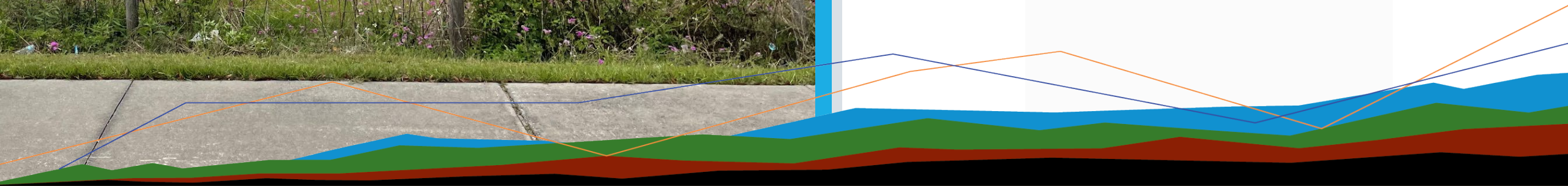




Reed Place

PUBLIC OPEN HOUSE

NOVEMBER 1, 2024





Agenda



Introduction

Site History

Existing Conditions

Preliminary Master

**Open House Questions and
Instructions**

A decorative graphic at the bottom of the slide consisting of a dark blue horizontal bar at the top, followed by a white background with a colorful, abstract landscape-like pattern at the bottom. The pattern includes a blue line, an orange line, and a green area, all set against a dark brown and black base.

Aurora St. Leon Apartments in Ocala

1970 to 2006 Royal Oaks Charcoal Plant

21st St

NW 21st St

NW 21st St

Tri county truck and trailer repair

Reeds Place

Mary Sue Rich Community Center at...

NW 19th St

NW 18th St

NW 17th Pl

Martin Luther King Jr Ave

Higher Gro

Lillian Bryant Basketball Court



2022 Mary Sue Rich Center developed



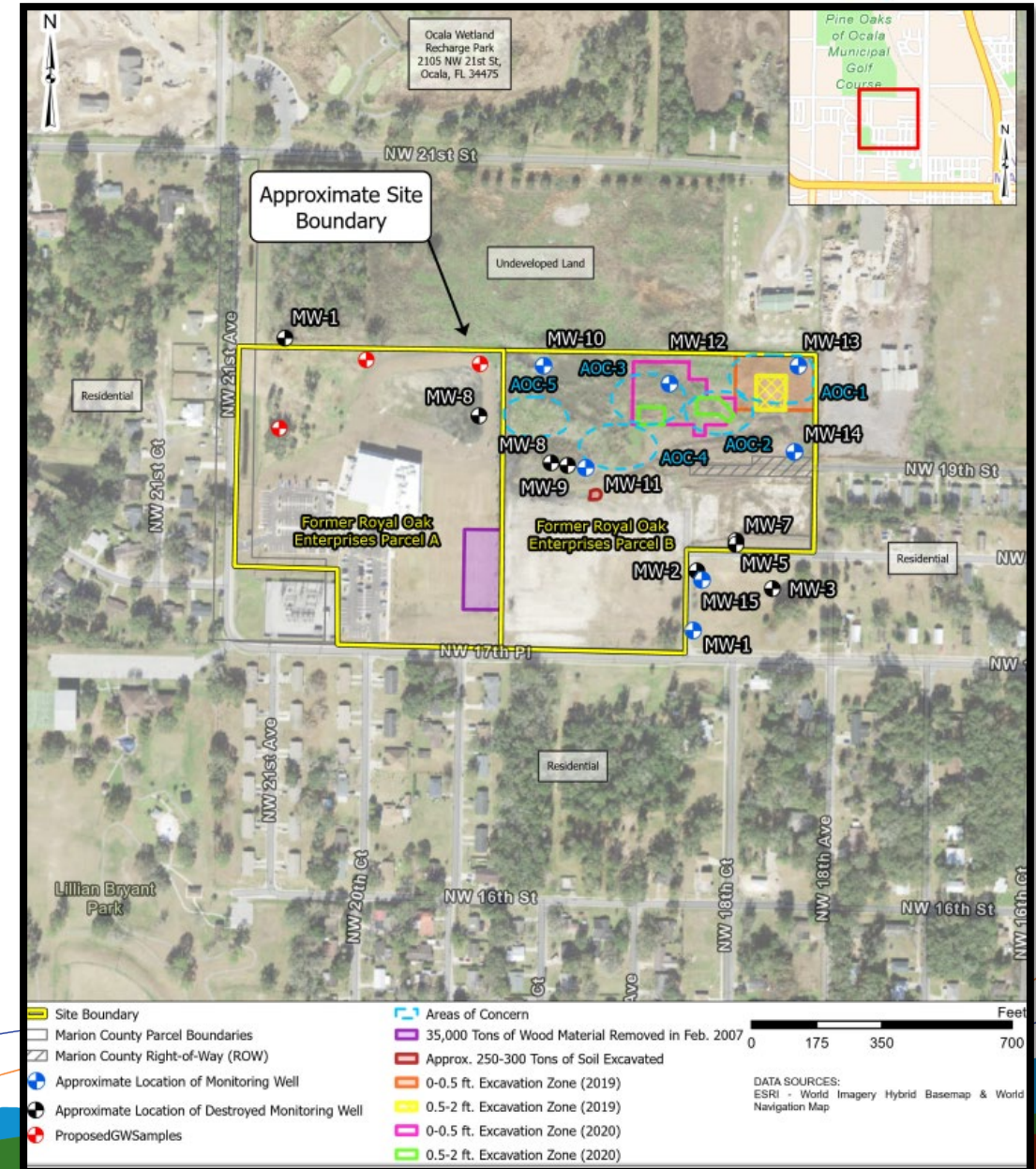
Project History

- Former Royal Oaks Charcoal Plant (1970- 2006) with extensive environmental assessment and remediation work associated with the former operations was completed in 2011-2020 during previous FDEP BF grant.
- Mary Sue Rich Center developed in 2022 on west portion
- Eastern portion currently has arsenic above FDEP SCTLs within on-site soils and is deed restricted by an institutional control in the form of a two foot soil cap and a groundwater use restriction also exists onsite for PAHs and Metals which relate to discharge violations that were never resolved when the Royal Oaks was operating.



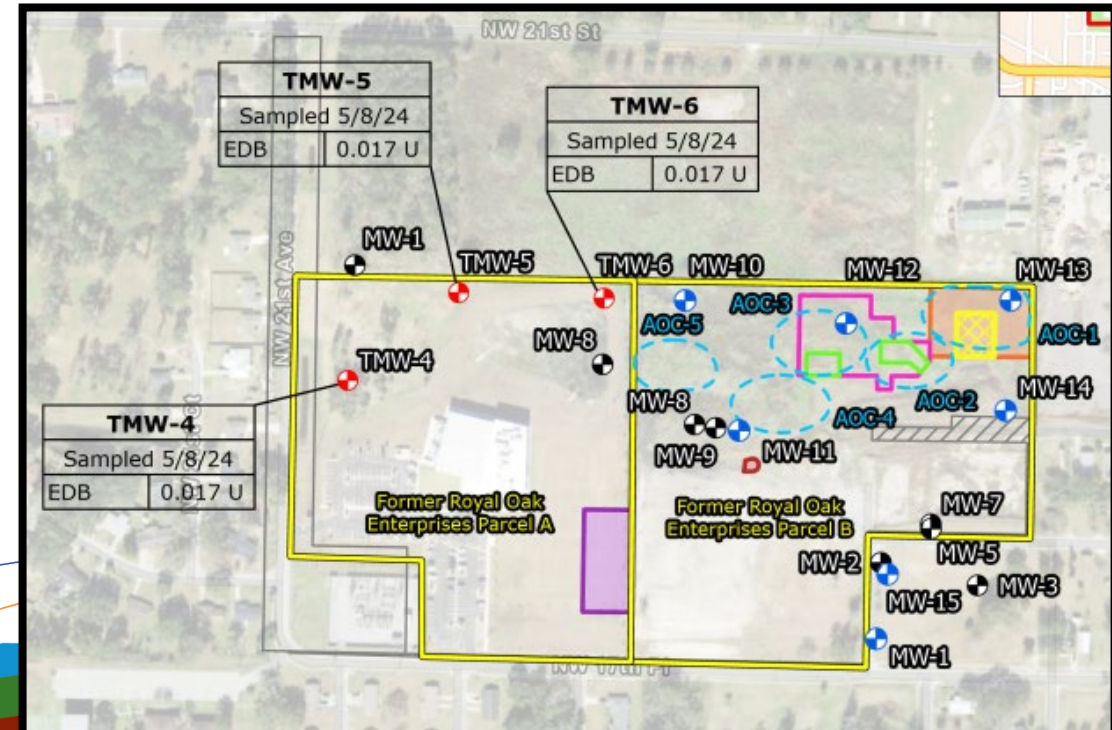
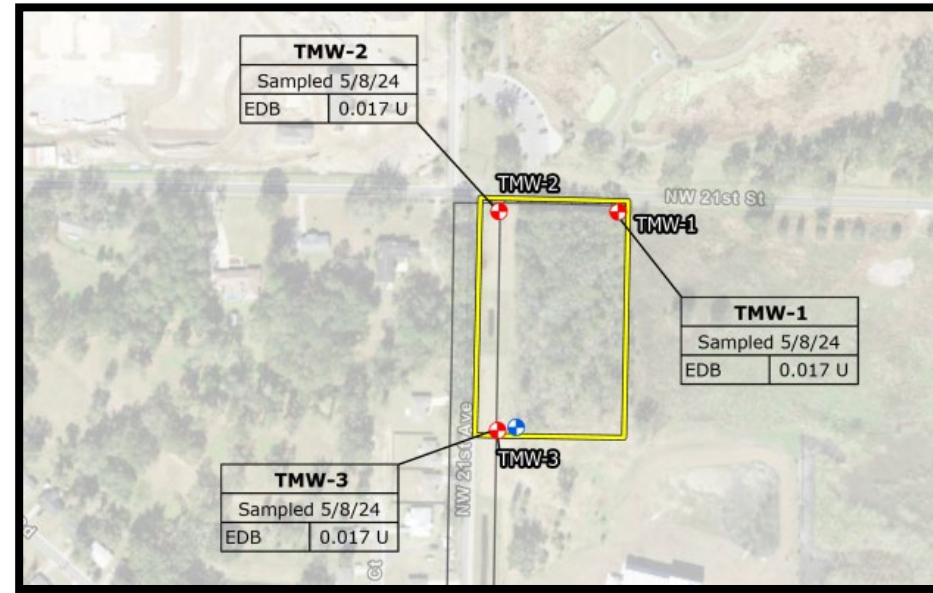
Phase I

- Previous site operations (CREC):** The historical site operations are considered a CREC to the site based on the regulatory status (SRCO with conditions); however, the remaining documented onsite soil contamination on Parcel B; specifically, arsenic, barium and BEQ is above the applicable residential SCTLs and additional site remediation is necessary for the future residential development of the site.
- Onsite groundwater contamination plume (REC):** Potential for onsite ethylene dibromide contamination based on the plume depicted on the FDEP's Ground Water Contamination Areas map.



Phase II

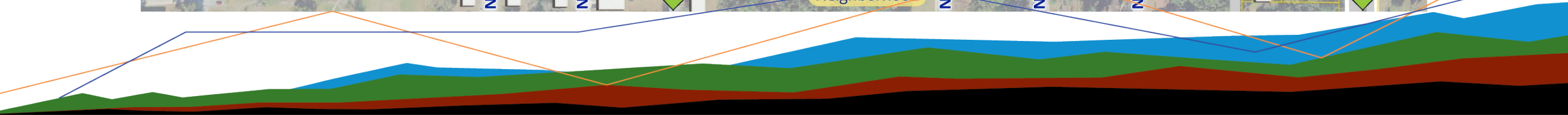
- 6 TMW's installed to assess both parcels for EDB concerns
- EDB groundwater impacts were not identified within analyzed samples of the shallow groundwater encountered at the samples on site.
- The goal was to assess groundwater onsite within the interval of which it is first encountered to support future commercial development and grant planning efforts.

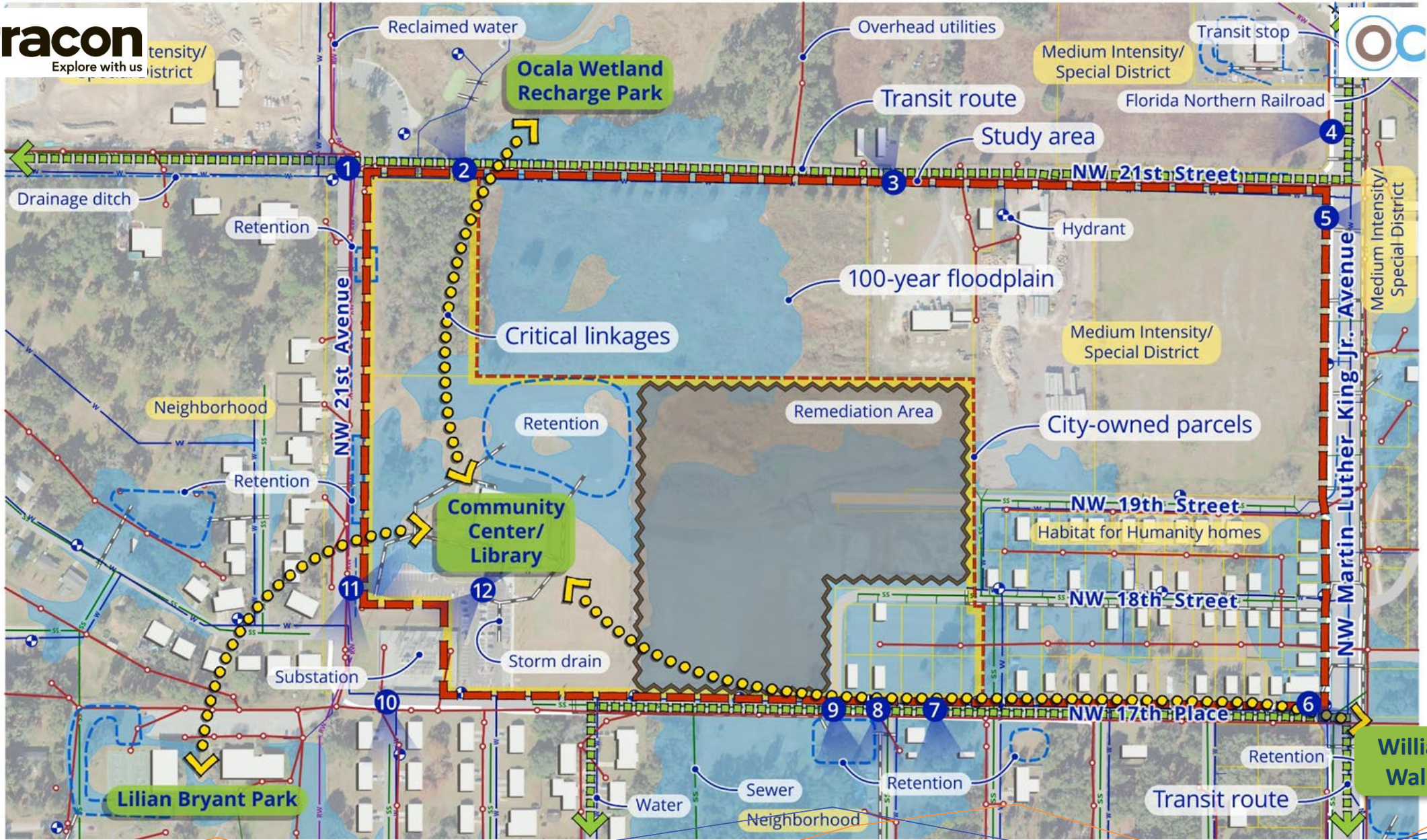


Remediation Options

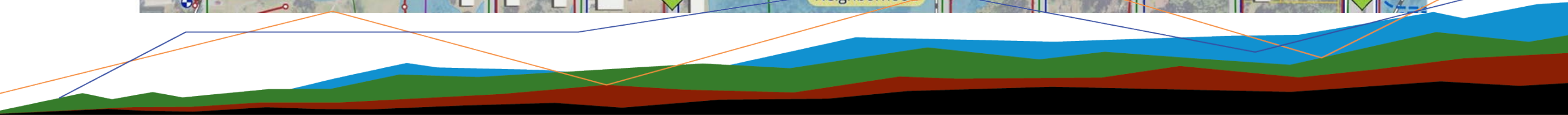
- **No Action**
- **Soil Excavation / Source Removal and Maintaining Groundwater Restriction**
- **Soil Excavation / Source Removal and Natural Attenuation Monitoring**







**William James
Walking Trail**



Ocala Wetland Recharge Park

NW 21st Street

NW 21ST AVE.

NW MLK JR. AVE

Community Center/Library

NW 19th Street




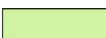
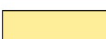

NW 18th Street

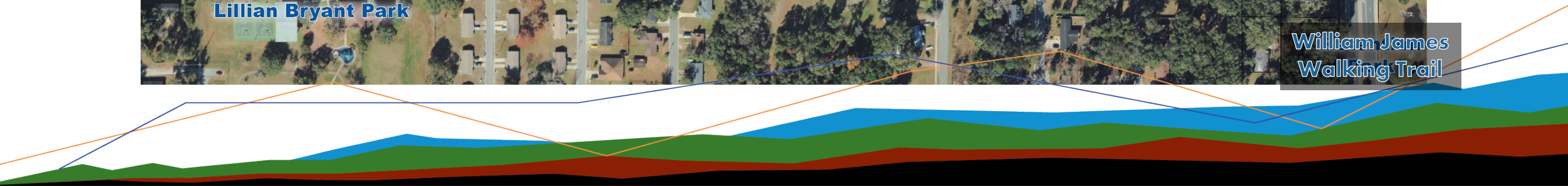
NW 17th Street

Lillian Bryant Park

William James Walking Trail

ZONING SCHEDULE

SYMBOL	NOTES	ACRES	DENSITY	TOTAL
	MDR/MULTI FAMILY	12.42	13.4/ACRE	149
	HDR/MULTI FAMILY	8.0	25/ACRE	200
	NB/MIXED USE	12.3	15/ACRE	185
	OPEN SPACE	9.7		13%
	SINGLE FAMILY DETACHED	14.6	5.39/ACRE	79
	RECREATION CENTER	4.06		5%
	SUB TOTAL	61.08		612
	ROW/OTHER	15.31		20%
	TOTAL	76.39		613 Units





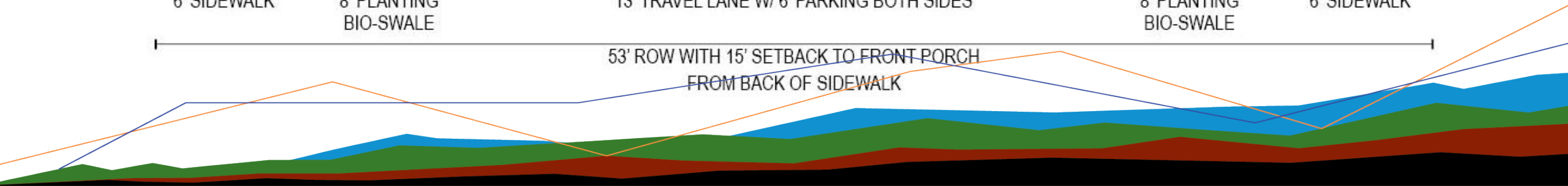
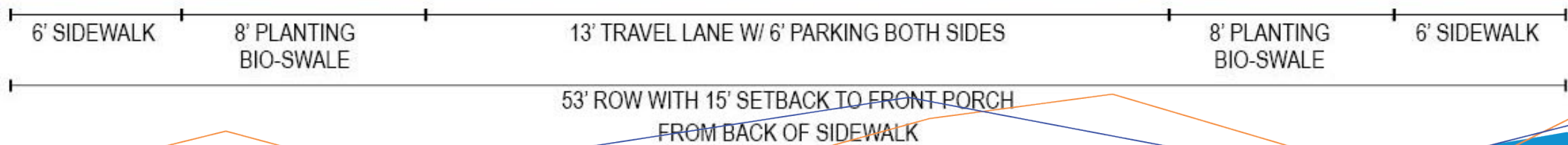
59 FOOT ROW RESIDENTIAL STREET
10' SETBACK FROM SIDEWALK TO FRONT PORCH



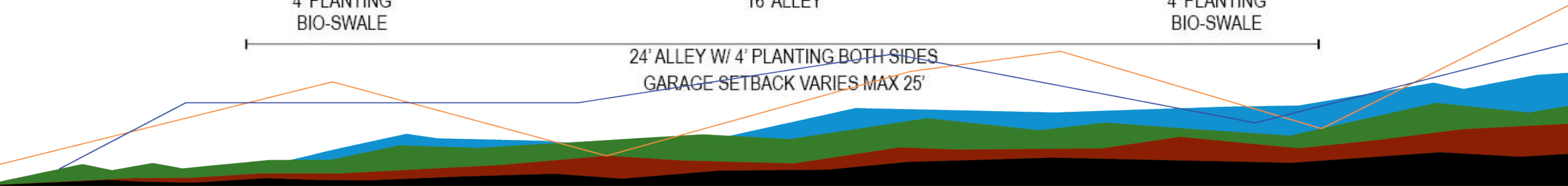
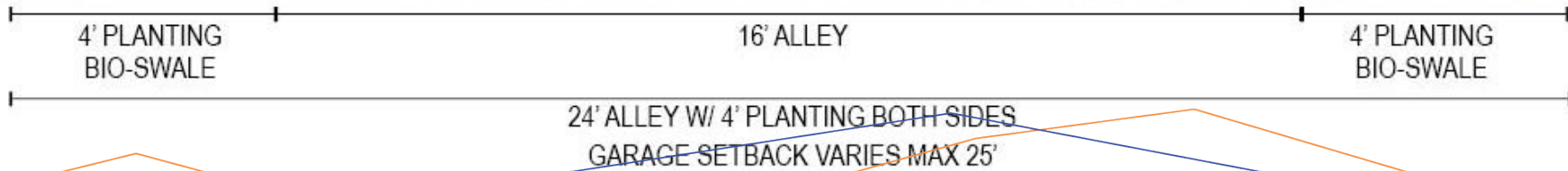
LOCAL STREET | 53' ROW



18TH STREET SECTION



ALLEY STREET SECTION | 24' ROW



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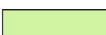
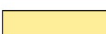

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William James Walking Trail

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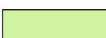
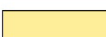

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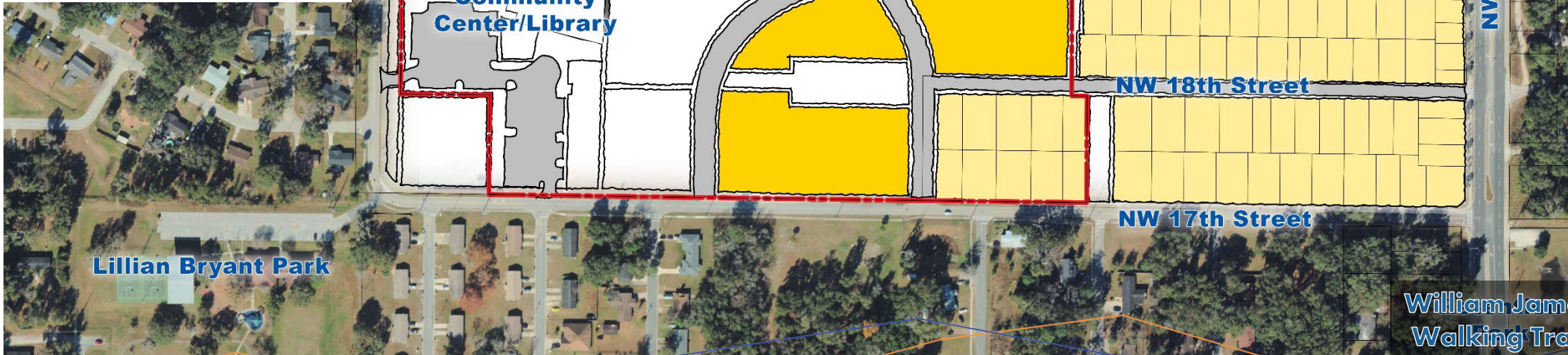
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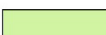
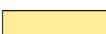

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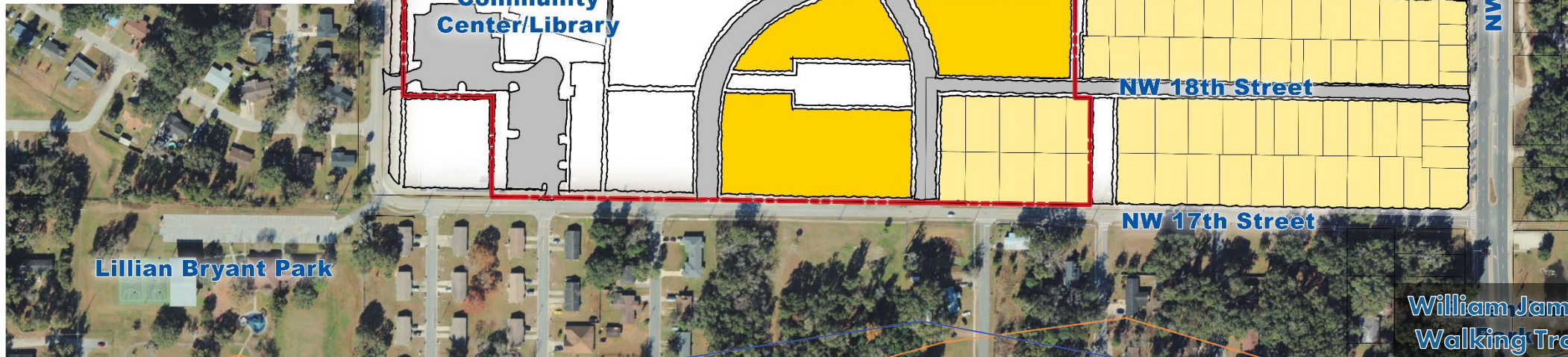
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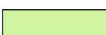
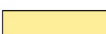

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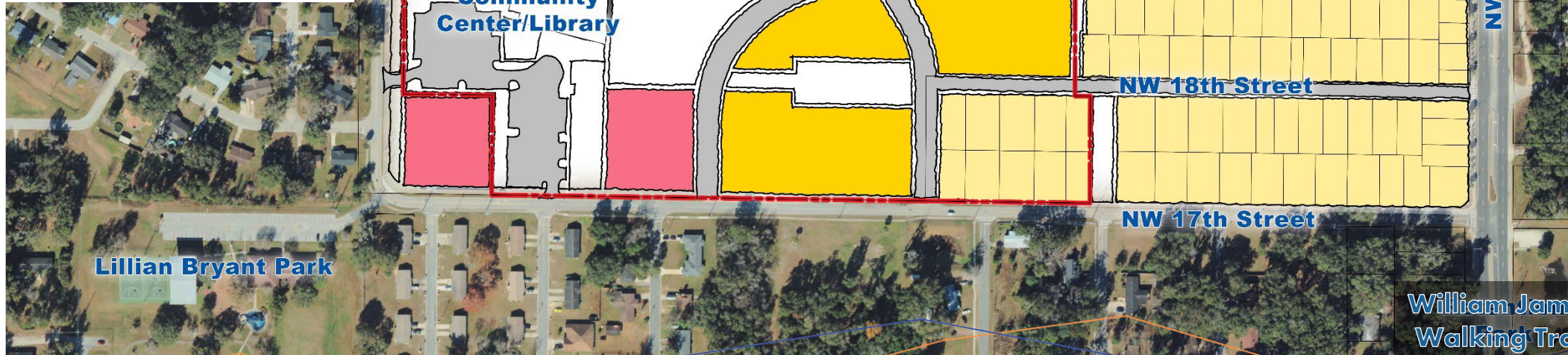
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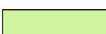
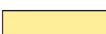

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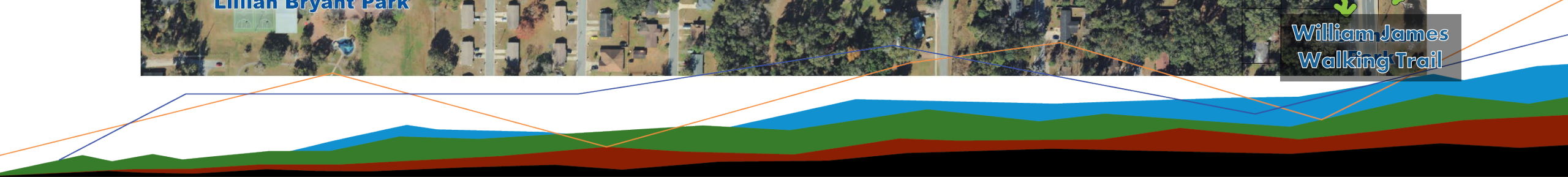
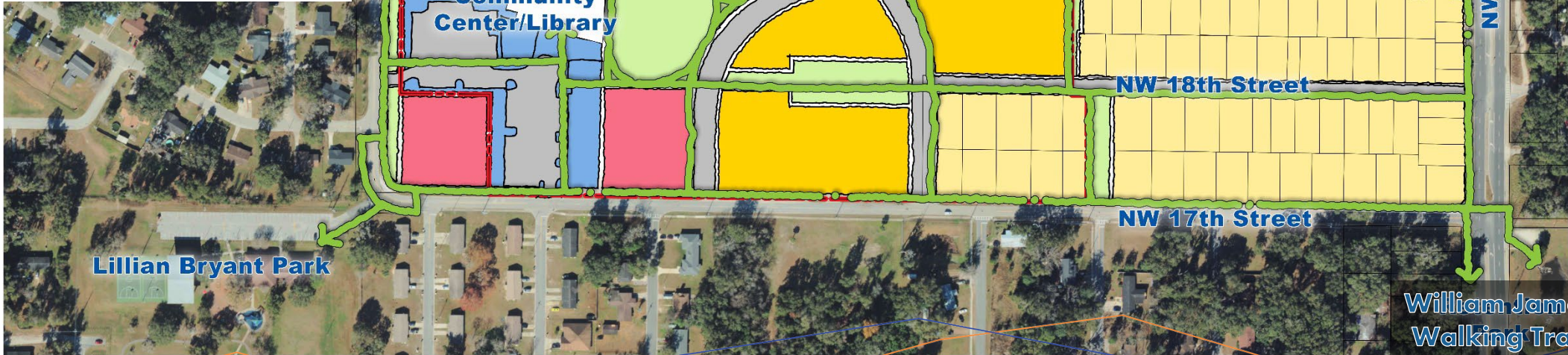
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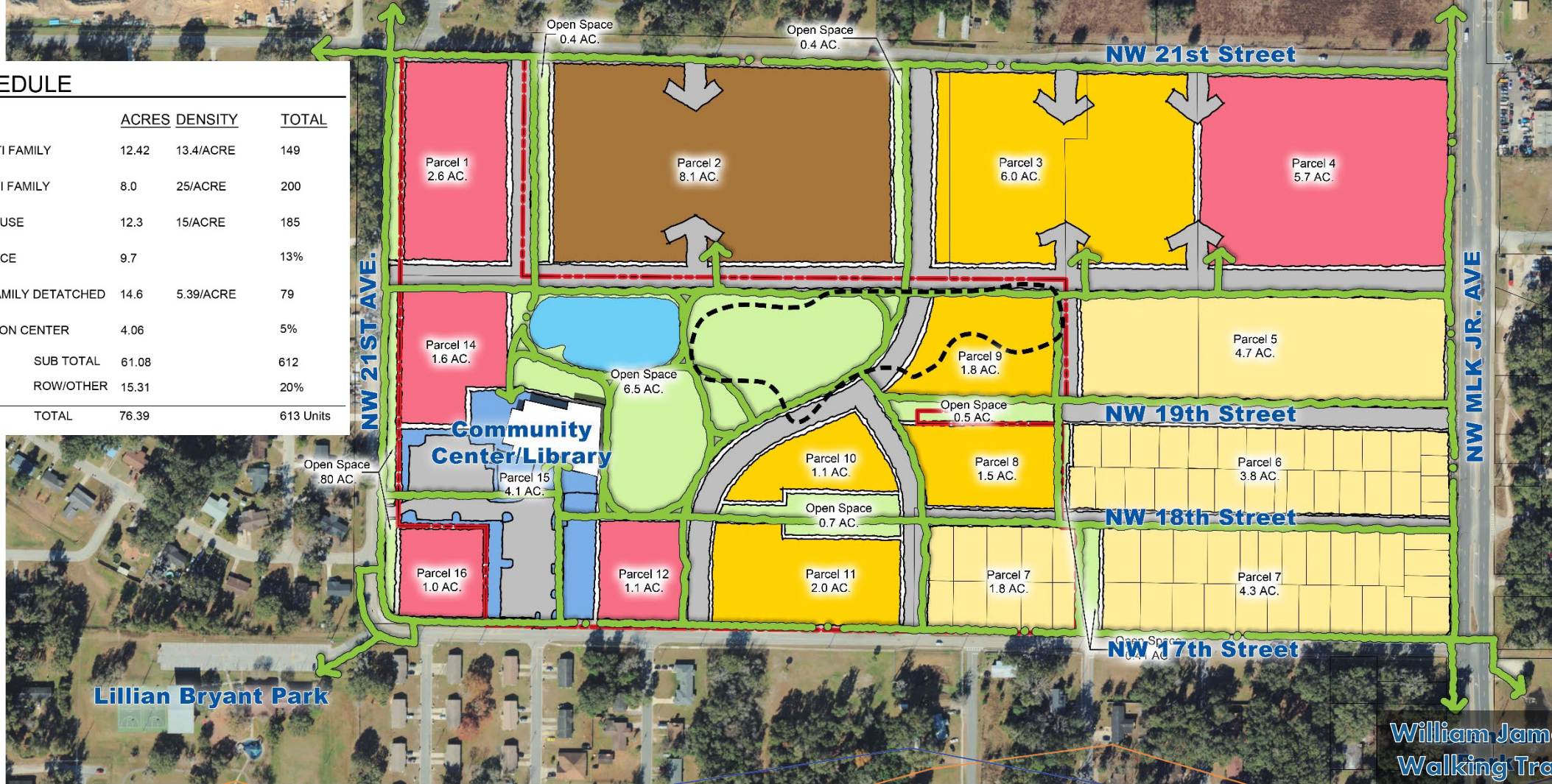




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Open House Instructions Questions

Survey



www.menti.com

27160367