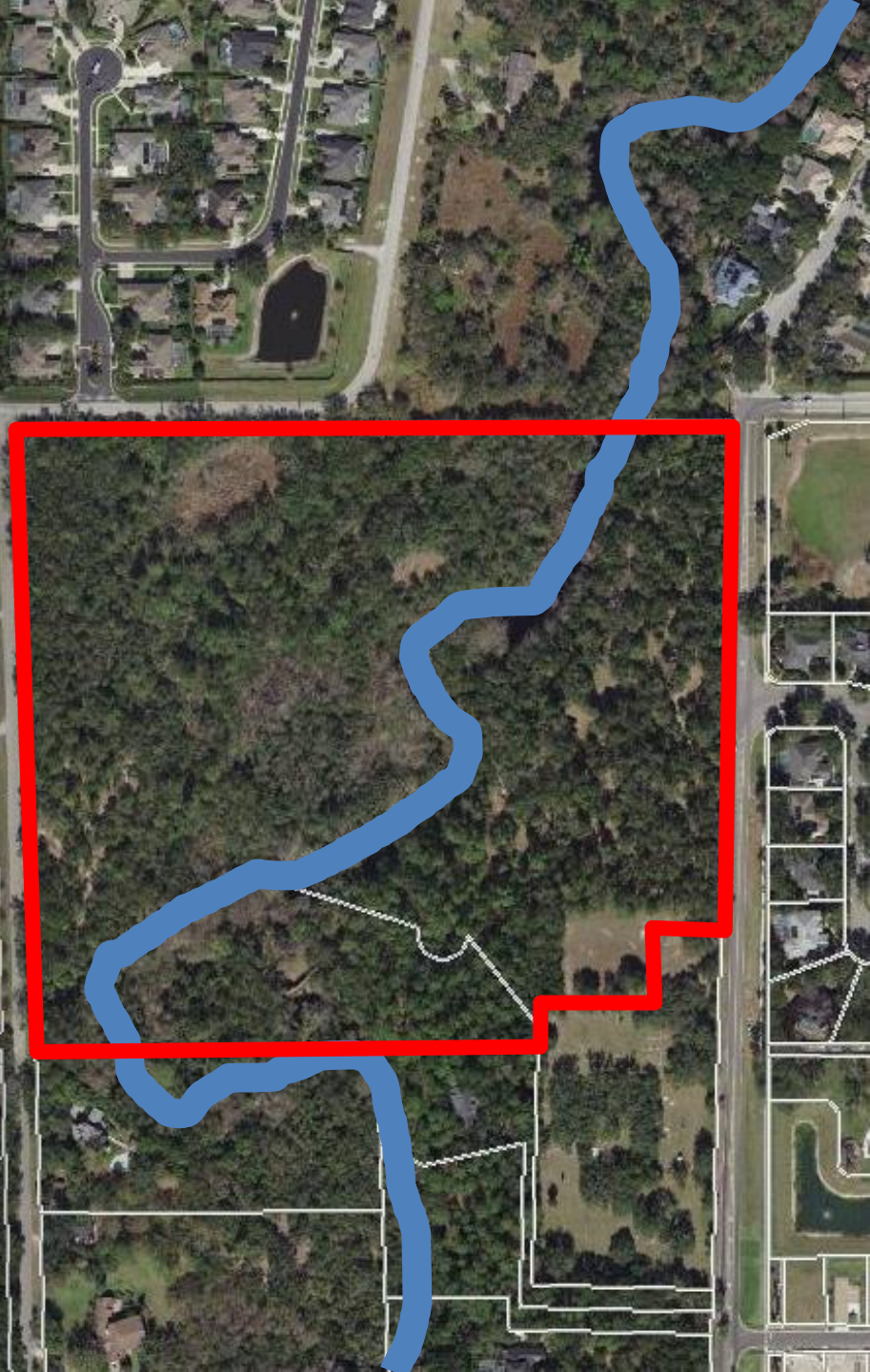


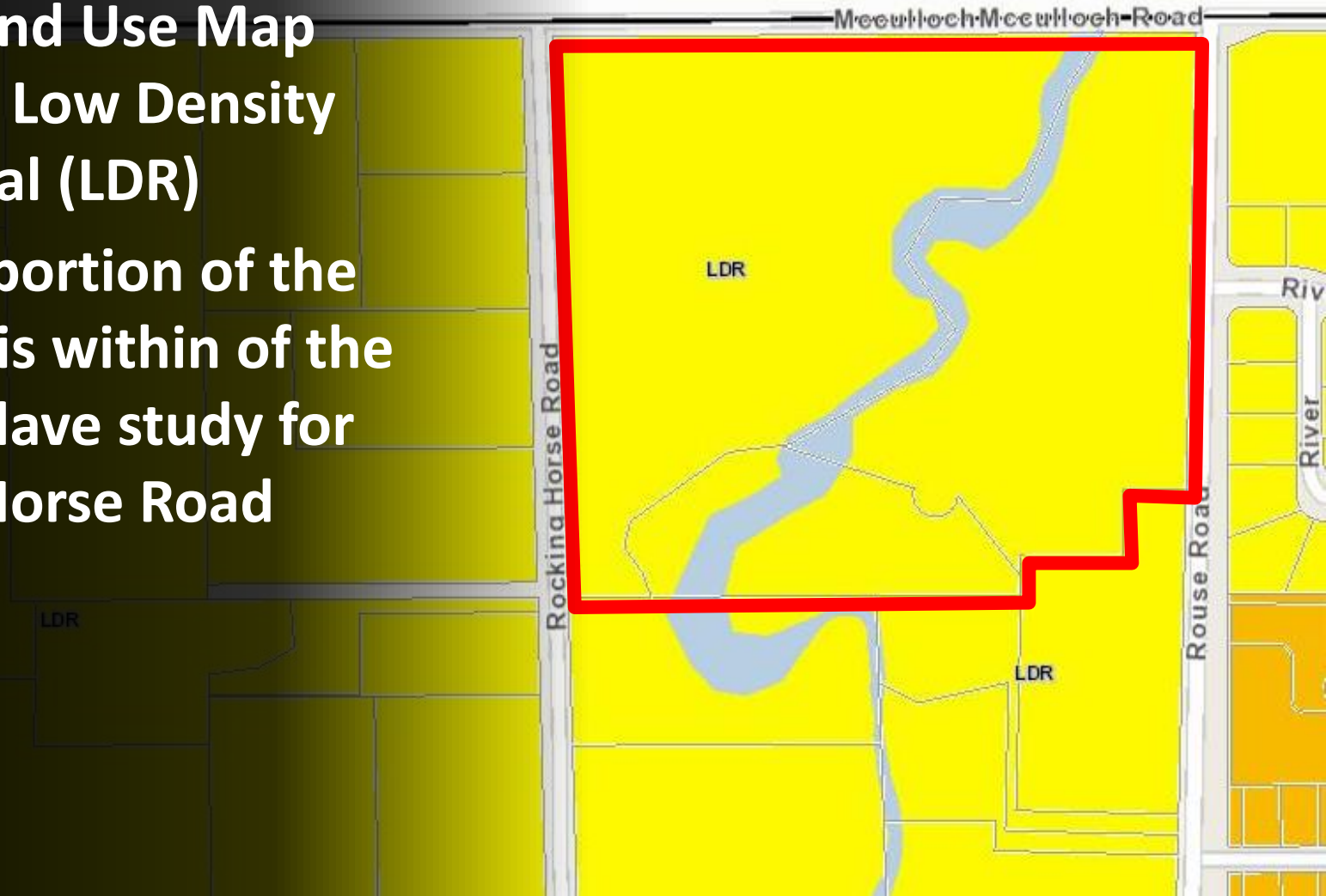
Harrod Property

- 3 parcels, 30.27 acres total
 - Property split by Little Econlockhatchee River
 - Bordered by Seminole County line to north
- East of river
 - 14.19 acres
 - Access to Rouse Road
- West of river
 - 16.08 acres
 - Access to McCulloch Road and Rocking Horse Road



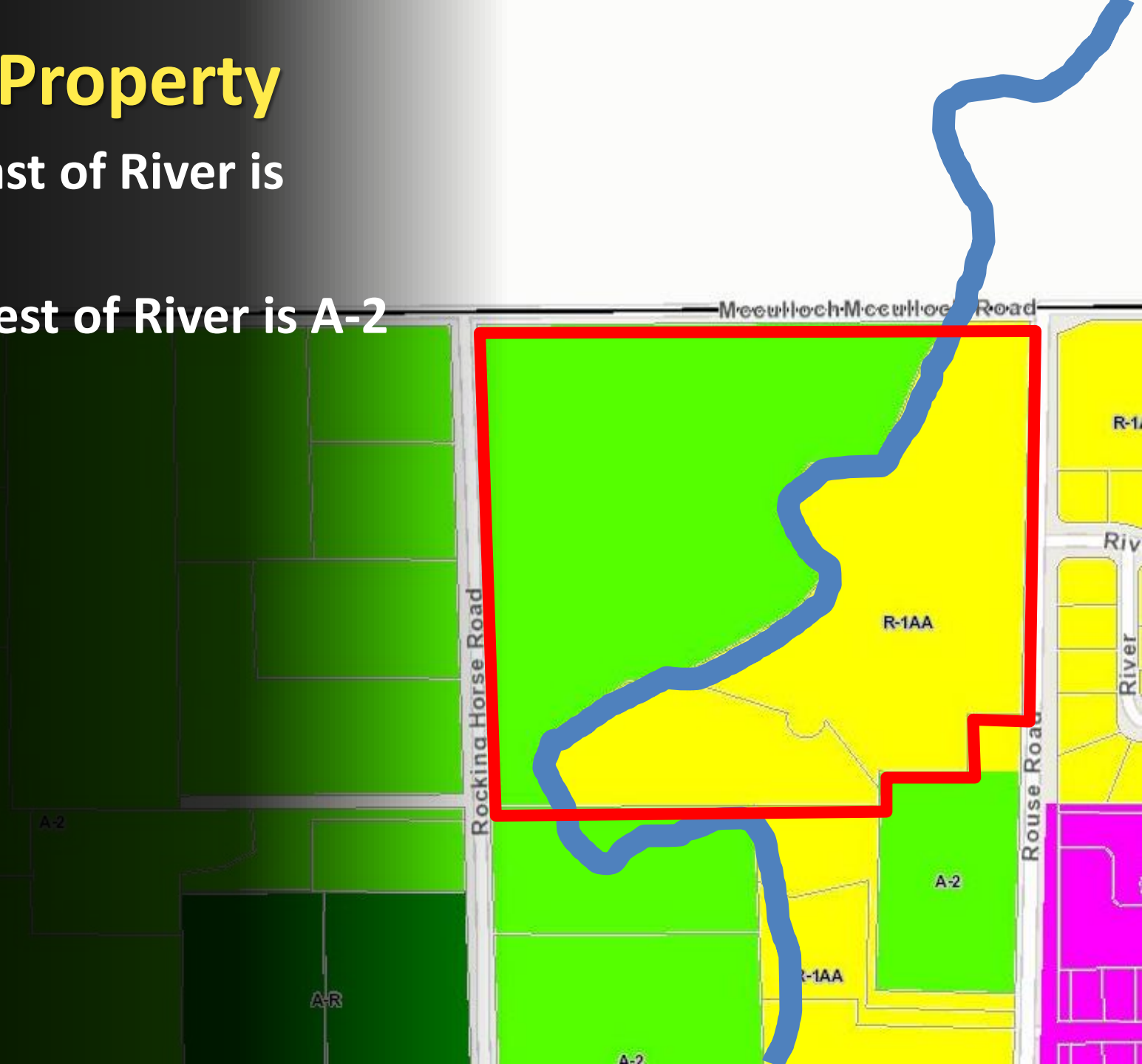
Harrod Property

- Inside the Urban Service Area
- Future Land Use Map (FLUM) is Low Density Residential (LDR)
- Western portion of the property is within of the Rural Enclave study for Rocking Horse Road



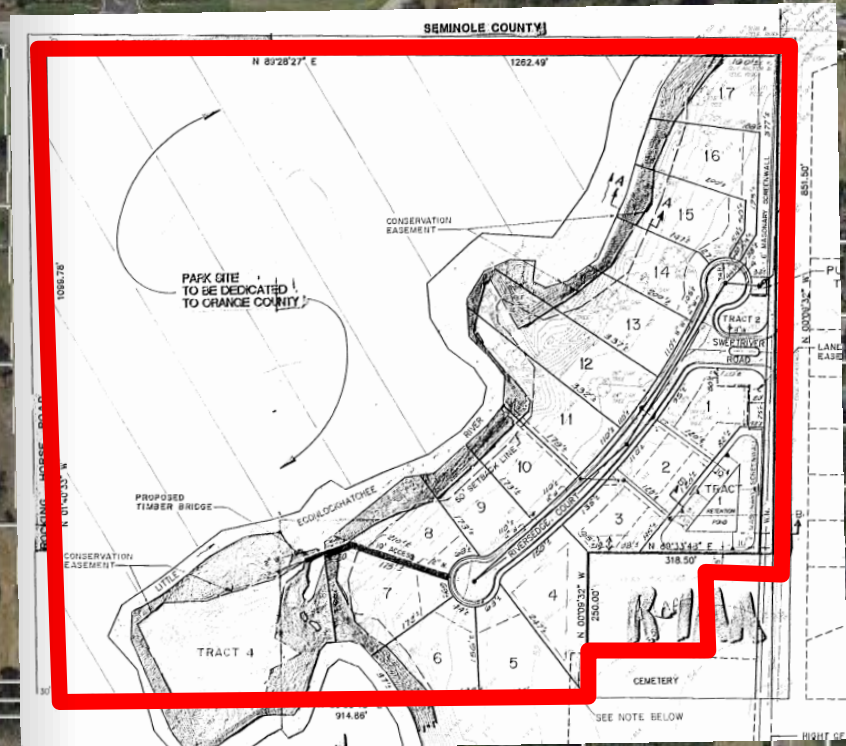
Harrod Property

- Zoning east of River is R-1AA
- Zoning west of River is A-2



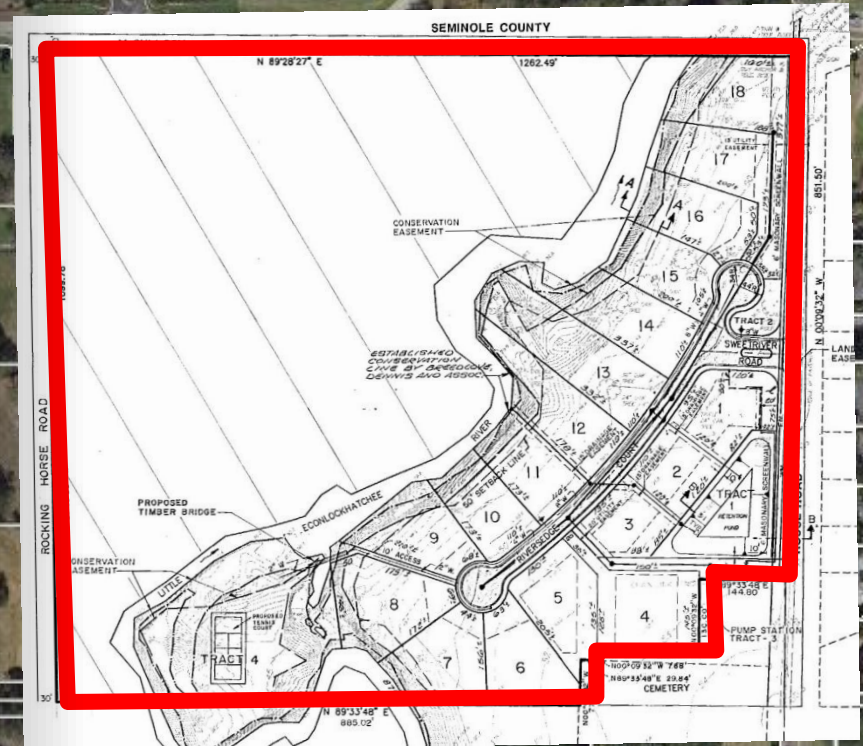
Harrod Property

- Original plan approved on March 19, 1991
 - 17 lots
 - PSP included whole property
 - Residential uses east of river only



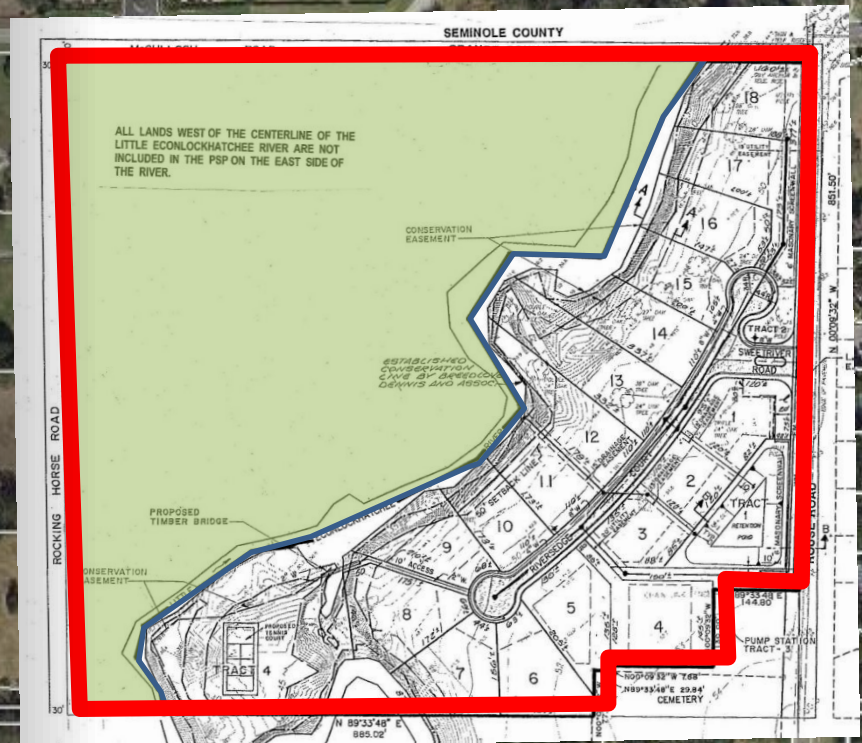
Harrod Property

- Amended plan approved on August 20, 1991
 - 18 lots
 - Pump station relocation
 - Addition of tennis courts
- No changes to plan, but extensions granted and constructions plan submitted in following years
- DRC determined PSP was still valid in 2013



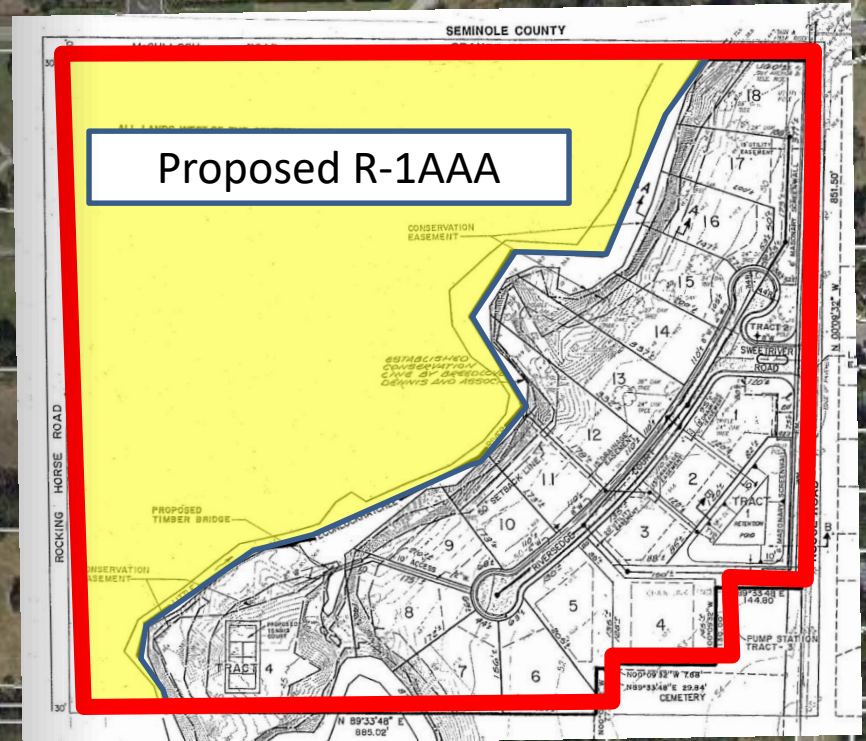
Harrod Property

- Non-Substantial Change approved by DRC on May 28, 2014 to remove the western portion of the property (associated with concurrent rezoning)
 - Appealed to the BCC by the residents
 - BCC upheld the DRC decision on August 19, 2014 and determined the PSP was still valid
 - BCC re-affirmed that PSP has not expired on August 22, 2017
- Construction plans would need to meet current code



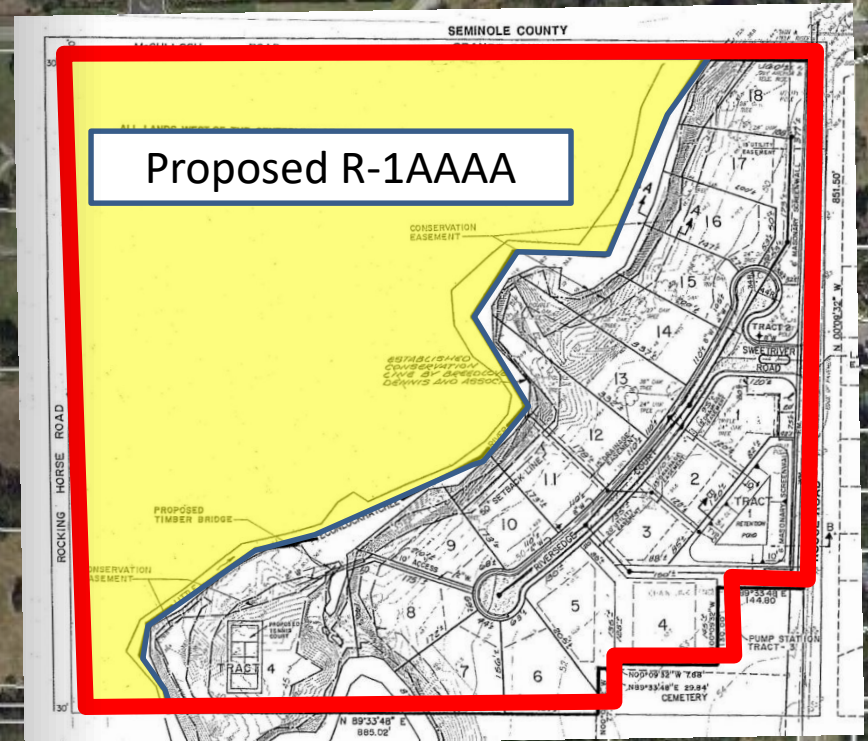
Harrod Property

- Conventional Rezoning (RZ-14-04-011) for west side of river denied by BCC on August 19, 2014
- Denied due to incompatibility with surrounding Rocking Horse area



Harrod Property

- Application received on January 19, 2018 for west side of river to rezone from A-2 to R-1AAAA
 - Proposed plan is for 9 lots with subdivision and infrastructure
 - Currently under staff review
 - Community meeting pending
 - Expected to be heard at PZC on March 15, 2018





Harrod Property

- Property has an active application underway
- The site is located within the County's Econlockhatchee River Protection Area
- 18 acres of forested uplands and 13 acres of wetlands
- The property is relatively free of invasive species and also contains the historic remnants of the Old Iron Bridge road pilings
- County has no budget for acquisition in current Fiscal Year





Property Valuation

- Property valued at \$4.55M and \$4.69M in 2005 by two County appraisals
- Owner wanted \$6.0M at that time
 - No contract ever brought to BCC
- Property valued at \$7M by September 2017 appraisal done for Owner
 - County estimates current value to be lower
 - County does not have its own recent appraisal