

**PETITION**  
**NEIGHBORHOOD ASSESSMENT PROGRAM (NAP)**  
**UNDERGROUND POWER AND COMMUNICATIONS**  
**RICHMOND/SHADOWLAWN**

The undersigned Petitioners, respectfully request the City Council of the City of Jacksonville (“the City”) to establish an Underground Power and Communications Neighborhood Assessment Program (the “NAP”) as defined herein in accordance with the Underground Power and Communications Neighborhood Assessment Program pursuant to Ordinance 2007-558-E and 2019-321-E (the “Ordinances”), and codified in Part 3 of Section 714, *Ordinance Code*, and as more particularly set forth, shown, proposed and agreed hereafter:

1. NAME FOR THE PROPOSED NEIGHBORHOOD ASSESSMENT PROGRAM (“NAP”):

Richmond/Shadowlawn

2. NEIGHBORHOOD REPRESENTATIVE:

(Please provide the name of the Petitioner who will be the primary point of contact for the NAP)

Richard Skinner, David Surface, Susannah Albright, Don Cousar, John DeVault

JEA Project Outreach may also be contacted for additional information at [projectoutreach@jea.com](mailto:projectoutreach@jea.com) or 904-665-7500.

3. MAP OF BOUNDARIES:

See map Exhibit 1.

Lots 1-12, Shadowlawn, Plat Book 7, Page 44; and Lots 2-14, Ribault Place, Plat Book 8, Page 12; and Lots 1-10, Block 5, and Lots 1-2, 10-17, Block 4, and Lots 4-6, Block 3, Ingleside Heights, Plat Book 6, Page 15; and Lots 5-10, E-L, Replat of Water Lots 1 to 6 Riverside Heights, Plat Book 6, Page 20; and Lots 10-11, Block D, and Lots 7, 10-16, Block E, and Lots 3-4, Block F, and Lots 1-5, Block G, Replat of Buena Vista, Plat Book 6, Page 100; all of the Public Records of Duval County, Florida. Said parcels lying along parts of Talbot Ave, Shadowlawn Street, Ribault Court, and Richmond Street as show on Map Exhibit 1.

4. PROPOSED UNDERGROUND POWER AND COMMUNICATIONS PROJECT IMPROVEMENTS:

(Please describe the improvements to be made)

Conversion of overhead electric, telephone and cable television lines to underground utilities located within portions of the right of way on the project map attached (Exhibit 1).

5. NAP ESTIMATE COST OF IMPROVEMENTS:

Based on the NAP Estimate by JEA:

JEA Estimate	\$730,728
AT&T Estimate	183,458
Comcast Estimate	<u>88,995</u>
Total Estimate	\$1,003,181
Less JEA Parcel Contribution Estimate	<u>- 31,847</u>
Revised Total Estimate	\$971,334

6. LIST OF PARCELS IN NAP:

(Please provide a spreadsheet identifying all of parcels included in the NAP by their respective real estate folio number (RE #) and street address and identify those parcels that are owned by Petitioners with an asterisk or separate column).

See Exhibit 2 attached.

7. NAP PARCELS:

61 parcels in the NAP

# 43 Petitioners' parcels in the NAP

JEA has a lift station within the project footprint and JEA is assuming the cost for a property that was already included in a previous underground project area (1869 Ribault Court), and will contribute a pro-rata share for its facilities and said property outside the special assessment.

8. ESTIMATED PER-PARCEL TOTAL AND ANNUAL ASSESSMENT:

TOTAL:	\$15,924 per parcel
Estimated per parcel annual assessment w/o fees	\$1,116
Annual Assessment with property appraiser & tax collector fees & early payment discount adjustment (7%)	\$1,195

For 20 year term

9. METHODOLOGY USED TO ESTIMATE PER PARCEL ASSESSMENT:

The cost of the main portion of the project will be divided equally between the property owners.

Owners will have the option to finance parcel specific costs for conversion of utility service from the right of way to the residential structure.

10. ASSENT TO NAP:

The Petitioners comprise of 70.5% % of total benefited properties within the boundaries of the Proposed NAP. Ordinances require at least two-thirds (66.6%) of the total number of benefited properties.

11. PETITIONERS' AGREEMENTS / ACKNOWLEDGEMENTS:

Each undersigned Petitioner agrees that:

- 1) Assuming this Petition is determined to be complete and the NAP Estimate and the City's methodology does not increase the annual assessment by more than 25% of the estimated annual per-parcel assessment, no further assent or consent of any Petitioner or any citizen is needed in order for the City to establish a NAP as contemplated by the Ordinances.
- 2) The NAP Estimate includes the cost estimate that could be assessed for each property. The NAP Estimate is the overall costs to convert the overhead lines within the public right of way, which may also include the conversion of any 3 phase customer owned equipment to single phase equipment based on cost analyses.
- 3) The NAP Estimate will assume that all required easements will be granted at no cost. In the event easements are required to be purchased, the neighborhood must elect to either approve the costs or abandon the project.

- 4) The NAP Estimate will be reviewed by Public Works for evaluation of impacts to the City's rights-of way and Council Auditor for comment on completeness.
- 5) The City, JEA, AT&T, Comcast, any other communications provider and its agents shall not be responsible for any harm or damage to any property as result of the project's construction once project is completed and normal restoration has taken place. Petitioner agrees that he or she will execute a hold harmless and release further acknowledging this point as may be required.
- 6) The City may record evidence or notice of this Petition and/or its special assessment lien in the Official Records disclosing, at a minimum, the total amount and terms of the lien. Such evidence or notice shall be recorded in a form sufficient to provide notice to future parcel owners.
- 7) Petitioners will provide notice of this Petition and the processes, benefits, and burdens contemplated hereunder to any person who may be contemplating the acquisition of some interest within the project boundary in the event the City fails to record for whatever reason some notice of the special assessment lien.
- 8) Petitioners understand and acknowledge that in the event that JEA discovers unforeseen or unexpected conditions and results in an increase in the project cost more than 25% than the NAP Estimate, then 66.6% of the NAP must agree to increase costs. If the NAP withdraws its support or fails to agree to an increase in costs, all parcel owners shall be assessed the actual prorated project costs expended. Alternatively, if the project is under budget, the NAP will be assessed a pro rata share of the inclusive actual costs expended.

12. PETITIONERS' CERTIFICATIONS:

- 1) Each undersigned Petitioner acknowledges receiving an unsigned copy of this Petition and has read and understands fully the statements, terms, conditions of such documents and/or has had sufficient time and opportunity to seek professional, legal and/or other assistance regarding same before signing this preliminary petition.
- 2) Each undersigned Petitioner owns a parcel of real property within the NAP as of the time this Petition is executed by Petitioner.
- 3) Each undersigned Petitioner has full authority and right to execute this Petition, and, in the case of homestead properties or properties owned by other than natural persons, this Petition has been executed by all those persons as would be required to grant fee simple title to the property.

13. CONFORMED COPIES

- 1) The City may attach multiple executed originals of this Page 5 to Pages 1 through 4 of this Petition for recording or other purposes.

WHEREFORE, the undersigned Petitioners request that the City establish a NAP as hereinabove contemplated as authorized and as provided by the Ordinances.

AGREED AND DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Signature of Petitioner

\_\_\_\_\_  
Printed name of Petitioner

\_\_\_\_\_  
Street Address

**SIGNATURE PAGES  
AVAILABLE IN  
LEGISLATIVE FILE**

\_\_\_\_\_  
Petitioner

\_\_\_\_\_  
Additional Petitioner

\_\_\_\_\_  
Identification



DISCLAIMER OF DOCUMENT INFORMATION AND ACCURACY:  
 This document and the information contained herein has been created exclusively for the use of JEA. JEA does not guarantee the accuracy of this document. JEA does not guarantee that this document is free from errors and or omissions. It is the sole responsibility of any user to determine the accuracy and suitability of this document for any particular use.

RICHMOND/SHADOWLAWN  
 OVERHEAD TO UNDERGROUND  
 UTILITY CONVERSION  
 EXHIBIT 1

Monday, August 8, 2015  
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**EXHIBIT 2 - NEIGHBORHOOD ASSESSMENT PROGRAM PARCEL INFORMATION - RICHMOND/SHADOWLAWN**

NAP Parcel Number	RE Parcel	Property Location	Street Name	Street Type	City	Zipcode	Petition Parcels Identified with asterisk *
1	078577 0000	1875	RIBAUTL	CT	JACKSONVILLE	32205	
2	078578 0000	1879	RIBAUTL	CT	JACKSONVILLE	32205	*
3	078578 0100	1883	RIBAUTL	CT	JACKSONVILLE	32205	*
4	078579 0000	3500	RICHMOND	ST	JACKSONVILLE	32205	*
5	078584 0000	3532	HEDRICK	ST	JACKSONVILLE	32205	*
6	078583 0000	1872	RIBAUTL	CT	JACKSONVILLE	32205	
7	078582 0000	1880	RIBAUTL	CT	JACKSONVILLE	32205	*
8	078580 0000	3520	RICHMOND	ST	JACKSONVILLE	32205	*
9	078533 0010	3547	RICHMOND	ST	JACKSONVILLE	32205	*
10	078545 0000	3546	RICHMOND	ST	JACKSONVILLE	32205	*
11	078544 1000	3559	RICHMOND	ST	JACKSONVILLE	32205	*
12	078546 0000	3554	RICHMOND	ST	JACKSONVILLE	32205	*
13	078544 0000	3571	RICHMOND	ST	JACKSONVILLE	32205	*
14	078547 0000	3564	RICHMOND	ST	JACKSONVILLE	32205	*
15	078548 0000	3572	RICHMOND	ST	JACKSONVILLE	32205	
16	078543 0005	3577	RICHMOND	ST	JACKSONVILLE	32205	*
17	078549 0000	3585	RICHMOND	ST	JACKSONVILLE	32205	
18	078542 0000	3580	RICHMOND	ST	JACKSONVILLE	32205	*
19	078550 0000	3588	RICHMOND	ST	JACKSONVILLE	32205	*
20	078541 0000	3591	RICHMOND	ST	JACKSONVILLE	32205	*
21	078551 0000	3600	RICHMOND	ST	JACKSONVILLE	32205	*
22	078539 0000	3603	RICHMOND	ST	JACKSONVILLE	32205	*
23	078552 0000	3624	RICHMOND	ST	JACKSONVILLE	32205	*
24	078529 0000	3611	RICHMOND	ST	JACKSONVILLE	32205	
25	078553 0000	3626	RICHMOND	ST	JACKSONVILLE	32205	*
26	078532 0000	3629	RICHMOND	ST	JACKSONVILLE	32205	
27	091673 0000	3636	RICHMOND	ST	JACKSONVILLE	32205	*
28	091672 0000	3633	RICHMOND	ST	JACKSONVILLE	32205	*
29	091670 0000	3637	RICHMOND	ST	JACKSONVILLE	32205	
30	091674 0000	3644	RICHMOND	ST	JACKSONVILLE	32205	*
31	091671 0000	3643	RICHMOND	ST	JACKSONVILLE	32205	
32	091669 0000	3649	RICHMOND	ST	JACKSONVILLE	32205	*
33	091675 0000	3664	RICHMOND	ST	JACKSONVILLE	32205	
34	091667 0000	3657	RICHMOND	ST	JACKSONVILLE	32205	
35	091668 0000	3663	RICHMOND	ST	JACKSONVILLE	32205	

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NAP Parcel Number	RE Parcel	Property Location	Street Name	Street Type	City	Zipcode	Petition Parcels Identified with asterisk *
36	091659 0000	3672	RICHMOND	ST	JACKSONVILLE	32205	*
37	091656 0000	3671	RICHMOND	ST	JACKSONVILLE	32205	*
38	091658 0000	3680	RICHMOND	ST	JACKSONVILLE	32205	*
39	091657 0000	3681	RICHMOND	ST	JACKSONVILLE	32205	*
40	092443 0000	3693	RICHMOND	ST	JACKSONVILLE	32205	
41	092444 0000	3700	RICHMOND	ST	JACKSONVILLE	32205	*
42	092440 0000	3707	RICHMOND	ST	JACKSONVILLE	32205	*
43	092445 0000	3710	RICHMOND	ST	JACKSONVILLE	32205	*
44	092439 0000	3713	RICHMOND	ST	JACKSONVILLE	32205	*
45	092438 0000	3719	RICHMOND	ST	JACKSONVILLE	32205	*
46	092446 0000	3730	RICHMOND	ST	JACKSONVILLE	32205	*
47	092437 0000	3723	RICHMOND	ST	JACKSONVILLE	32205	
48	092436 0000	1885	SHADOWLAWN	ST	JACKSONVILLE	32205	
49	092891 0000	3804	RICHMOND	ST	JACKSONVILLE	32205	*
50	092889 0000	3812	RICHMOND	ST	JACKSONVILLE	32205	*
51	092888 0000	1890	SHADOWLAWN	ST	JACKSONVILLE	32205	
52	092887 0000	1880	SHADOWLAWN	ST	JACKSONVILLE	32205	*
53	092886 0000	1868	SHADOWLAWN	ST	JACKSONVILLE	32205	*
54	092435 0000	1867	SHADOWLAWN	ST	JACKSONVILLE	32205	*
55	092885 0000	1860	SHADOWLAWN	ST	JACKSONVILLE	32205	*
56	092424 0000	1857	SHADOWLAWN	ST	JACKSONVILLE	32205	*
57	092882 0000	1850	SHADOWLAWN	ST	JACKSONVILLE	32205	*
58	092881 0000	1840	SHADOWLAWN	ST	JACKSONVILLE	32205	*
59	092880 0000	1830	SHADOWLAWN	ST	JACKSONVILLE	32205	*
60	092879 0000	1820	SHADOWLAWN	ST	JACKSONVILLE	32205	*
61	092878 0000	1808	SHADOWLAWN	ST	JACKSONVILLE	32205	