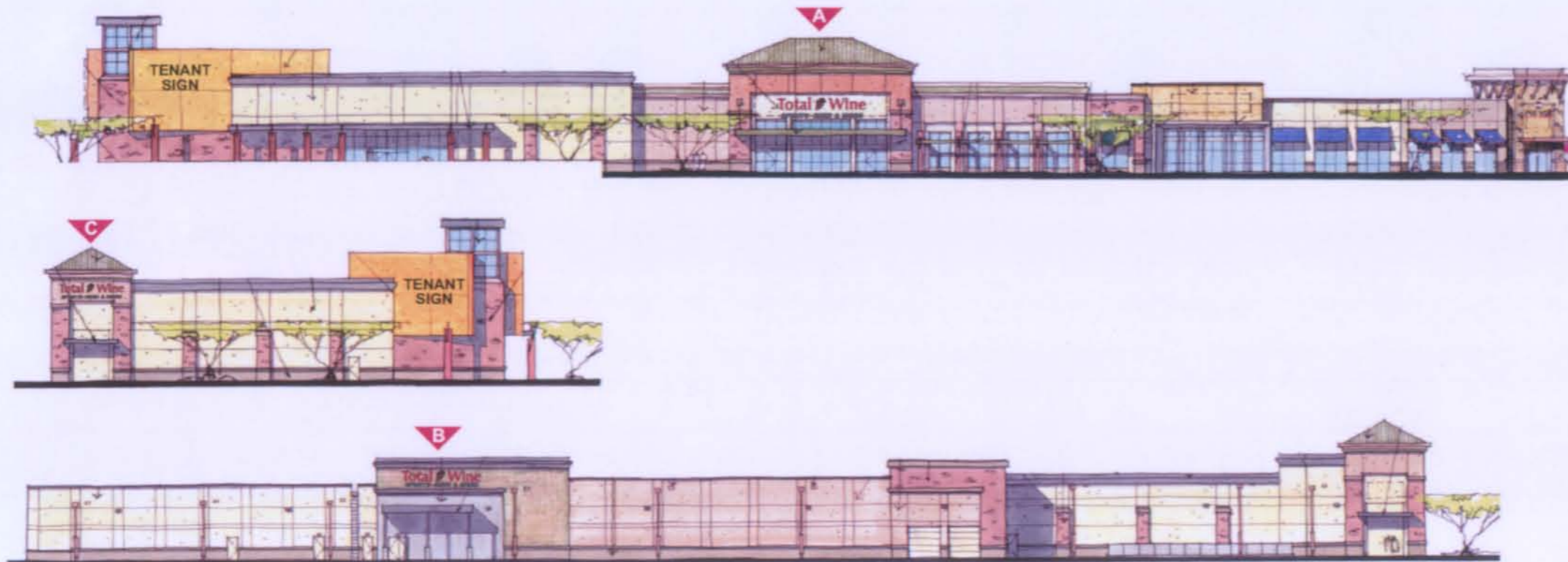
EXISTING HI-RISE

# BUILDING SIGN EXAMPLES

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



**EXAMPLE 2** (REQUEST TO ALLOW INTERNAL TENANT WALL SIGNAGE TO BE PLACED WITH OTHER TENANT WALL SIGNS WITH ROAD FRONTAGE. THE RELOCATED SIGNS WOULD NOT EXCEED 300 SQ. FT. PER SIGN).



## PROPOSED THEMING PLAN FOR WATER FEATURE





# PROPOSED THEMING PLAN FOR THE SHOPPES @ UNIVERSITY CENTER BRADENTON, FL



**Exhibit "B" - General Development Plan is attached**

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

**Exhibit "K" - Master Sign Plan is attached.**

FILED FOR RECORD  
R. B. SHORE



2010 MAR -9 PM 2:45

**FLORIDA DEPARTMENT of STATE**

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA  
**CHARLIE CRIST**  
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

**KURT S. BROWNING**  
Secretary of State

March 2, 2010

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

RECEIVED  
MAR 09 2010  
BOARD RECORDS

Attention: Ms. Vicki Tessmer, Deputy Clerk

Dear Mr. Shore:

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

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

Sincerely,

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: 850.245.6735 • TDD: 850.922.4085 • <http://dils.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

LEGISLATIVE LIBRARY SERVICE  
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES  
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY  
850.245.6270 • FAX: 850.245.6282