

Olive Street East (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

ERIC ID # 3973

Site Description and History

The Olive Street East (South Central Avenue Site) is located at 449 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. The facility is located on a parcel with the address of 451 South Central Avenue. The property has been owned by Rahul Investments, LLC since 1992. The building housing the former coin laundry is split into two suites. One suite is occupied by Pats Jr. Discount Liquor. The address for the liquor store is 451 S. Central Ave. Convenience stores under various names have operated at this address since some time prior to 1970. The coin laundry began operating at 449 South Central Avenue sometime between 1970 and 1972 until sometime after 1994. Since that time, 449 South Central Avenue was leased to variety tenants including a t-shirt shop, cellular telephone store and currently a barbershop.

Threat

According to a Site Inspection Report dated November 2008, a sludge sample collected from what appears to be a septic tank/cesspool with a sand bottom (drain field) for the building had a tetrachloroethene concentration of 18,000 µg/kg. A more recent sample collected in July 2016 was below the applicable cleanup target levels for volatile organic compounds of concern. The tank is partially located on a residential property that is immediately west of the site (1207 W Walnut Street). Impacted soil was not encountered during site assessment activities. The tetrachloroethene plume is offsite and migrating west. There is currently no downgradient point of compliance. Offsite contamination notification for the site has been completed.

Response Strategy and Status (December 2020)

In 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.

In response to the EPA findings, 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 located at 1218 West Olive Street exhibited elevated concentrations of PCE, exceeding regulatory criteria. The highest concentrations of PCE in monitoring wells were 300 micrograms per liter (µg/L) and 120 µg/L on the Tidmore property, and 96 µg/L at the laundromat. Based on review of soil and groundwater results and no drycleaning operational history, an attorney representing the property owners of 449/451 South

Central Avenue, submitted a letter to Department June 2004 stating that the adjacent Tidmore property was the source of the PCE rather than the former laundromat.

A June 2005 memorandum to the Department's Site Investigation Section, requested assistance in determining the source of PCE in groundwater in the area. Depth-integrated sampling near potential source property boundaries was recommended to assist in determining the source.

A site inspection 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 site inspection, 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 µg/kg of PCE and high concentrations of other VOCs related to the drycleaning 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 show such 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 property owner, Rahul Investments LLC determined that the real property owner did not have the financial ability to pay for the cleanup so the site was referred to the Waste Cleanup Program on February 19, 2015, and accepted for State-administered cleanup using discretionary funds on May 13, 2015.

Based on the results of site assessment conducted between July and September 2016, offsite noticing was completed and additional groundwater delineation is underway. The Department sent additional offsite notification letters based on supplemental site assessment completed in 2017. Additional monitoring wells west of the site were installed in August 2018 to complete plume delineation.

The site monitoring well network incorporates wells from the Landia Superfund site. At this time the recommended site strategy is biennial groundwater monitoring.

Schedule

The next groundwater sampling event is proposed for April 2022.