



# Ready for Reuse

## Jacksonville Residential Property

Intersection of Higgs Road and Exline Road, Jacksonville, Florida 32222



Images from left to right: Entrance gate, grassy landfill cover, and the northwest corner of the site.

**Site Name:** Higgs Road Landfill Superfund Site

**Size:** 12 acres

**Existing Site Infrastructure:** All major utilities are available next to the site.

**Readiness for Reuse:** The entire site is ready for reuse. Site owners are considering plans to make the site a wildlife habitat area.

**Use Restrictions:** Institutional controls prohibit soil excavation and groundwater use anywhere on site.

### SETTING:

- The site is located in a rural area. It is zoned for residential land uses.
- Several low-density residential developments are located nearby, including single-family homes, mobile homes and a neighborhood.
- Surrounding population: 0.5 mile, 977 people | 2.5 miles, 42,370 people | 4 miles, 97,599 people.

### REMEDIAL STATUS:

- Waste Control of Florida, one of the site's potentially responsible parties (PRPs), operated a 6-acre landfill at the site until 1970. The other PRP, the U.S. Navy, put waste in the landfill.
- Waste Control of Florida covered the site with soil in the 1970s and built homes. Landfill waste seeped into the ground, contaminating drinking water wells.
- As part of the cleanup, the PRPs removed homes and placed a clay cap over the site to contain landfill contaminants.

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

- Waste Control of Florida merged with Waste Management in the late 1980s.
- A groundwater pump-and-treat system operated on site from 1989 to 2000. Monitoring of reductions in groundwater contaminants began in 2004. Monitoring is ongoing.
- EPA took the site off the Superfund program's National Priorities List (NPL) in 2012.
- EPA completed the fifth Five-Year Review of the site's remedy in 2015. The remedy remains protective of human health and the environment.

### FOR MORE INFORMATION, PLEASE CONTACT:

Waste Management  
Site Owner  
1850 Parkway Place  
Suite 600  
Marietta, Georgia 30067

Scott Miller  
Remedial Project Manager  
Superfund Division  
U.S. EPA Region 4  
61 Forsyth Street SW  
Atlanta, Georgia 30303  
Phone: (404) 562-9120  
Email: [miller.scott@epa.gov](mailto:miller.scott@epa.gov)

Site Summary: [www.epa.gov/superfund/higgs-road-landfill](http://www.epa.gov/superfund/higgs-road-landfill)