

FILED FOR RECORD  
R. B. SHORE

MANATEE COUNTY ORDINANCE NO. PDC-06-55(P)(R2)  
2011 MAY 24 AM 9:33 UNIVERSITY PARK CENTER

CLERK OF THE DISTRICT COURT  
MANATEE CO., FLORIDA

**AN ORDINANCE OF MANATEE COUNTY, FLORIDA,  
REGARDING LAND DEVELOPMENT, AMENDING  
ORDINANCE PDC-06-55(P)(R) PERTAINING TO  
STIPULATIONS OF APPROVAL REGARDING SIGNS TO  
ALLOW A MASTER SIGN PLAN FOR THE DEVELOPMENT;  
PROVIDING FOR SPECIFIC APPROVALS AS APPLICABLE;  
APPROVING A MASTER SIGN PLAN. UNIVERSITY PARK  
CENTER IS GENERALLY LOCATED NORTHWEST OF  
UNIVERSITY PARKWAY AND HONORE AVENUE  
INTERSECTION (31.13 ± ACRES).**

FILED  
2011 MAY 18 PM 2:51  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

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

**SECTION 1.** Ordinance PDC-06-55(P)(R) is hereby amended regarding certain stipulations pertaining to signs; 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 PDC-06-55(P)(R).

**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 April 14, 2011 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 May 5, 2011, regarding the proposed amendments to the Zoning Ordinance and Preliminary Site Plan described below and further considered the information received at the public hear
- 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 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 "B" to this

ordinance, which includes an architecturally unified and well-planned layout for all signs within University Park Center.

**SECTION 3.** The Board of County Commissioners hereby grants Specific Approval from compliance with Section 737, Entranceways, and specifically in Section 737, Signs, Sections 737.5.3, 737.5.3.3, and 737.5.3.4.5, and Section 724, Signs, specifically Sections 724.6.4.1.8.1, 724.6.4.1.8.3, 724.6.4.2.1, 724.6.4.1.8.6, and 724.6.4.1.1 to enable the Master Sign Plan attached hereto as Exhibit "B" to be approved. Ordinance No. PDC-06-55(P)(R) is hereby amended adding Stipulation A.17 regarding stipulations as to signs for the development. Said stipulation shall be provided as follows:

\*\*\*

A.17 Signs

- a. All signage for the University Park Center shall be permitted as shown on the attached Master Signage Plan and Key Legend, Exhibit "B" and as described below:

In addition, the following shall be met:

1. Any additional sign proposed other than that shown on the approved Master Sign Plan attached as Exhibit B shall require an amendment to the University Park Center Preliminary Site 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. All proposed signage shall be on-site signs only. No off-site advertisement is permitted.
4. Proposed signs shall not conflict with existing and proposed landscaping to the maximum extent possible:
5. Environmental Planning shall review individual sign permits to assist in determining optimal location for signs (to avoid conflict with existing and proposed landscaping to the maximum extent possible):
  - 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.
5. Signs shall be setback a minimum of 5' from all property lines.
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 easements, visibility triangles or vehicular clear zones. FDOT Indices and clear zone requirements shall be met.
9. 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. SEVERABILITY** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

**SECTION 6. LEGAL DESCRIPTION.**

EXHIBIT "A"

LEGAL DESCRIPTION.

**THE LEGAL DESCRIPTION OF SAID PROPERTY IN MANATEE COUNTY  
FLORIDA, BEING:**

**UNIVERSITY PARK CENTER**

A parcel of land located in Section 35 and 36, Township 35 South, Range 18 East, Manatee County, Florida described as follows:

Commence at the Southeast corner of said Section 35, said point being on the North Right-of-Way

line of University Parkway (State Road 610); thence North  $89^{\circ} 27' 25''$  West, along said North Right-of-Way line and the South line of the Southeast  $\frac{1}{4}$  of Section 35, a distance of 60.01 feet to the Point of Beginning; thence continue North  $89^{\circ} 27' 25''$  West along said North right-of-way line and the South line of the Southeast  $\frac{1}{4}$  of Section 35, a distance of 1,346.30 feet to the East line of a Florida Power & Light Company Easement (160' wide) recorded in Official Records Book 996, page 1979, of the Public Records of Manatee County, Florida; thence North  $00^{\circ} 26' 00''$  East, along said East line of a Florida Power & Light Company Easement, a distance of 950.00 feet; thence South  $89^{\circ} 27' 25''$  East, parallel with and 950.00 feet North of the aforesaid North Right-of-Way line of University Parkway and the South line of the aforesaid Southeast  $\frac{1}{4}$  of Section 35, a distance of

1,550.42 feet to a Point on an arc of a curve to the right, whose radius point bears North 79° 18' 14" West, a distance of 1440.00 feet, said point also being on the West Right of Way line of Honore Avenue; thence along said west right of way line the following calls: Southerly, along the arc of said curve to the right, through a central angle of 06° 25' 14" a distance of 161.36 feet to a Point of Tangency; thence South 17° 07' 00" West, a distance of 412.75 feet to the Point of Curvature of a curve to the left, having a radius of 1,160.00 feet; thence Southerly, along the arc of said curve to the left through a central angle of 17° 27' 22", a distance of 353.41 feet to a Point of Tangency; thence South 00° 20' 22" East, a distance of 48.74 feet to the Point of Beginning. Lying and being in Sections 35 and 36, Township 35 South, Range 18 East, Manatee County, Florida.

**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 5<sup>th</sup> day of May 2011.

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

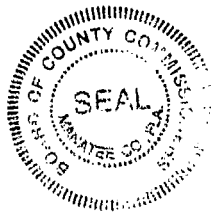
BY: 

**Carol Whitmore, Chairman**

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

BY: 

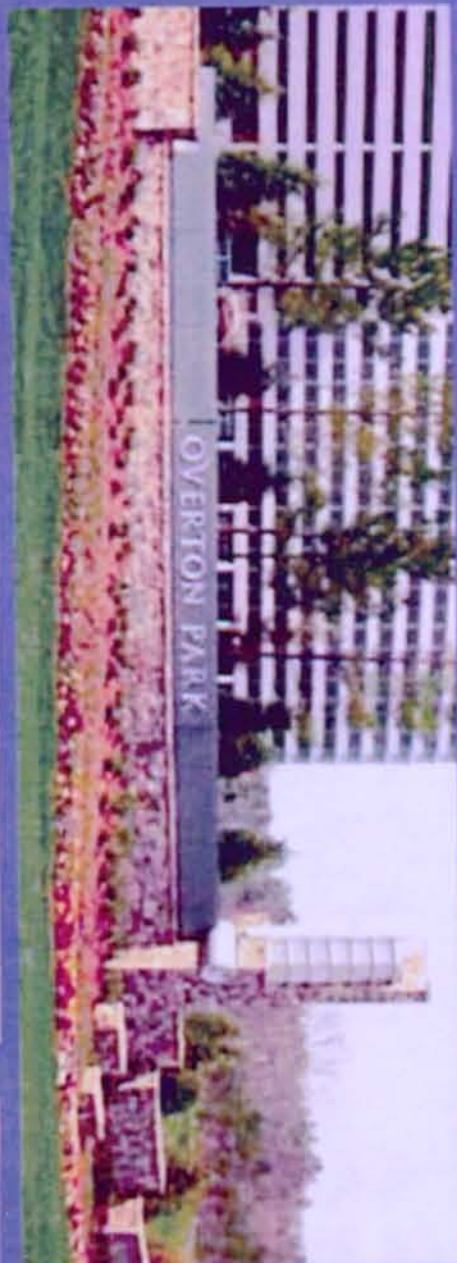
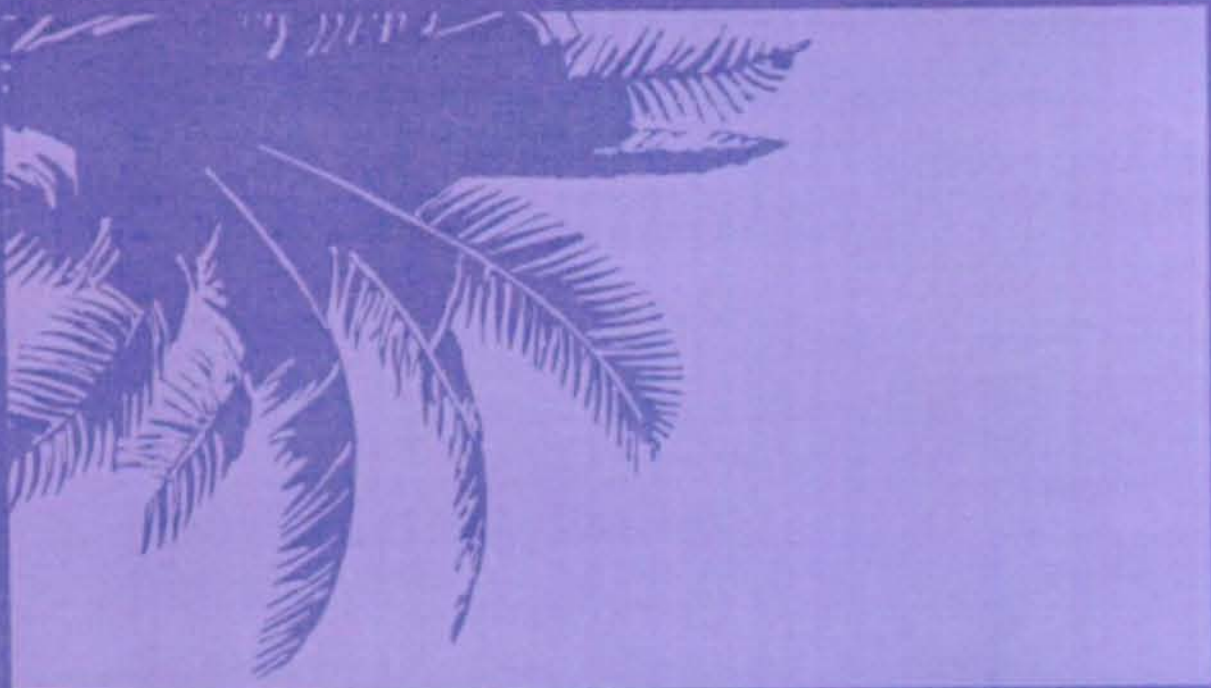
**Deputy Clerk**



**Exhibit "B" - Master Sign Plan**



# M A S T E R P L A N



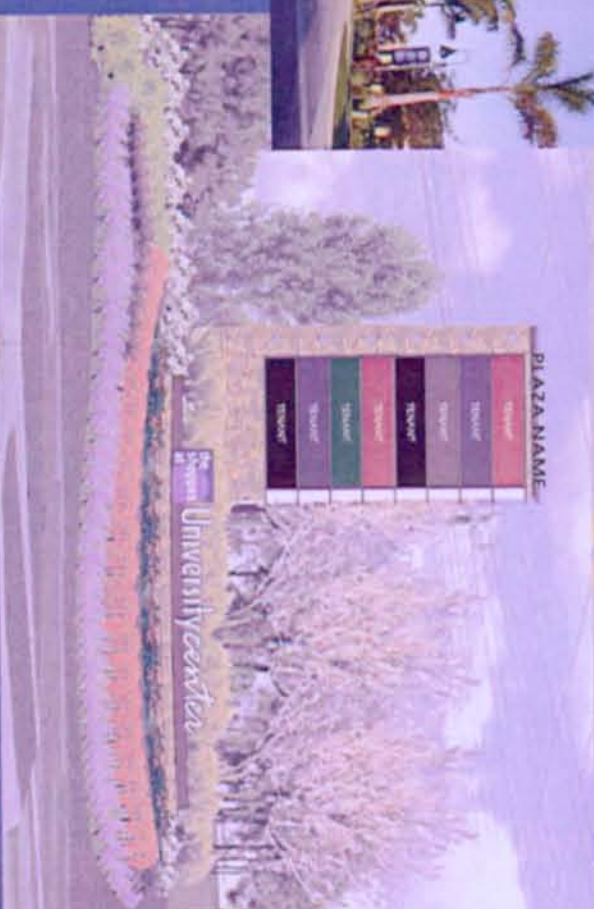


PROPOSED THEMING PLAN FOR THE MARKET @ UNIVERSITY CENTER BRADENTON, FL





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



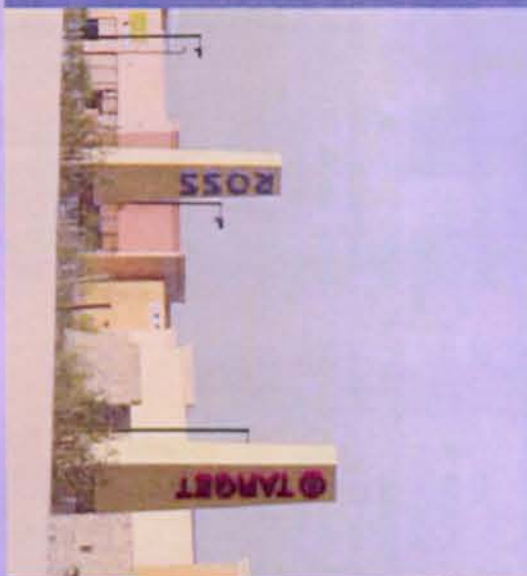


EXISTING THEMING PLAN FOR COLORADO MILLS LAKEWOOD, CO





EXISTING THEMING PLAN FOR DESERT RIDGE SCOTTSDALE, AZ



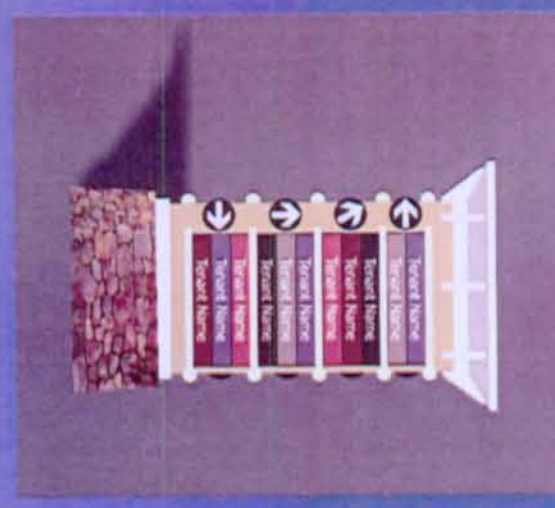


EXISTING THEMING PLAN FOR WINTER GARDEN VILLAGE WINTER GARDEN, FL





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





UNIVERSITY PARK CENTER  
SIGN PLAN - EXHIBIT K

DATE: 3.4.11

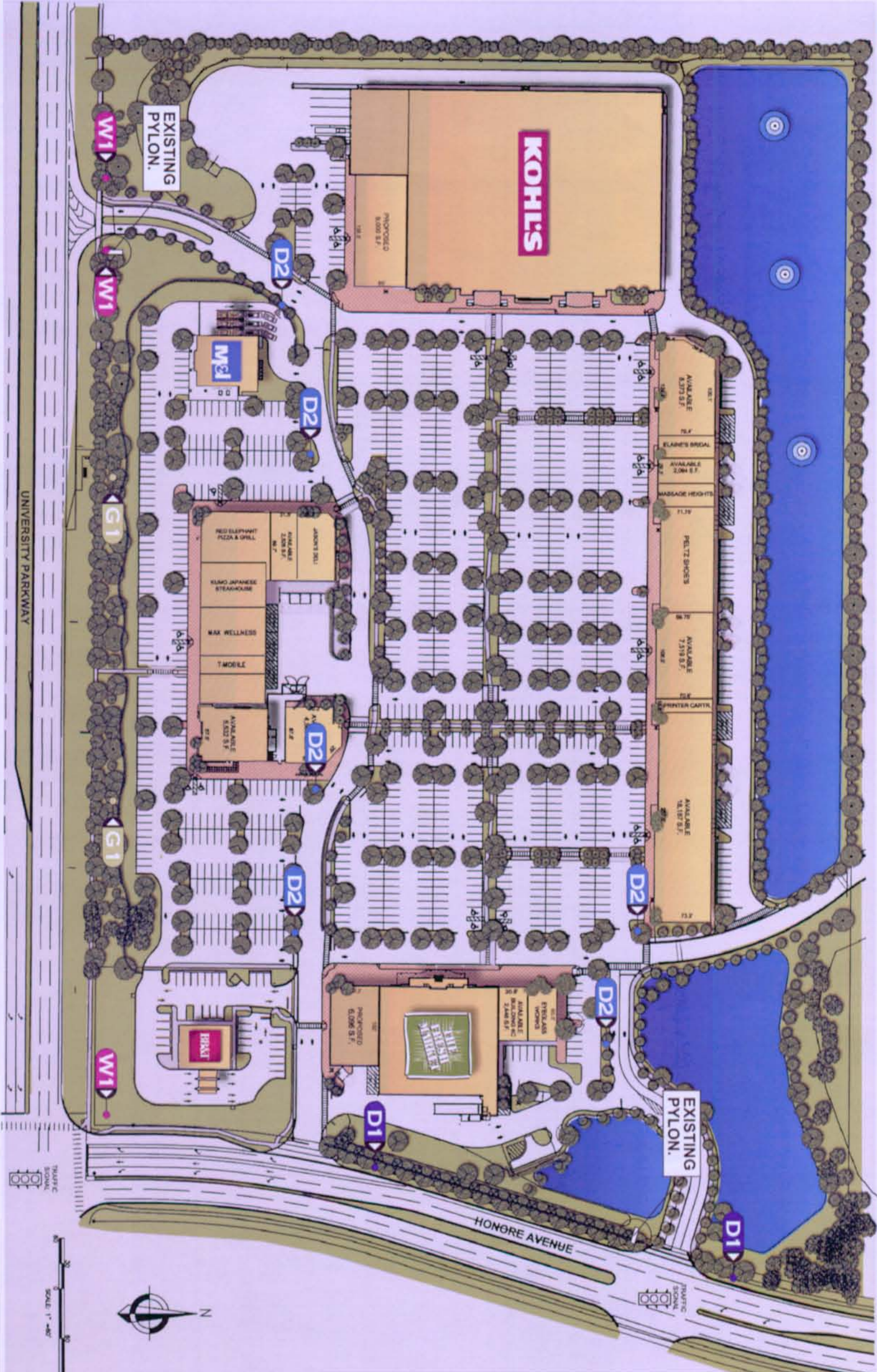
KEY LEGEND- proposed signage

SIGN DESCRIPTION	
D1	FREESTANDING DIRECTIONAL SIGN (10'-6")
D2	FREESTANDING INTERNAL DIRECTIONAL SIGN (7'-0")
G1	FREESTANDING GROUND SIGN (12'-0")
W1	GATEWAY ENTRANCE SIGN (University Park 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.

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.)

LINEAR FRONTAGE:  
1,331 LF (UNIVERSITY PARKWAY)  
976 LF (HONORE AVE)



The information contained herein has been obtained from sources believed to be reliable, however, Benderson Development Company, LLC and/or its affiliates have not verified its accuracy and make no guarantee, warranty or representation concerning any information herein. All information herein is subject to change without notice at any time.



UNIVERSITY PARK CENTER  
SIGN PLAN - EXHIBIT K

DATE: 3.2.11

KEY LEGEND- proposed signage

SIGN DESCRIPTION

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PROPOSED: 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.)

LINEAR FRONTAGE:  
1,331 LF (UNIVERSITY PARKWAY)  
976 LF (HONORE AVE.)

SITE LEGEND

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Designed by:	RR		
Drawn by:	MSB	02/29/08	REVISE
Checked by:	NJK	02/07/08	REVISE
Approved by:	JCP	12/10/07	REVISE
Scale:	1" = 40'	10/05/07	MANA
Date:	08/07	08/08/07	REVISE
JOB NUMBER:	B6743	06/06/07	REVISE
File:	SDP	No	Date

SITE DIMENSION PLAN  
UNIVERSITY PARK CENTER  
MANATEE COUNTY, FLORIDA

Sheet No.

G-4



## DATE: 3.2.11

DATE: 3.2.11

## SIGN DESCRIPTION

## SIGN DESCRIPTION

- GATEWAY ENTRANCE SIGN (University Park Center)**

ALL SIGNS WILL MEET LDC SECTION 709.3.6 FOR LIGHTING.

## BUILDING SIGNS:

- (SEE ATTACHED EXAMPLE 2.)

976 LF (HONORE AVE.)

Designed by:	RR	△		
Drawn by:	MSB	△	02/29/08	REVISI
Checked by:	NJK	△	02/07/08	REVISI
Approved by:	JCP	△	12/10/07	REVISI
Scale:	1" = 40'	△	10/05/07	MANA
Date:	08/07	△	08/08/07	REVISI
JOB NUMBER:	B6743	△	06/06/07	REVISI
File:	CUP	No.	Date	

### SITE LEGEND

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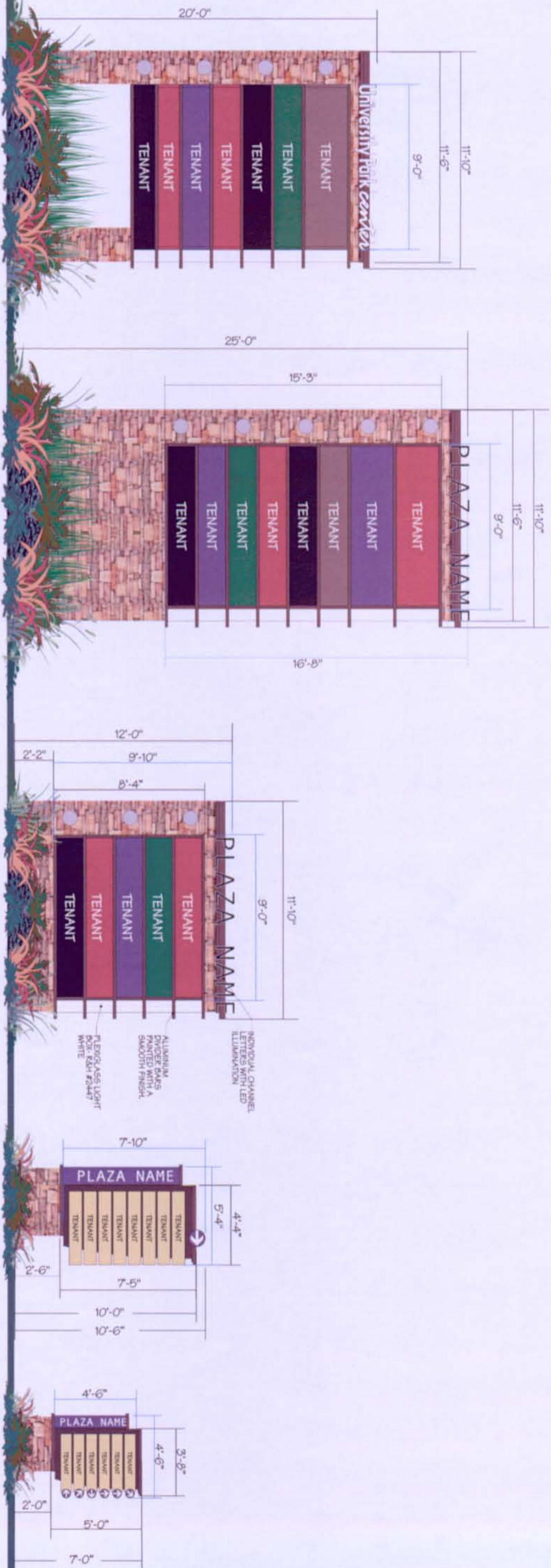
### SITE DIMENSION PLAN

UNIVERSITY PARK CENTER  
MANATEE COUNTY, FLORIDA

Sheet No.

G-4A





**P1**

SIGN AREA:  
150 SQ. FT.

**G1**

SIGN AREA:  
88.5 SQ. FT.

**D1**

SIGN AREA:  
41.7 SQ. FT.

**D2**

SIGN AREA:  
19.5 SQ. FT.



**W1**

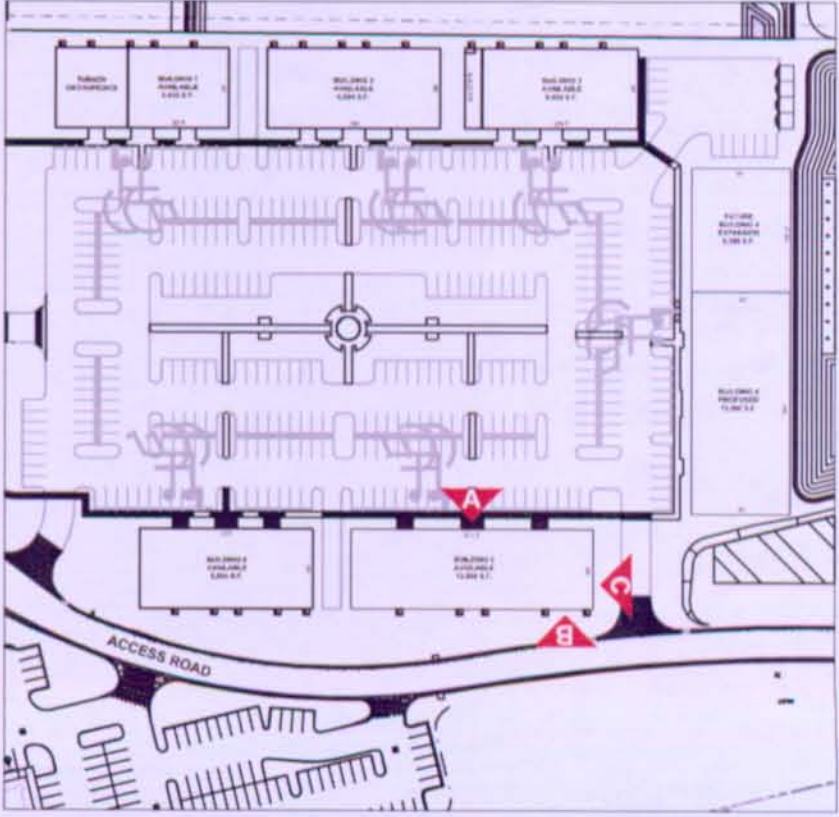
# SIGN ELEVATIONS

3/8"=1'-0"

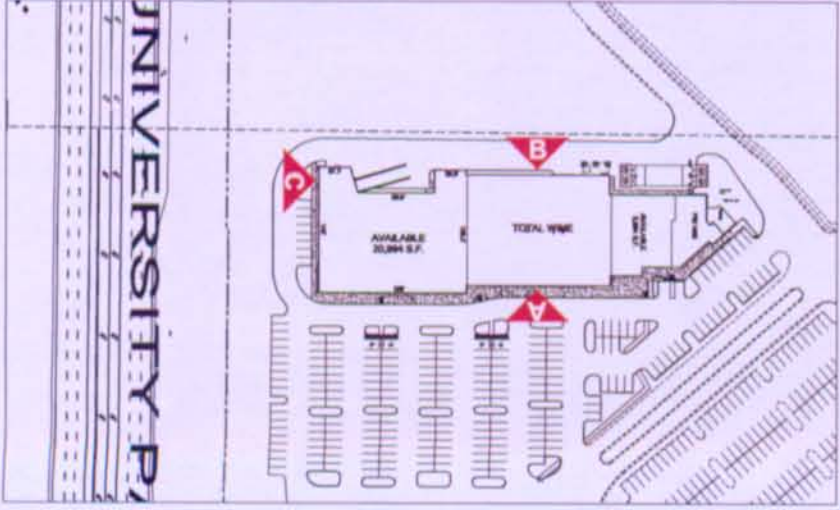
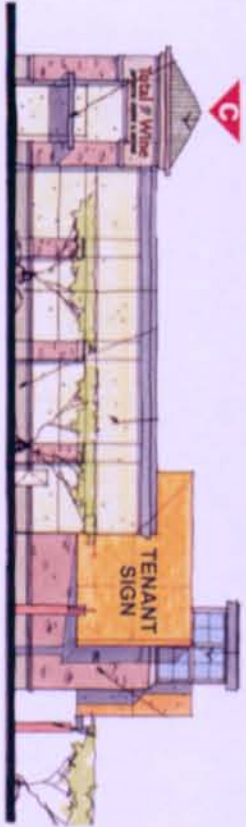


# BUILDING SIGN EXAMPLES

**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).







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 10<sup>th</sup> day of

May 2011  
R.P. CHASE  
Clerk of Circuit Court

By: Debi Ferrner D.C.





## FLORIDA DEPARTMENT of STATE

**RICK SCOTT**  
Governor

**DIVISION OF LIBRARY AND INFORMATION SERVICES**

FILED FOR RECORD  
R. B. SHORE

2011 MAY 24 AM 9:33

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA  
**KURT S. BROWNING**  
Secretary of State

May 19, 2011

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

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 letter dated May 10, 2011 and certified copies of Manatee County Ordinance Nos. PDR-10-11(Z)(P) and PDC-06-55(P)(R2), which were filed in this office on May 18, 2011.

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

Sincerely,

Liz Cloud  
Program Administrator

LC/vm

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://info.florida.gov>

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