

200



2650 PERCY RD

**\$669,900**

Northlake

Jacksonville, FL 32218

5 bed 4 bath 3,790 sqft

Home Pending Sale On Zero Down for 30 days



# 12505 Sampson Rd

## Jacksonville, FL 32218

[Map](#)

- 4 beds; 4 baths; 3,854 sqft; \$88 per sqft; 2001 build

House Sold on 3/13/2020

**\$343,000**



# \$795,000

11708 Lem Turner Rd., Jacksonville, Florida 32218

- 3 bed ; 2 bath; 2322 SqFt; Built 1968; **Status:**For Sale
- **MLS:**1157495; **Last Updated:**2 months ago

## Overview

Ranch style home on a beautiful, large piece of property! The site also includes a pond, storage building, a barn, a workshop (potential for a man-cave), and approximately 4 acres of vacant land. Roof approximately 6 years old. Ranch house is wired.



**\$465,000**

**12542 Percy Ln**

Jacksonville, FL 32218

[Map](#)

- **5 beds; 3 baths; 2,125 sqft; \$218 per sqft; 1990 build**

**Sold 3/2022**



**\$465,000**

**12542 Percy Ln**

Jacksonville, FL 32218

[Map](#)

- 5 beds; 3 baths; 2,125 sqft; \$218 per sqft; 1990 build

**Sold 3/2022**



# BROWN'S DUMP JACKSONVILLE, FL

## Health & Environment

On this page:

- [What Are the Risks at the Site?](#)
- [Contaminant Information](#)
- [Performance Measures](#)

### What Are the Risks at the Site?

At each site, EPA determines the possibility for human and ecological contact (i.e., exposure) with contaminants at the site. EPA determines if the site poses a risk to humans, and if so, identifies actions that can be taken to control any possible exposure to humans until site cleanup has been completed. Once complete, cleanup provides long-term human health and environmental protection at the site. ([Superfund risk assessment process](#))

The [second Five-Year Review](#) was published by EPA HQs in 2019.

Site investigations found contamination in soil that could potentially harm people in the area. Soil contamination resulted from disposal of incinerator ash. Contaminants of concern include lead, arsenic, dioxin and PAHs.

EPA placed institutional controls to restrict certain types of digging on properties where the City could not remove all soil contamination.

### Contaminant Information

[View a full list of contaminants of concern for this site.](#)

### Performance Measures

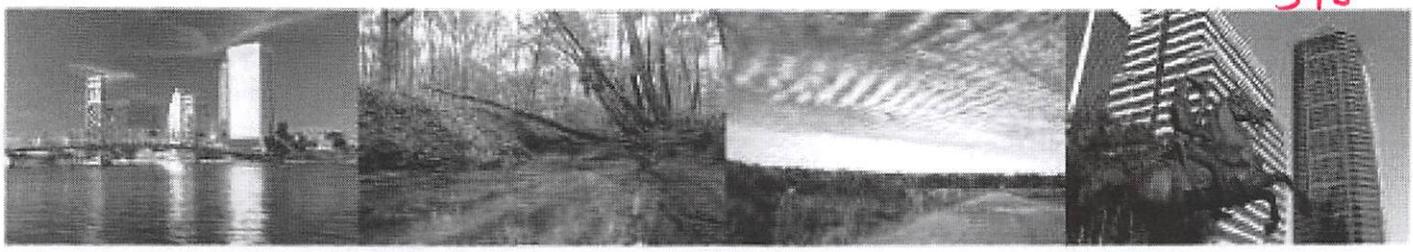
EPA uses performance measures to track environmental results at Superfund sites. If you have any questions or concerns about the measures at this site, please contact the site team members listed under [Site Contacts](#).

Read more about [Superfund Remedial Performance Measures](#).

Performance Measure	Status at this Superfund Site	What does this mean?
Human Exposure Under Control	Yes	<p><b>Yes</b> means assessments indicate that across the entire site:</p> <ol style="list-style-type: none"> <li>1. There are currently no unacceptable human exposure pathways; and</li> <li>2. EPA has determined the site is under control for human exposure.</li> </ol> <p><b>No</b> means an unsafe level of contamination has been detected at the site and a reasonable expectation exists that people could be exposed.</p> <p><b>Insufficient data</b> means that, due to uncertainty regarding exposures, one cannot draw conclusions as to whether human exposures are controlled, typically because:</p> <ol style="list-style-type: none"> <li>1. Response to the contamination has not begun; or</li> <li>2. The response has begun, but it has not yet generated information sufficiently reliable to evaluate whether there are currently any unacceptable human exposure pathways at the site.</li> </ol>
Groundwater Migration Under Control	Yes	<p><b>Yes</b> means EPA reviewed all information on known and reasonably expected groundwater contamination. EPA concluded the migration of contaminated groundwater is stabilized and there is no unacceptable discharge to surface water. EPA will conduct monitoring to confirm that affected groundwater remains in the original area of contamination.</p> <p><b>No</b> means EPA has reviewed all information on known and reasonably expected groundwater contamination, and the migration of contaminated groundwater is not stabilized.</p> <p><b>Insufficient data</b> means that due to uncertainty regarding contaminated groundwater migration, EPA cannot draw conclusions as to whether the migration of contaminated groundwater is stabilized.</p>

Performance Measure	Status at this Superfund Site	What does this mean?
Construction Complete	No	<p><b>Yes</b> means the physical construction of the cleanup is complete for the <b>entire site</b>.</p> <p><b>No</b> means either physical construction is not complete or actions are still needed to address contamination.</p>
Sitewide Ready for Anticipated Use	No	<p><b>Yes</b> means:</p> <ol style="list-style-type: none"> <li>1. All cleanup goals affecting current and reasonably anticipated future land uses of the entire site have been achieved, so there are no unacceptable risks;</li> <li>2. All required land-use restrictions or other controls have been put in place; and</li> <li>3. The site has achieved Construction Complete status.</li> </ol> <p><b>No</b> means that one or more of these three criteria have <b>not</b> been met. However, a site listed as <b>no</b> may still have redevelopment occurring on portions of the site and additional redevelopment may be possible.</p> <p><i>Important Note: Sitewide Ready for Anticipated Use (SWRAU) is an internal performance measure and is not a reporting of site-specific risk. The determination that a site is SWRAU is based on the information available at the time the determination is made. That determination may revert if site conditions change, or if new or additional information is discovered regarding the contamination at the site.</i></p>

JUNE 13, 2022



# Parcel Completion Report

**BD-SP-085589 0000**

**May 27, 2014**

*SOLD BY SCHOOL BOARD 12/2012*



Department of Environmental Resource Management  
Site Investigation and Remediation Division  
Jacksonville, FL 32254

**PHOTOGRAPHIC DOCUMENTATION**  
**BROWN'S DUMP SITE – RE No. 085589 0000**  
**The former Mary McLeod Bethune Elementary School**



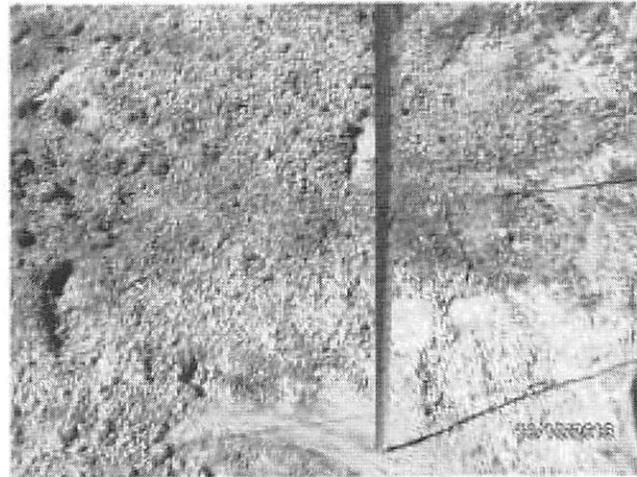
13. Excavation underway along property boundary adjacent to parcel RE 084291 0000.



14. Excavation continues in the back area.



15. Excavation of the back area looking west towards parcel RE 084291 0000.



16. Depth check of area shown in picture No. 15.



17. Excavation in the back area looking northwest.



18. Excavation of the courtyard area between Buildings 1 and 2.

**PHOTOGRAPHIC DOCUMENTATION**  
**BROWN'S DUMP SITE – RE No. 085589 0000**  
**The former Mary McLeod Bethune Elementary School**



19. Excavation of the back area looking towards Buildings 1 and 2.



20. Excavation of the back area looking to the south west at the excavation limits.



21. Excavation along the west property boundary where excavation encroached into parcel RE 084292 0000.



22. Depth boundary marker placed in the back area (looking towards 33<sup>rd</sup> Street West) where exceedances remain.



23. Excavation of the small area in front of Building 1.



24. Excavation of the back area ongoing. Looking north toward the remediation limits of this phase.

**PHOTOGRAPHIC DOCUMENTATION  
BROWN'S DUMP SITE – RE No. 085589 0000**

**The former Mary McLeod Bethune Elementary School**



25. Excavation of the area south of Building 3 near 33<sup>rd</sup> Street West.



26. Excavation within the right-of-way of 33<sup>rd</sup> Street West looking westward.



27. Excavation at the northern limits of remediation looking northward.



28. Depth boundary marker placed where exceedances remain; looking to the north west (towards parcel RE 084297 0000).



29. Excavation of area between buildings and Pearce Street underway; looking north toward Pearce Street.



30. Excavation of area between buildings and Pearce Street; looking north toward Pearce Street.

**PHOTOGRAPHIC DOCUMENTATION  
BROWN'S DUMP SITE – RE No. 085589 0000**

**The former Mary McLeod Bethune Elementary School**



31. Excavation within Pearce Street right-of-way.



32. Back area has been backfilled.



33. Depth boundary marker placed where exceedances remain in the area between the buildings and Pearce Street.



34. Depth boundary marker placed where exceedances remain in the east of Building 1 and north of the driveway entrance.



35. Depth and vertical boundary marker placed where exceedances remain in the area at the northeast corner of Building 1.



36. Depth and vertical boundary marker placed where exceedances remain in the area at the remediation limits on the north side of Building 1.

# Sulzbacher Enterprise Village Project

Presented by



**SULZBACHER**  
HOUSING. HEALTHCARE. HOPE.

**ENTERPRISE VILLAGE**

**THERE IS A  
HOUSING CRISIS  
IN AMERICA**



**SULZBACHER**  
HOUSING. HEALTHCARE. HOPE.

# ENTERPRISE VILLAGE

**WE SUPPORT FAMILIES WHO  
CAN NO LONGER AFFORD  
HOUSING**



**SULZBACHER**  
HOUSING. HEALTHCARE. HOPE.

# ENTERPRISE VILLAGE

**OUR RESIDENTS  
ARE GOOD NEIGHBORS**



**SULZBACHER**  
HOUSING. HEALTHCARE. HOPE.

# ENTERPRISE VILLAGE

**WE ARE NOT  
A HOMELESS SHELTER**



**SULZBACHER**  
HOUSING. HEALTHCARE. HOPE.

# ENTERPRISE VILLAGE

## SAFETY & SECURITY

- NATIONAL BACKGROUND CHECKS
- HOMELESS MORE LIKELY TO BE VICTIMS
- ON-SITE SECURITY



**SULZBACHER**  
HOUSING. HEALTHCARE. HOPE.

# ENTERPRISE VILLAGE

**RELOCATING TO THE  
URBAN CORE IS  
NECESSARY FOR OUR  
RESIDENTS**

# ENTERPRISE VILLAGE

**WE ARE COMMITTED  
TO HELPING REVITALIZE  
THE COMMUNITY**



**SULZBACHER**  
HOUSING. HEALTHCARE. HOPE.

# RESPONSIVE TO YOUR FEEDBACK

**Sulzbacher will be responsive to community**

**priorities:**

- **Employing Locally**
- **Environmental Report**
- **Project Budget & Timeline**
- **Safety Concerns**

**Sulzbacher  
will be a  
good  
neighbor**

# BRINGING NEW JOBS

## Commitment to Employment Opportunities

- 27% of Sulzbacher's current staff live on the Northside
- 7% of current staff live in 32208 or 32209
- Sulzbacher will host an Enterprise Job Fair in the neighborhood prior to opening

We are your  
neighbors

# VESTCOR - CONTRACTOR

- COMMITMENT TO SUBCONTRACTING OPPORTUNITIES THROUGH SMALL & EMERGING BUSINESS PROGRAM (JSEB)
- ENVIRONMENTAL ASSESSMENT OF THE PROPOSED PROPERTY FOUND NO EVIDENCE OF AVERSE ENVIRONMENTAL CONDITIONS

**VESTCOR**

# DEIBENOW – PROJECT TIMELINE

## PROJECT SCHEDULE &

## PROJECT BUDGET

**DMH & D**  
DRIVER MCAFEE  
HAWTHORNE DIEBENOW

# SHERIFF'S OFFICE

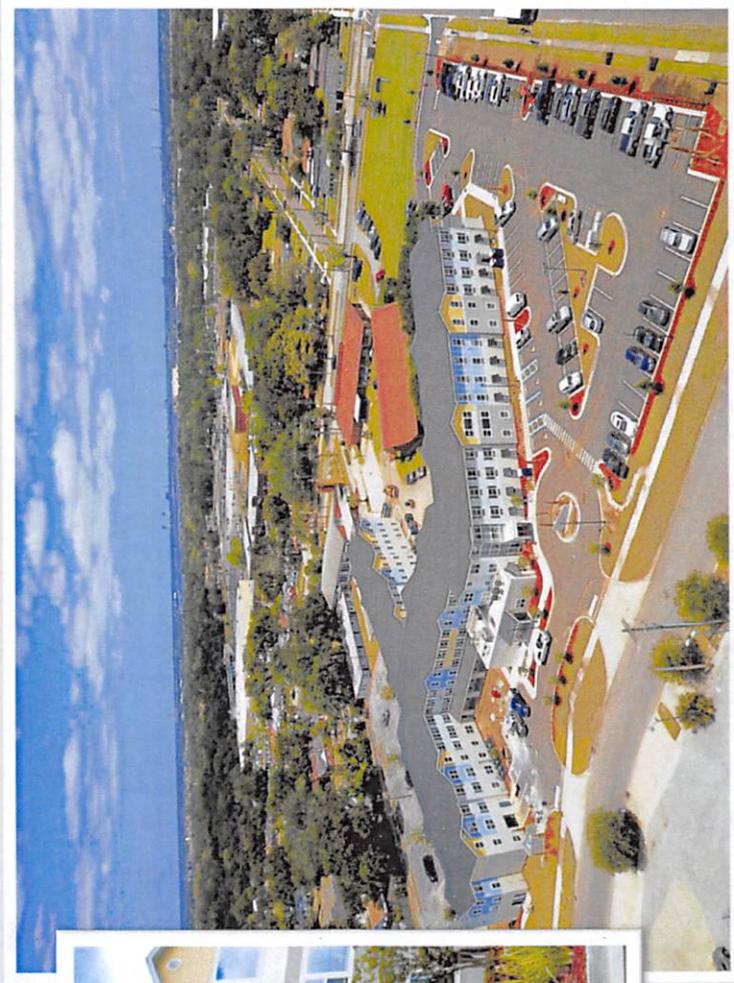
## SAFETY DATA

- NO INCREASE IN CRIME AT SULZBACHER VILLAGE





# SULZBACHER VILLAGE



# WHAT WE ARE PROPOSING

## *WHAT ARE WE BRINGING?*

- HOUSING
- HEALTH CENTER
- JOBS & TRAINING

## *WHAT IS STAYING DOWNTOWN?*

- COMMUNITY MEALS
- THE URBAN REST STOP  
– DAY PROGRAM FOR STREET HOMELESS

# SULZBACHER ENTERPRISE VILLAGE



SULZBACHER ENTERPRISE VILLAGE  
Jacksonville, FLORIDA

POH  
GROUP  
01.18.2022



**SULZBACHER**  
HOUSING • HEALTHCARE • HOPE



# Downtown Investment Authority

TO: Land Use and Zoning Committee  
THRU: The Honorable Rory Diamond, Esq., Chair, Land Use and Zoning Committee  
FROM: Guy Parola, AICP, Downtown Investment Authority  
RE: Ordinance 2022-0383  
DATE: June 17, 2022

At the June 9, 2022, meetings of the Downtown Development Review Board and the City of Jacksonville Planning Commission, each body voted to approve Ordinance with the following amendments:

**Black underline text is new, proposed language currently in the legislation. Black strike-thru text is existing language in the Ordinance Code that the legislation seeks to delete. Anything in red is (a) new text proposed in the legislation as drafted, and (b) we are proposing be deleted.**

s. 656.361.6.2

K. Off-Street Parking.

3. Requirements for Form of Parking areas.

(b) New surface, or expansion of existing surface parking:

(1) Prohibited in the Central Core, Sports and Entertainment, and Southbank Districts;

(3) In the Sports and Entertainment and Working Waterfront Districts, new or expansion of surface parking of more than six spaces for non-residential uses, whether Accessory or On-Site, is allowed so long as it is interior to the parcel and wrapped by building on the street frontage, or otherwise approved by grant of a Zoning Exception.

s.30.204.

(b) Review and make recommendations to the Council on proposed changes to the Zoning Code ~~(except pertaining to the Downtown Overlay Zone and Downtown District Use and Form Regulations which shall be heard by the Downtown Development Review Board for review and recommendations to the Downtown Investment Authority and then the City Council)~~, the Code of Subdivision Regulations and other land development regulations or amendments thereto, ~~and with respect to all rezonings, except rezonings of properties located within the Downtown Overlay Zone, as defined in Section 656.361.2.~~