

ORDINANCE NO. 2021- \_\_\_\_\_

SEMINOLE COUNTY, FLORIDA

AN ORDINANCE REMOVING PROPERTY FROM THE RURAL AREA; AMENDING THE RURAL BOUNDARY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR EXCLUSION FROM CODIFICATION; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 2, 2004, the Board of County Commissioners adopted Ordinance No. 2004-36 proposing to the electors an amendment to the Seminole County Home Rule Charter that would establish a Rural Area within the County (the “Charter Amendment”); and

WHEREAS, the Charter Amendment was approved by referendum vote at the general election of November 2004; and

WHEREAS, pursuant to Article V, Section 5.2B of the Seminole County Home Rule Charter, the Board of County Commissioners may remove property from the Rural Area, by County ordinance; whenever, in the opinion of the Board such a change is necessary; and

WHEREAS, on August 30, 2021, Strawberry Lane, LLC, through its attorney, requested in a letter that Pappy’s Patch property located within the Rural Area boundary (the “Pappy’s Patch Property”) have a hearing before the Board of County Commissioners seeking removal of the Pappy’s Patch Property from the East Rural Area and inclusion of the Pappy’s Patch Property in the Urban Service Area; and

WHEREAS, after due consideration of the request and input received at public hearing, the Board of County Commissioners deem that it is in the best interests of Seminole County to amend the Charter Rural Boundary to remove River Cross Property from the Rural Area and amend the Charter Rural Boundary line accordingly; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of  
2 Seminole County, Florida that:

**Section 1. Recitals.** The above recitals are true and are incorporated herein as legislative  
4 findings.

**Section 2. Removal of the Property from the Rural Area and Amendment to Rural**  
6 **Boundary.** Pursuant to Article V, Section 5.2B of the Seminole County Home Rule Charter, the  
Pappy’s Patch Property, as specifically set forth in Exhibit A attached hereto and incorporated  
8 fully herein by this reference, is removed from the Rural Area as of the effective date of this  
Ordinance, and the Rural Boundary is accordingly amended.

10 **Section 3. Codification.** This Ordinance shall not be codified.

**Section 4. Non-Severability.** The terms and provisions of this Ordinance are not  
12 severable and in the event any portion of this Ordinance is found to be invalid or illegal, then the  
entire Ordinance shall be null & void.

14 **Section 5. Effective Date.** This Ordinance shall take effect upon filing a copy of this  
Ordinance with the Department of State by the Clerk of the Board of County Commissioners.

16  
18 *[Balance of this page left intentionally blank; signatures on next page]*

2            **BE IT ORDAINED** by the Board of County Commissioners of Seminole County, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
GRANT MALOY  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

\_\_\_\_\_  
BOB DALLARI, Chairman

Attachments:  
Exhibit A – Legal Description

Authority: Article V, Section 5.2B, Seminole County Home Rule Charter

**EXHIBIT "A"**

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-0330**

The East half of Lot 33, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-033A**

Lot 33 less the East one-half thereof, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-0340**

The East half of Lot 34, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-0530**

The East half of Lot 53, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-053A**

Lot 53 less the East one-half thereof, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-0540**

The East half of Lot 54, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-054A**

Lot 54 less the East one-half thereof, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-0550**

The East half of Lot 55, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-055A**

Lot 55 less the East one-half thereof, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-0560**

The East half of Lot 56, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

**PARCEL IDENTIFICATION NO.: 25-20-31-5BA-0000-056A**

Lot 56 less the East one-half thereof, VAN ARSDALE OSBORNE BROKERAGE CO'S. ADDITION TO BLACK HAMMOCK, according to the plat thereof as recorded in Plat Book 1, page 31, Public Records of Seminole County, Florida.

PARCEL IDs: 25-20-31-5BA-0000-036A  
25-20-31-5BA-0000-0360

LOT 36, VAN ARSDALE OSBORNE BROKER CO'S ADDITION TO BLACK HAMMOCK, according to the plat thereof, as recorded in Plat Book 1, Page 31, Public Records of Seminole County, Florida.

PARCEL ID: 25-20-31-5BA-0000-034A

LOT 34 less the East one-half of thereof, VAN ARSDALE OSBORNE BROKERAGE CO'S ADDITION TO BLACK HAMMOCK, according to the plat thereof, as recorded in Plat Book 1, Page 31, Public Records of Seminole County, Florida.