

ORDINANCE NO. 2026-____

SEMINOLE COUNTY, FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ESTABLISHING CHAPTER 270, PART 13, SECTION 270.475 OF THE SEMINOLE COUNTY CODE TO IMPLEMENT THE ROLLING HILLS GROUNDWATER MONITORING 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.

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, Inc., a Florida corporation, for the purpose of converting the Property from a golf course to a public recreational facility; and

WHEREAS, in this endeavor, the County, in coordination with the Florida Department of Environmental Protection (“FDEP”), conducted a Site Assessment Update and Closure Report (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 contaminants discovered; and

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 effectuate final closure of the cleanup effort; and

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,
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
ordinance codified in the Seminole County Code by creating the Rolling Hills Groundwater
Monitoring District to encompass the Site; and

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
the health, safety and welfare of the public.

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

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

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

Section 3. Intent and Purpose. The intent and purpose of this Ordinance is to amend the
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
the following Section:

Sec. 270.475.

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

DESCRIPTION: A PORTION OF SANLANDO SPRINGS, TRACT NO. 32,
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

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22A, SANLANDO SPRINGS, TRACT NO. 32, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA ; THENCE S 89°53'04" W, ALONG THE NORTH RIGHT OF WAY LINE OF NORTH STREET, AS SHOWN ON SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32, A DISTANCE OF 300.62 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 32; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE S 67°09'22" W, A DISTANCE OF 129.41 FEET, TO THE SOUTH RIGHT OF WAY LINE OF NORTH STREET, AS SHOWN ON THE PLAT OF SANLANDO SPRINGS, TRACT NO. 57, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT OF SANLANDO SPRINGS TRACT NO. 57; THENCE S 89°53'04" W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 172.69 FEET ; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE N 28°04'56" W, A DISTANCE OF 114.39 FEET; THENCE N 0°00'00" W, A DISTANCE OF 9.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 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 S 0°00'10" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 240.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.47 ACRES MORE OR LESS.

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

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

(1) Monitoring Wells. Monitoring wells to be installed must be pre-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”).

(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 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.

(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-registered professional engineer or Florida-registered professional geologist to DWM. The plan will rely on this professional certification for demonstrating compliance with the restrictions 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 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 technical evaluation demonstrating that the dewatering will not cause the migration of contamination and procedures for proper characterization, treatment and handling of any 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 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 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, 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 local laws and regulations that may apply to this activity.

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

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

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

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

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

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.

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

NJB
12/19/25

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