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CLERK OF THE DISTRICT COURT
MANATEE CO FLORIDA

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

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

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

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

Section 1. Ordinance PDMU-99-02(G)(R3) is hereby amended regarding certain stipulations pertaining to revisions to the Master Sign Plan; with revisions for internal consistency. All stipulations not hereby amended by this ordinance shall remain in full force and effect as previously approved in PDMU-99-02(G)(R-3).

Section 2. FINDINGS OF FACT. The Board of County Commissioners, after considering the testimony, evidence, documentation, application for approval of a Revised Zoning Ordinance and General Development, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. The Planning Commission of Manatee County acting as the Local Planning Agency held a duly noticed public hearing on December 9, 2010 regarding the proposed amendment to the Zoning Ordinance and General Development Plan and found the revised General Development Plan and proposed amended stipulations to be consistent with the requirements of Manatee County's Comprehensive Plan.
- B. The Board of County Commissioners held a duly noticed public hearing on January 11, 2011, regarding the proposed amendments to the Zoning Ordinance and General Development Plan described below and further considered the information received at the public hearing.
- C. The Board of County Commissioners hereby finds that notwithstanding the failure of the General Development Plan and Master Sign Plan to comply with the requirements of Section 724, Signs, and Section 737, Entranceways, as more specifically described in under General Conditions of the River Club Park of Commerce Zoning Ordinance; the Board finds the public purpose and intent of the above-referenced Land Development Code sections relative to entranceway regulations and signs to be satisfied to an equivalent degree. This finding is based upon the submission by the applicant of a Master Sign Plan as an Exhibit X and Y to this ordinance, which includes an architecturally unified and well-planned layout for all signs within the River Club Park of Commerce DRI.

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

L. GENERAL CONDITIONS

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

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

CASVAK – River Club Plaza

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

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

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

Signs along I-75 and on River Club Plaza Property

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

Signs along Ranch Lake Boulevard

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

Signs for Major Tennant (Parcel 5 of the GDP)

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

Signs for Village at Riverclub Acquisition (Exhibit Y)

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

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

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

SECTION 5. LEGAL DESCRIPTION.

RIVER CLUB PARK OF COMMERCE*

DESCRIPTION:

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

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

CONTAINING 245.38 ACRES, MORE OR LESS.

SECTION 6. EFFECTIVE DATE.

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


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

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

By: 
Carol Whitmore, Chairman

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



By: 
Deputy Clerk

RIVER CLUB PLAZA



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

December 16, 2010



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

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0.1 INTRODUCTION

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

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

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

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

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

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SECTION: 1 GENERAL SIGNAGE DEVELOPMENT
CRITERIA

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1.1 GENERAL SIGN CONSTRUCTION REQUIREMENTS:

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

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1.2 Signage Specifications:

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

The following types of construction will be allowed:

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

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

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

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Acrylic face channel letters through face and halo channel letters



Push thru letter and logos in aluminum cabinets




Reverse pan channel letters



Flat cut out dimensional shapes and accents

2.3 SIGNAGE PLACEMENT LEGEND

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

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1.3 Prohibited Signs:

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

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

1.4 Abandonment of Signs:

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

1.5 Inspections of Signs:

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

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

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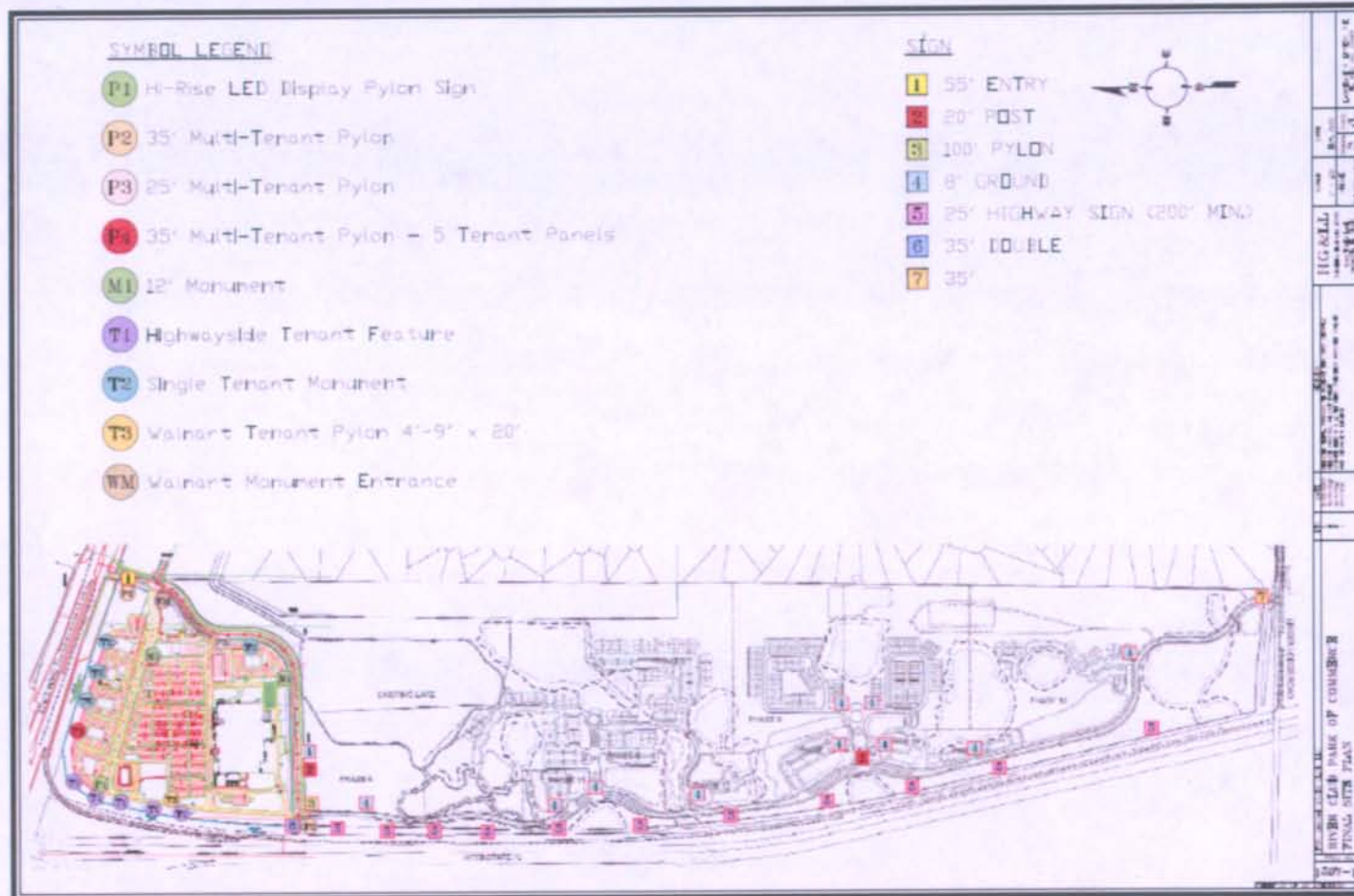


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2.1 SIGNAGE PLACEMENT PLAN – PDMU-99-02 (G) (R4) BOTH PROPERTIES



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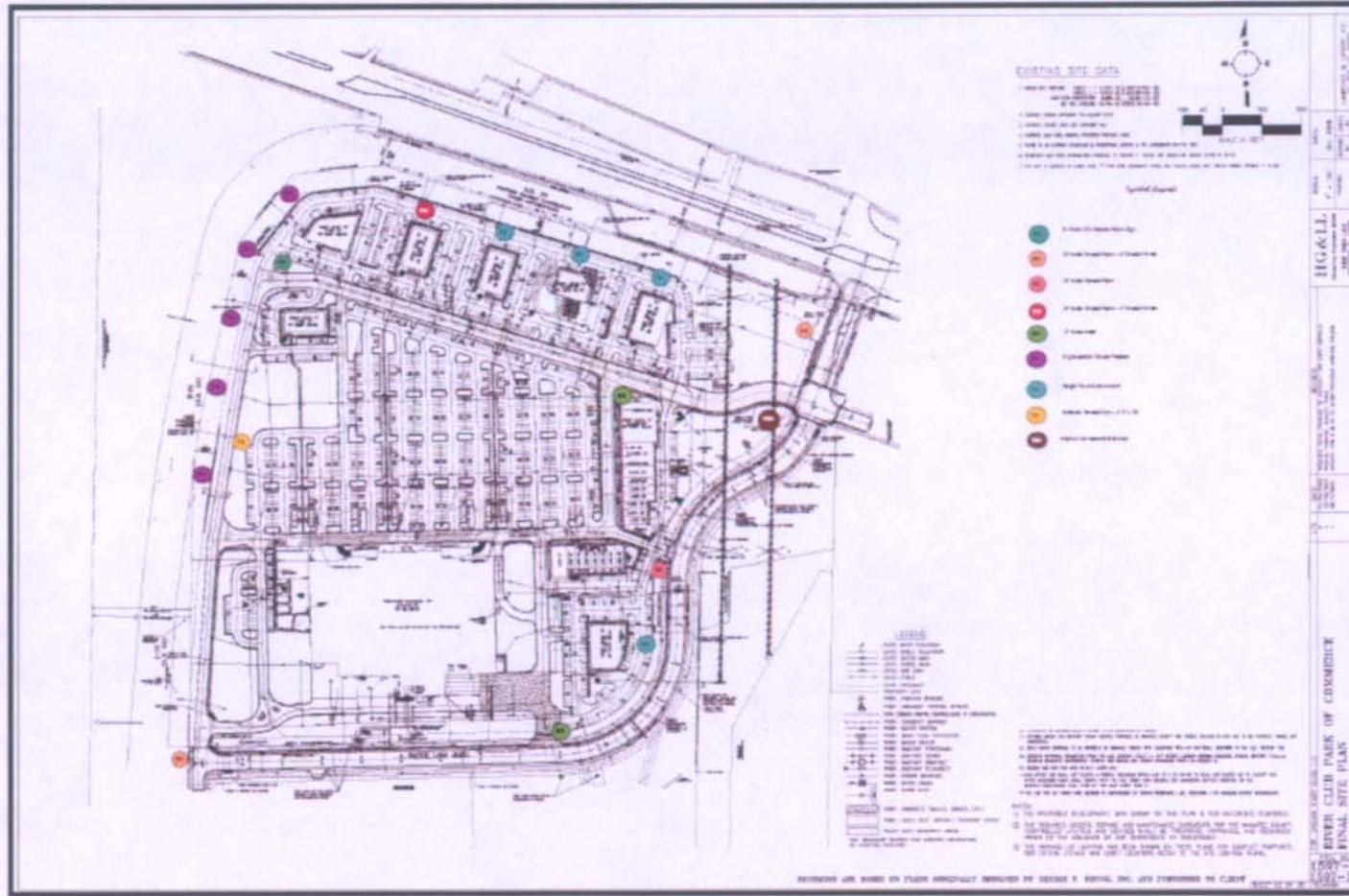


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2.2 SIGNAGE PLACEMENT PLAN – EXHIBIT X



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







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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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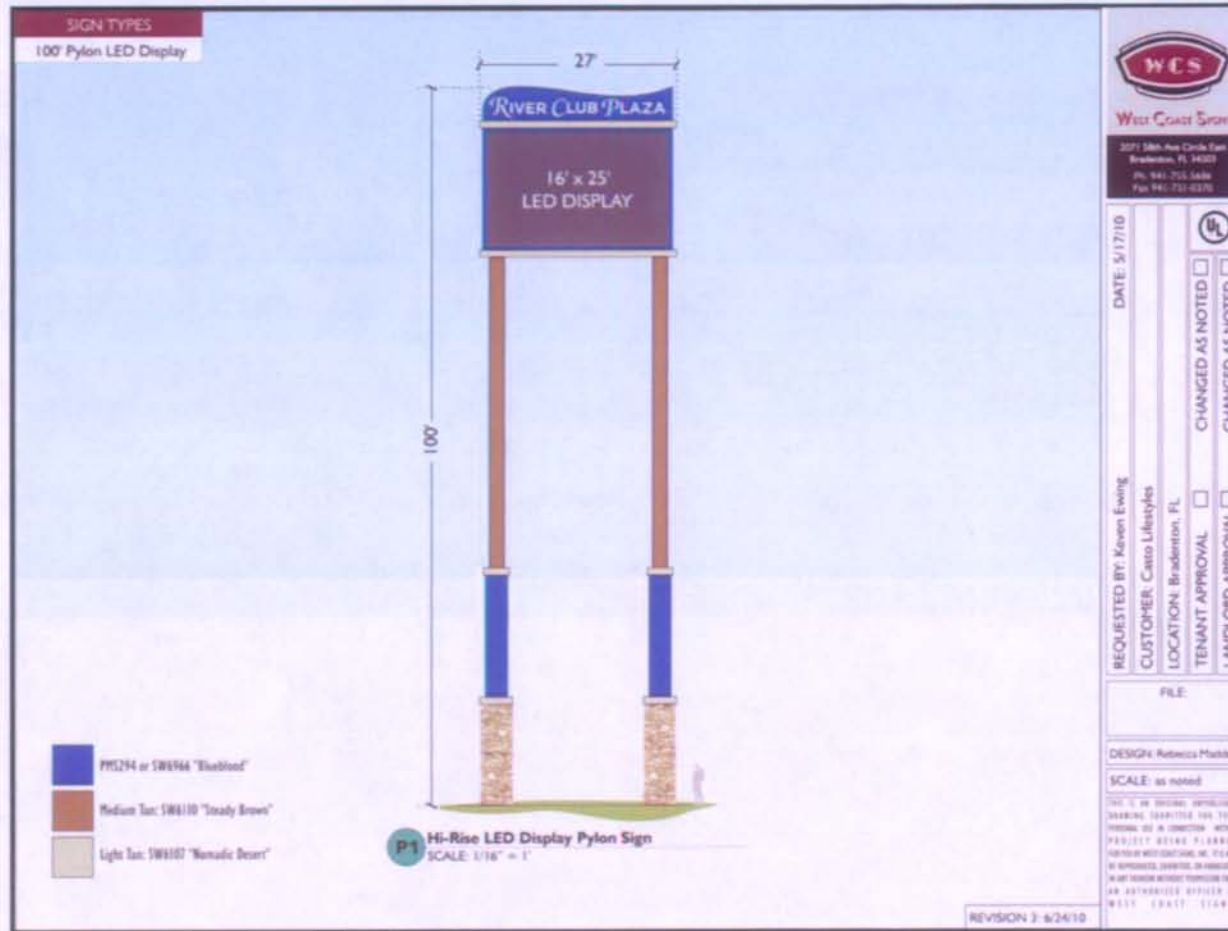


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2.5 P1 - HI-RISE LED DISPLAY PYLON SIGN



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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

West Coast Signs
2071 5th Ave Circle East
Brentwood, TN 37027
Ph: 615-725-3686
Fax: 615-725-6330

DATE: 7/19/10

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

CHANGED AS NOTED
 CHANGED AS NOTED
 TENANT APPROVAL
 LANDLORD APPROVAL

FILE

DESIGN: Rebecca Padden

SCALE: NTS

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

SIGN TYPES
Multi-Tenant Signs

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

West Coast Signs

2071 58th Ave Circle East
Bradenton, FL 34203
Ph: 941-751-3446
Fax: 941-751-9279

DATE: 5/17/10

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: as noted

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



West Coast Signs
 2071 98th Ave Circle East
 Bradenton, FL 34203
 Ph: 941-751-3446
 Fax: 941-751-8370

DATE: 7/19/10

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

TENANT APPROVAL CHANGED AS NOTED
 LANDLORD APPROVAL CHANGED AS NOTED

FILE

DESIGN: Rebecca Mathien

SCALENTS

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

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



West Coast Signs
 2071 58th Ave Circle East
 Bradenton, FL 34209
 Ph: 941-753-1666
 Fax: 941-751-0570

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

DATE: 7/19/10

TENANT APPROVAL CHANGED AS NOTED
 LANDLORD APPROVAL CHANGED AS NOTED

FILE: _____

DESIGN: Rebecca Madden

SCALENTS

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P2 35' Multi-Tenant Pylon - Main Entrance Northeast 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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2.7 P3 – 25' MULTI-TENANT PYLON

SIGN TYPES
Multi-Tenant Signs

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

WEST COAST SIGNS

2071 58th Ave Circle East
Kissimmee, FL 34003
Ph: 407-713-3400
Fax: 407-713-0370

DATE: 5/17/10

REQUESTED BY: Keven 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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2.7.1 P3 – 25' MULTI-TENANT PYLON - OVERLAY



West Coast Signs
 3071 18th Ave Circle East
 Bradenton, FL 34209
 Ph: 941-755-3486
 Fax: 941-755-0330

DATE: 7/19/10

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

CHANGED AS NOTED
 CHANGED AS NOTED

TENANT APPROVAL
 LANDLORD APPROVAL

FILE

DESIGN: Rebecca Madden

SCALENTS

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

December 16, 2010

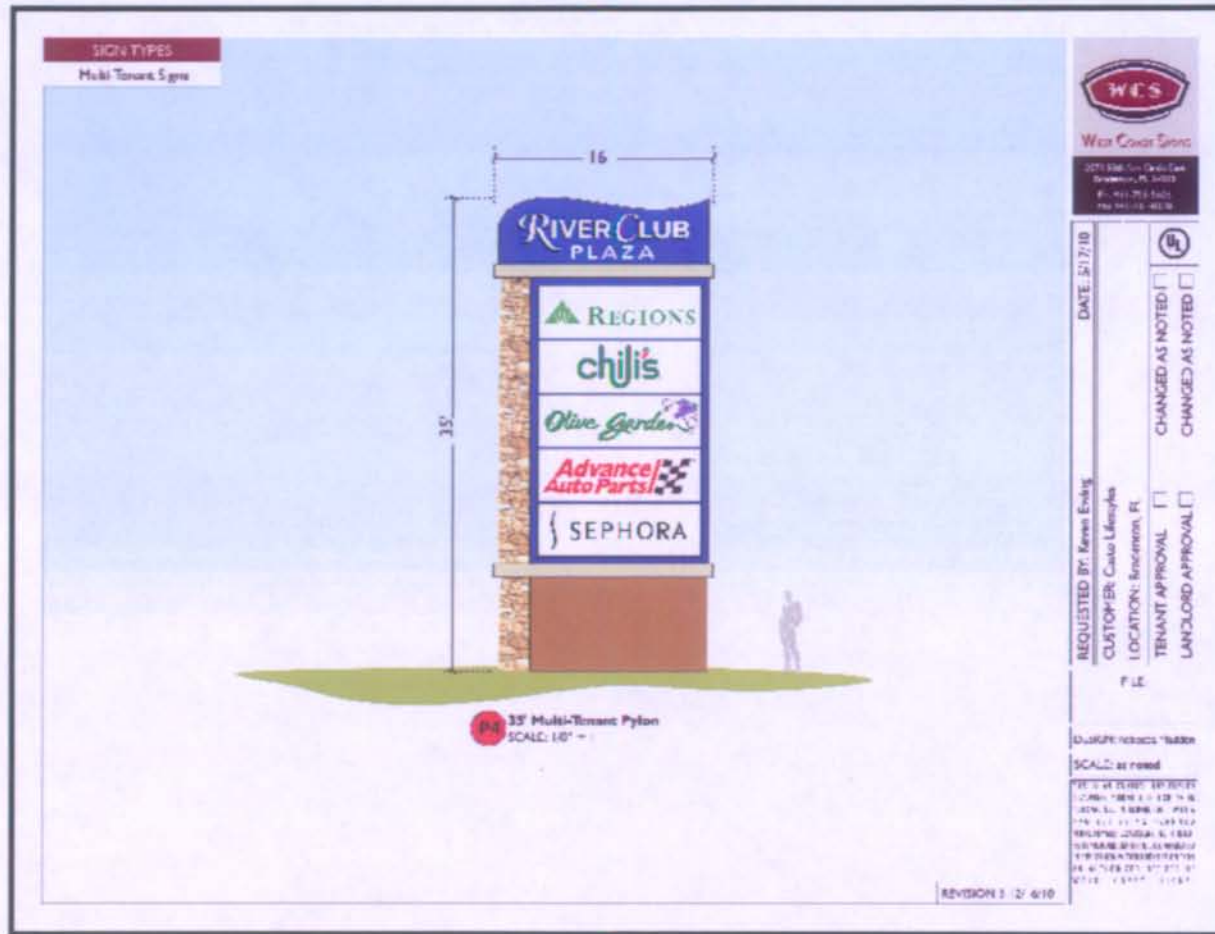


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2.8 P4 - 35' MULTI-TENANT PYLON - OUTPARCEL TENANTS



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



West Coast Signs
 2071 58th Ave Circle East
 Bradenton, FL 34209
 Ph. 941-753-5286
 Fax 941-753-2570

DATE: 7/19/10

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

TENANT APPROVAL CHANGED AS NOTED
 LANDLORD APPROVAL CHANGED AS NOTED

FILE:

DESIGN: Rebecca Madsen

SCALE: NTS

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 WEST COAST SIGNS

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

REVISION: 12/16/10

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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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2.9 M1 - MONUMENT SIGNAGE – PRIMARY

SIGN TYPES
Multi-Tenant Signs

M1 12' Monument
SCALE: 1/8" = 1'


West Coast Signs
3071 5th Ave Circle East
Bradenton, FL 34203
Ph: 941-752-3446
Fax: 941-751-6275

DATE: 5/17/10

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

TENANT APPROVAL CHANGED AS NOTED
LANDLORD APPROVAL CHANGED AS NOTED

FILE:

DESIGN: Rebecca Pfaffen
SCALE: as noted

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IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT PERMISSION
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2.9.1 M1 - MONUMENT SIGNAGE – INLAND SHOPS (INTER-PARCEL)



WCS
West Coast Signs

2071 18th Ave Circle East
Bradenton, FL 34209
Ph: 941-752-5486
Fax: 941-752-4579

DATE: 7/19/10

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

TENANT APPROVAL CHANGED AS NOTED
LANDLORD APPROVAL CHANGED AS NOTED

FILE

DESIGN: Rebecca Pfladen

SCALENTS

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

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2.9.2 M1 - MONUMENT SIGNAGE – RANCH LAKE ROAD OVERLAY



West Coast Signs
 2071 Mill Ave Circle East
 Bradenton, FL 34209
 Ph: 941-753-7444
 Fax: 941-753-0375

DATE: 7/19/10

UL

CHANGED AS NOTED

CHANGED AS NOTED

REQUESTED BY: Kevin Ewing

CUSTOMER: Casvak Lifestyle

LOCATION: Bradenton, FL

TENANT APPROVAL

LANDLORD APPROVAL

FILE

DESIGN: Rebecca Madden

SCALENTS

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M1 12' Monument
 PHOTO-RENDERING NOT TO SCALE

December 16, 2010



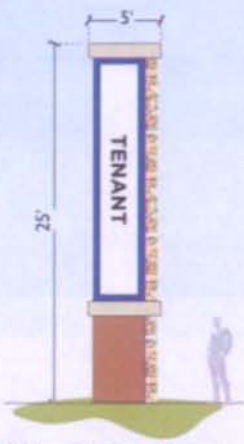
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2.10 T1 – HIGHWAYSIDE (I-75) TENANT FEATURE SIGNAGE

SIGN TYPES
Single-Tenant Signs



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



WCS
West Coast Signs

2071 58th Ave. Circle East
Buckner, FL 34609
Ph: 941-723-3446
Fax: 941-721-0210

DATE: 5/17/10

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

TENANT APPROVAL CHANGED AS NOTED
LANDLORD APPROVAL CHANGED AS NOTED

FILE:

DESIGN: Rebecca Muller

SCALE: as noted

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2.10.1

HIGHWAYSIDE (I-75) TENANT FEATURE SIGNAGE OVERLAY





West Coast Signs
2071 58th Ave Circle East
Bradenton, FL 34209
Ph: 941-752-5444
Fax: 941-752-0370

DATE: 7/19/10

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

TENANT APPROVAL

LANDLORD APPROVAL

CHANGED AS NOTED

CHANGED AS NOTED

FILE:

DESIGN: Rebecca Madden

SCALENTS

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T1 Highwayside Tenant Feature
PHOTO-RENDERING NOT TO SCALE

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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 1-75, 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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2.11 T2 - SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE

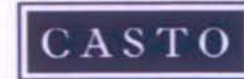
SIGN TYPES		 West Coast Signs 2071 18th Ave Circle East Bradenton, FL 34207 Ph: 941-755-0446 Fax: 941-755-0370
Single-Tenant Signs		
		DATE: 3/17/10 REQUESTED BY: Kevin Ewing CUSTOMER: Casto Lifestyles LOCATION: Bradenton, FL TENANT APPROVAL: <input type="checkbox"/> CHANGED AS NOTED: <input type="checkbox"/> LANDLORD APPROVAL: <input type="checkbox"/> CHANGED AS NOTED: <input type="checkbox"/>
T2 Single Tenant Monument SCALE: 1/8" = 1'		FILE: DESIGN: Rebecca Madden SCALE: as noted <small>THIS IS AN ORIGINAL APPROVED DRAWING SUBMITTED FOR YOUR RECORD USE IN CONNECTION WITH A PROJECT BEING PLANNED BY THE ARCHITECTURAL FIRM. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WEST COAST SIGNS.</small>
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2.11.1 SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE – S.R. 70






West Coast Signs
2071 38th Ave Circle East
Bradenton, FL 34209
Ph: 941-752-5600
Fax: 941-752-0270

DATE: 7/11/10

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

CHANGED AS NOTED
 CHANGED AS NOTED
 TENANT APPROVAL
 LANDLORD APPROVAL

FILE:

DESIGN: Rebecca Maddox

SCALENTS

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TRANSMITTED IN ANY FORM OR BY ANY MEANS
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WEST COAST SIGNS

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

REVISION: 12/16/10

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2.11.2

SINGLE TENANT (OUTPARCEL) MONUMENT SIGNAGE – RANCH LAKE ROAD

T2.5

WCS
West Coast Signs
3071 9th Ave Circle East
Bradenton, FL 34208
Ph: 941-751-3446
Fax: 941-751-0220

DATE: 7/19/10

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

CHANGED AS NOTED
LANDLORD APPROVAL

FILE:

DESIGN: Rebecca Madden

SCALE: NTS

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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		 West Coast Signs 2071 58th Ave Circle East Bradenton, FL 34202 Ph: 941-755-5406 Fax: 941-731-0170
Multi-Tenant Signs		
 <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 UNPUBLISHED DRAWING. EXCEPT FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED OR BEING PERFORMED BY WEST COAST SIGNS, INC. ITS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT PERMISSION FROM AN AUTHORIZED OFFICE OF WEST COAST SIGNS.</small>
		REVISION 5: 5/17/10

December 16, 2010



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

PAGE: 37



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





West Coast Signs
 2071 58th Ave Circle East
 Bradenton, FL 34207
 Ph: 941-722-5488
 Fax: 941-722-0370

DATE: 7/11/10

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

TENANT APPROVAL CHANGED AS NOTED
 LANDLORD APPROVAL CHANGED AS NOTED

FILE:

DESIGN: Rebecca Madden

SCALE: NTS

THIS IS AN ORIGINAL SPECIFICATION DRAWING. SUBMITTED FOR YOUR RECORD AND IN CONNECTION WITH A PROJECT BEING PLANNED FOR THE YEAR 2010. THIS DRAWING IS THE PROPERTY OF WEST COAST SIGNS, INC. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT PERMISSION FROM AN AUTHORIZED OFFICER OF WEST COAST SIGNS.

 Walmart Monument
 PHOTO-RENDERING NOT TO SCALE

December 16, 2010

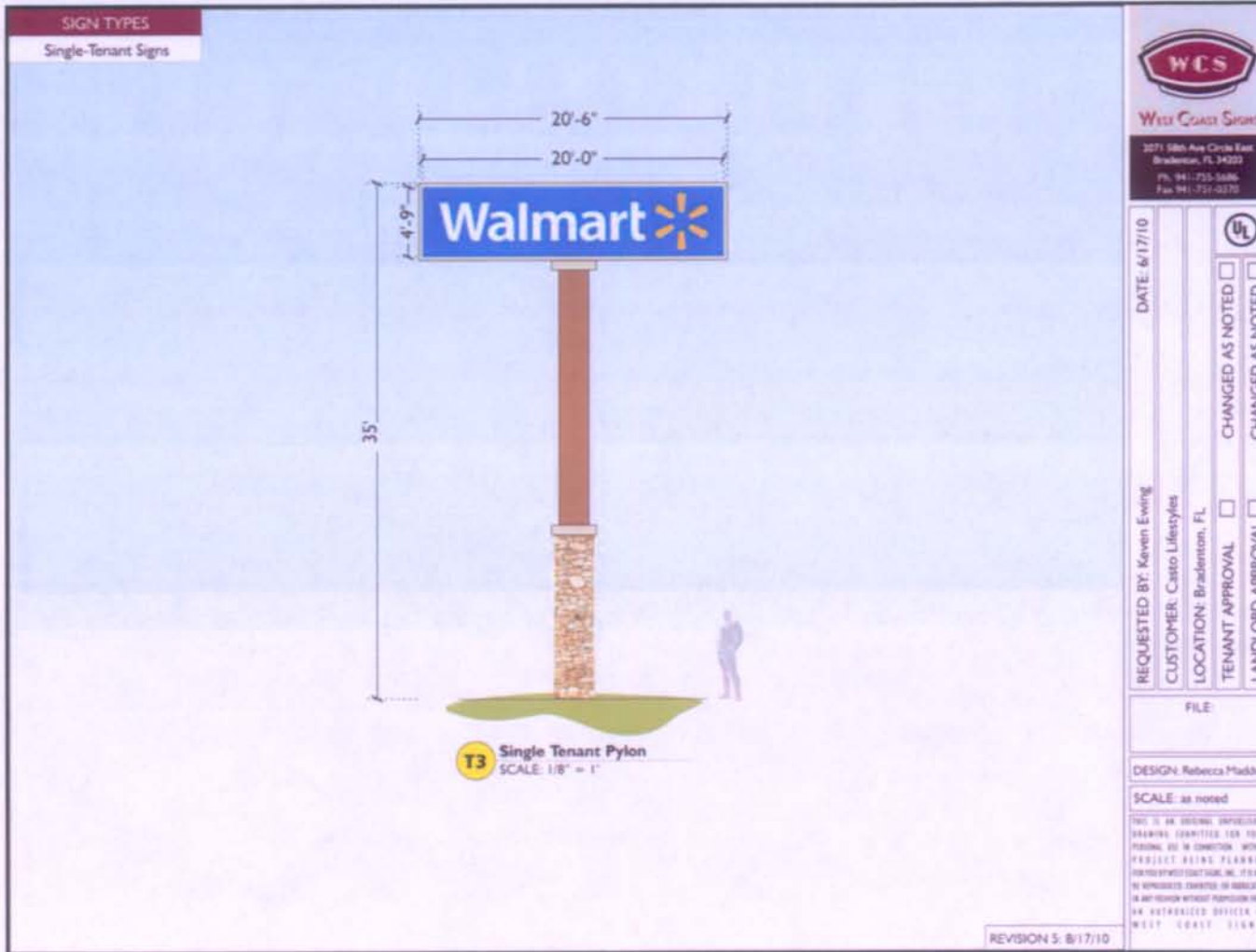


RIVER CLUB PLAZA
 PREPARED BY WEST COAST SIGNS FOR CASVAK RIVER CLUB, LLC

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2.13 T3 - MAJOR TENANT (PARCEL) PYLON SIGNAGE



WCS
West Coast Signs
2071 58th Ave Circle East
Bradenton, FL 34203
Ph: 941-755-5686
Fax: 941-757-0270

DATE: 6/17/10

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

TENANT APPROVAL CHANGED AS NOTED
LANDLORD APPROVAL CHANGED AS NOTED

FILE

DESIGN: Rebecca Markben

SCALE: as noted

THIS IS AN ORIGINAL UNREPRODUCED DRAWING. QUANTITIES FOR COSTS PROVIDED ARE IN CONNECTION WITH A PROJECT BEING PLANNED FOR THE WEST COAST SIGN. IT IS NOT TO BE REPRODUCED, COPIED, OR PUBLISHED IN ANY MANNER WITHOUT PERMISSION FROM AN AUTHORIZED OFFICER OF WEST COAST SIGNS.

December 16, 2010



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

PAGE: 39



2.13.1

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





West Coast Signs
2271 58th Ave Circle East
Bradenton, FL 34203
Ph: 941-755-5486
Fax: 941-731-0370

DATE: 7/19/10

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

TENANT APPROVAL CHANGED AS NOTED
LANDLORD APPROVAL CHANGED AS NOTED

FILE

DESIGN: Rebecca Madden

SCALENTS

THIS IS AN ORIGINAL UNEMPLOYED
DRAWING. UNLESS YOU HAVE
PROVEN TO US IN CONNECTION WITH A
PROJECT BEING PLANNED
FOR THIS WEST COAST SIGN, INC. IT IS
NOT TO BE REPRODUCED, COPIED, OR
REPRODUCED IN ANY MANNER WITHOUT
THE AUTHORIZED OFFICE OF
WEST COAST SIGNS

T3 Single Tenant Pylon
PHOTO-RENDERING NOT TO SCALE

December 16, 2010

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

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SECTION: 3 ALLOWABLE SIGNAGE FONTS & COLORS

December 16, 2010



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

PAGE: 41



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.

WEST COAST SIGNS
Font & Colors

FONT: FUTURA HEAVY
ABCDEFGHIJKLMN OPQRSTUVWXYZ
abcdefghijklmnopqrstu vwxyz
1234567890

FONT: PALATINO BOLD
ABCDEFGHIJKLMN OPQRSTUVWXYZ
abcdefghijklmnopqrstu vwxyz
1234567890

SIGNAGE COLORS:

Dark Bronze White Red Black

WEST COAST SIGNS
Manatee County
10000 1st Street, N
Tampa, FL 33610
781.888.8888

DATE: 12/16/10
REVISIONS:
REVISION 1: 12/16/10
REVISION 2: 12/16/10

APPROVED BY: [Signature]
DATE: 12/16/10

MANATEE COUNTY
10000 1st Street, N
Tampa, FL 33610
781.888.8888

December 16, 2010



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

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RANCH LAKE



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

JAMES | ARCHITECTURE &
CARR | LAND PLANNING



08/10/2010 PREPARED BY JAMES S. CARR, AIA & ASSOCIATES, LLC. FOR VILLAGE AT RIVERCLUB ACQUISITION, LLC PAGE: 1

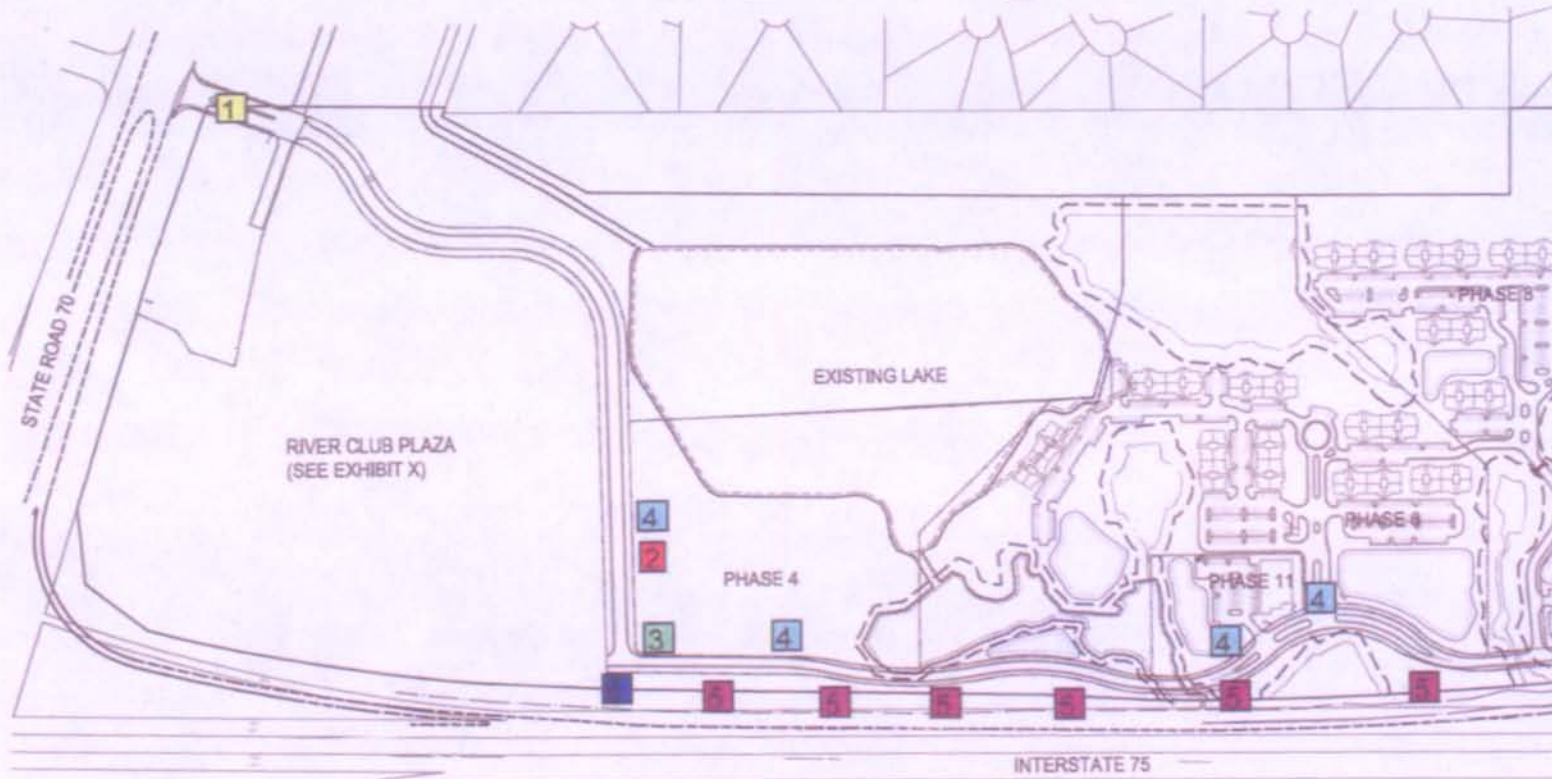
08/16/2010 PREPARED BY JAMES S. CARR, AIA & ASSOCIATES, LLC FOR VILLAGE AT RIVERCLUB ACQUISITION, LLC PAGE: 1

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35' DOUBLE SIGN	14
35' SINGLE SIGN	15

SIGN

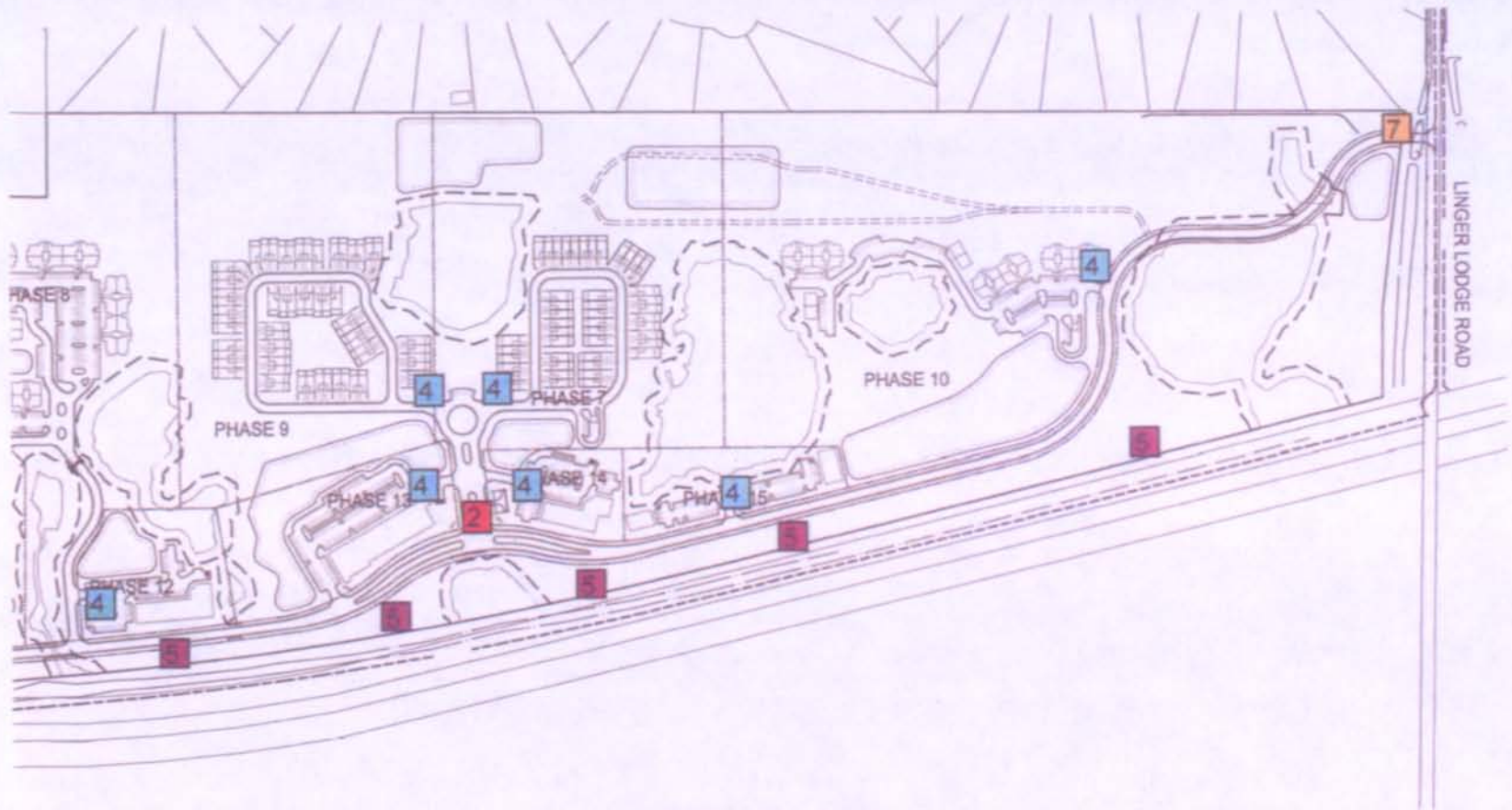
- | | |
|--------------|--------------------------------|
| 1 55' ENTRY | 4 8' GROUND |
| 2 20' POST | 5 25' HIGHWAY SIGN (200' MIN.) |
| 3 100' PYLON | 6 35' DOUBLE |



SITE PLAN

SIGN

- | | |
|---|---|
|  20' POST |  25' HIGHWAY |
|  8' GROUND |  35' |



SITE PLAN



A

AERIAL

N.T.S.

JAMES S. CARR ARCHITECTURE & LAND PLANNING

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

RIVER CLUB PARK
 MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 209 TOWN CENTER BOULEVARD
 DAVENPORT, FLORIDA 33906
 PHONE (863) 424-5536 FAX (863) 424-7158



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

RIVER CLUB PARK
MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 209 TOWN CENTER BOULEVARD
 DAYTONPORT, FLORIDA 32086
 PHONE (904) 404-0036 FAX (904) 404-1188



la 55' ENTRY SIGN - PHOTO

N.T.S.

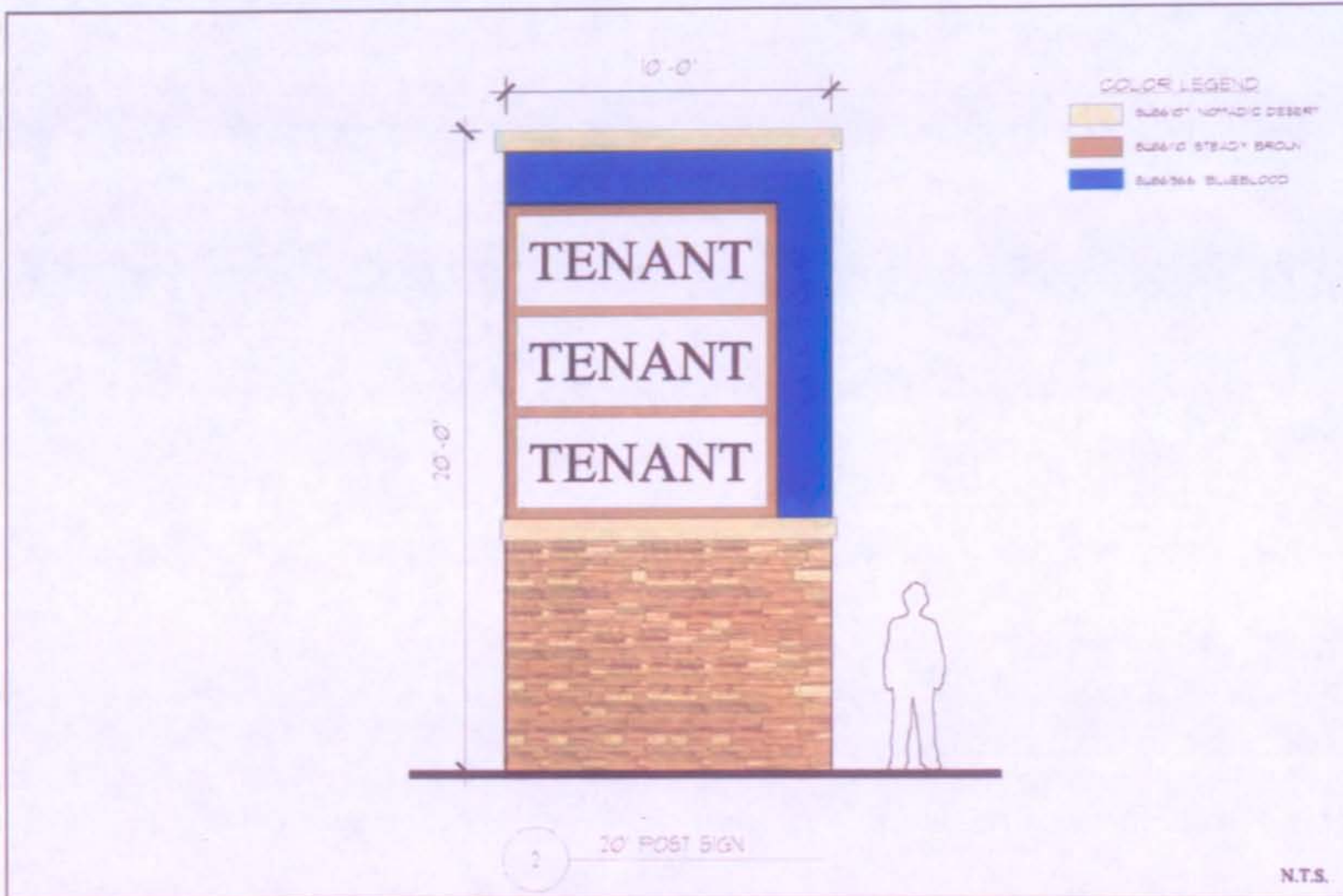
JAMES S. CARR ARCHITECTURE & LAND PLANNING

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

RIVER CLUB PARK
 MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC

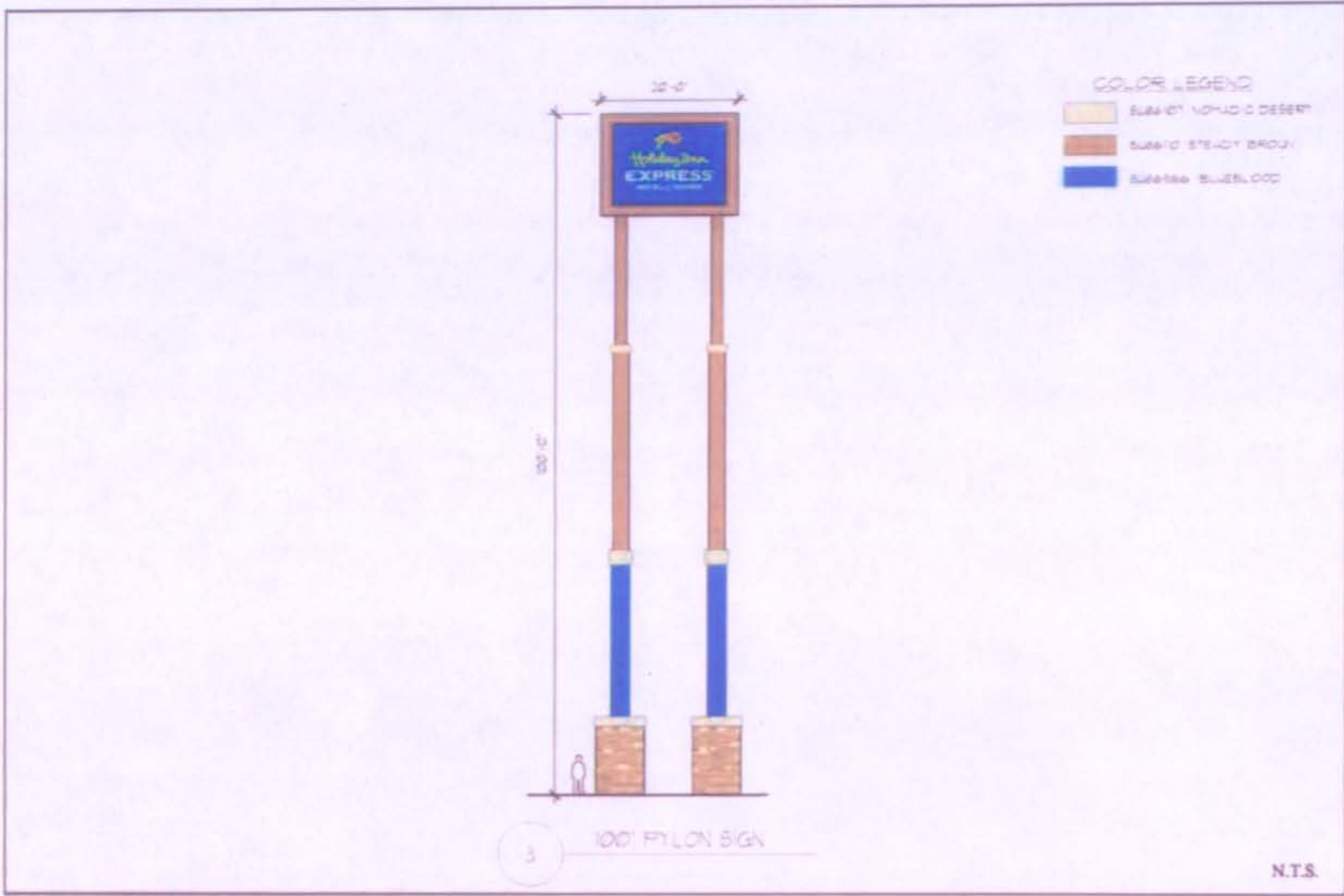
209 TOWN CENTER BOULEVARD
 DAYTONA BEACH, FLORIDA 32109
 PHONE (904) 424-0538 FAX (904) 424-7166



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

RIVER CLUB PARK
MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 200 TOWN CENTER BOULEVARD
 DAYTONPORT, FLORIDA 32096
 PHONE (321) 434-2236 FAX (321) 434-1166



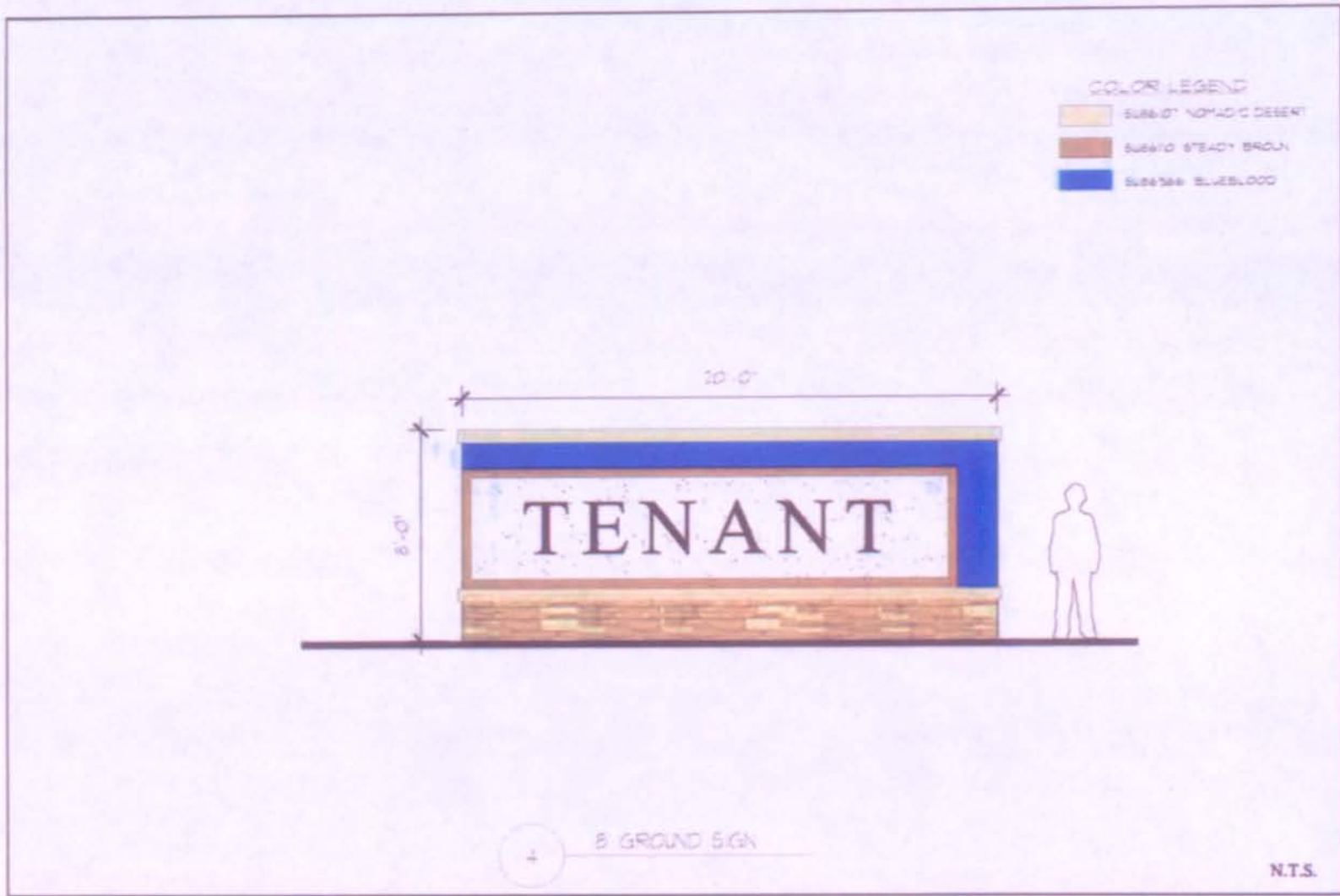
COLOR LEGEND

	SUBLETY NOMADIC DESERT
	SUBLETY STEADY BROWN
	SUBLETY BLUEBLOOD

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

RIVER CLUB PARK
MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 200 TOWN CENTER BOULEVARD
 DAVENPORT, FLORIDA 33896
 PHONE (888) 434-5526 FAX (888) 434-1886



JAMES S. CARR ARCHITECTURE & LAND PLANNING, LLC
 JAMES S. CARR AIA & ASSOCIATES, LLC
 11 DALE LANE, MALVERN, PENNSYLVANIA 19355
 PHONE (610) 296-5582 FAX (610) 296-9183

RIVER CLUB PARK
 MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 200 TOWN CENTER BOULEVARD
 DAYENPORT, FLORIDA 38996
 PHONE (903) 434-5538 FAX (903) 434-7188



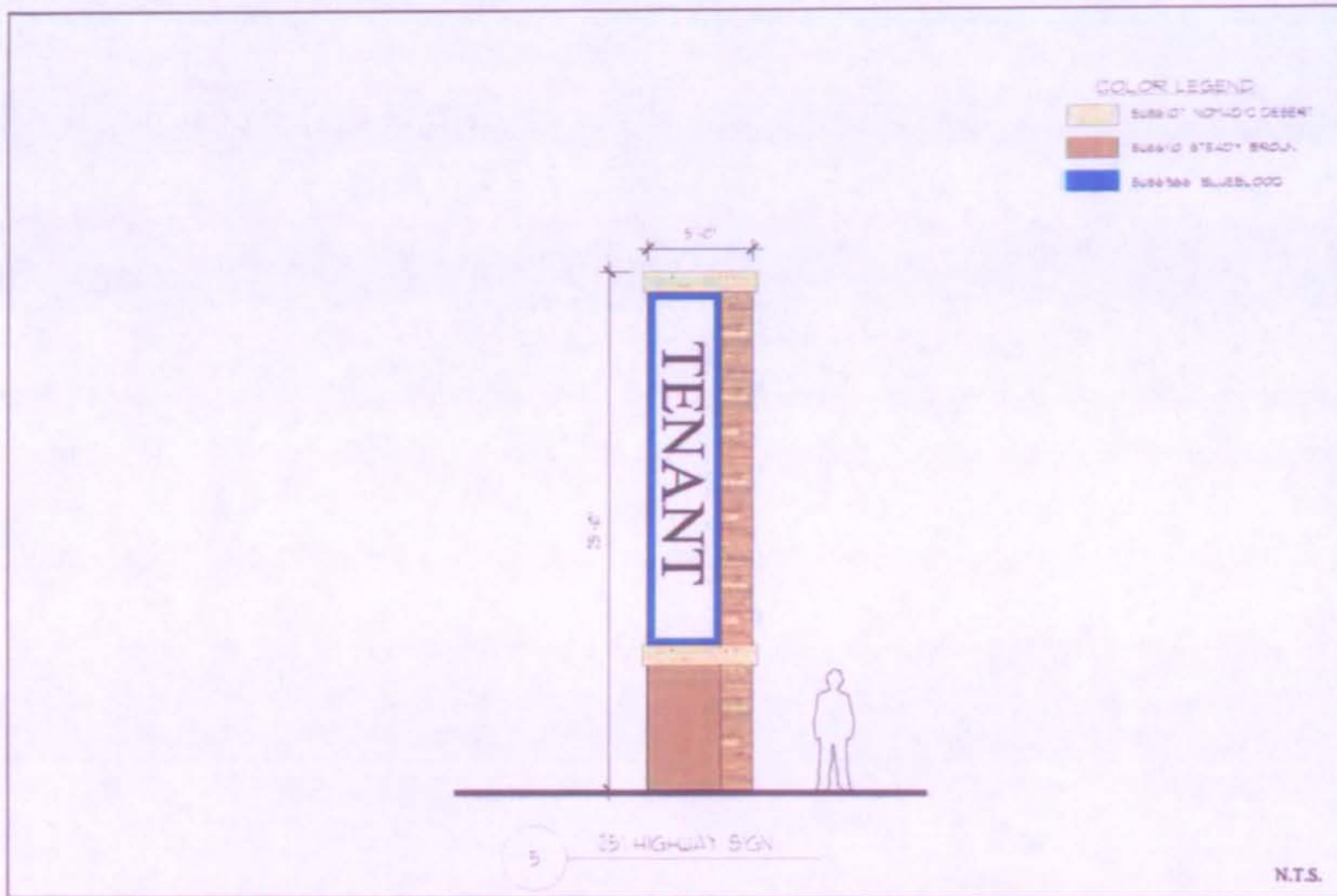
4a 8' GROUND SIGN - PHOTO

N.T.S.

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

RIVER CLUB PARK
MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 209 TOWN CENTER BOULEVARD
 DAVENPORT, FLORIDA 33896
 PHONE (863) 424-5536 FAX (863) 424-7168



JAMES S. CARR ARCHITECTURE & LAND PLANNING
 JAMES S. CARR AIA & ASSOCIATES, LLC
 11 DALE LANE, MALVERN, PENNSYLVANIA 19355
 PHONE (610) 295-5392 FAX (610) 295-9133

RIVER CLUB PARK
 MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 200 TOWN CENTER BOULEVARD
 DAYTONA BEACH, FLORIDA 32114
 PHONE (904) 434-5500 FAX (904) 434-7168



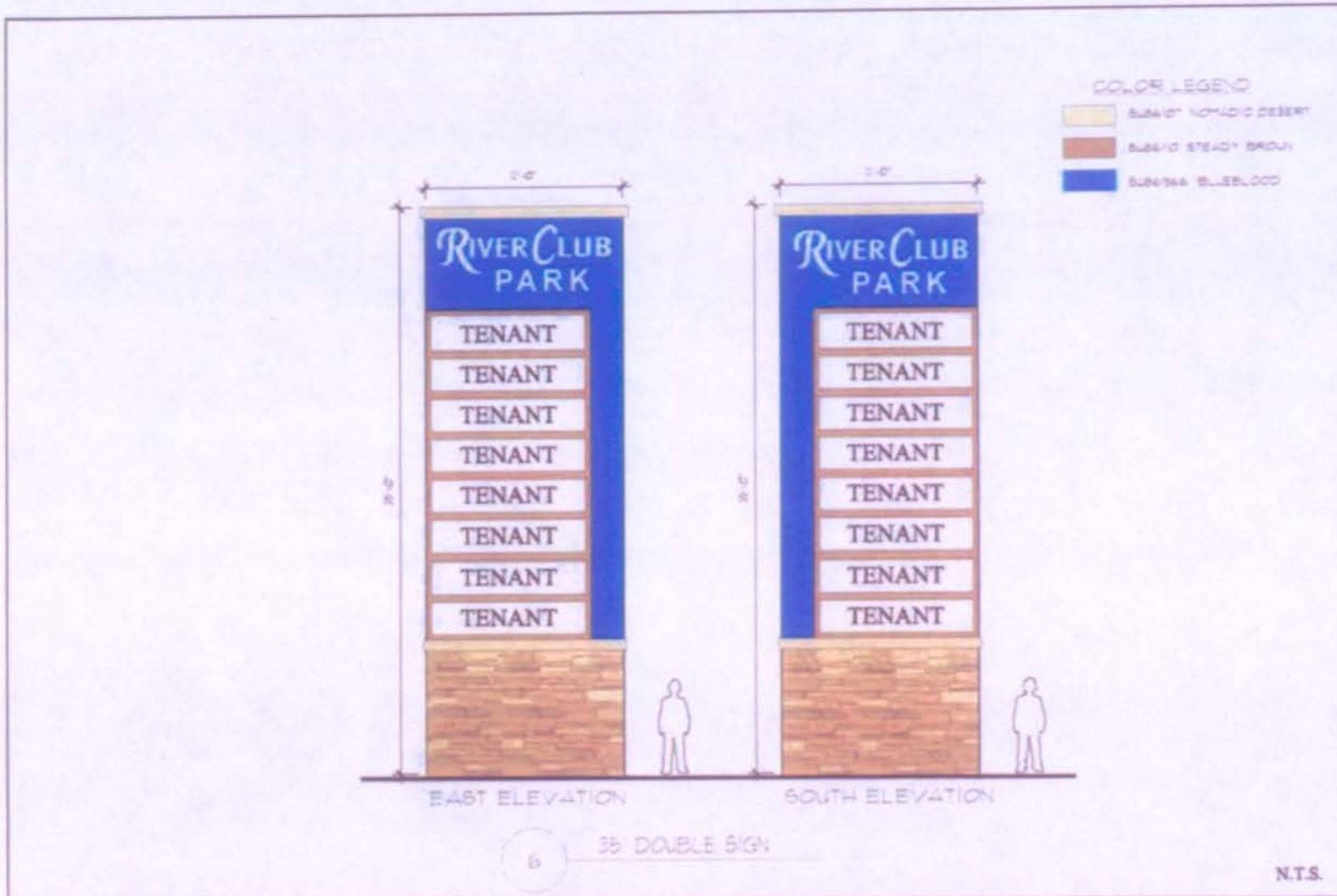
5a 25' HIGHWAY SIGN - PHOTO

N.T.S.

JAMES S. CARR ARCHITECTURE & LAND PLANNING
 JAMES S. CARR AIA & ASSOCIATES, LLC
 11 DALE LANE, MALVERN, PENNSYLVANIA 19355
 PHONE (610) 296-5392 FAX (610) 296-9183

RIVER CLUB PARK
MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 209 TOWN CENTER BOULEVARD
 DAVENPORT, FLORIDA 33896
 PHONE (863) 424-5536 FAX (863) 424-7168



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

RIVER CLUB PARK
MASTER SIGNAGE PACKAGE

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 289 TOWN CENTER BOULEVARD
 DAYTONPORT, FLORIDA 32006
 PHONE (904) 431-5236 FAX (904) 431-181

COLOR LEGEND

- SIGNIFY SIGNAGE DESIGN
- SIGNIFY SIGNAGE COLOR
- SIGNIFY SIGNAGE MATERIAL



N.T.S.

VILLAGE AT RIVERCLUB ACQUISITION, LLC
 200 TOWN CENTER BOULEVARD
 WINTERPORT, FLORIDA 33880
 PHONE 888-688-7438 FAX 888-688-7438

RIVER CLUB PARK
 MASTER SIGNAGE PACKAGE

James S. Carr, AIA & Associates, LLC
 JAMES S. CARR, AIA & ASSOCIATES, LLC
 11 DALE LANE, MILLERSON, PENNSYLVANIA 15066
 PHONE 810-296-2550 FAX 810-296-9100



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: Diane E. Volmer



FILED FOR RECORD
R. B. SHORE

2011 JAN 31 AM 8:04

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

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

January 24, 2011

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

Attention: Ms. Diane E. Vollmer, Deputy Clerk

Dear Mr. Shore:

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

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

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

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
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282