

Phase I Environmental Site Assessment

1749 W. Silver Springs Boulevard & 109 SW 19th Avenue

Ocala, Marion County, Florida

ACRES Property ID 239359

April 1, 2019

Terracon Project No. EQ187138 – Task 1B1



Prepared for:

City of Ocala

Ocala, Florida

EPA Brownsfields Cooperative Agreement BF-00D71118-0

Prepared by:

Terracon Consultants, Inc.

Jacksonville, Florida

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials



April 1, 2019

City of Ocala
201 SE 3rd Street
Ocala, Florida 34471-2172

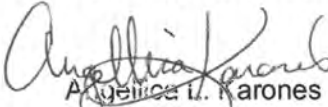
Attn: Ms. Lisa Walsh
P: (352) 629-8391
E: lwalsh@ocalafl.org

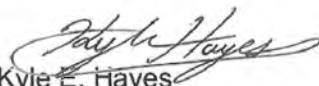
Re: Phase I Environmental Site Assessment
1749 W. Silver Springs Boulevard & 109 SW 19th Avenue
Ocala, Marion County, Florida
Marion County Parcel #'s: 2260-110-023 & 2260-110-026
EPA Brownfields Cooperative Agreement BF-00D71118-0
ACRES Property ID 239359
Terracon Project No. EQ197002 Task 1B1

Dear Ms. Walsh:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with our Authorization for Phase I ESA dated February 5, 2019 and our Professional Services Contract dated November 6th, 2018. The City of Ocala Brownfields Assessment Grant for brownfields hazardous substances and petroleum assessment is funded with U.S. Environmental Protection Agency, Region 4 (EPA) Cooperative Agreement BF-00D71118-0. Services are conducted as part of Task 1B of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. Funding for this Phase I ESA was split between hazardous substances and petroleum assessment grant funds. We appreciate the opportunity to be of service to you on this project. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.


Angelica L. Karones
Staff Scientist


Kyle E. Hayes
Environmental Department Manager

Terracon Consultants Inc. 9655 Florida Mining Blvd W, Ste 509 Jacksonville, FL 32257-2042

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TABLE OF CONTENTS

	Page No.
EXECUTIVE SUMMARY	i
Findings and Opinions	i
Significant Data Gaps	ii
Conclusions	ii
1.0 INTRODUCTION	1
1.1 Site Description	1
1.2 Scope of Services.....	1
1.3 Standard of Care	2
1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps	2
1.5 Reliance	3
1.6 Client Provided Information.....	4
2.0 PHYSICAL SETTING	4
3.0 HISTORICAL USE INFORMATION	5
3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps.....	5
3.2 Historical City Directories	6
3.3 Site Ownership	7
3.4 Title Search.....	7
3.5 Environmental Liens and Activity and Use Limitations	7
3.6 Interviews Regarding Current and Historical Site Uses.....	8
3.7 Prior Report Review	8
4.0 RECORDS REVIEW	9
4.1 Federal and State/Tribal Databases.....	9
4.2 Local Agency Inquiries.....	12
5.0 SITE RECONNAISSANCE	12
5.1 General Site Information.....	12
5.2 Overview of Current Site Occupants & Operations	13
5.3 Site Observations	13
6.0 ADJOINING PROPERTY RECONNAISSANCE	16
7.0 DECLARATION.....	16

TABLE OF CONTENTS (continued)

APPENDICES

APPENDIX A	Exhibit 1 - Topographic Map, Exhibit 2 - Site Diagram
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 – Task 1B1

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with our Authorization for Phase I ESA dated February 5, 2019 and Professional Services Contract dated November 6th, 2018 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The City of Ocala Brownfield Assessment Grant for brownfields hazardous substances and petroleum assessment is funded with U.S. Environmental Protection Agency, Region 4 (EPA) Cooperative Agreement BF-00D71118-0. Services are conducted as part of Task 1B of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. The ESA was conducted under the supervision or responsible charge of Kyle E. Hayes, Environmental Professional. Angellica L. Karones and Darryl Williams performed the site reconnaissance on March 12, 2019.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

According to the information provided by the client, the site consists of two adjoining parcels identified by the Marion County Property Appraiser's Office as parcel 2260-110-023 and 2260-110-026, which are located at 1749 Silver Springs Boulevard and 109 SW 19th Avenue in Marion County, Ocala, Florida. The site is approximately 0.45-acres (19,602 square feet (sf)) in size and is improved with of three residential structures, paved parking and utilities.

Historical Information

Based on a review of available historical information, the site appears to have been undeveloped land from at least 1895 through the early 1920's when the site was developed with the present-day residential home that is located on the south end of the site. The site remained relatively unchanged until 1972 when two additional residential dwellings were developed on the north end of the site. From 1973 through present day the site has experienced minor changes to driveway paths and parking areas.

The land to the north, east and west of the site historically consisted of undeveloped land from at least 1895 through the early 1900's. By 1940 these areas were developed predominately with farm land and sparse residential dwellings. By 1949 these areas were densely developed with residential neighborhoods, remaining relatively unchanged through present day. The land immediately south of the site has been developed with Silver Springs Boulevard (FL-40) since at least 1895. During this time the area south of Silver Springs Boulevard consisted of undeveloped land until approximately 1940, when the area was developed predominately with farm land and

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

residential dwellings. By 1949, farmland in this area began to decrease and residential development increased in density through present day.

Records Review

Applicable federal and state/tribal environmental regulatory databases were reviewed for the site and surrounding properties within the specified search radii outlined in ASTM E1527-13, as well as responses from state and local regulatory agency inquiries. The site was listed as a Brownfields (BF) site in the environmental database. The environmental database report also identified two (2) registered underground storage tanks (USTs) and one (1) registered leaking underground storage tanks (LUST) within ASTM specified search radii. A review of the available information pertaining to these sites did not reveal Recognized Environmental Conditions (RECs) to the site. The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site

Site Reconnaissance

The site was observed as two adjoining parcels developed with paved parking, utilities, and three residential structures identified as the 1749 W. Silver Springs Blvd building and 109 SW 19th Avenue suites 1850 and 109. According to the site contact, the site buildings were formerly utilized for residential use, but since 1994 the dwellings were repurposed for community office use and now office storage. The three buildings were observed to be vacant and debilitated in structural nature and are currently being used for office storage associated with the Greater Ocala Community Development Corp. Notable features included a heating, ventilating, and air conditioning (HVAC) system, a septic tank and associated drain field and old natural gas line attachments. No RECs were observed during the site reconnaissance.

Adjoining Properties

The site is bordered by SW 1st Street, followed by a residential neighborhood to the north, residencies to the east, Silver Springs Boulevard (FL-40) followed by residencies to the south, and SW 19th Avenue, followed by paved parking, The Ghost House Car Wash, a multi-suit retail strip mall to the west.

Significant Data Gaps

No significant data gaps were identified

Conclusions

We have performed this ESA consistent with the procedures included in ASTM Practice E1527-13 at 1749 Silver Springs Boulevard and 109 SW 19th Avenue, Marion County, Ocala, Florida. RECs, Controlled RECs (CRECs), or Historical RECs (HRECs) were not identified in connection with the site.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1



1.0 INTRODUCTION

1.1 Site Description

Site Name	1749 W. Silver Springs Blvd (Parcel - 2260-110-026) and 109 SW 19 th Avenue (Parcel - 2260-110-023)
Site Location/Address	1749 W. Silver Springs Boulevard & 109 SW 19 Avenue, Marion County, Florida
Land Area	Approximately 0.45 acres (19,602 square feet)
Site Improvements	Site is improved with three residential structures, paved parking and city utilities
Anticipated Future Site Use	Unknown
Purpose of the ESA	Redevelopment

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with our Authorization for Phase I ESA dated February 5, 2019 and Professional Services Contract dated November 6th, 2018 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The City of Ocala Brownfield Assessment Grant for brownfields hazardous substances and petroleum assessment is funded with EPA Cooperative Agreement BF-00D71118-0. Services are conducted as part of Task 1B of the Cooperative Agreement Work Plan negotiated between the City of Ocala and EPA. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report. ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA and was considered by Terracon in evaluation of RECs associated with the site.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

**1.3 Standard of Care**

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- Environmental lien and activity and use limitation (AUL) records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report. Based on

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1



other information reviewed during the completion of this report, the absence of this information is not deemed significant.

- Terracon contacted the Marion County Fire Rescue on March 7, 2019 regarding environmental concerns on the site. At the issuance of this report, a response had not been received. Based on a review of information obtained from other available resources, this data gap is not likely to affect the conclusions of this report and is not significant.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of the City of Ocala. Use or reliance by any other party is prohibited without the written authorization of City of Ocala and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

**1.6 Client Provided Information**

During the site visit, Elgin Carelock, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.		N/A	
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

*N/A – not applicable

Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 39-feet above sea level	USGS Topographic Map, Ocala West, FL Quadrangle, 1991 (Appendix A)
Topographic Gradient	Slightly southwest	
Closest Surface Water	Stormwater retention pond, approximately 2,300-feet southeast	
Soil Characteristics		
Soil Type	Hague-Urban land complex, 0 to 5 percent slopes	Marion County, FL USDA-NRCS Web Soil Survey issued September 12, 2018
Description	Hague-Urban land complex – Consists of 55 percent Hague and similar soils and 30 percent urban land. Hague – consists of sand, sandy clay loam, and loamy sand. Parent material is	

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1



Physical Setting Information		Source
	sandy and loamy marine deposits. The soil well drained and is more to 80 inches to the water table.	
Geology/Hydrogeology		
Formation	To: Ocala Limestone	Geologic Map of the State of Florida T.M. Scott, K.M. Campbell, F.R. Rupert, J.D. Arthur, T.M. Missimer, J.M. Lloyd, J.W. Yon, and J.G. Duncan, Florida Geological Survey, 2001 & Text to Accompany the Geologic Map of Florida, T. M Scott, Florida Geological Survey, Open File Report 80, 2001
Description	Ocala Limestone consists of nearly pure limestone and occasional dolostones. It can be subdivided into lower and upper facies on the basis of lithology. The lower member is composed of white to cream-colored, fine to medium grained, poorly to moderately indurated, very fossiliferous limestone (grainstone and packstone. The upper facies is white, poorly to well indurated, poorly sorted, very fossiliferous limestone (grainstone, packstone and wackestone).	
Estimated Depth to First Occurrence of Groundwater	Approximately 31-feet below ground surface (bgs)	Low Score Site Initiative – Site Assessment Report –Former Suwannee Swifty Food Store #265, prepared by Gator Engineering & Aquifer Restoration Inc. and dated February 1, 2013.
*Hydrogeologic Gradient	Southwest	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15-year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs are summarized below. Sanborn maps were not made available for this site.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1



- Topographic map: Ocala, Florida, published in 1895, 1968, 1991, 2012 (1: 2000)
- Aerial photograph: Agricultural Stabilization and Conservation Service (ASCS), published in 1957 (1:500)
- Aerial photograph: United States Geological Survey (USGS), published in 1964, 1984, 1988, 1995, 1999 (1:500)
- Aerial photograph: Florida Department of Transportation (FDOT), published in 1973, 1983 (1:500)
- Aerial photograph: Army Map Service (AMS), published in 1950 (1:500)
- Aerial photograph: United States Department of Agriculture (USDA), published in 2005, 2006, 2007, 2010, 2013, 2015 (1:500)

Historical Maps and Aerial Photographs

Direction	Description
Site	Undeveloped land (1895 -1920); south end of site developed with the present-day residential building (1923-1971); north end of site developed with two additional residential buildings (1972-2015)
North	Undeveloped land (1895-1939); developed predominately with farm land and sparse residential dwellings (1940-1948); densely developed with residential neighborhoods that increased in density over time (1949-2015)
East	Undeveloped land (1895-1939); developed predominately with farm land and sparse residential dwellings (1940-1948); densely developed with residential neighborhoods that increased in density over time (1949-2015)
South	Developed with Silver Springs Boulevard (FL-40) and followed by undeveloped land (1895-1939); developed predominately with farm land and residential dwellings (1940-1948); farmland in this area began to decrease and residential development increased in density (1949-2015).
West	Undeveloped land (1895-1939); developed predominately with farm land and sparse residential dwellings (1940-1948); densely developed with residential neighborhoods that increased in density over time (1949-2015)

3.2 Historical City Directories

The GeoSearch city directories used in this study were made available through R.L. Polk & Co. (selected years reviewed: 1916 to 2018) and were reviewed at approximate five-year intervals, if readily available. Street listings were not available prior to 1949. Since these references are copyright protected, reproductions are not provided in this report. The current street addresses for the site were identified as 1749 W. Silver Spring Blvd and 109 SW 19th Street.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

**Historical City Directories**

Direction	Description
Site	<u>1749 W Silver Springs Boulevard</u> : No Listing (1975-1980); Harris Thos (1984-1990); Harris Thomas A & Jennie L (1995); Great Ocala Community Dev Corp. (2006-2011); Green Cindy (2011-2016); Greater Ocala C D C (2016) <u>109 SW 19th Avenue</u> : No listings found
North	Residential Properties (1965-2016)
East	Residential Properties (1965-2016)
South	Residential Properties (1965-2016)
West	<u>1943 W Silver Springs Blvd</u> : No Listing (1975-1980); Vacant (1984); Sam's Big Apple Inc (1990-1995); <u>Suwannee Swifty Food Store / Sam's Food Market</u> (2001); Big Apple (2006-2016); Apple Cell Phone (2011); May'z Xtreme Hair Design (2011); Okab Rasem (2011); Boost Mobile (2016); Fitzpatrick Carlis J (2016) <u>1905 W Silver Springs Blvd</u> : No Listing (1975-2006); Instant Tax Svc (2011) <u>1926 W Silver Springs Blvd</u> : No Listing (1975-1980); Saint City Church Of God (1984-1995); Jenkins L P Rev (1984-1990); St City Of God Of The Apostolic Faith (2001); Saint City Church Of God (2006); No Listing (2011-2016) <u>1946 W Silver Springs Blvd</u> : No Listing (1975-1980); Saint City Church Of God (Academy) (1984-1995); No Listing (2001-2016)

The Suwannee Swifty Food Store is further discussed in Section 4.1 of this report.

3.3 Site Ownership

Based on a review of Greater Ocala Community Development Corp. (2003-2018). In addition, a previous owner identified includes Thomas A. Harris (1999-2002). Previous listings were not made available prior to 1999.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The Geosearch regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1



client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

Interviews

Interviewer	Name	Title	Date/Time
Angellica Karones	Elgin Carelock	Chairman of the Greater Ocala Community Development Corp.	March 12, 2019 / 12:30pm

Mr. Carelock was interviewed during the site reconnaissance and reported the following:

- He has been familiar with the site since 1994.
- To his knowledge all the buildings on the site have been used for residential purposes until the 1990's when the Community Development Corp obtained the property. The larger house has been utilized as the Community Development Corp. office and conference space since obtaining it. The two smaller structures were utilized for the same purpose but were rented to the NAACP for about a decade, once NAACP moved out the houses were used for additional office storage.
- The site is currently connected to city electric and sewer, the septic tank on site has not been in use since the at least the 1990's.
- He is not aware of any environmental permits issued for the site.
- He is not aware of any spills or releases of hazardous substances or petroleum products at the site.
- To his knowledge the site does not utilize any other underground or aboveground storage tanks (USTs/ASTs); and, he is only aware of the old septic tank located at the site.
- He is not aware of any environmental concerns associated with the site.
- He is not aware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

3.7 Prior Report Review

Terracon requested the client provide any previous reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

**4.0 RECORDS REVIEW**

Regulatory database information was provided by Geosearch, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

Database	Description	Distance (miles)	Listings
CERCLIS (SEMS)*	Comprehensive Environmental Response Compensation & Liability Information System	0.5	0
CERCLIS/NFRAP (SEMSARCH)*	Comprehensive Environmental Response Compensation & Liability Information System/ No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0
IC/EC (EC)*	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1	0
DNPL	Delisted National Priorities List	0.5	0
RCRA CORRACTS/TSD (RCRAC)*	Resource Conservation & Recovery Act - Corrective Action Treatment Storage & Disposal Facilities	1	0
RCRA Generators (RCRAGR04)*	Resource Conservation and Recovery Act Generators	Site and adjoining properties	0
RCRA Non-CORRACTS/TSD (RCRAT)*	Resource Conservation & Recovery Act – Non-Corrective Action Treatment Storage & Disposal Facilities	0.5	0

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

**Federal Databases**

* = GeoSearch Acronym

State/Tribal Databases

Database	Description	Distance (miles)	Listings
Brownfields (BF)*	Brownfield Areas	0.5	1
IC/EC	Engineering And Institutional Control Sites	Site	0
LUST (LUAST)*	Registered Leaking Storage Tanks	0.5	2
SHWS	State Hazardous Waste Sites	0.5	0
SWF/LF (SWF)*	Solid Waste Facilities	0.5	0
UST	Registered Storage Tanks	Site and adjoining properties	0
VCP (VCS)*	Voluntary Cleanup Sites	0.5	0

* = GeoSearch Acronym

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
BF420501000 West Ocala Expansion Area	The Site	BF	No based on the discussion below
Suwannee Swifty Food Store #265 1943 W Silver Springs Blvd	Approximately 500-feet west / cross-gradient	UST, LUST	No based-on distance from the site and the discussion below
Saint City Church of God 1958 SW Broadway St.	Approximately 470-feet southwest / down-gradient	UST	No based on the discussion below

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

Brownfield Ocala Area #2

A Brownfield area designated by the City of Ocala also includes the location of the site. The Brownfield area was designated for the purpose of environmental remediation, rehabilitation, and economic development and is not considered a REC to the site.

Suwannee Swifty Food Store

Suwannee Swifty Food Store is listed in the environmental database as a LUST and UST facility. The facility formerly operated as a gas station and convenience store and is currently operating as a beauty supply business. According to the environmental database, the facility formerly operated three (3) approximate 8,000-gallon USTs containing leaded and unleaded gasoline. Terracon reviewed files for the site on the Florida Department of Environmental Protection (FDEP) database OCULUS and according to the Site Assessment Report for Former Suwannee Swifty Food Store #265, prepared by Gator Engineering & Aquifer Restoration Inc. (GEAR) dated September 2012, a petroleum discharge release was reported to the FDEP in 1988 and 1992. Soil and groundwater sampling performed by GEAR indicated that contamination was not present resulting in a request to FDEP for a No Future Action Proposal (NFAP) and Site Rehabilitation Completion Order (SRCO). The facility received its SRCO on September 27, 2013. Due to the 2013 SRCO and distance from the site this facility is not considered a REC.

Saint City Church of God

Saint City Church of God is listed in the environmental database as a UST facility. According to the environmental database, the facility formerly operated as Shell Service Station. Terracon reviewed files for the site on the FDEP OCULUS database and according to historical documents and a Stationary Tank Registration/Notification Form the facility registered four (4) USTs of various sizes on December 20, 1984. Additional information regarding the tanks and previous operations that have taken place at this facility are not available for review. Due to the lack of historical violations and distance from the site this facility is not considered a REC.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site. Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed two facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

**4.2 Local Agency Inquiries**

Agency Contacted/ Contact Method	Response
(FDEP/ PublicRecordsRequests_Regulatory@floridadep.gov	An open records request email was sent on March 7, 2019, requesting environmental records for the site on file with FDEP. On March 8, 2019, an automated response from the FDEP responded by providing links to Oculus DEP Information Portal and stating, "The Florida Department of Environmental Protection would like to inform you that no records were found matching the provided criteria."
Marion County Health Department/ info.marion@flhealth.gov	An open records request email was sent on March 7, 2019. On March 11, 2019, Jayne Ashberger from the Marion County Health Department responded by email "MC PIDs 2260-110-026 and 2260-110-023 are owned by the same person. There is a duplex on one parcel and the NAACP office on the other. Both parcels are serviced by City of Ocala central water and sewer. We do not have any problems, permits or concerns in our databases on these parcels."
Marion County Fire Rescue/ by public form at 'https://www.marioncountyfl.org/about/phone-directory/contact-us-fire-rescue'	An open records request email was sent on March 7, 2019; however, no response has been received by the issuance of this report.

5.0 SITE RECONNAISSANCE**5.1 General Site Information**

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1

**General Site Information**

Site Reconnaissance	
Field Personnel	Angellica L. Karones
Reconnaissance Date	March 12, 2019
Weather Conditions	65 degrees Fahrenheit
Site Contact/Title	Elgin Carelock / Chairman of the Greater Ocala Community Development Corp.

Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft ²)
1749 W. Silver Spring Boulevard	Office storage	1928	2	2,360
109 SW 19 th Avenue Suite 109	Office storage	1970	1	1,350
109 SW 19 th Avenue Suite 1850	Office storage	1972	1	700

Site Utilities	
Drinking Water	Ocala Electric Utility (OEU)
Wastewater	OEU
Electric	OEU

5.2 Overview of Current Site Occupants & Operations

The site is located at 1749 W. Silver Springs Blvd and 109 SW 19th Avenue (two adjoining parcels) in Ocala, Marion County, Florida and consists of three residential structures identified as the 1749 W. Silver Springs Blvd building and 109 SW 19th Avenue suites 1850 and 109. The three structures were observed to be vacant and based on reconnaissance and interview, the buildings on site are utilized to maintain office storage for the Greater Ocala Community Development Corp.

5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1



Category	Item or Feature	Observed or Identified
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	X
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	X
Electrical Transformers/PCBs	Transformers and/or capacitors	
	Other equipment	

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1



Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	X
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

Site Operations, Processes, and EquipmentHeating and/or cooling systems

A heating, ventilating, and air conditioning (HVAC) system was located on the east side of the 1749 W. Silver Springs Blvd building. The HVAC unit was stored on a concrete pad and appeared to be in good condition. The HVAC unit does not represent a REC.

Underground Chemical or Waste Storage, Drainage or collection systemsSeptic tanks and/or leach fields

The site has one septic tank and associated leach field located just north of the 1749 W. Silver Springs Blvd building. The septic tank was observed to no longer be in working order and according to the site contact the septic has been out of order since at least 1994 when the Community Development Corp began occupying the site and had the buildings connected to city sewer. The septic tank and associated drain field does not represent a REC for the site.

Releases or potential releasesExterior pipe discharges and/or other effluent discharges

The three buildings on site had natural gas line attachments protruding from the ground and building exteriors. The attachments were observed to be off and not connected to any piping leading into the structures. According to the site contact, none of structures have been attached

Phase I Environmental Site Assessment■ 1749 W. Silver Springs Blvd and 109 SW 19th Avenue

■ Ocala, Florida ■ April 1, 2019 ■ Terracon Project No. EQ187138 -Task 1B1



to natural gas since at least 1994 when the Community Development Corp began occupying the site. These natural gas line attachments do not represent a REC for the site.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	SW 1 st Street followed by a residential neighborhood
East	Residences
South	Silver Springs Boulevard (FL-40) followed by residences
West	SW 19 th Avenue, followed by paved parking, The Ghost House Car Wash and a multi-suit retail strip mall.

RECs were not observed with the adjoining properties.

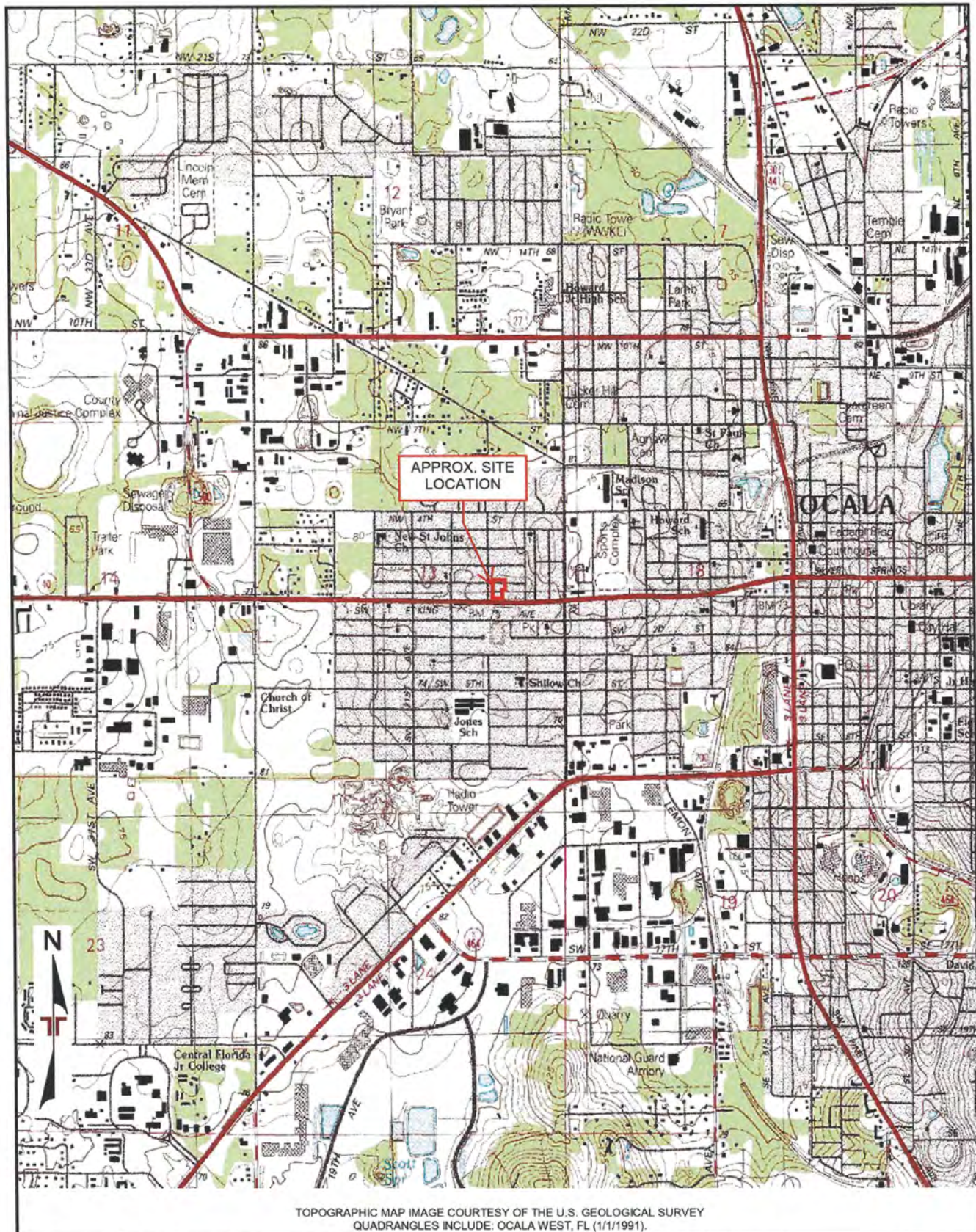
7.0 DECLARATION

I, Kyle E. Hayes, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Kyle E. Hayes

Environmental Department Manager

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC VICINITY MAP
EXHIBIT 2 – SITE DIAGRAM



Project Manager:	AK	Project No.	EQ187138	 9655 Florida Mining Blvd W, Ste 509 Jacksonville, FL 32257-2042	TOPOGRAPHIC MAP	1749 W Silver Springs Blvd & 109 SW 19th Ave Ocala, FL	Exhibit
Drawn by:	SB	Scale:	1"=2,000'				
Checked by:	KH	File Name:	EQ187138				
Approved by:	KH	Date:	3/8/2019				
1							



DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

Project Manager: AK	Project No. EQ187138	 <p>9655 Florida Mining Blvd W, Ste 509 Jacksonville, FL 32257-2042</p>	<p>SITE DIAGRAM</p> <p>1749 W Silver Springs Blvd & 109 SW 19th Ave Ocala, FL</p>	Exhibit
Drawn by: SB	Scale: AS SHOWN			2
Checked by: KH	File Name: EQ187138			
Approved by: KH	Date: 3/8/2019			