

Olive Street East, a/k/a South Central Avenue Site
449 South Central Avenue
Lakeland, FL
County: Polk
District: Southwest
Site Lead: Waste Cleanup Program
Accepted for Cleanup: May 13, 2015
HWC # 203

Site Description and History

The Olive Street East, a/k/a South Central Avenue Site is located at the corner of Olive Street East and South Central Avenue in Lakeland, Polk County in Township 28S, Range 23E, Section 23 at 28° 02' 20.2476" N, 81° 58' 26.3770" W in a mixed commercial/residential neighborhood. A convenience store/gas station is located across Olive St. north of the site, with residential properties east, south and west of the site. A portion of the site was formerly an auto repair business. A drug store is on the northeast corner of the site and a former laundromat is located on the southeast corner of the site, which is comprised of four parcels. Clockwise from west to southeast the property histories follow.

1218 W. Olive St. (a/k/a former Tidmore property) is currently a vacant property owned by Daniel Dunham and Cynthia Walker. According to a directory search, auto repair body shops, auto service, and other similar commercial businesses have operated on the property since sometime prior to 1950. Review of the 1929 Sanborn map depicts a mattress manufacturer on the property. Review of the available aerials from 1941 through 2006 and of the Sanborn maps shows that the buildings were formerly on the western half of the property. During the 2003 site investigation, the property was identified as Chip's Towing, but the site was no longer in use. Review of the 2006 aerial shows the buildings to be removed as noted during the May 2008 site reconnaissance.

Martin Drugstore currently occupies the property at 437 S. Central Ave. According to the directory search conducted as part of the 2003 Site Investigation Report for the Olive St. E. Study, Martin Drugstore has operated at this address since some time prior to 1970. Review of the property records obtained from the Polk County Property Appraiser's Office indicates that Fred Martin sold the property and business to the current owner, DRM Enterprises, in June 1998.

According to the directory search, the coin laundry began operating at 449 S. Central Ave. sometime between 1970 and 1972, and then ceased operations sometime after 1994. The real property owner stated that they continued operating the coin laundry after purchasing the property, but closed the laundry after several break-ins and thefts. Since that time, 449 S. Central Ave. was leased to tenants who have operated a t-shirt shop and cellular telephone sales store. At the time of the field investigation in July 2008, the business was vacant.

Pats Jr. Discount Liquor currently occupies the property at 451 S. Central Ave. This facility is co-located on a parcel with the 449 S. Central Ave. location. According to the directory search conducted as part of the 2003 Site Investigation Report for the Olive St. E. Study, convenience stores under various names have operated at this address since some time prior to 1970. However, it does not appear that gasoline sales were ever part of the services.

1207 W. Walnut St. is a residential property. Review of the Sanborn maps from 1929 through 1965 shows that the property was vacant until sometime between 1948 and 1965 when it appears the current residence was relocated to the lot. The property is currently owned by Walnut Land Trust #1207. Prior to Walnut Land Trust #1207, the property was previously owned by other investment entities.

Threat

- March 2002. The Draft Remedial Investigation Report completed for the Landia Chemical site by the EPA identified a volatile organic compound (VOC) groundwater plume to the east of the site that appeared to originate from offsite sources.
- July 2003. The Site Investigation Report submitted for the Olive Street East Study identified a tetrachloroethene (PCE) plume that appeared to originate from the former laundromat that operated at 449 South Central Avenue. Groundwater samples collected at the former laundromat and the Tidmore property exhibited elevated concentrations of PCE, exceeding regulatory criteria. The highest concentrations of PCE were 300 micrograms per liter ($\mu\text{g/L}$: Tidmore), 120 $\mu\text{g/L}$ (Tidmore), and 96 $\mu\text{g/L}$ (laundromat).
- June 2004. Based on review of soil and groundwater results and no drycleaning operational history, Ron Noble (Fowler White Boggs Banker), an attorney representing the property owners of 449/451 South Central Avenue, submitted a letter to FDEP Southwest District stating that the adjacent Tidmore property was the source of the PCE rather than the former laundromat.
- June 2005. Simone Core, DEP Southwest District, submitted a memorandum to William Martin, DEP Site Investigation Section, requesting further assistance in determining whether the laundromat or the Tidmore property is the source area. The district recommended depth-integrated sampling to be conducted near the respective property boundaries to assist in determining the source.

An SI was performed to see if the property situated at 449 and 451 S. Central Ave. or the property at 1218 W. Olive St. were sources of the plume. Samples were also collected at 437 S. Central Ave. 449 S. Central Ave. was the home of a former laundromat and 1218 W. Olive St. was the location of prior auto repair body shops, auto service and similar commercial businesses since sometime prior to 1950.

During the SI, a holding tank was discovered at the rear of the former laundromat facility. This holding tank appears to have been serviced only by the former laundromat. A sludge sample collected from the holding tank contained 18,000 $\mu\text{g/kg}$ of PCE and high concentrations of other VOCs related to the dry cleaning process. Samples collected beneath the foundation of the building, to the northeast corner of the building and near the holding tank at 449 S. Central Ave., did not really show such of evidence of the VOCs. None of the soil samples collected during the field investigation contained concentrations of PCE greater than any applicable regulatory criteria.

Groundwater samples collected at the site from the surficial aquifer contained concentrations of VOCs greater than DEP Primary Drinking Water Standards and Groundwater Cleanup Target Levels. The highest concentrations of PCE in groundwater were detected at 437 S. Central Ave. on the Martin Drugstore and 1218 W. Olive St., the Tidmore property.

An Ability to Pay evaluation for the current owner of the 449 & 451 S. Central Ave. properties determined that the real property owner did not have the financial ability to pay for the cleanup.

Response Strategy and Status (June 2016)

The site was referred to the Waste Cleanup Program on February 19, 2015, and accepted for State-funded cleanup on May 13, 2015.

Schedule

This site will be assigned to a project manager and consultant when funding becomes available.