

Climatrol
529 South Industry Road
Cocoa, Florida
County: Brevard
District: Central
Site Lead: Waste Cleanup Program
Approved for Cleanup: May 6, 2009
ERIC ID # 3938

Site Description and History

The site is comprised of three adjacent parcels in Cocoa, Brevard County, Florida; a 2.53 acre parcel at 529 S. Industry Road, and 1.21 acre and 0.92 acre parcels at 555 S. Industry Road in Township 24S, Range 36E, Section 07 at 28° 24' 26.5368" N, 80° 45' 54.7677" W. The surrounding area is primarily industrial. All three of the parcels were formerly owned by Climatrol, Inc., a business involved in the supply, installation and servicing of various air-conditioning, heating and hot water systems.

Climatrol operated for an unknown period in the 1970's and 1980's. Since the company declared bankruptcy on February 13, 1991, the individual parcels have gone through several owners. Presently, Neighbor LLC owns the 529 S. Industry Rd. parcel and Southward Partners LLC owns the 555 S. Industry Rd. parcels. Neighbor, LLC and Southward Partners LLC are collocated (Annapolis, MD) and share many of the same officers.

In August 1991, Missimer & Associates (M&A) conducted a Phase I environmental assessment of the site. They recommended removal of two onsite underground storage tanks (USTs) and initiation of more extensive assessment work.

In October 1991, the two abandoned USTs, consisting of a 10,000 gallon unleaded gasoline tank and a 1,000 gallon diesel tank, were removed. Almost 80 tons of contaminated soil were also excavated and removed. During the course of the removal, M&A discovered petroleum-related contamination (benzene, ethyl benzene, toluene and xylenes), exceeding Groundwater Cleanup Target Levels (GCTLs) in water collected from the bottom of the excavation. A ground water sample collected from a newly installed monitoring well (MW-1), in the western part of the property and downgradient of the former USTs, exhibited benzene and TCE at concentrations exceeding GCTLs.

In January 1992, nine monitoring wells were installed across the site and a previously unknown 550 gallon waste oil UST was discovered in the western part of the property. This waste oil tank was subsequently emptied and excavated. During the excavation, 15 cubic yards of visibly stained soil was also removed.

During the January 1992 assessment, a groundwater sample collected from a monitoring well, located on the western property boundary and downgradient of the waste oil tank, contained benzene and *cis*-1,2-dichloroethylene (CIS), at concentrations exceeding GCTLs. Groundwater collected from the monitoring well nearest the waste oil storage tank (MW-1) exhibited TCE and benzene at concentrations exceeding GCTLs. A groundwater sample collected from the eastern

part of the property, where painting activities were conducted (MW-2), exhibited no contamination.

Threat

Two groundwater contaminant plumes appeared to be located on the site: a plume of petroleum contaminants near the tank excavation; and a plume of chlorinated compounds featuring high concentrations of TCE and CIS. The chlorinated plume is migrating to the west towards a county-owned retention pond.

There are no private water wells within ½ mile of the site and no large public water wells (>100,000 gpd) within several miles of the site. A large elevated water tank located immediately northeast of the facility is used to store recycled wastewater for irrigation only.

Response Strategy and Status (December 2020)

Climatrol was approved for State-funded cleanup in May 2009. Budgetary limitations prevented the site from immediately being assigned to a project manager. In December 2009, DEP tasked Arcadis U.S., Inc. for an Initial Site Assessment Work Plan.

Arcadis commenced site assessment activities in May 2010, and discovered only residual petroleum contaminants in limited areas near the former USTs. However, a sizable plume of chlorinated solvents was discovered on the western portion of the site with concentrations much higher than anything previously reported. Consequently, most of the site assessment fieldwork was spent in delineating this chlorinated solvent plume.

An offsite notification package was completed in August 2010 to inform adjacent property owners of groundwater contamination beneath their respective properties.

DEP approved the Site Assessment Report in early November 2010. Additional groundwater sampling, slug testing and investigating the property immediately to the west of the former Climatrol facility was required in order to complete a final assessment for the site.

Additional groundwater sampling events conducted between August 2011 and July 2015 confirmed the presence of a large plume of chlorinated solvents, primarily TCE, extending off site to the west and northwest of the former Climatrol property.

In June 2016, Arcadis submitted a Remedial Action Plan (RAP) for bioremediation and groundwater recirculation. A Pilot Study in support of the design concluded in 2020. The Pilot Study implied that access to the property immediately to the west (Lombardo Property) would greatly enhance the effectiveness of the design. Access to the Lombardo property has thus far been denied by the property owner.

Schedule

The site remains on an annual monitoring schedule until DEP completes review and approval of the RAP. DEP is working with the Office of General Counsel to obtain access to the Lombardo Property.