

Weekley Lumber Company
5100 Korbin Avenue
Rockledge, FL
County: Brevard
District: Central
Site Lead: Waste Cleanup Program
Approved for Cleanup: March 16, 1997
HWC # 108
ERIC ID # 3880

Site Description and History

Weekley Lumber Company is a former wood preserving facility located in an industrial setting at 5100 Korbin Avenue (aka – 5250 US Highway 1) in the Bonaventure area of Rockledge, Brevard County, Florida in Township 25S, Range 36E, Section 35 at 28° 16' 09.6900" N, 80° 41' 34.4500" W. Several buildings are located on the 6.6-acre site including manufacturing, storage and office structures. Most the facility was paved and the site is partially enclosed within a 6 ft chain-link fence. East of the site is the Florida East Coast Railway, a drainage canal, and US 1. The Schenck Company bottling plant with a retention pond is located to the south, Danny's Recycling & Hauling, Inc. (DRH) on the west; and Stark Truss Fla., Inc., on the north. East of US 1 is a residential area with apartments and single family homes. The area of single family homes is evident in a 1965 aerial photograph along with citrus groves and the Weekley Lumber facility.

Prior to 1963, the site existed as undeveloped property, under the ownership of the Cocoa Sheet Metal Company. The property was sold to Pitch Pine Lumber Company who began construction of the wood treatment facility and initiated operations under the name of Weekley Lumber Company in 1964. The facility operated under the name of Weekley Lumber Company until closure in 1988. In 1989, Florida Lumber Services Corporation, Ltd. acquired the property. Pitch Pine Lumber Company was dissolved on 1990 and is currently bankrupt. During July 1990, Florida Lumber Services Corporation, Ltd. sold approximately 1.35 acres of the property to a neighboring facility, Stark Truss Fla., Inc. The remainder of the property is presently owned by Korbin St. Enterprises, Inc. and WNC Ventures, Inc. Currently, the site is vacant.

During its operations from 1964 through 1988, the facility pressure-treated lumber using the Osmose chromated copper arsenate (CCA) solution, as well as Osmose Plus (Captafol fungicide with ammoniated inorganic phosphates) after 1976. Six aboveground chemical storage tanks, located near the treatment building, supplied preservatives and flame retardant to the pressure treatment tank. Tank bottom sludge was periodically collected in 55 gallon drums for subsequent offsite disposal by Earth Industrial Waste Management, Inc. Preservative collection/ recycling equipment was installed in 1978 and consisted of a concrete drip pad equipped with two preservative collection sumps installed in series. The pad and sumps allowed for the collection and recycling of excess CCA, which dripped from freshly treated lumber, as it was allowed to surface dry. The treated lumber was then transported to a 2-acre onsite area, where it would await shipment. Prior to 1978, the freshly treated lumber would have dripped excess CCA liquid directly onto the ground. Former employees report frequent leaks and spills associated with improper seals on pressurized treatment equipment, leaking storage tanks, and post-treatment drippage operations. Visibly stained pavement and soils were evident around the former treatment complex. Additionally, the interior walls and floors of the treatment building were stained with CCA.

Threat

Onsite soils were contaminated with copper, chromium, and arsenic at concentrations that posed a potential health risk for both residential and industrial land use. Soil contaminants have also leached into the surficial groundwater, causing groundwater to be contaminated with chromium, arsenic, and copper above drinking water standards. Direct contact or ingestion of contaminated groundwater is not anticipated since all area residents are believed to be on municipal water. Sampling results from three adjacent irrigation wells indicated that metals concentrations were below State drinking water standards.

Response Strategy and Status (December 2016)

In June 1992, the Florida Department of Environmental Regulation (FDER, now DEP) and the Brevard County Office of Natural Resources conducted a follow-up inspection in response to a complaint submitted to Game and Fish. The inspection revealed several uncontrolled hazards including: rusted and leaking petroleum and chemical storage tanks; unlabeled and/or open drums and containers; two open and partially filled chemical collection sumps; and an open septic tank. The facility was reportedly unsecured and frequented by trespassers. A soil sample collected by FDER in June 1992 contained high levels of arsenic (1,930 mg/kg) and chromium (991 mg/kg). A groundwater sample, collected near the southeast corner of the treatment building contained concentrations of arsenic (48,500 µg/L) and chromium (44,400 µg/L) that were far in excess of State drinking water standards. FDER issued a Warning Letter to the responsible parties outlining specific violations observed at the facility.

In March 1993, FDER notified EPA of the conditions at the facility. In November 1993, the EPA completed a Removal Action and removed all containerized liquids including CCA liquids contained in sumps, fuel tanks, and approximately 20,000 gallons of the liquid contained in the five chemical storage tanks. In addition, EPA collected and analyzed soil samples, which showed that most of the contamination centered on the small sump building next to the tanks. Some soils near the treatment building were subsequently removed by an EPA removal action.

In February 1997 EPA determined that the site did not qualify for the National Priorities List. In March 1997, the Weekley Lumber Company site was adopted for State-funded cleanup. The initial site assessment was completed in July 2000. Further assessment including the installation of additional offsite monitor wells and offsite soil, sediment, and surface water sampling was completed in March 2001 to fully delineate site-related contamination. The final Site Assessment Report was approved in May 2002.

Soil sampling results indicated that much of the 6.6-acre site was contaminated with arsenic, chromium and copper at concentrations exceeding levels considered protective for residential and commercial/industrial land use. Additionally, offsite soils on some properties immediately adjacent to the site, and the area in and adjacent to the Rockledge Drive drainage swales from U.S. 1, to the Indian River Lagoon outfall point; contained arsenic concentrations that exceeded either the residential or commercial/industrial limits. Onsite soils were acting as a source of

groundwater contamination. Monitoring wells have confirmed the presence of a groundwater plume in the surficial aquifer containing elevated levels of arsenic, chromium, and copper. Groundwater contamination was located primarily onsite and attenuates to drinking water standards just east of US 1. Traces of diesel fuel or gasoline related contaminants have also been observed in onsite groundwater, with one sample showing an exceedance of MTBE above standards.

A Remedial Alternatives Evaluation (RAE), to support selection of remedial technologies to address the on- and offsite soil contamination and the groundwater contaminant plume was submitted to DEP for review in December 2002. An updated RAE was submitted in September 2007.

Based on alternatives presented in the RAE, an Interim Action was selected by DEP to address offsite soil and sediment contamination along US 1 and Rockledge Drive east of the site. The June 2002 Decision Memorandum provides for removal & offsite disposal of contaminated soils and sediments at a permitted, authorized landfill.

Design of the offsite soil removal east of US 1 was completed and the interim removal action began in July 2003. Problems with the structural integrity of Rockledge Drive (CR 515) and the adjoining drainage swale on the north side of Rockledge Drive, lead to the postponement of those removal actions until the DEP and Brevard County can coordinate the remedial measures and civil engineering required to protect the roadway. It was anticipated that Brevard County would have funding in FY 2005 – 2006 to complete this action; however, continuing budgetary constraints for both the County and DEP make this unlikely any time in the near future.

In 2008 – 2009 an interim remedial measure, consisting of soil removal with offsite disposal for soils exceeding DEP residential SCTLs, was completed on three properties immediately adjacent to the Weekley site. Additionally, the former treatment building on the Weekley site was razed; contaminated building materials and onsite soils exceeding the EPA's TCLP limits for hazardous waste were excavated and disposed of at a permitted hazardous waste disposal facility. In summary: Onsite – approximately 1,546 tons of soil & 156 tons of building debris from the treatment building complex were disposed of as hazardous waste, 46 tons of building debris was disposed of as C&D debris and 58 tons of concrete was disposed of as non-hazardous waste. Offsite – approximately 1,486 tons of soil & 59 tons of cleared vegetation from the Schenck Beverage Co. property were disposed of as non-hazardous waste, along with 3,034 tons of soil from Stark Truss and 1,272 tons of soil from the DRH property. In total; 1,702 tons of hazardous waste and 5,956 tons of non-hazardous waste were disposed of.

An interim remedial measure, took place from August 1 through September 11, 2011, consisting of demolition of a pole barn and certain sheds on the site with offsite disposal of 424 tons of demolition debris, excavation of 4,754 tons of onsite soils exceeding the commercial/industrial SCTL for arsenic, with offsite disposal at a properly permitted landfill. The soil and paving were backfilled with clean offsite soil and recycled crushed concrete.

Schedule

Based on the most recent monitoring events, it appears that the groundwater plume has stabilized, but remains offsite under a residential neighborhood. Additional site assessment work was performed to determine if a source area remained onsite, below the water table. Direct push soil and groundwater data indicates that a large source area remains below the water table in the area of the former above-ground storage tanks and will require additional remedial action. The DEP's consultant prepared a remedial alternatives evaluation (RAE) to determine the most cost-effective way to deal with this source area. The RAE is currently under review by DEP and a remedial action plan is expected to be developed and implemented by the end of FY17.