

**Sanford Drycleaners**  
**121 & 113 South Palmetto Avenue**  
**Sanford, FL**  
**County: Seminole**  
**District: Central**  
**Site Lead: EPA**  
**Placed on NPL: September 29, 2010**  
**ERIC ID # 3947**

**Site Description and History**

The site is located at 121 and 113 S. Palmetto Ave., in the historic section of downtown Sanford, in Township 19S, Range 30E, Section 25 at 28° 48' 40.6050" N, 81° 15' 56.3268" W. This site is approximately ¼ acre in size and consists of three buildings, one with two floors with a single story building extending to the east of the main building, and two single story buildings with connected facades. The first dry cleaning business was established on the 121 South Palmetto Ave. property in the 1940's as Downtown Drycleaners & Laundry. In 1964 the property expanded onto the 113 South Palmetto Ave. property and continued dry cleaning operations until the 1970s, when the business changed names to Sanford Drycleaners. Sanford Drycleaners was operated by a number of different entities until 2001. The long period of operation and the multiple owners and operators make it difficult to identify a responsible party. The latest owner of the property is Metro Orlando Affordable Housing, Inc. (MOAH). MOAH is a non-profit group that rebuilds properties for affordable low income housing.

The site first came to the Department's attention in 1993 during site assessment activities conducted near the site. Tetrachloroethene (PCE) and other chlorinated volatile organic compounds (CVOCs) were found in groundwater at concentrations above the Environmental Protection Agency's (EPA) Safe Drinking Water Act Maximum Contaminant Levels (MCLs). The most prevalent CVOCs showing widespread onsite contamination were PCE and trichloroethene (TCE).

**Threat**

There are 15 municipal supply wells within four miles of the site. The site is located in a sinkhole-prone area that could accelerate the spread of CVOC contamination. Lake Monroe, with numerous fisheries and sensitive environments, including the endangered West Indian Manatee, is located approximately 1,200 feet downgradient of the site.

**Response Strategy and Status (December 2020)**

Based on the high levels of CVOC contamination in groundwater and soil, the proximity of the municipal supply wells serving a large population, and possible contamination migration to surface water, the site was proposed for inclusion on the National Priority Listing (NPL). The site was placed on the NPL list on September 29, 2010.

The EPA began a Remedial Investigation and Feasibility Study (RI/FS) in May 2011. The Draft Remedial Investigation Report was submitted to the Department of Environmental Protection (DEP) on October 16, 2012. The report was commented on by DEP in November 2012. The final

RI Report was submitted on January 25, 2013 and approved by DEP. Remedial Investigation found soil contamination is limited to CVOCs beneath and outside the 121 S. Palmetto Avenue building. Contamination is present from ground surface to the water table (5 to 6 ft below land surface [bls]). The groundwater contamination is limited to the surficial aquifer and was found to extend to depths ranging from 35 to 50 ft bls. The highest concentrations of CVOCs are found outside the rear of the 121 S. Palmetto Avenue building and have migrated off-site approximately 950 feet to the north-northeast to the shore of Lake Munroe. TCE and *cis*-1,2-dichloroethene were detected in the pore water beneath Lake Munroe; however, surface water and pore water levels are relatively low and do not pose an ecological risk to aquatic life in the lake. The Human Health Risk Assessment concluded that cancer risks from exposure to the indoor air concentrations are within EPA's acceptable risk limits.

Offsite notification was sent to two property owners on September 23, 2011, notifying them of confirmed groundwater contamination as a result of the Sanford Dry Cleaners site.

The Feasibility Study presented alternatives for soil and groundwater cleanup. The evaluation of soil concluded that excavation, offsite disposal, and Soil Vapor Extraction satisfied the evaluation better than the other soil alternatives. The evaluation of groundwater concluded that source area In Situ Enhanced Bioremediation (ISEB) into the surficial aquifer, ISEB barriers upgradient from Lake Monroe, Monitored Natural Attenuation, and Institutional Controls to regulate installation of new water supply wells within the source area was the best solution. The Feasibility Study was approved by DEP on June 4, 2013.

EPA signed a Record of Decision for the site on August 15, 2013. The Final Remedial Design was submitted to DEP on September 30, 2014. Implementation of the Remedial Design occurred from November 17, 2014 to February 2015. Activities of remediation included excavating 517 tons of contaminated soil, injecting approximately 37,000 gallons of ISEB amendments, installing and startup of the SVE system, and conducting baseline groundwater sampling. The SVE system operated from February 2015 to March 2016. In March 2016, confirmatory soil sampling was conducted, and soil data was determined to be below Soil Cleanup Target Levels. DEP agreed to EPA's recommendations in November 2016 to remove the SVE system from the site.

EPA conducted additional remediation in November 2017 with multi-phase extraction and in situ chemical oxidation to treat the groundwater contamination around wells DEP-3D, DEP-3S, and SDC-003. Groundwater data shows non-aqueous phase liquid (NAPL) still resides in these wells.

The First Five Year Review was conducted in 2020. The site inspection occurred with DEP, EPA, and Skeo in February 2020 with the Five Year Review Report being signed on June 2, 2020.

### **Schedule**

Further investigation of the NAPL onsite, conducting Modified Active Gas Sampling, and more groundwater remediation is being discussed between EPA and DEP. In addition, annual groundwater monitoring is currently ongoing.