



CITY OF ORMOND BEACH

22 South Beach Street • Ormond Beach, FL 32174 • (386) 677-0311 • Fax (386) 676-3330

December 14, 2015

Mr. James S. Morris, P.A.
P. O. Box 291687
Port Orange, FL 32129-1687

RE: Ordinance No. 2015-48
First Amended Planned Business Development Development Order
Strasser MPUD aka Destination Daytona Phase II

Dear Mr. Morris:

Enclosed is a recorded copy of Ordinance No. 2015-48 for your file.

Should you have any questions, please contact Ms. Laureen Kornel, Senior Planner, at 386-676-3238.

Best regards,

J. Scott McKee
City Clerk

Enclosures

cc: Laureen Spraker, Senior Planner

ORDINANCE NO. 2015-48

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A FIRST AMENDED DEVELOPMENT ORDER FOR "STRASSER MPUD" PLANNED BUSINESS DEVELOPMENT LOCATED WEST OF INTERSTATE 95, NORTH OF DESTINATION DAYTONA, PHASE I, AND ALONG DESTINATION USA CIRCLE, BY ALLOWING THE FOLLOWING: (1) ADDITIONAL PERMITTED USES; (2) WALL SIGN STANDARDS, AND (3) ELECTRONIC CHANGEABLE COPY SIGNAGE; RATIFYING AND AFFIRMING ORMOND BEACH ORDINANCE 2015-14 WHICH ADOPTED DEVELOPMENT AGREEMENTS APPROVED BY VOLUSIA COUNTY RESOLUTION 2003-65, THE "JACK KNAP TRUSTEE IPUD", AND VOLUSIA COUNTY RESOLUTION 2006-91, THE "STRASSER MPUD", AS A PLANNED BUSINESS DEVELOPMENT ZONING DISTRICT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, by Volusia County Resolution 2003-65, the County Council approved the rezoning from RR to IPUD requested by the Knap Family 1987 Revocable Trust, Jack Knap Trustee, located west of Interstate 95, north of Destination Daytona Phase I, and

WHEREAS, by Volusia County Resolution 2006-091, the County Council approved an amendment to the adopted IPUD development plan for a mixed use planned unit development know as "Strasser MPUD" located west of Interstate 95, north of Destination Daytona Phase I, and along Destination USA Circle, and authorized the execution of a Development Agreement therefore, which Resolution and Development Order are recorded in

Book 5934, at Pages 3459 through 3484, inclusive, of the Public Records of Volusia County, Florida, and

WHEREAS, by Ordinance 2015-14, the City Commission approved the City of Ormond Beach Planned Business Development zoning classification known as "Strasser MPUD" located west of Interstate 95, north of Destination Daytona Phase I, as the result of the Interlocal Service Boundary Agreement with Volusia County, and

WHEREAS, Strasser Development Parcel D, LLC, a Florida limited liability company, Rossmeyer Daytona Motorcycles, Inc, a Florida corporation, and Destination Daytona Business Park Association, Inc., a Florida corporation (the "Applicant's"), have applied for an amendment to the Development Order to allow (1) additional permitted uses, (2) wall sign standards, and (3) electronic changeable copy signage, defined by the City of Ormond Beach *Land Development Code* ("the *Land Development Code*"), and

WHEREAS, the application is in compliance, with all applicable provisions of the City of Ormond Beach *Land Development Code* and the general laws of Florida, and

WHEREAS, the Planning Board held a public hearing in accordance with Section 1-15D of the City of Ormond Beach *Land Development Code*, following which it recommended approval of the application for the first Planned Business Development Order amendment, and

WHEREAS, the City Commission has duly held a public hearing on the application and has considered the testimony and evidence presented, and

WHEREAS, the City Commission has considered the following:

- (1) The report and recommendations of the Planning Board;
- (2) The report and recommendations of the Site Plan Review Committee; and
- (3) The comments of governmental agencies, utility corporations and individuals, as received, and
- (4) The testimony of the City's Planning staff, the Applicant, expert witnesses, persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

WHEREAS, based upon all of the foregoing and in consideration thereof, the City Commission finds that:

- (1) The amended development conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD (Planned Business Development), zoning district, or adversely affect the public health, safety, welfare or quality of life;
- (2) The amended development is consistent with the *Comprehensive Plan*;
- (3) The amended development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;
- (4) The amended use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;
- (5) There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable

water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds;

- (6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe;
- (7) The amended development is functional in the use of space and aesthetically acceptable;
- (8) The amended development provides for the safety of occupants and visitors;
- (9) The amended use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and
- (10) The testimony provided at public hearings,

now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The Mayor and the City Manager are hereby authorized and directed to execute and issue a First Amended Development Order for the "Strasser MPUD" on that real property described in Exhibit "A", to allow the following:

- (1) As permitted by Section 2-36(c) Planned Business Development District the following permitted uses are hereby included:

Adult Day Care Center	Personal Services
Auction Business	Pool Hall/Billiards
Automatic Amusement Center	Skating Center

Bingo Parlor	Tattoo Parlor
Bowling Center	Telecommunications Tower, camouflaged only
Business and Professional Office	Theater
Business Service	Transient Lodging
Club and Fraternal Organization	Vehicle rental
Convenience store "A"	Vehicle washing or detailing
Indoor recreational use	Warehouse, min-rental
Instructional physical activity	Wine, beer or liquor store
Nightclub	

- (2) As authorized by Section 2-36(g) the City Commission hereby deviates from Chapter 3, Article IV, Sign Regulations by allowing the following wall standards:
- Allowable building wall signage shall be calculated on the basis of one square foot of sign area allowed for each lineal foot of the primary building frontage where the business entrance is located;
 - Minimum sign size of twelve square feet;
 - Maximum number of three signs for any one business as shown on the business tax receipt. The signage may be on any façade or used all on one façade; and
 - Attached hereto and incorporated herein by reference is Exhibit "B" a depiction of the signage for "Get Air" indoor recreation use.
- (3) The City Commission hereby authorizes one (1) electronic changeable copy sign, to operate within the standards of Section 3-47(F), Electronic Changeable Copy Signs of the Ormond Beach *Land Development Code*, as shown in Exhibit "C" attached hereto and incorporated herein by reference.

SECTION TWO. Except to the extent hereby amended, the provisions of Volusia County "Resolution 2003-65, the "Jack Knap Trustee IPUD" recorded in Book 5934 at

Pages 3459 through 3484 inclusive; amended by Volusia County Resolution 2006-091, the "Strasser MPUD" as recorded in Official Records Book 5934, at Pages 3459 through 3484, inclusive; and Ormond Beach Ordinance 2015-14, approved the Planned Business Development zoning designation, as recorded in Official Records Book 7174, at Pages 140 through 348, inclusive, of the Public Records of Volusia County, Florida, are incorporated herein by reference in their entirety, and shall at all times be strictly complied with.

PASSED UPON at the first reading of the City Commission, this 2nd day of November, 2015.

PASSED UPON at the second and final reading of the City Commission, this 17th day of November, 2015.


ED KELLEY
Mayor

ATTEST:


J. SCOTT McKEE
City Clerk


CERTIFICATE

STATE OF FLORIDA
COUNTY OF VOLUSIA
CITY OF ORMOND BEACH

I, J. Scott McKee, City Clerk of the City of Ormond Beach, Florida, do hereby certify that the foregoing is a true, correct and complete copy of Ordinance No. 2015-48 as the same appears of record at City Hall, City of Ormond Beach, Florida.

Dated this 19th day of November 2015.





J. Scott McKee
City Clerk
CITY OF ORMOND BEACH, FLORIDA

**BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH**

IN RE: Application of: Strasser Development Parcel D, LLC, a Florida limited liability company, Rossmeyer Daytona Motorcycles, Inc, a Florida corporation, and Destination Daytona Business Park Association, Inc., a Florida corporation

Planned Business Development: PBD 2015-118

Project Name: "Strasser MPUD", aka Destination Daytona Phase II, Planned Business Development Amendment

Property Address: North US Highway 1 and I-95, north of Destination Daytona, Phase I

**FIRST AMENDED
PLANNED BUSINESS
DEVELOPMENT
DEVELOPMENT ORDER**

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on November 2, 2015, and November 17, 2015, and the City Commission having considered those items as required by Section 1-18(E) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

- (1) The amended development conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PBD (Planned Business Development), zoning district, or adversely affect the public health, safety, welfare or quality of life;
- (2) The amended development is consistent with the *Comprehensive Plan*;
- (3) The amended development will not adversely impact environmentally sensitive lands or natural resources, including but not limited to waterbodies, wetlands, xeric communities, wildlife habitats, endangered or threatened plants and animal species or species of special concern, wellfields, and individual wells;

- (4) The amended use will not substantially or permanently depreciate the value of surrounding property; create a nuisance; or deprive adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood and adjoining properties;
- (5) There are adequate public facilities to serve the development, including but not limited to roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds;
- (6) Ingress and egress to the property and traffic patterns are designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe;
- (7) The amended development is functional in the use of space and aesthetically acceptable;
- (8) The amended development provides for the safety of occupants and visitors;
- (9) The amended use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and
- (10) The testimony provided at public hearings.

Thereupon and in consideration thereof, the City Commission hereby orders

that:

A. The application of Strasser Development Parcel D, LLC, a Florida limited liability company, Rossmeyer Daytona Motorcycles, Inc, a Florida corporation, and Destination Daytona Business Park Association, Inc., a Florida corporation, the property owners of the subject property for the first amendment to the "Strasser MPUD" planned business development, located at North US Highway 1 and I-95, north of Daytona Destination Phase I, to allow the following amendments (1) additional permitted uses, (2) wall sign standards, and (3) electronic changeable copy signage, defined by the City of Ormond Beach *Land Development Code* ("the *Land Development Code*") on that real property describes in Exhibit "A" attached

hereto and incorporated herein by reference, are hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, Planned Business Development, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified hereby, shall at all times be strictly complied with;

2. Any outstanding comments of the Site Plan Review Committee reference shall be complied with prior to the issuance of any permits.

3. The dimensional standards and uses established by Volusia County Resolution 2003-65, the "Jack Knap Trustee IPUD" recorded in Book 5934 at Pages 3459 through 3484 inclusive, and amended by Resolution 2006-91, the "Strasser MPUD" recorded in Book 5934 at Pages 3459 through 3484, inclusive of Volusia County, Florida shall apply to this development.

4. As permitted by Section 2-36(c) Planned Business Development District the following permitted uses are hereby included:

Adult Day Care Center	Personal Services
Auction Business	Pool Hall/Billiards
Automatic Amusement Center	Skating Center
Bingo Parlor	Tattoo Parlor
Bowling Center	Telecommunications Tower, camouflaged only
Business and Professional Office	Theater
Business Service	Transient Lodging
Club and Fraternal Organization	Vehicle rental
Convenience store "A"	Vehicle washing or detailing
Indoor recreational use	Warehouse, min-rental
Instructional physical activity	Wine, beer or liquor store

Nightclub	
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5. As authorized by Section 2-36(g) the City Commission hereby deviates from Chapter 3, Article IV, Sign Regulations by allowing the following wall standards:

- a. Allowable building wall signage shall be calculated on the basis of one square foot of sign area allowed for each lineal foot of the primary building frontage where the business entrance is located;
- b. Minimum sign size of twelve square feet;
- c. Maximum number of three signs for any one business as shown on the business tax receipt. The signage may be on any façade or used all on one façade; and
- d. Attached hereto and incorporated herein by reference is Exhibit "B" a depiction of the signage for "Get Air" indoor recreation use.

6. The City Commission hereby authorizes one (1) electronic changeable copy sign, to operate within the standards of Section 3-47(F), Electronic Changeable Copy Signs of the Ormond Beach *Land Development Code*, as shown in Exhibit "C" attached hereto and incorporated herein by reference.

B. Except to the extent hereby amended, the provisions of Volusia County 2003-65, the "Jack Knap Trustee IPUD" recorded in Book 5934 at Pages 3459 through 3484 inclusive; amended by Volusia County Resolution 2006-091, the "Strasser MPUD" recorded in Official Records Book 5934, at Pages 3459 through 3484, inclusive; and Ormond Beach Ordinance 2015-14, approving the Planned Business Development zoning designation as recorded in Official Records Book 7174, at Pages 140 through 348, inclusive, of the Public Records of Volusia County, Florida, are incorporated herein by reference in their entirety, and shall at all times be strictly complied with at all times.

C. In the event the use of the land approved by the First Amended PBD Development Order is abandoned for a period of two (2) years, any permit issued hereunder and this Planned Business Development Order shall automatically become void and a Notice of Final Plan Revocation shall be filed under the provisions of Section 1-14(C)(2) of the *Land Development Code*, and a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

D. Semi-annually, the Neighborhood Improvement Officer shall prepare a report indicating which planned developments are not in compliance with Section 1-14 of the *Land Development Code*, or the conditions stipulated in the First Amended Development Order, in the event a Neighborhood Improvement Officer subsequently determines there to be any violation, such Officer shall promptly present such determination to the Special Magistrate for hearing.

E. The First Amended Development Order shall expire 24 months (November 17, 2017) from the date of City Commission approval under the provisions of Section 1-14(C)(2), of the *Land Development Code*.

F. This First Amended Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of Strasser Development Parcel D, LLC, a Florida limited liability company, Rossmeyer Daytona Motorcycles, Inc, a Florida corporation, and Destination Daytona Business Park Association, Inc., a Florida corporation; and shall be binding upon Strasser Development Parcel D, LLC, Rossmeyer Daytona Motorcycles, Inc, and Destination Daytona Business Park Association, Inc., including its successors and assigns; and shall run with the real property legally described in Exhibit "A" attached hereto.

ORDERED this 17th day of November, 2015.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida
municipal corporation

By: _____

ED KELLEY

Mayor

Attest: _____

JOYCE A. SHANAHAN

City Manager

(CITY SEAL)

EXHIBIT "A"
PAGE 1 OF 2

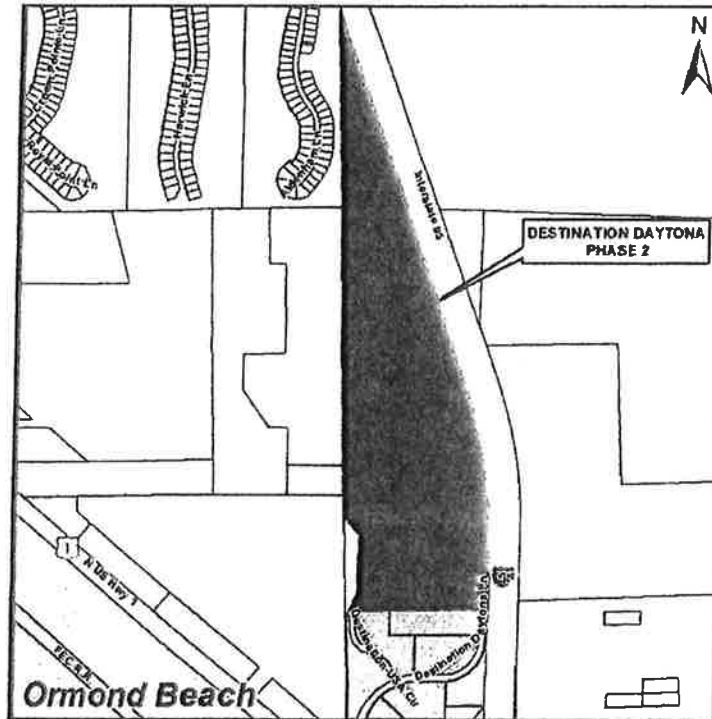
DESCRIPTION - MPUD PARCEL

**A PORTION OF SECTIONS 25 AND 24, TOWNSHIP 13 SOUTH, RANGE 31
EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:**

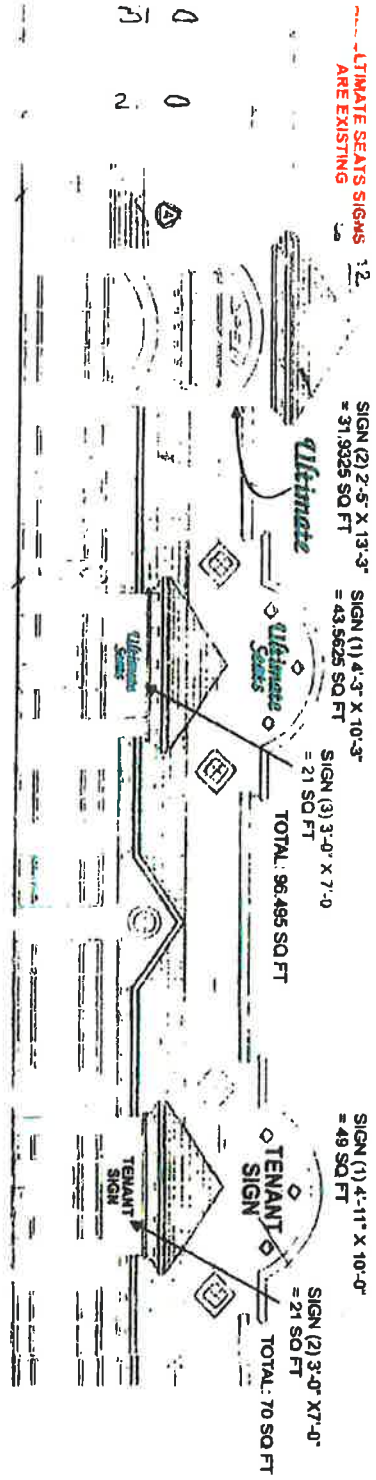
**FROM THE WEST 1/4 CORNER OF SAID SECTION 25 AS THE POINT OF
BEGINNING, RUN NORTH 00 DEGREES 18 MINUTES 06 SECONDS EAST ALONG
THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25, A DISTANCE
OF 2633.30 FEET TO THE NORTHWEST CORNER OF SAID SECTION 25;
THENCE NORTH 01 DEGREES 52 MINUTES 53 SECONDS WEST ALONG THE WEST
LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF
1774.68 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO.
95 (S.R. NO. 9); THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT
OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 20 DEGREES
45 MINUTES 33 SECONDS EAST, A DISTANCE OF 1905.86 FEET TO THE
NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE
CONTINUE SOUTH 20 DEGREES 45 MINUTES 33 SECONDS EAST, A DISTANCE
OF 1722.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE
SOUTHWESTERLY, HAVING A RADIUS OF 3669.83 FEET, A CENTRAL ANGLE
OF 15 DEGREES 42 MINUTES 47 SECONDS, AND A CHORD BEARING AND
DISTANCE OF SOUTH 12 DEGREES 54 MINUTES 10 SECONDS EAST, 1003.28
FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A
DISTANCE OF 1006.44 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4
OF SAID SECTION 25; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF A
CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3669.83 FEET, A
CENTRAL ANGLE OF 06 DEGREES 11 MINUTES 21 SECONDS, AND A CHORD
BEARING AND DISTANCE OF SOUTH 01 DEGREES 57 MINUTES 06 SECONDS
EAST, 396.22 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID
CURVE, A DISTANCE OF 396.41 FEET TO THE POINT OF TANGENCY OF SAID
CURVE; THENCE SOUTH 01 DEGREES 08 MINUTES 35 SECONDS WEST, A
DISTANCE OF 699.69 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF
WAY LINE OF INTERSTATE NO. 95, RUN SOUTH 88 DEGREES 18 MINUTES 15
SECONDS WEST, A DISTANCE OF 1378.33 FEET TO THE WEST LINE OF THE
SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 04 DEGREES 32
MINUTES 54 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 18.95
FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 22 DEGREES 51
MINUTES 03 SECONDS EAST, A DISTANCE OF 194.33 FEET; THENCE NORTH
01 DEGREES 28 MINUTES 48 SECONDS WEST, A DISTANCE OF 548.48 FEET;
THENCE NORTH 45 DEGREES 28 MINUTES 04 SECONDS WEST, A DISTANCE OF
181.35 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION
25; THENCE NORTH 04 DEGREES 32 MINUTES 54 SECONDS WEST ALONG SAID
WEST LINE, A DISTANCE OF 227.46 FEET TO THE POINT OF BEGINNING.**

CONTAINING 112.762 ACRES, MORE OR LESS.

EXHIBIT "A"
PAGE 2 OF 2



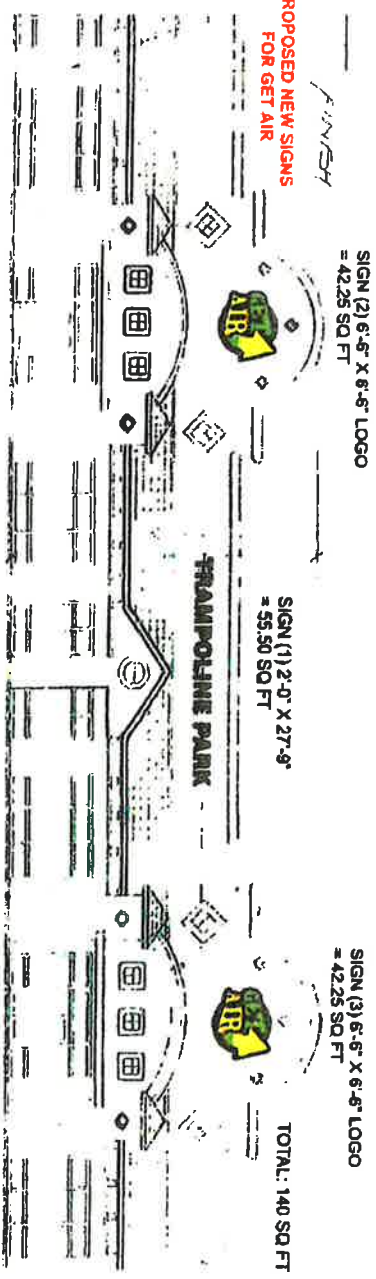
Instrument# 2015-221843 # 8
Book: 7190
Page: 3833



FRONT ELEVATION LEFT SIDE

68'-0" FRONTAGE

70'-0" FRONTAGE



FRONT ELEVATION CENTER SECTION

140'-0" FRONTAGE

STANLEY MOBLE
AR 0009053
1483 GRANADA BLVD
DAYTONA BEACH, FL 32117
386-285-9750

- CONTRACTOR- KENCO SIGNS
- 2014 FBC
- 140 MPH WIND SPEED (ASCE 7-10)
- CF=1.2 CLASS C RISK CATEGORY 2

SHEET 1 OF 1

DESTINATION DAYTONA

ORLANDO BEACH FL

2285 NOTED

RAYMOND WEBB

COREL 13

ETI

www.kenco2000inc.com

KENCO

Architectural

Daytona Beach / Orlando

1339 GARDEN AVENUE

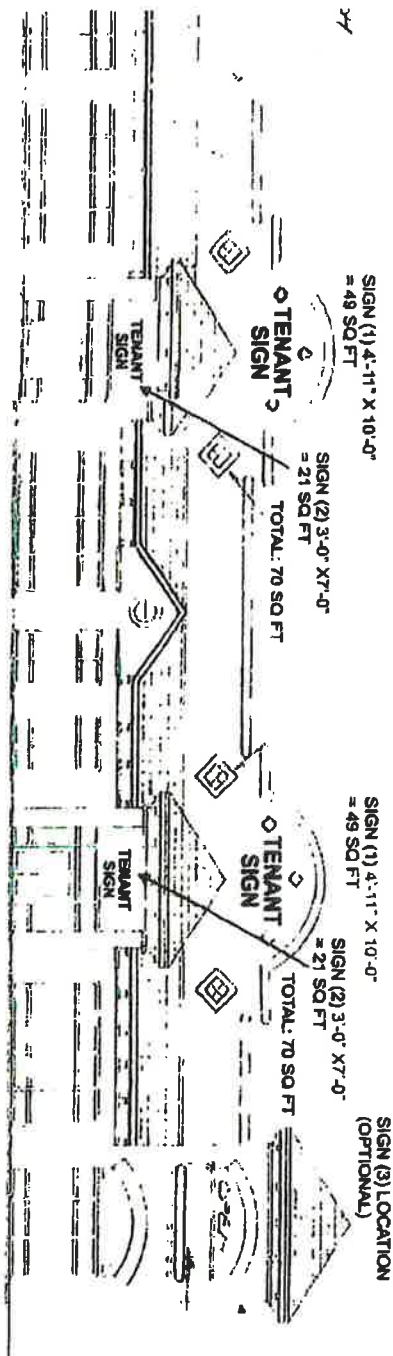
HOLLY HILL, FL 32117

PHONE 386-672-1590

800-525-3291

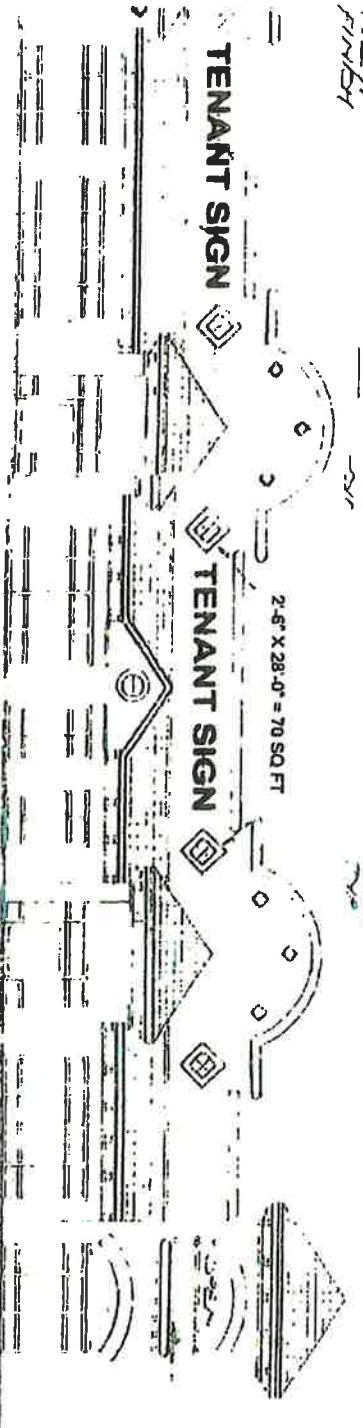
FAX 386-677-2810

EXHIBIT "B"
 Page 2 of 2



FRONT ELEVATION RIGHT SIDE
 70'-0" FRONTAGE

68'-0" FRONTAGE



OPTIONAL LOCATIONS FOR CHANNEL LETTER SIGNS

STANLEY HOBBLE
AR 0009033
1483 GRAYMORA BLVD
DAYTONA BEACH, FL 32117
386-295-9750

- CONTRACTOR: KENCO SIGNS
- 2014 FBC
- 140 MPH WIND SPEED (ASCE 7-10)
- CF=1.2 CLASS C RISK CATEGORY 2

ETI

www.kenco2000inc.com

SHEET 1 OF 1

DESTINATION DAYTONA

ORSOND BEACH

NOTED

RAYMOND WEBB

COREL17

KENCO

Architectural

1539 GARDEN AVENUE
 HOLLY HILL, FL 32117
 PHONE 386-672-1590
 800-526-5291
 FAX 386-677-2910

EXHIBIT "C" Page 1 of 2



SPECIFICATIONS:

MANUFACTURE & INSTALL (1) ONE NEW DOUBLE FACE LED MESSAGE BOARD POLE SIGN NOT TO EXCEED 30'.
 ALL ALUMINUM CONSTRUCTION W/ ALUMINUM FACE & ROUTED "DESTINATION DAYTONA" LOGO
 SIGN STRUCTURE TO HAVE PAINTED TEXTURED FINISH SCALE: 3/8" = 1'-0".
 4.0' x 10.0' = 40.0 sq ft

Engineering design is in accordance with the 2010 edition of the SFGC for 140 MPH regions.
 This design meets or exceeds the South Florida Building Code 2010.
 Engineering calculations are for sign support structure and foundation.
 Engineering calculations for 140 MPH windload region:

Section	Area	PSE	Force	Centroid	Moment	Mom Pole	SecMod
1	42	60.57	2543.923	17.5	44518.65	44518.65	17,34493
2	30	60.57	1617.088	8.5	15445.25	15445.25	8,01762
Totals			4361.011		59963.90	59963.90	23,36255 in ⁴

A 10 in. std. pipe w/ 365 in. wall @ 40.48 lbs./ft. yields 29.9 in³.
 A 2 ft. diameter caisson needs to be 8 ft. deep.
 This base uses .9308448 yards of concrete per pole.

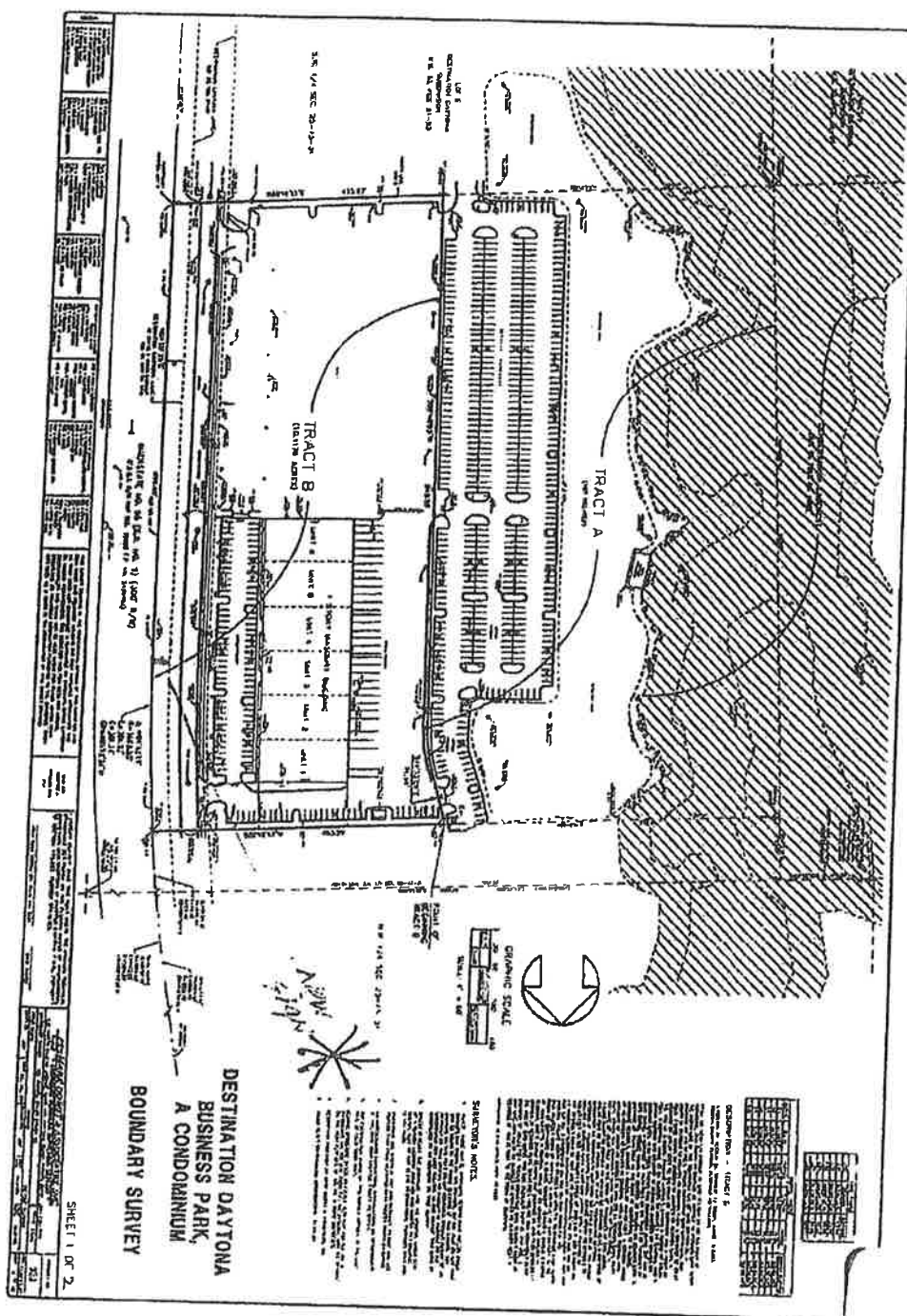
NEW OPTEC 20MM
 FULL COLOR LED
 ELECTRONIC
 MESSAGE DISPLAY

STANLEY HOULE
48 0009033
1483 GRANADA AVE
DAYTONA BEACH FL 32117
386-295-8750

- CONTRACTOR- KENCO SIGNS
- 2010 FBC
- 140 MPH WIND SPEED (ASCE 7-10)
- CF = 1.2 CLASS C



Instrument# 2015-221843 # 11
Book: 7190
Page: 3836
Diane M. Matousek
Volusia County, Clerk of Court



Land Uses within the MPUD (DD Phase 2) allowed per Ordinance 2015-14:

Administrative and executive offices.
Corporate offices.
Data Processing.
Distribution centers.
Electrical component manufacturers.
Essential utility services.
Exempt excavations,
Recreational Vehicle uses and stormwater ponds,
Financial institutions,
Flex Office/Showroom/Warehouse,
Food products manufacturers.
Hotel/Motel,
Industrial vocational training school,
Laboratories, research and/or testing,
Light industrial uses and wholesale, distribution and offices for:
 Computer and office equipment.
 Durable and non-durable goods distribution.
 Electronic equipment.
 Instruments (measuring, analyzing and controlling).
 Optical equipment.
 Photographic equipment and supplies.
 Precision instruments and machinery.
 Recreational Vehicle production.
Machinery and machine shops,
Off-site parking¹,
Printing, publishing and engraving,
Recreational Vehicle sales and service,
Restaurants,
Retail Sales²,
Sheet metal products manufacturers and sales,
Tool, die, and gauge shops,
Trailer, carriage and wagon manufacturers,
Vocational training school,
Warehouses,
Welding or soldering shops,
Wholesale houses and distributors,
Wood product manufacturers.

¹ Off-site, shared or exclusive parking pursuant to use or easement agreement between property owners within the MPUD or the adjacent Love's/Having Fun BPUD shall be a permitted land use on the property subject to the MPUD.

² Retail sales shall be allowed as a permitted use on the property. The allowable square footage permitted to be placed on the property shall be based upon the traffic generation which shall comply with memorandum of Jon E. Cheney dated February 27, 2003

The following uses are permitted on lots along the western side of the MPUD:

Administrative and executive offices,

Communication towers not exceeding 70 feet in height above ground level,
Corporate offices,
Data processing,
Off-site parking¹,
Printing, publishing and engraving,
Recreational Vehicle sales and service,
Recreational Vehicle Sites².

¹ Off-site, shared or exclusive parking pursuant to use or easement agreement between property owners within the MPUD or the adjacent Love's/Having Fun BPUD shall be a permitted land use on the property subject to the MPUD.

² Conforming to state and local requirements for size and waste management.