

Introduced by Council Member Peluso:

ORDINANCE 2025-96-E

AN ORDINANCE APPROVING THE FINAL COSTS OF UNDERGROUND UTILITY INSTALLATION IMPROVEMENTS FOR THE RICHMOND SHADOWLAWN NEIGHBORHOOD ASSESSMENT PROGRAM, AUTHORIZED BY ORDINANCE 2021-550-E; ADOPTING THE NON-AD VALOREM ASSESSMENT ROLL, PURSUANT TO THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; DIRECTING THE FINAL ASSESSMENTS BE RECORDED IN THE IMPROVEMENT LIEN BOOK; PROVIDING FOR PAYMENT OF FINAL ASSESSMENTS AND LIENS; DIRECTING THE TAX COLLECTOR TO PROVIDE NOTICE OF ASSESSMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance 2021-550-E, the City Council authorized and approved assessment-based reimbursement to JEA for the conversion of utilities from overhead to underground for those benefiting properties located in the Richmond Shadowlawn neighborhood (the "Project"), with the Project costs defrayed by non-ad valorem special assessments levied and imposed against benefited properties with the assessments to be collected pursuant to the Uniform Method by the Tax Collector as authorized by Section 197.3632, *Florida Statutes*; and,

WHEREAS, the Project has been completed, and the final costs have been reviewed by the Council Auditor's Office; and,

WHEREAS, the costs for the Project were initially estimated at \$971,334 (\$1,003,181 estimated cost for work minus \$31,847 from JEA

1 parcel contribution); and

2 **WHEREAS**, the actual costs of the Project, upon which assessments
3 will be based, total \$856,484.97; and

4 **WHEREAS**, the City of Jacksonville through Ordinance 2021-550-E
5 provided written notice to each parcel owner regarding the Project,
6 the assessment, the estimated cost, the method of collection, the
7 process for providing written objections, and the date, time and
8 location of the public hearings on Ordinance 2021-550-E; and

9 **WHEREAS**, the City of Jacksonville has previously expressed the
10 intent to use the uniform method for the levy, collection, and
11 enforcement of non-ad valorem assessments for the Project, as set
12 forth in Ordinance 2021-550-E; now therefore

13 **BE IT ORDAINED** by the Council of the City of Jacksonville:

14 **Section 1. Incorporation of Recitals.** The recitals above are
15 incorporated herein by this reference.

16 **Section 2. Approval of actual final costs of improvements.** The
17 actual costs of the conversion of utilities from overhead to
18 underground for the Richmond Shadowlawn neighborhood, upon which
19 assessments will be based, in the amount of \$856,484.97, as reflected
20 in the final assessment roll, attached hereto as **Exhibit 1**, are hereby
21 approved.

22 **Section 3. Adopting the non-ad valorem assessment roll;**
23 **specifying the unit of measurement.** The total assessment to the
24 benefited properties of \$856,484.97, as reflected on the final non-
25 ad valorem assessment roll, attached hereto as **Exhibit 1**, are hereby
26 approved and adopted. The unit of measurement for the assessment
27 shall be per real estate parcel, with the actual assessment per parcel
28 at \$14,040.74 for the undergrounding of the wires along the street.
29 Thirteen (13) property owners opted to have the costs of private
30 electrician services to underground the property's individual service
31 from the right-of-way to the dwelling included in their individual

1 assessment, as authorized per section 714.306, *Ordinance Code*. These
2 parcels have additional charges added to their assessment ranging
3 from \$3,581.00 to \$8,350.00; the details of the individual assessments
4 are shown on **Exhibit 1**, listed on the table as "Assessment Part B
5 Optional Customer Financing."

6 **Section 4. Recording in improvement lien book.** The Council
7 Secretary, JEA and the Tax Collector are directed to take the
8 necessary steps to see that the approved and adopted assessments are
9 recorded in the Improvement Lien Book, as liens against the benefited
10 properties, as required in Section 170.08, *Florida Statutes*.

11 **Section 5. Payment of final special assessment and lien.**
12 The final assessments as approved on the final assessment roll,
13 attached hereto as **Exhibit 1**, shall remain as a lien on the benefited
14 property until paid in full. The final assessments shall be payable
15 to the Tax Collector at the same time and in the same manner as other
16 City taxes are payable, according to the rules, regulations and
17 procedures of the Tax Collector. The final assessments shall be paid
18 in twenty (20) annual installments of \$1,053.25 for the uniform
19 assessment, additional costs financed directly with JEA will be added
20 to this annual rate if selected by the parcel owner, commencing with
21 the appropriate tax year according to the procedures of the Tax
22 Collector. The unpaid balance shall accrue interest at the rate of
23 three and forty-six hundredths percent (3.46%) per year including
24 applicable fees and recovered adjustments for early payment
25 discounts. If an installment is not paid when due it shall be subject
26 to a late penalty of one percent (1%) per month until paid. The
27 total assessment may be paid in its entirety, directly to JEA prior
28 to transmission of the final roll to the Tax Collector for recording
29 in the Lien Improvement Book. Assessments may be paid off in their
30 entirety, through the Tax Collector, based upon the outstanding
31 balances at the time of pay off. No partial annual payments will be

1 accepted. Funds collected for the annual assessments will be
2 transmitted to JEA by the Tax Collector in a mutually agreeable
3 manner.

4 **Section 6. Notice to benefited property owners.** Notice to
5 benefited property owners of this assessment shall be provided by the
6 Tax Collector on the tax bill in a manner consistent with all
7 applicable City ordinances and state laws.

8 **Section 7. Effective Date.** This Ordinance shall become
9 effective upon signature by the Mayor or upon becoming effective
10 without the Mayor's signature.

11
12 Form Approved

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14 _____
15 Jason R. Teal

16 Office of General Counsel

17 Legislation Prepared by: Jason R. Teal

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