

ORDINANCE NO. 2026-_____

SEMINOLE COUNTY, FLORIDA

2 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**
4 **SEMINOLE COUNTY, FLORIDA ESTABLISHING CHAPTER 270, PART**
6 **13, SECTION 270.475 OF THE SEMINOLE COUNTY CODE TO**
8 **IMPLEMENT THE ROLLING HILLS GROUNDWATER MONITORING**
10 **DISTRICT; IMPOSING GROUNDWATER USE RESTRICTIONS FOR**
 WELLS, DEWATERING AND STORMWATER FACILITIES;
 PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION IN
 THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY;
 PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE
 DATE.

12 **WHEREAS**, on August 30, 2018, Seminole County (hereinafter the “County”) acquired
the former Rolling Hills Golf Course (hereinafter the “Property”) from Rolling Hills Golf Club,
14 Inc., a Florida corporation, for the purpose of converting the Property from a golf course to a public
recreational facility; and

16 **WHEREAS**, in this endeavor, the County, in coordination with the Florida Department of
Environmental Protection (“FDEP”), conducted a Site Assessment Update and Closure Report
18 (hereinafter “Report”) to assess the Property for contaminants in the soil and groundwater in and
around the vicinity of the Property, and to establish remedial controls to abate and contain any
20 contaminants discovered; and

22 **WHEREAS**, on March 27, 2023, FDEP advised the County that remedial controls
established pursuant to the Report were satisfactory and recommended implementation of
institutional controls to contain and monitor any further contamination in perpetuity, and to
24 effectuate final closure of the cleanup effort; and

26 **WHEREAS**, the area of potential contamination extends beyond the Property boundary
and encompasses the area described herein; and

WHEREAS, due to the potential existence of small amounts of remaining contaminant,

28 and in the interest of the public's health, safety and welfare, the County deems it in its best interest,
under its home rule authority, to adopt restrictive institutional controls in the form of a local
30 ordinance codified in the Seminole County Code by creating the Rolling Hills Groundwater
Monitoring District to encompass the Site; and

32 **WHEREAS**, the Board of County Commissioners have reviewed the Ordinance and
supporting materials and have determined that adoption of this Ordinance is in the best interest of
34 the health, safety and welfare of the public.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
36 COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

Section 1. Incorporation of Recitals. The above recitals are incorporated herein by
38 reference and form an integral part of the Ordinance.

Section 2. Short Title. This Ordinance shall be known and referred to as Rolling Hills
40 Groundwater Monitoring District Ordinance.

Section 3. Intent and Purpose. The intent and purpose of this Ordinance is to amend the
42 Seminole County Code to establish the Rolling Hills Groundwater Monitoring District.

Section 4. Chapter 270, Part 13 of the Seminole County Code is hereby amended to add
44 the following Section:

Sec. 270.475.

46 (a) The Rolling Hills Groundwater Monitoring District is hereby established over the
following described property, hereinafter referred to as the “Site”:

48 DESCRIPTION: A PORTION OF SANLANDO SPRINGS, TRACT NO. 32,
50 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5,
PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
AND SANLANDO SPRINGS, TRACT NO. 57, ACCORDING TO THE PLAT

52 THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 34, OF THE PUBLIC
54 RECORDS OF SEMINOLE COUNTY, FLORIDA, ALL LYING IN SECTIONS 2
AND 11, TOWNSHIP 21 SOUTH, RANGE 29 EAST, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

56 BEGINNING AT THE SOUTHEAST CORNER OF LOT 22A, SANLANDO
58 SPRINGS, TRACT NO. 32, ACCORDING TO THE PLAT THEREOF, AS
60 RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF
62 SEMINOLE COUNTY, FLORIDA ; THENCE S 89°53'04" W, ALONG THE
64 NORTH RIGHT OF WAY LINE OF NORTH STREET, AS SHOWN ON SAID PLAT
66 OF SANLANDO SPRINGS TRACT NO. 32, A DISTANCE OF 300.62 FEET TO
68 THE SOUTHWEST CORNER OF LOT 26 OF SAID PLAT OF SANLANDO
70 SPRINGS TRACT NO. 32; THENCE DEPARTING SAID NORTH RIGHT OF WAY
72 LINE S 67°09'22" W, A DISTANCE OF 129.41 FEET, TO THE SOUTH RIGHT
74 OF WAY LINE OF NORTH STREET, AS SHOWN ON THE PLAT OF SANLANDO
76 SPRINGS, TRACT NO. 57, ACCORDING TO THE PLAT THEREOF, AS
78 RECORDED IN PLAT BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF
80 SEMINOLE COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST
82 CORNER OF LOT 3 OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 57;
84 THENCE S 89°53'04" W, ALONG SAID SOUTH RIGHT OF WAY LINE, A
86 DISTANCE OF 172.69 FEET ; THENCE DEPARTING SAID SOUTH RIGHT OF
88 WAY LINE N 28°04'56" W, A DISTANCE OF 114.39 FEET; THENCE N 0°00'00"
90 W, A DISTANCE OF 9.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF
92 GOLFVIEW DRIVE, AS SHOWN ON AFORESAID PLAT OF SANLANDO
SPRINGS TRACT NO. 32; THENCE S 90°00'00" E, A DISTANCE OF 111.52
FEET; THENCE N 39°38'28" E, A DISTANCE OF 78.26 FEET; THENCE N
5°59'40" E, A DISTANCE OF 220.19 FEET; THENCE S 90°00'00" E, A
DISTANCE OF 137.53 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF
BLACKWOOD AVENUE, AS SHOWN ON SAID PLAT OF SANLANDO SPRINGS
TRACT NO. 32, SAID POINT BEING THE NORTHWEST CORNER OF LOT 32,
OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32,; THENCE S
15°05'07" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF
103.03 FEET, TO THE NORTHWEST CORNER OF LOT 30, OF SAID PLAT OF
SANLANDO SPRINGS TRACT NO. 32; THENCE DEPARTING SAID EASTERLY
RIGHT OF WAY LINE N 89°44'23" E, ALONG THE NORTH LINE OF LOTS 30
AND 21, OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32, A DISTANCE
OF 351.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 21, SAID POINT
BEING ON THE WEST RIGHT OF WAY LINE OF PRESSVIEW AVENUE AS
SHOWN ON SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32; THENCE
S0°00'10" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF
240.34 FEET TO THE POINT OF BEGINNING.

92 CONTAINING 3.47 ACRES MORE OR LESS.

(b) Groundwater Use Restrictions. As required by the Florida Department of

94 Environmental Protection (“FDEP”), the following state mandated regulatory procedures are imposed on the Site:

96 (1) Monitoring Wells. Monitoring wells to be installed must be pre-
98 approved in writing by the FDEP’s Division of Waste Management (“DWM”) and any other authorizations required by FDEP’s Division of Water Resource Management and the St. Johns River Water Management District (“SJRWMD”).

100 (2) Groundwater Wells. Groundwater wells to be installed are required to submit a plan, signed and sealed by a Florida-registered professional engineer or Florida-registered professional geologist to address and ensure that exposure to contaminated groundwater is mitigated. The plan will rely on this professional certification for demonstrating compliance with the restrictions contained herein. The plan must be submitted to DWM for approval prior to being provided to the County. The plan must include well location, drilling method, casing depth, total depth, proposed maximum daily flow rate and volume, and a technical evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that the proposed groundwater extraction will not cause the spread or migration of contaminated groundwater and that receptors will not be exposed as a result of contaminant migration. The plan shall also outline the procedures for proper characterization, handling and disposal of any contaminated media encountered during installation. A location map of any altered, modified, expanded, or constructed groundwater well located at the Site must be recorded in the Official Records of Seminole County, Florida. A copy of all permits obtained for the installation of groundwater wells at the Site must be provided along with the plan submitted to DWM. DEP will rely on the plan to ensure that there is no exposure to contaminated groundwater entering into new or expanded groundwater wells resulting in risk to human health, public safety or the environment. In addition to the requirement

to submit a certified plan to DWM, all proposed groundwater wells must obtain any authorizations
118 that may be required by DEP's Division of Water Resource Management, the SJRWMD, or other
federal, state, or local laws and regulations that may apply to this activity.

120 (3) Dewatering. Pursuant to Rule 62-621.300, F.A.C., as may be amended,
dewatering activities proposed on the Site must submit a plan signed and sealed by a Florida-
122 registered professional engineer or Florida-registered professional geologist to DWM. The plan
will rely on this professional certification for demonstrating compliance with the restrictions
124 contained in this subsection. The plan must address and ensure the appropriate handling, treatment
and disposal of any extracted groundwater. The plan must include the location(s) of the dewatering
126 activity and effluent disposal area(s) relative to known areas of groundwater contamination,
proposed flow rates, duration, volume, estimated drawdown, (based upon design calculations), a
128 technical evaluation demonstrating that the dewatering will not cause the migration of
contamination and procedures for proper characterization, treatment and handling of any
130 contaminated groundwater that may be encountered during dewatering. A copy of all permits
obtained from the County for the implementation of dewatering must be provided along with the
132 plan submitted to DWM. DEP will rely on this Ordinance, Rule 62-621.300, F.A.C. and the signed
and sealed dewatering plan as the institutional controls to ensure that no exposure to contaminated
134 groundwater resulting in risk to human health, public safety or the environment will occur due to
dewatering activities on the Site. In addition to the requirement to submit a certified plan to DWM,
136 all proposed dewatering activities must obtain any authorizations that may be required by DEP's
Division of Water Resource Management, the SJRWMD, the County, or other federal, state, or
138 local laws and regulations that may apply to this activity.

140 (4) Stormwater Facilities. Currently there are no known stormwater swales,
140 stormwater detention or retention facilities, or ditches on the Site. If stormwater facilities must be
142 constructed, modified, altered or expanded, a plan signed and sealed by a Florida-registered
142 professional engineer, or a Florida-registered professional geologist must be submitted to DWM
144 in addition to any authorizations required by DEP's Division of Water Resource Management, the
144 SJRWMD, and the County. The plan must include the feature location, construction and design
146 specifications relative to known areas of soil and groundwater contamination, and a technical
146 evaluation (including calculations, fate and transport modeling, as applicable) to demonstrate that
148 the new stormwater facilities will not cause the migration of contamination. The plan shall also
148 outline the procedures for proper characterization, handling and disposal of any contaminated
150 media that may be encountered during construction, modification, alteration, or expansion of
150 stormwater facilities.

152 **Section 5. Conflicts.** This Ordinance shall control over any County ordinances or parts
152 of ordinances in conflict herewith.

154 **Section 6. Codification.** It is the intention of the Board of County Commissioners that
154 the provisions of this Ordinance will become and be made a part of the Seminole County Code of
156 Ordinances, and that the word “ordinance” may be changed to “section”, “article”, or other
156 appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to
158 accomplish such intention; providing, however, that Sections 5, 6, 7 and 8 of this Ordinance shall
158 not be codified.

160 **Section 7. Severability.** If any provision of this Ordinance or the application thereof to
160 any person or circumstance is held invalid, it is the intent of the Board of County Commissioners
160 that such invalidity will not affect other provisions or applications of this Ordinance which can be

162 given effect without the invalid provision or application and, to this end, the provisions of this
Ordinance are declared severable.

164 **Section 8. Effective date.** This Ordinance will take effect upon filing a copy of this
Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

166 **BE IT ORDAINED** by the Board of County Commissioners of Seminole County, this
_____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

ANDRIA HERR, Chairman

168 NJB
12/19/25
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