

**Exclusive Cleaners & Laundry Inc.
a.k.a. Professional One Hour Cleaners
1595 N. Pace Blvd.
Pensacola, Florida
County: Escambia
District: Northwest
Site Lead: Waste Cleanup Program
Accepted for Cleanup: June 6, 2018
ERIC ID # 4636
(COM_298925 & COM_615)**

Site Description and History

The Exclusive Cleaners & Laundry site is located at 1595 North Pace Boulevard, on the southwest corner of the intersection of Blount Street and North Pace Boulevard, in Pensacola, Escambia County, Florida. The approximate latitude and longitude of the site are 30° 25' 40.8657" N and 87° 14' 27.7724" W, respectively, in Township 02 South, Range 30 West, Section 30. The site is on an approximately 0.3-acre parcel occupied by an approximately 1,400-square-foot single-story building and a small shed behind the building. An abandoned (sand-filled) underground storage tank (UST) exists on the site, north of the building. The facility utilized a septic system, located in the grassy area at the rear of the building, until at least 1997 but is now connected to city sewer services.

In 1987, the facility applied for and was granted an EPA identification number with the status Hazardous Waste Small-Quantity Generator (SQG).

The site location was originally listed as 1421 N. Pace Boulevard; however, in 1994, the City modified the addresses in the area and the site was relisted at 1595 N. Pace Boulevard. According to the construction details and City Directory data, the building was originally constructed as a filling station circa 1955. The drycleaning business began operating in October 1966 and has been listed over the years as Professional Cleaners, 1 Hour Martinizing, and eventually Professional One Hour Cleaners (POHC).

The business applied for the Drycleaning Solvent Cleanup Program (DSCP) in 1997. A Site Assessment Report was included in the DSCP Application that detailed one soil sample result with a PCE detection.

Although the exact date that site drycleaning operations ceased is unclear, Polk City Directories lists a drycleaner at this address until 2008. The facility was noted as closed in an April 2011 FDEP site inspection.

Threat

Based on soil and groundwater sampling conducted at POHC and in the site vicinity, there is extensive soil contamination and limited groundwater contamination related to past drycleaning operations.

Response Strategy and Status (December 2020)

In the 1993 FDEP Site Inspection Report, the inspector noted, waste waters generated during [PCE] reclamation were allegedly disposed of by dumping in the toilet. This was a permissible disposal method only for facilities connected to sanitary sewer systems and publicly owned treatment works. However, this facility was on a septic tank. In the 1997 DSCP Application, the owner noted that an employee with knowledge of previous operations stated an unknown quantity of waste had been dumped from the time operations began in October 1966. The reported violation noted was that One Hour Martinizing (although Professional One Hour is listed as the facility name) did not conduct a hazardous waste determination of the waste waters generated during PCE reclamation.

FDEP accepted the name change request from 1 Hour Martinizing to Professional One Hour Cleaners, in a letter dated January 5, 1994. The "Request for Status or Information Change" form also noted the City (Pensacola) changed the address from 1421 to 1595 N. Pace Boulevard.

On February 15, 1995, FDEP accepted Professional One Hour Cleaners' request to receive the status change to include "transporter" as well as the original SQG status. Transportation was reported as 'for commercial purposes by highway only'.

At the time of the inspection, June 1, 1995, POHC employed five persons to operate a laundry and a 35-pound Detrex drycleaning unit. The report estimated that 14 gallons of PCE were consumed each month. Hazardous waste generated included PCE contaminated filters and condensate, all of which was handled by MCF Systems of Atlanta on a six-week schedule, removing less than 220 pounds a month.

On April 21, 1997, FDEP received a DSCP Application (accompanied by a Site Screening Report) for Professional One Hour Cleaners. The application detailed the drycleaning operations began October 1, 1966, and this was the first application for admittance to the program. It stated floor drains had been at the premises, and the facility was connected to a septic system. The Application also noted that all lint, dust, sludges, and cartridges are disposed of by MCF Systems and that secondary containment structures were installed at the site in March 1997, just prior to the application being filed.

On April 21, 1997, FDEP received a Site Screening Report (accompanied by a DSCP Application) for the site. The report included the results of a soil sample collected in the vicinity of the drycleaning machine. PCE and trichloroethene (TCE) were detected at concentrations of 505 micrograms per kilogram ($\mu\text{g}/\text{kg}$) and 159 $\mu\text{g}/\text{kg}$, respectively. No groundwater samples were collected for analysis.

FDEP responded to the applicant regarding the DSCP Application stating that the site was not eligible to participate in the Program for failing to install secondary containment.

FDEP conducted a compliance assistance site visit on June 30, 1999. Based on the visit, the facility used a Detrex 35-pound capacity unit and approximately 19 gallons of PCE per month.

Additionally, over 220 pounds of hazardous waste had been generated in a calendar month which was greater than the amount for Conditionally Exempt SQG status.

In 2003, the Northwest District requested assistance from FDEP SIS to investigate VOC groundwater contamination in the Sand-and-Gravel aquifer in the Pace Boulevard area. From April 2007 to June 2009 SIS completed site investigation at POHC, Soule Marine, and J & J Tires. As part of the Pace Boulevard study, soil samples were collected from five locations on the POHC property. The highest levels of PCE (15,000,000 µg/kg) and TCE (2,800 µg/kg) were in SS-2 (1-foot depth). Groundwater elevations from the area-wide study indicated a southerly groundwater flow. The report noted that significant soil contamination existed on the POHC portion of the study. SIS recommended further delineation of soil contamination at POHC with continued groundwater monitoring.

In June 2010, FDEP sent POHC a letter to initiate site assessment in accordance with Chapter 62-780 FAC. An April 2011 inspection report noted that POHC was closed and operations appeared to have ceased. As a result, a Non-Compliance Letter informing the owner that they may be in violation of the timeline expressed in Chapter 62-780 FAC and Chapters 376 and 403, Florida Statutes. DEP met with Mr. Whigham and his consultant on July 26, 2011, to discuss options for cleanup at the site. Mr. Whigham indicated he could not afford the cleanup; therefore, a Financial Affidavit for a Corporation package was provided to Mr. Whigham.

In October 2011, FDEP prepared a Pre-CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) Screening Assessment (PSA) for the POHC site. The site was selected by the DEP Program and Technical Support Section (PTSS) from a list of ineligible drycleaners located in Escambia County. PTSS conducts Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, commonly known as Superfund) site assessments of contaminated and suspected contaminated sites for the EPA Superfund program. The PSA noted the 1997 Site Screening soil sample result and concluded that, due to the limited information and the concerns about the groundwater migration pathway, an Abbreviated Preliminary Assessment (APA) was recommended. Additional site screening activities were conducted between 2011 and 2012. The site was not recommended for listing on the NPL.

The FDEP and Mr. Gray Whigham III entered a Consent Order that provides the Department and its Contractors with site access, and ability use institutional and engineering controls to address site related contamination in February 2015.

Site assessment work began in September 2018 with the preparation of a site assessment work plan. Site assessment activities include the collection of soil, groundwater, and vapor samples. Site assessment is ongoing.

Schedule

Site assessment activities are underway. The FDEP contractor is also evaluating soil data with the aim of proposing an interim source removal to address vadose zone soil contamination.