



CITY COUNCIL AGENDA FORM

REQUESTED COUNCIL MEETING DATE: 03/06/07

SUBJECT: REZONING OF 35.4-ACRE RIVERWALK PROJECT AREA TO PLANNED COMMUNITY - PORT ORANGE RIVERWALK (PC-R)

DEPARTMENT: City Manager/Economic Development & Redevelopment

RECOMMENDED MOTION:

To approve Ordinance No. 2007-12, rezoning the 35.4 acre Riverwalk Project area from its current zoning classifications to the *Planned Community - Port Orange Riverwalk (PC-R)* zoning district, as recommended by the Planning Commission.

SUMMARY:

The City of Port Orange is proposing to administratively rezone the 35.4 acre Riverwalk Redevelopment Project Area from its current zoning classifications to the newly-created zoning district entitled Planned Community - Port Orange Riverwalk (PC-R). This rezoning is proposed to ensure consistency between the Future Land Use Map of the City's Comprehensive Plan and the City's Official Zoning District. The attached staff report details the proposed rezonings and provides a staff recommendation for approval.

At its meeting of February 22, 2007, the Planning Commission voted unanimously (7-0) to recommend approval of the proposed rezoning, contingent upon the Commission's recommended revisions to the PC-R zoning district regulations. The recommended revisions to the PC-R zoning would allocate 30 low-rise residential units to Area 3 by reducing the low-rise residential allocation in Area 1 from 50 to 25 units and the low-rise residential allocation in Area 2 from 30 to 25 units. The minimum lot size for the Mixed Use area would also be reduced from 3 acres to 1 acre. **Staff and the Master Developer have no objection to these recommended revisions.**

The Community Redevelopment Agency for Port Orange Town Center will be providing its recommendation on this item prior to Council action.

ATTACHMENTS: Ordinance Resolution Budget Resolution
 Other Staff Report

DEPARTMENT
CITY ATTORNEY *[Signature]*
CITY MANAGER *[Signature]*
Submitted _____
Approved as to Form and Legality _____
Approved Agenda Item For: _____
Date: 02-23-07
Date: 2-28-07
3/6/07

COUNCIL ACTION: Approved as Recommended Disapproved
 Tabled Indefinitely Continued to Date Certain Approved with Modification
Second Reading - 3/20/07

ORDINANCE NO. 2007-12

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, ADMINISTRATIVELY REZONING PROPERTY GENERALLY LYING EAST OF RIDGEWOOD AVENUE BETWEEN DUNLAWTON AVENUE AND 3333 RIDGEWOOD AVENUE, CONSISTING OF APPROXIMATELY 35.4 ACRES LOCATED IN THE RIVERWALK PROJECT AREA, FROM RD (RIDGEWOOD DEVELOPMENT), NP (NEIGHBORHOOD PRESERVATION), RMH (RESIDENTIAL MOBILE HOME), GPU (GOVERNMENT/PUBLIC USE), CC (COMMUNITY COMMERCIAL) AND R-3H (MULTI-FAMILY RESIDENTIAL) TO PC-R (PLANNED COMMUNITY - PORT ORANGE RIVERWALK); REPEALING THE APPLICATION OF THE RIVERWALK OVERLAY ZONING DISTRICT REGULATIONS FOR THE PROPERTY WITHIN THE RIVERWALK PROJECT AREA; ESTABLISHING BOUNDARIES; AUTHORIZING REVISION OF OFFICIAL ZONING ATLAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property to be rezoned consists of approximately 35.4 acres located in the Riverwalk Project Area, and is zoned RD (Ridgewood Development), NP (Neighborhood Preservation), RMH (Residential Mobile Home), GPU (Government/Public Use), CC (Community Commercial) and R-3H (Multi-Family Residential); and

WHEREAS, the City has determined to administratively rezone said property from RD (Ridgewood Development), NP (Neighborhood Preservation), RMH (Residential Mobile Home), GPU (Government/Public Use), CC (Community Commercial) and R-3H (Multi-Family Residential) to PC-R (Planned Community - Port Orange Riverwalk); and

WHEREAS, it is the City's intent by adoption of this ordinance to repeal the application of the Riverwalk Overlay District regulations to the property within the Riverwalk Project Area; and

WHEREAS, a public hearing was held following public notice as prescribed by

general law; and

WHEREAS, the Planning Commission has by a majority vote recommended approval of the proposed rezoning; and

WHEREAS, the City Council has approved by a majority vote of the members present the rezoning of the described property; and

WHEREAS, the rezoning to PC-R (Planned Community - Port Orange Riverwalk) is consistent with the City of Port Orange Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA:

Section 1. The City Council of the City of Port Orange does hereby rezone the following described property from RD (Ridgewood Development), NP (Neighborhood Preservation), RMH (Residential Mobile Home), GPU (Government/Public Use), CC (Community Commercial) and R-3H (Multi-Family Residential) to PC-R (Planned Community - Port Orange Riverwalk).

Section 2. The property rezoned consists of approximately 35.4 acres located in the Riverwalk Project Area, more particularly described on Exhibit "A" attached hereto.

Section 3. The City Council of the City of Port Orange does hereby approve, authorize and direct the revision of the City's Official Zoning Atlas to show the classification for the area as hereby rezoned.

Section 4. The City Council hereby determines that the Riverwalk Overlay District Ordinance No. 2004-28 is hereby superseded by this Ordinance. Upon adoption

(ORD. NO. 2007-)

of this Ordinance The Riverwalk Overlay District regulations shall not be applied to the Riverwalk Project Area.

Section 5. This ordinance shall become effective as provided by general law.

MAYOR ALLEN GREEN

ATTEST:

Kenneth W. Parker, City Manager

Passed on first reading on the day of

Passed and adopted on second and final reading on the day of

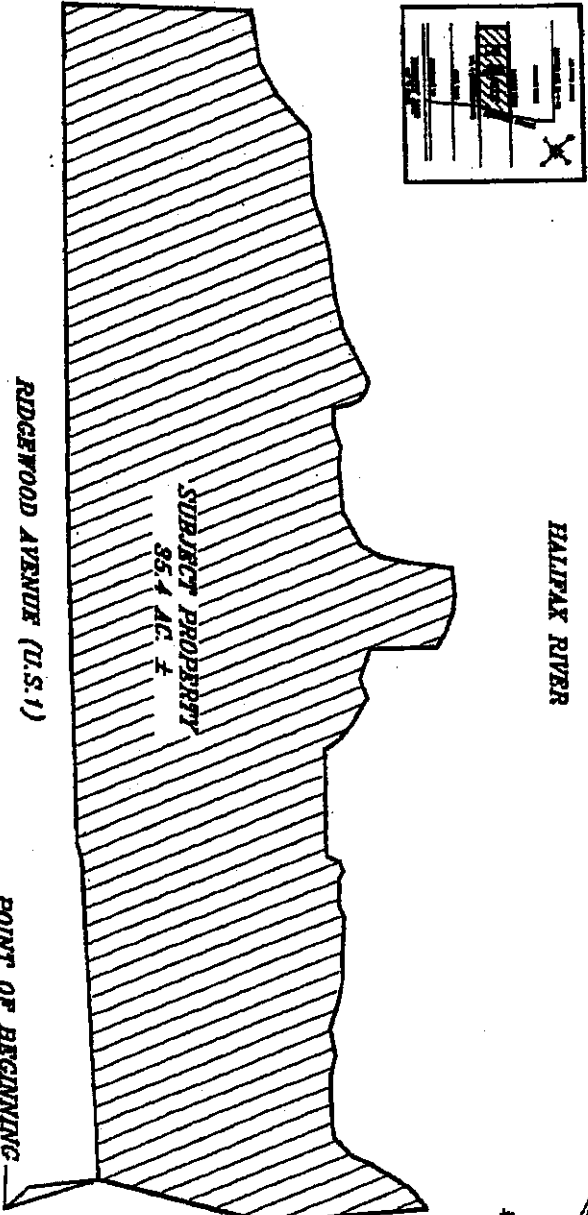
Reviewed and Approved:


City Attorney

C:\Legal\ORD\rez riverwalk area properties.wpd

EXHIBIT A

**NORTH LINE OF LOT 2, MARY
ROUTH SMITH SUBDIVISION
MAP BOOK 6, PAGE 63**



DESCRIPTION
A PARCEL OF LAND WITHIN THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF RIDGEWOOD AVENUE (U.S. HIGHWAY NO. 1) WITH THE NORTH RIGHT OF WAY LINE OF DUNLAWTON AVENUE (STATE ROAD NO. A-1-1-A); THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY OF SAID RIDGEWOOD AVENUE TO THE NORTH LINE OF LOT 2, MARY ROUTH SMITH SUBDIVISION, AS RECORDED IN MAP BOOK 6, PAGE 63, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST BANK OF THE HALIFAX RIVER; THENCE SOUTHERLY ALONG SAID WEST BANK TO THE NORTH RIGHT OF WAY LINE OF SAID DUNLAWTON AVENUE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 35.4 ACRES, MORE OR LESS.

SIGLER & ASSOCIATES, INC.	
PROFESSIONAL LAND SURVEYORS	
<small>REGISTERED UNDER LICENSE NO. 12148</small>	
<small>PORT ORANGE, FL 32127</small>	
<small>PHONE (407) 328-1200</small>	
<small>Copyright © 2005 Sigler & Associates, Inc.</small>	
FOR: PORT ORANGE RIVER WALK, LLP	
SKETCH OF DESCRIPTION ONLY	
NOT A BOUNDARY SURVEY	
SCALE 1" = 300'	FIELD BOOK PAGE
JOB #05-2066	

SHEET 1 OF 2

LEGEND	
●	IRON NAIL WITH CAP
○	IRON PIPE
□	CONCRETE MARKER
■	PERMANENT REFERENCE MARKER
▲	ADJUSTMENT CONTROL POINT
(N)	RADIAL LINE
(N)	NON-RADIAL LINE
○	EXISTING ELEVATION
○	PROPOSED ELEVATION

K:\050517\050517.dwg 07/20/05 12:45:00 PM RIGGHT\hicko2005.rps



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

3921 NOVA ROAD
PORT ORANGE, FL 32127
(386) 781-5385

Copyright © 2006 Sliger & Associates, Inc.

www.sligerassociates.com

SURVEYOR'S NOTES

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DESCRIPTION PREPARED BY SLIGER & ASSOCIATES, INC. 8/9/05.
3. REVISED BOUNDARY AND DESCRIPTION. 8/19/05

NOTE:
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REFERENCE: PORT ORANGE RIVER WALK

PLAT PREPARED FOR THE FOLLOWING: (ONLY THE LAST DATE IS CERTIFIED ON SEALED COPY)

THIS PLAT OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

TYPE OF SURVEY	CERTIFIED TO	DATE	JOB NUMBER
SKETCH OF	CITY OF PORT ORANGE, FLORIDA	8/9/05	05-2068
DESCRIPTION	NOT CERTIFIED TO ANY ENTITIES AND/OR INDIVIDUALS OTHER THAN THOSE LISTED ABOVE.		

SHEET 2 OF 2

VALID WITH SIGNATURE & EMBOSSED SEAL ONLY

FOR: **PORT ORANGE RIVER WALK, LLP**

	DATE	JOB NO.	P.C.	DRW.	CHECKED BY
SKETCH OF DESCRIPTION	JUNE 9, 2005	05-2068		JZ	JZ
BOUNDARY SURVEY					
TOPOGRAPHIC SURVEY					
FOUNDATION LOCATED					
FINAL IMPROVEMENTS					
RECAPITULATION					
PROPOSED HOUSE LOCATION					

I HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-A, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEPHEN B. SLIGER, P.L.S. NO. 3784
J.E. ZAPERT, P.L.S. NO. 4048
CLYDE G. VAN KLEECK JR., P.S.M. NO. 6140
STEVEN T. KRUGER, P.L.S. NO. 4722
MICHAEL S. MURPHY, P.S.M. NO. 6208



STAFF REPORT

REZONING OF 35.4-ACRE RIVERWALK PROJECT AREA TO PLANNED COMMUNITY – PORT ORANGE RIVERWALK (PC-R) ZONING DISTRICT

Case No. 07-62000001

City of Port Orange, applicant

February 14, 2007

INTRODUCTION:

The City of Port Orange is proposing to administratively rezone the 35.4 acre Riverwalk Redevelopment Project area from its current zoning classifications to the newly-created zoning district entitled *Planned Community – Port Orange Riverwalk (PC-R)*. This rezoning is proposed to ensure consistency between the Future Land Use Map of the City's Comprehensive Plan and the City's official Zoning Map, as mandated by State law. The area subject to this proposed rezoning lies adjacent to the Halifax River, and includes all lands lying east of U.S.1/Ridgewood Avenue, north of S.R. 421/Dunlawton Avenue to the northern border of the City's property near the City's northern corporate boundary.

BACKGROUND:

In May 2005, the Port Orange City Council and the Community Redevelopment Agency for Port Orange Town Center both unanimously adopted a Memorandum of Understanding (MOU) with the Master Development Team of Port Orange River Walk, LLP for the Port Orange Riverwalk Redevelopment Project. The Memorandum of Understanding agrees in concept to development parameters that necessitate amendments to the City's Comprehensive Plan, Port Orange Town Center Community Redevelopment Area (CRA) Plan, and Port Orange Land Development Code (LDC).

The City adopted the Riverwalk-related Comprehensive Plan amendments on September 5, 2006 (Ordinance No. 2006-24). The current Future Land Use designation for the Riverwalk Project Area, therefore, is Planned Community No. 2, as depicted on Exhibit "A" to this report. With the Comprehensive Plan amendments finalized, the next steps are to update the CRA Plan and the LDC. The LDC update is a two-part process involving text amendments to the LDC and the rezoning of property. The staff report for Case No. 07-25000001 speaks to the text amendments establishing the new Planned Community – Port Orange Riverwalk (PC-R) zoning district. This report addresses the rezoning of all property within the 35.4 acre Riverwalk Redevelopment Project Area to the new PC-R zoning classification.

PROPOSAL:

The area proposed for rezoning is presently zoned in six conventional zoning districts as outlined in the table below.

Zoning	Acres	% of Total
RD Ridgewood Development	13.79	38.96%
NP Neighborhood Preservation	8.08	22.83%
RMH Residential Mobile Home	4.90	13.84%
GPU Government/Public Use	4.57	12.90%
CC Community Commercial	2.90	8.20%
R-3H Multi-Family Residential	1.16	3.28%
Total	35.4	100.00%

These current zoning designations are depicted on Exhibit "B" to this report. The area proposed for rezoning is also presently subject to the additional zoning requirements of the Riverwalk Overlay Zoning District (ROD), adopted in September 2004 (Ord. No. 2004-28). The rezoning to PC-R will eliminate the ROD in the area that is rezoned. The overlay requirements will, however, remain in place for the remainder of the Riverwalk Special Character District. The proposed new Planned Community – Port Orange Riverwalk zoning is graphically depicted on Exhibit "C" to this report.

The ownership of land within the area to be rezoned is outlined on the Riverwalk Owners Map. This map depicts all properties currently owned and/or controlled by contract by the City and its Riverwalk Master Developer as of the date of this report.

The comprehensive nature of the new PC-R zoning district does not lend itself to piecemeal application. The district must be applied in its entirety to be effective and to meet the requirements of the Comprehensive Plan and the City's Land Development Code provisions pertaining to Planned Communities. Unlike a property owner initiated rezoning, this rezoning is being undertaken administratively by the City at no expense to the affected property owners. The current fee for rezoning, including estimated legal advertising, is approximately \$8,000. Rezoning of the property within the Riverwalk area must occur before property owners can realize the additional land use entitlements created by the Riverwalk related Comprehensive Plan amendments.

Case No. 07-62000001
Rezoning to PC-R
City of Port Orange, applicant
Page 3

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Staff has reviewed the proposed rezoning against the policies contained within the City's Comprehensive Plan, with particular emphasis on the new policies adopted by Ordinance No. 2006-24. It is Staff's finding that the rezoning of subject property to the Planned Community – Riverwalk (PC-R) zoning district is consistent with the Port Orange Comprehensive Plan-Update '98, as amended.

RECOMMENDATION:

Staff recommends **approval** of the proposed rezoning of the 35.4 acres within the Riverwalk Redevelopment Project Area to Planned Community – Port Orange Riverwalk (PC-R) zoning district.

Prepared by: Donna J. Steinebach, AICP, Assistant to the City Manager
Office of the City Manager/Economic Development & Redevelopment

(386) 506-5506
(386) 506-5501

CRA REVIEW DATE:

February 20, 2007

PLANNING COMMISSION DATE:

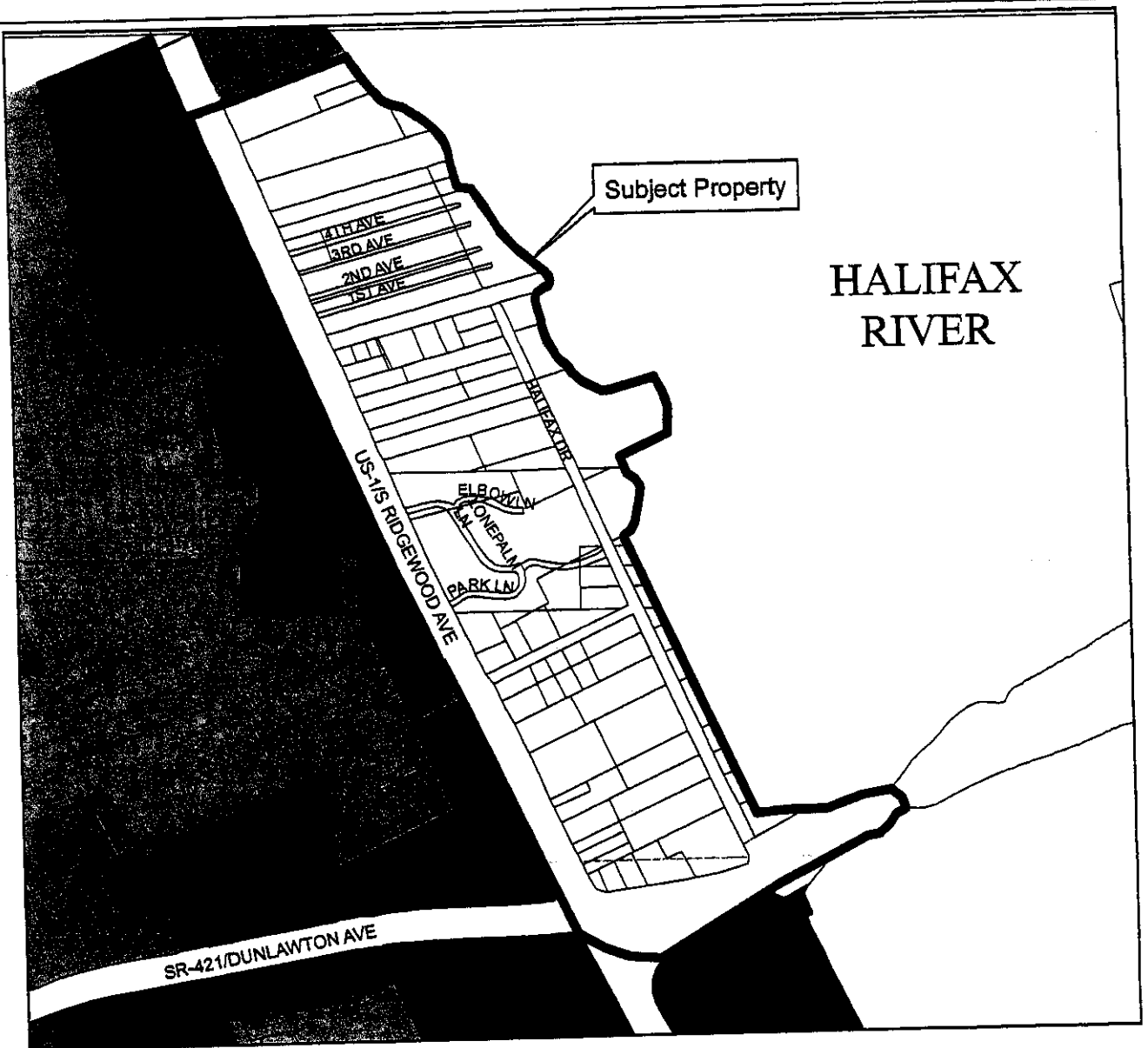
February 22, 2007

TENTATIVE CITY COUNCIL DATE (1st Reading of Ordinance):

March 6, 2007

TENTATIVE CITY COUNCIL DATE (2nd Reading of Ordinance):

March 20, 2007



Future Land Use Classification

-  Public/QuasiPublic
-  Planned Community
-  Residential 2-4 Units/Acre
-  Residential 4-8 Units/Acre
-  Residential 8-16 Units/Acre
-  Office/Residential Transition
-  Commercial
-  Warehouse/Industrial



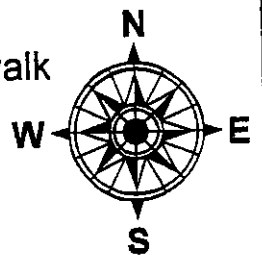
Future Land Use

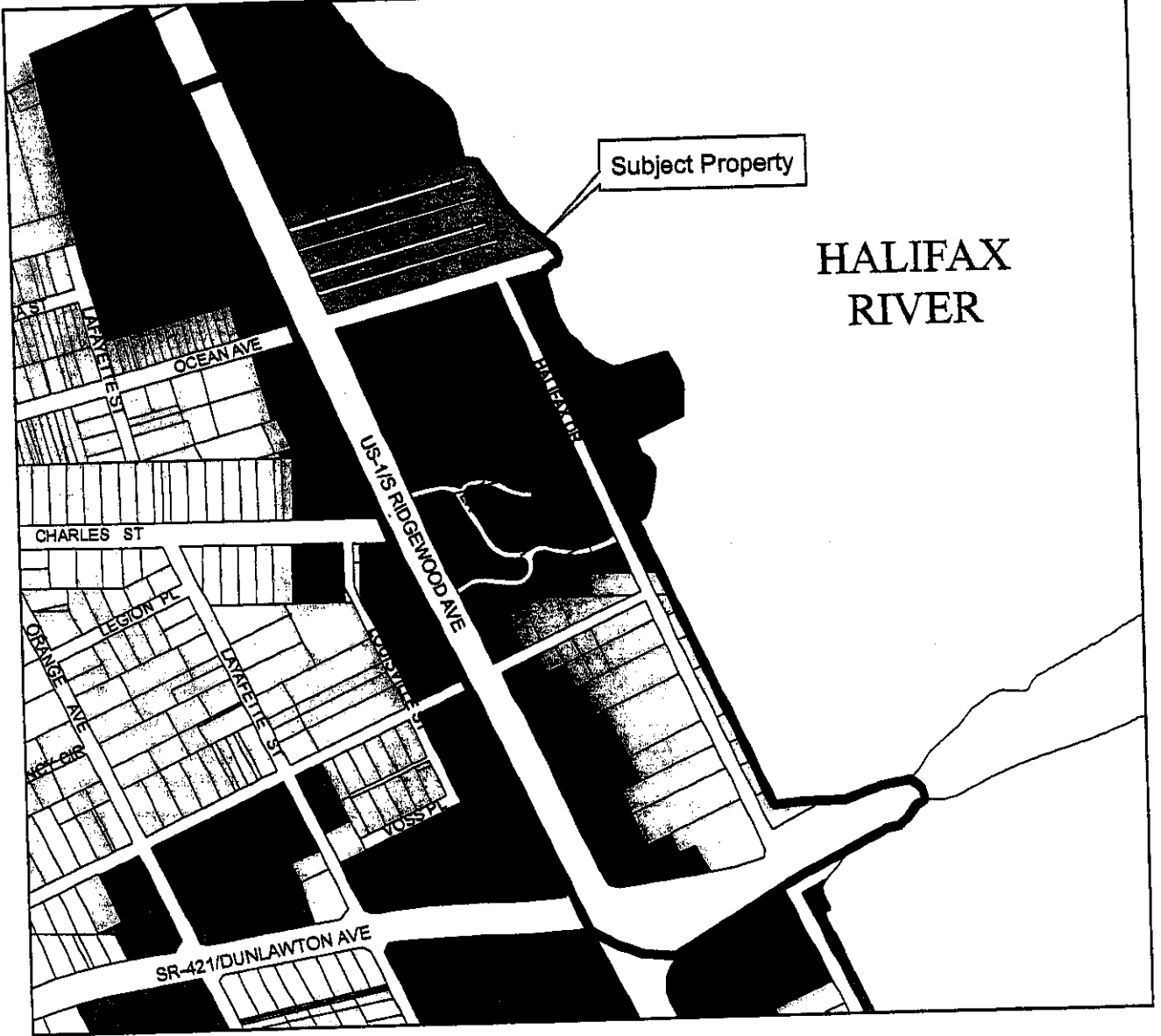
Planned Community No. 2 - Port Orange Riverwalk

Exhibit "A"










Case No. 07-62000001 and 07-25000001

City of Port Orange





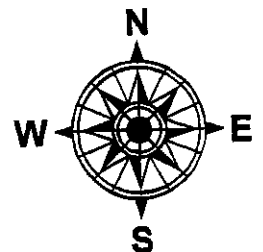
Zoning Classification

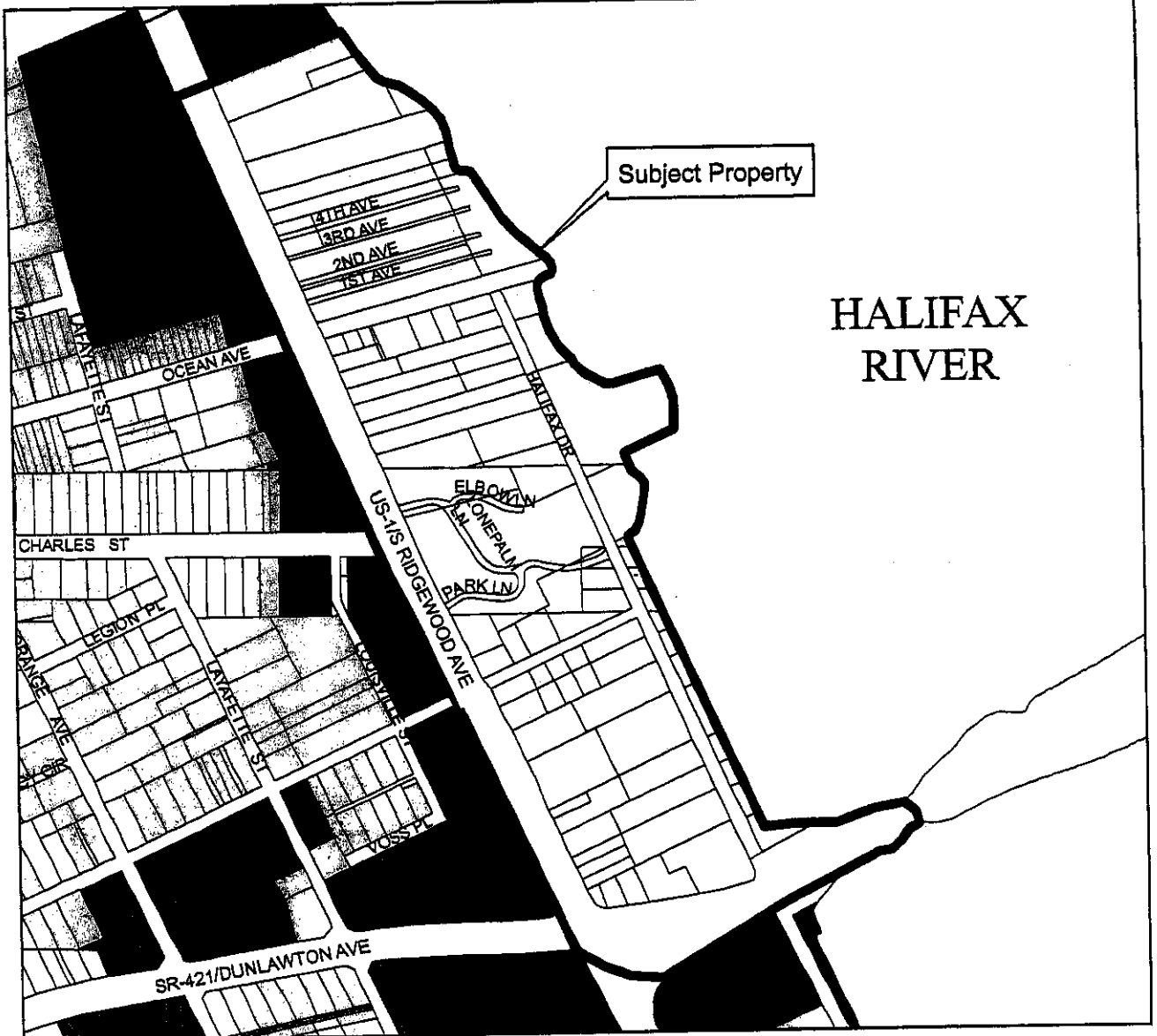
- | | |
|--|--|
|  GPU Government/Public Use |  PO Professional Office |
|  R-3H Multi-Family Residential |  CC Community Commercial |
|  RMH Residential Mobile Home |  CI Commercial/Industrial |
|  NP Neighborhood Preservation |  RD Ridgewood Development |
|  PCD Planned Commercial Development | |



**Current Zoning
Exhibit "B"**

Case No. 07-62000001 and 07-25000001
City of Port Orange





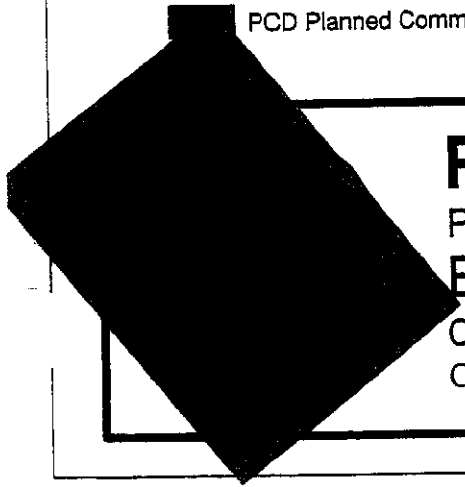
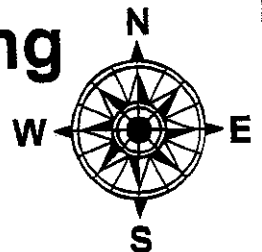
HALIFAX RIVER

Zoning Classification

- GPU Government/Public Use
- R-3H Multi-Family Residential
- PC-R Planned Community Port Orange Riverwalk
- NP Neighborhood Preservation
- PCD Planned Commercial Development
- PO Professional Office
- CC Community Commercial
- CI Commercial/Industrial
- RD Ridgewood Development

Proposed "PC-R" Zoning
 Planned Community - Port Orange Riverwalk
 Exhibit "C"

Case No. 07-62000001 and 07-25000001
 City of Port Orange





STAFF REPORT

REZONING OF 35.4-ACRE RIVERWALK PROJECT AREA TO PLANNED COMMUNITY – PORT ORANGE RIVERWALK (PC-R) ZONING DISTRICT

Case No. 07-62000001

City of Port Orange, applicant

February 14, 2007

INTRODUCTION:

The City of Port Orange is proposing to administratively rezone the 35.4 acre Riverwalk Redevelopment Project area from its current zoning classifications to the newly-created zoning district entitled *Planned Community – Port Orange Riverwalk (PC-R)*. This rezoning is proposed to ensure consistency between the Future Land Use Map of the City's Comprehensive Plan and the City's official Zoning Map, as mandated by State law. The area subject to this proposed rezoning lies adjacent to the Halifax River, and includes all lands lying east of U.S.1/Ridgewood Avenue, north of S.R. 421/Dunlawton Avenue to the northern border of the City's property near the City's northern corporate boundary.

BACKGROUND:

In May 2005, the Port Orange City Council and the Community Redevelopment Agency for Port Orange Town Center both unanimously adopted a Memorandum of Understanding (MOU) with the Master Development Team of Port Orange River Walk, LLP for the Port Orange Riverwalk Redevelopment Project. The Memorandum of Understanding agrees in concept to development parameters that necessitate amendments to the City's Comprehensive Plan, Port Orange Town Center Community Redevelopment Area (CRA) Plan, and Port Orange Land Development Code (LDC).

The City adopted the Riverwalk-related Comprehensive Plan amendments on September 5, 2006 (Ordinance No. 2006-24). The current Future Land Use designation for the Riverwalk Project Area, therefore, is Planned Community No. 2, as depicted on Exhibit "A" to this report. With the Comprehensive Plan amendments finalized, the next steps are to update the CRA Plan and the LDC. The LDC update is a two-part process involving text amendments to the LDC and the rezoning of property. The staff report for Case No. 07-25000001 speaks to the text amendments establishing the new Planned Community – Port Orange Riverwalk (PC-R) zoning district. This report addresses the rezoning of all property within the 35.4 acre Riverwalk Redevelopment Project Area to the new PC-R zoning classification.

PROPOSAL:

The area proposed for rezoning is presently zoned in six conventional zoning districts as outlined in the table below.

Zoning	Acres	% of Total
RD Ridgewood Development	13.79	38.96%
NP Neighborhood Preservation	8.08	22.83%
RMH Residential Mobile Home	4.90	13.84%
GPU Government/Public Use	4.57	12.90%
CC Community Commercial	2.90	8.20%
R-3H Multi-Family Residential	1.16	3.28%
Total	35.4	100.00%

These current zoning designations are depicted on Exhibit "B" to this report. The area proposed for rezoning is also presently subject to the additional zoning requirements of the Riverwalk Overlay Zoning District (ROD), adopted in September 2004 (Ord. No. 2004-28). The rezoning to PC-R will eliminate the ROD in the area that is rezoned. The overlay requirements will, however, remain in place for the remainder of the Riverwalk Special Character District. The proposed new Planned Community – Port Orange Riverwalk zoning is graphically depicted on Exhibit "C" to this report.

The ownership of land within the area to be rezoned is outlined on the Riverwalk Owners Map. This map depicts all properties currently owned and/or controlled by contract by the City and its Riverwalk Master Developer as of the date of this report.

The comprehensive nature of the new PC-R zoning district does not lend itself to piecemeal application. The district must be applied in its entirety to be effective and to meet the requirements of the Comprehensive Plan and the City's Land Development Code provisions pertaining to Planned Communities. Unlike a property owner initiated rezoning, this rezoning is being undertaken administratively by the City at no expense to the affected property owners. The current fee for rezoning, including estimated legal advertising, is approximately \$8,000. Rezoning of the property within the Riverwalk area must occur before property owners can realize the additional land use entitlements created by the Riverwalk related Comprehensive Plan amendments.

Case No. 07-62000001
Rezoning to PC-R
City of Port Orange, applicant
Page 3

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Staff has reviewed the proposed rezoning against the policies contained within the City's Comprehensive Plan, with particular emphasis on the new policies adopted by Ordinance No. 2006-24. It is Staff's finding that the rezoning of subject property to the Planned Community – Riverwalk (PC-R) zoning district is consistent with the Port Orange Comprehensive Plan-Update '98, as amended.

RECOMMENDATION:

Staff recommends **approval** of the proposed rezoning of the 35.4 acres within the Riverwalk Redevelopment Project Area to Planned Community – Port Orange Riverwalk (PC-R) zoning district.

Prepared by: Donna J. Steinebach, AICP, Assistant to the City Manager
Office of the City Manager/Economic Development & Redevelopment

(386) 506-5506
(386) 506-5501

CRA REVIEW DATE:

February 20, 2007

PLANNING COMMISSION DATE:

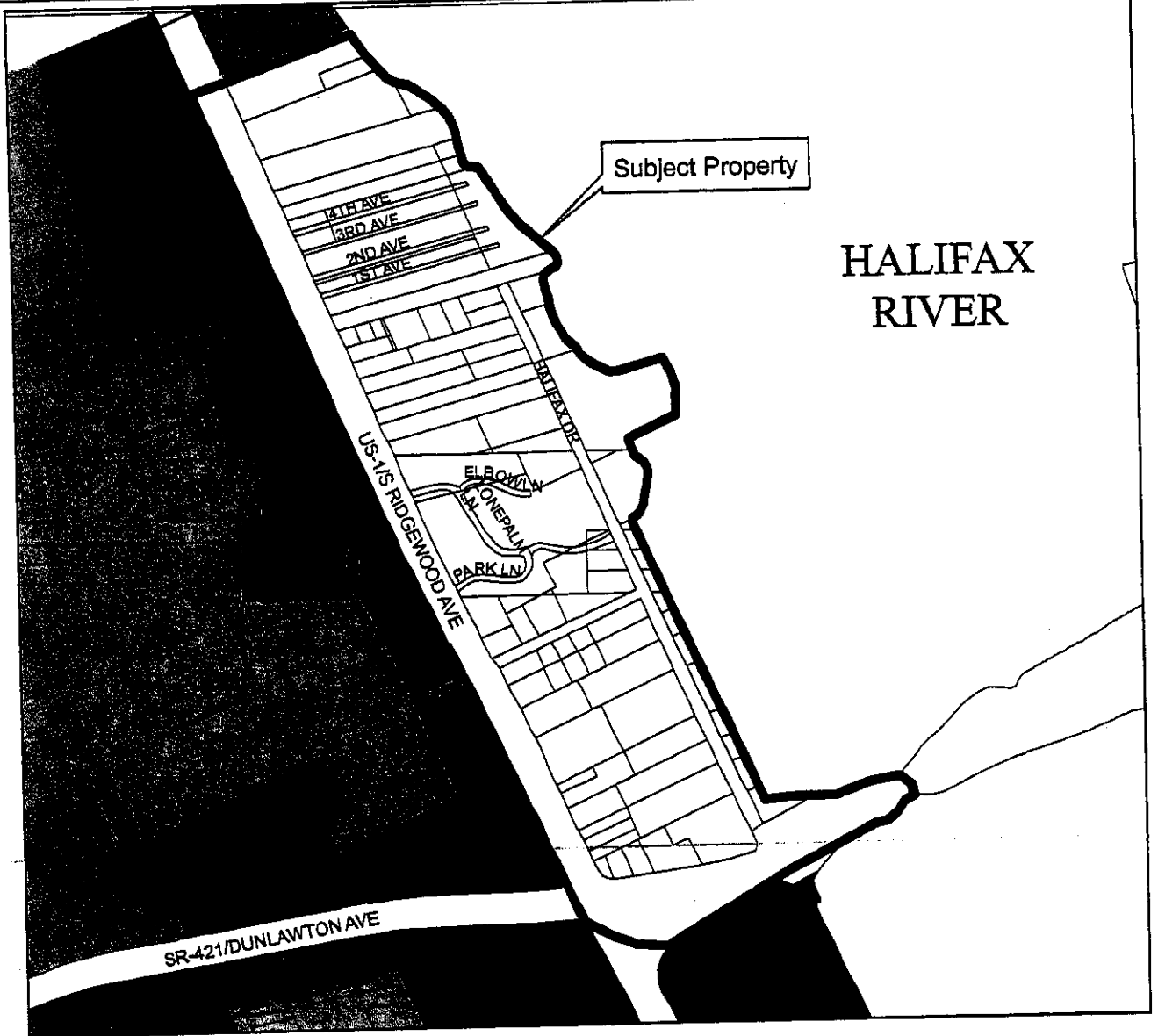
February 22, 2007

TENTATIVE CITY COUNCIL DATE (1st Reading of Ordinance):









March 6, 2007

TENTATIVE CITY COUNCIL DATE (2nd Reading of Ordinance):

March 20, 2007



Future Land Use Classification

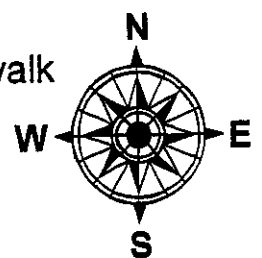
-  Public/QuasiPublic
-  Residential 8-16 Units/Acre
-  Planned Community
-  Office/Residential Transition
-  Residential 2-4 Units/Acre
-  Commercial
-  Residential 4-8 Units/Acre
-  Warehouse/Industrial

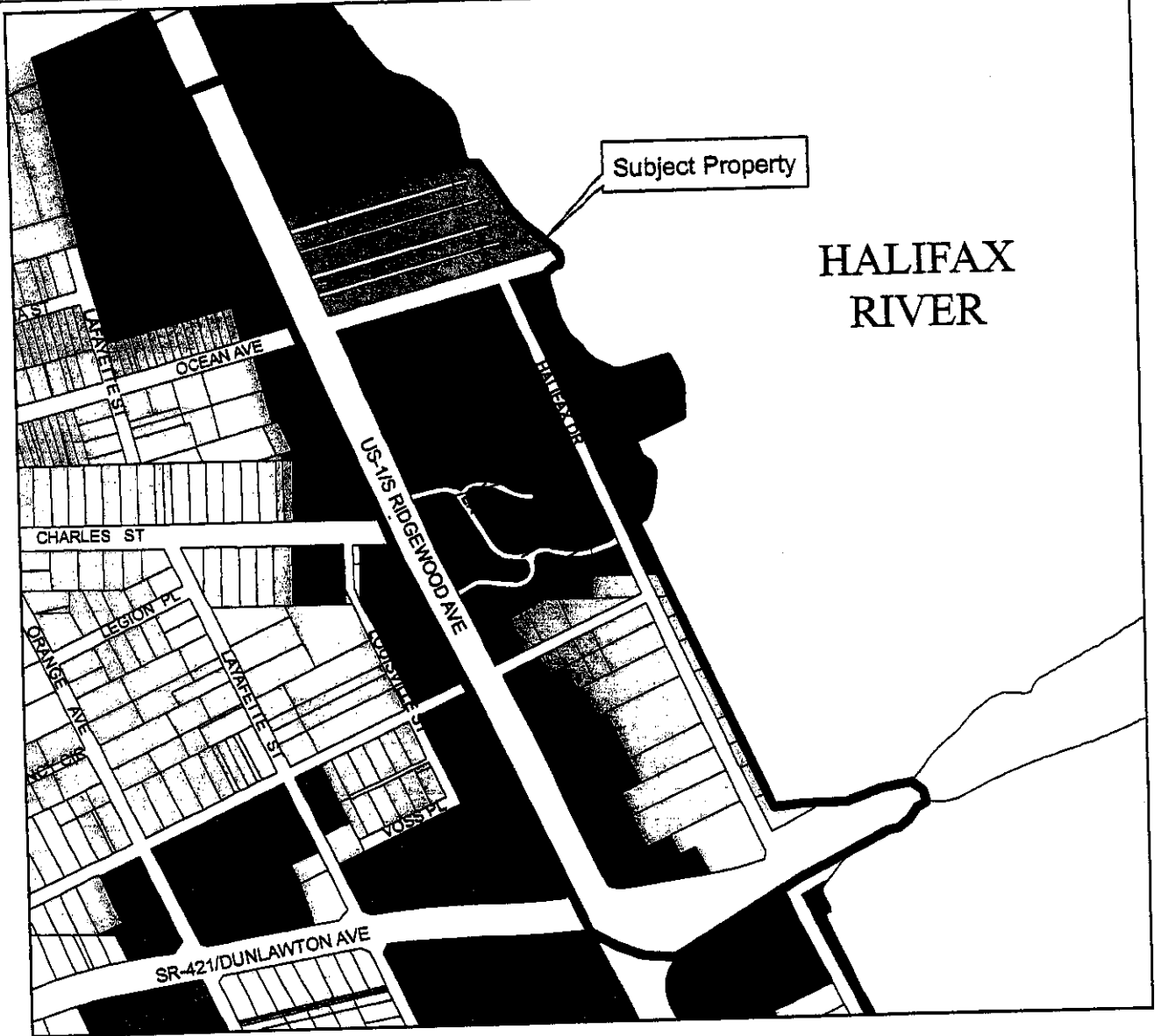


Future Land Use

Planned Community No. 2 - Port Orange Riverwalk
Exhibit "A"

Case No. 07-62000001 and 07-25000001
 City of Port Orange





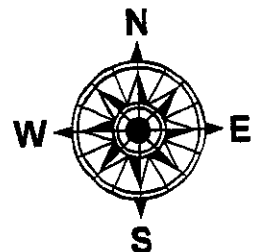
Zoning Classification

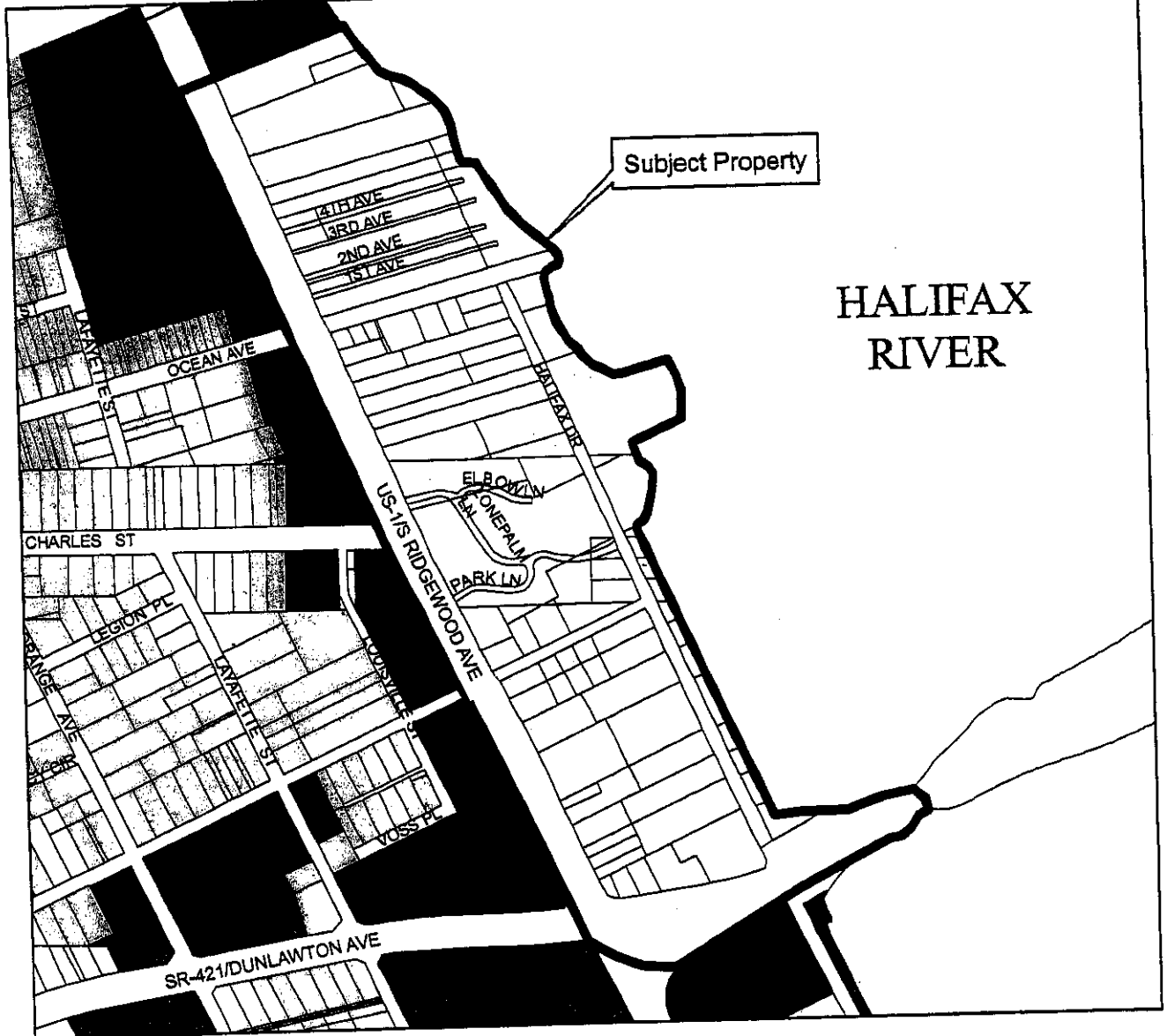
- GPU Government/Public Use
- R-3H Multi-Family Residential
- RMH Residential Mobile Home
- NP Neighborhood Preservation
- PCD Planned Commercial Development
- PO Professional Office
- CC Community Commercial
- CI Commercial/Industrial
- RD Ridgewood Development












**Current Zoning
Exhibit "B"**

Case No. 07-62000001 and 07-25000001
City of Port Orange





Zoning Classification

-  GPU Government/Public Use
-  R-3H Multi-Family Residential
-  PC-R Planned Community Port Orange Riverwalk
-  NP Neighborhood Preservation
-  PCD Planned Commercial Development
-  PO Professional Office
-  CC Community Commercial
-  CI Commercial/Industrial
-  RD Ridgewood Development



Proposed "PC-R" Zoning
 Planned Community - Port Orange Riverwalk
 Exhibit "C"

Case No. 07-62000001 and 07-25000001
 City of Port Orange

