

Collier County Community Housing Plan

Six items from the Collier County Community Housing Plan will be presented to the Board of Collier County Commissioners (BCC) at the BCC board meeting Tuesday, October 9, 2018 by Cormac Giblin, Housing & Grants Manager.

According to the Community Housing Plan there are 6 components under consideration (see presentation on ENCA website under Latest News):

- Increase Density at Strategic Sites & CRA's
- Increase Administrative Approvals/Regulatory Relief
- Reduce Regs to Reduce Cost
- Commercial to Residential Conversions
- Inclusionary Zoning with Flexible Options
- Commercial by Transportation, Jobs; Increase Density

We reached out to county staff several times for more detailed information and for clarification of the list. We were told this week this is what they are bringing to the Board:

- Direct staff to continue work on a Mixed Income Housing Incentive Program
- Provide regulatory relief to certain housing allocations (including senior housing)
- Develop a streamlined process for commercial to residential conversions (via Hearing Examiner)
- Develop guidelines to incentivize mixed income residential housing in future and redeveloped activity centers
- Develop a process to identify Strategic Opportunity Sites and allos for increased density in Strategic Opportunity Sites (over 16 units/acre)
- Provide and increase in density in the Community Redevelopment Agency (CRA) areas and along transit corridors

In total, there are 37 components from the ULI study. Sixteen have been accepted by the Commissioners, nine were not accepted, and there are six not yet scheduled to be heard.

Our biggest concern is the proposed Increase in Administrative Approvals, which means plans for housing would be approved only by staff and not vetted through the regular channels. Residents would not have any input. There would be no Neighborhood Informational Meetings (NIMs).

Another concern is the Increase in Density at Strategic Sites and CRAs. The only two CRAs being considered are Bayshore and Immokalee. The City of Naples CRA is not included and they have no plans for any Affordable Housing. As you know, the Bayshore CRA has worked hard over the years to provide a better mix of properties and continue to do so.

There is no mention of avoiding saturation or concentration in any one area in the recommendations. At present, East Naples has a high concentration, and we have been stating this for a long time, but it seems to go unheard as more are developed. Our stand is they need to be spread out in all areas. We are told they only count HUD Approved Affordable Housing, which once built, have a 15-year expire date. As an example, Victoria Falls and Whistler's Cove Apartments, are no longer counted.

We need residents to come to the BCC meeting on Tuesday to either express their opinions, or at least be in the audience for support. This is a very important meeting that

ENCA October Luncheon Referendums on November 2018 Ballots Non-Bias Approach... The Pros & Cons Explained

The October 18, 2018 ENCA Luncheon will feature Erika Donalds at our luncheon venue, The Players Club, at 8060 Grand Lely Drive. Luncheons begin at 11:30am and the cost is \$22 for members, \$25 non-members.



Erika Donalds

Erika Donalds is a finance executive with a passion for education. She has offered her expertise in business and finance to help further the expansion of high quality school choice options and to improve accountability and governance in Florida's public schools.

Erika was elected to the Collier County School Board in 2014. During her tenure, she co-founded the Florida Coalition of School Board Members (FCSBM), and served as the group's President from 2015-2016. Erika was appointed to Florida's 2017-2018 Constitution Revision Commission (CRC) by Speaker of the House Richard Corcoran, and served as the Chair of its Local Government Committee. She was also a member of the CRC's Rules, Education, and Declaration of Rights Committees. She is a founding board member of Treasure Coast Classical Academy, a Hillsdale College public charter school in Martin County, and runs The Optima Foundation, a non-profit established to expand high quality academic opportunities for students across the State of Florida.

Come hear all you need to know about the ballot referendums at the October 18, 2018 luncheon.

Please RSVP with your reservations and/or cancellations for the monthly luncheons no later than 6:00pm Monday prior to the luncheon. It's easy to make your reservation or cancel one, just go online to <http://www.eastnaplescivic.com/luncheon-reservations> or call 239-434-1967.

We now accept credit card payments (on-line only) at the time you make your reservations. Please fill out the reservation form first and submit, then click on credit card payment link.

was postponed in June at the request of Commissioner Donna Fiala, so more people would not be out of town and would be available to attend.

If you sign up to speak, it's Item #11A Collier County Community Housing Plan. We expect it should be heard around 10:00am. We'll meet on the third floor about 9:30am.

ENCA Casino Night Charity Event

The ENCA board members are putting on their bow ties and cummerbunds and are dealer ready for our big Charity Casino Night Event! Get your \$5,000 in play chips and get ready to win, win, win!

The event will take place, in lieu of the regular luncheon that day, Thursday, November 15th at the Player's Club & Spa, 6060 Grand Lely Drive in Lely Resort from 5:00pm - 8:00pm. Heavy hors d'oeuvres will be served and there will be a cash bar and prize auction. Just \$40 for singles and \$75 for couples.

Pay by credit card on the website at www.eastnaplescivic.com, click on November 2018 Casino Night. No reservation form needed for the event. If you can't go online to pay, mail your check so we receive it by November 9, 2018, to ENCA, PMB #49, 8595 Collier Blvd., Suite 107, Naples, FL 34114. Space is limited so make your reservations early. This event is open to all members and non-members.

All proceeds from the event benefit the college scholarship fund for East Naples students.

For more information or questions, please email us at info@eastnaplescivic.com. Hope to see you there!

Homesteaded Property Tax Hurricane Damage Savings

The 2018 Florida Legislature enacted a law providing a reimbursement of property taxes for homesteaded property damaged or destroyed by Hurricanes Hermine or Matthew in the 2016 calendar year or Hurricane Irma in the 2017 calendar year. To be eligible for reimbursement, the homesteaded property must be determined "uninhabitable" that is, the homesteaded property could not be used or occupied for the purpose for which it was constructed for a period of 30 days or more during the calendar year that the hurricane occurred as evidenced by documentation. The owner of the property must file a sworn application with the property appraiser's office by March 1, 2019. Florida law provides that a claim for abatement is waived if the application is not filed by this date.

The form is attached to the newsletter.

Mark Your Calendar!

Mark your calendar for the ENCA 2019 Annual Banquet to be held the evening of Thursday, January 24, 2019 at The Arlington. More details to follow. And a big thanks to The Arlington for hosting us once again!



The poster features the ENCA logo at the top, followed by 'ENCA Presents' and 'East Naples Civic Association'. Below this, there are images of playing cards (Ace of Spades and Jack of Spades) and a red roulette chip. The price is listed as '\$40 per person' and '\$75 per couple'. The main title 'CASINO Night' is prominently displayed in a stylized font. Below the title, it says 'INCLUDES \$5000 IN PLAY CHIPS FOR BLACKJACK OR ROULETTE' and 'FEATURING ENCA BOARD MEMBER DEALERS'. Further down, it lists 'CASH BAR' and 'HEAVY HORS D'OEUVRES'. The event details are: 'PLAYERS CLUB & SPA • 6060 GRAND LELY DRIVE', 'THURSDAY 15 NOVEMBER', '5:00 TO 8:00 PM • PRIZE AUCTION WITH WINNINGS'. At the bottom, it says 'PURCHASE TICKETS ON-LINE AT WWW.EASTNAPLESCIVIC.COM FOR MORE INFORMATION E-MAIL INFO@EASTNAPLESCIVIC.COM' and 'ALL PROCEEDS BENEFIT SCHOLARSHIPS FUND'.

Full version attached

It's Always ENCA Membership Drive Time!

We need your support! If you are concerned about the future of East Naples we need you as a member! Stay informed, renew or join today! The more members we have, the stronger our voices are heard! We are the voice of East Naples! And we need you! All of you!

Help us represent you, the residents and businesses of East Naples with one united voice. Benefits include governmental representation, monthly luncheon program with great speakers you won't want to miss, newsletters, and community involvement such as the Santa Run and charity events to help raise monies for scholarships and other children's programs

We also need advisory committee members. You do not have to be a board member to be on a committee. Find your passion and join a committee today! Ask your neighbors, ask your friends, ask your co-workers to join today!

Now is a very important time for East Naples!

Annual Membership: \$25 Single; \$30 Couple; \$60 Business. Download the online membership form at www.EastNaplesCivic.com or send us your name, address, phone, & email along with your check to ENCA, PMB #49, 8595 Collier Blvd., Suite 107, Naples FL 34114. Join today for 2019 and you'll be a member for the remainder of 2018 too!

ENCA Board Meetings are held the first Wednesday of each month except August. Luncheons are held the 3rd Thursday of each month except summer break in August and the annual banquet in January.



Application for Abatement of Taxes for Homestead Residential Improvements

Section 197.318, Florida Statutes

Application and supporting documentation are due to the property appraiser by **March 1, 2019**.

COMPLETED BY APPLICANT			
Applicant name		County	
Mailing address		Property address (if different from mailing)	
Phone		Parcel identification number, if available	
1. Date damage or destruction occurred			
2. Damage was caused by <input type="checkbox"/> Hurricane Hermine <input type="checkbox"/> Hurricane Matthew <input type="checkbox"/> Hurricane Irma			
3. Number of days property was uninhabitable during the calendar year that the hurricane occurred (must be uninhabitable for at least 30 days):			
4. Attach documentation supporting that the residential improvement was uninhabitable including, but not limited to the following: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Utility bills Insurance Information Contractor's statements </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Building permit applications Building inspection certifications of occupancy </div> Other: _____			
Under penalties of perjury, I declare that I have read this application and that the facts stated in it are true.			
_____ Signature, applicant		_____ Date	
<i>Complete and provide with supporting documentation to the county property appraiser.</i>			
COMPLETED BY PROPERTY APPRAISER			
1. Number of days property was uninhabitable (must be uninhabitable for at least 30 days):			
2. Just value of residential parcel as of January 1 of the year the hurricane occurred:			
3. Post disaster just value:			
4. Percent change in value:			
The property appraiser has determined that the applicant's entitlement to the abatement is based on the above factors. If this determination is less than that claimed, an applicant may file a petition with the value adjustment board, pursuant to s. 194.011(3), requesting that the claimed abatement be granted. See page 2.			
_____ Signature, property appraiser or designee		_____ Date	
<i>Provide approved application to tax collector</i>			

Instructions

The 2018 Florida Legislature enacted a law providing a reimbursement of property taxes for homesteaded property damaged or destroyed by Hurricanes Hermine or Matthew in the 2016 calendar year or Hurricane Irma in the 2017 calendar year. To be eligible for reimbursement, the homesteaded property must be determined "uninhabitable" that is, the homesteaded property could not be used or occupied for the purpose for which it was constructed for a period of 30 days or more during the calendar year that the hurricane occurred as evidenced by documentation. The owner of the property must file a sworn application with the property appraiser's office by **March 1, 2019**. Florida law provides that a claim for abatement is waived if the application is not filed by this date.

Completed by Applicant:

- If available, provide the property identification number for the damaged or destroyed property.
- Attach any documentation supporting the claim that the property was uninhabitable during the specified period.
- After completion of this form, sign, date, and forward it to the property appraiser's office in the county where the property is located.
- If approved, the tax collector will issue a refund to the applicant.

If your application for tax abatement under s. 197.318, F.S., is not determined satisfactorily, the Florida Property Taxpayer's Bill of Rights recognizes your right to an informal conference with the local property appraiser. You may also file a petition with the value adjustment board clerk, pursuant to section 194.011(3), Florida Statutes. Regardless of a scheduled informal conference with the property appraiser, petitions involving determinations on tax abatements may be petitioned to the value adjustment board. Complete and file Form DR-486H, Petition to the Value Adjustment Board for Abatement of Taxes, with the value adjustment board clerk (Form DR-486H is incorporated by reference in Rule 12DER18-05, F.A.C.).

Completed by Property Appraiser:

- The property appraiser must investigate the application and documentation to determine if the applicant is entitled to an abatement of taxes. Applications filed after March 1, 2019, waive the claim for abatement.
- If the applicant is eligible for the reimbursement and the application was timely filed, review, sign and date this form. Forward to the tax collector by April 1, 2019, providing:
 - The total number of days the property was uninhabitable
 - The just value of the homesteaded property as of January 1 of the year the hurricane occurred
 - The postdisaster just value
 - The percent change in value applicable to the homesteaded property
- Provide a copy of this application, containing the property appraiser's determination, to the applicant.