
AFFORDABLE HOUSING ADVISORY COMMITTEE

Special Meeting - Minutes

September 7, 2023 1:00 P.M.
1250 N. Eglin Pkwy, Shalimar, FL 32579
First Floor, BCC Training Room

I. WELCOME

Meeting called to Order

II. ROLL CALL *(5 members needed for a quorum)*

Board members in attendance; Felicia Scaife, Felix Beukenkamp, Bonnie R. Barlow, Mike Kent, Nitsi Bennett, Anita Williams, Brooke McLean, Paul Mixon

Staff in attendance; Abra McGill and Elliot Kampert

Visitors in attendance; Zan Fedorak with Ok. Co. Public Works, Jeff Henderson with Ok. Co. Public Works, Samantha Cutsinger with BCC-N

III. OPEN TO THE PUBLIC *statement by Chair (this meeting is open to the Public for comment)*

IV. NEW BUSINESS

A. Review and Recommendation of Surplus Property to OCBCC

Staff recommends that only lots 9 and 12 be considered as the rest all have constraints (too small, poor access, oddly shaped, etc.) that make them undesirable for housing.

Elliot Kampert explained that the Florida Statutes state the County has to make available its inventory of surplus properties annually. The list provided of 13 parcels are all the surplus property that is not previously spoken for i.e., road way, storm water pond, park or have no access.

AHAC should review list and should make a recommendation to the BCC regarding the parcels and if any should be reserved for affordable housing. A Public Hearing will be held on September 19, AHAC recommendation will go to the BCC at this time as well. The BCC makes final decision on what happens with these parcels following the statutory requirements.

Nitsi Bennett wanted to discuss Parcel 12 as it used to belong to her. Nitsi explained the land had been donated to Habitat because taxes hadn't been paid. The people that had owned the land had passed away but their daughter was living in a trailer on the property and claimed the land belonged to her. Court awarded it to homeowner and Nitsi wants to know if she can get it back? Elliot stated he would follow up with County legal about Nitsi's question.

Bonnie pulled parcel 13 out for discussion. Zan Fedorak explained this was a former clay pit. Environmental review would have to be done. There is a concern that there is debris that may have to be addressed. The access is a dirt road. The location is in Laurel Hill.

MINUTES ARE NOT VERBATIM

Elliot explained the County's comprehensive plan's goal, objectives and policies states that the build of wetlands should not be encouraged. If those parcels are put on the affordable housing list that would be encouraging that development. In addition, the builder would have to mitigate and that would be an additional cost.

Paul Mixon asked if it would be allowable to recommend to the BCC that the parcels that are not useable by anyone but maybe the adjacent landowners be recommended that these be offered for sale and the proceeds from the sale of the land be utilized for affordable housing. Elliot didn't see a problem with making that recommendation. Zan added the property ordinance lays out that a parcel that is not useable by anyone else can be sold to an adjacent landowner using private sale otherwise a competitive bid process must be utilized.

Motion made by Paul Mixon: Recommend that the County make all 13 parcels available for 90 days during which time 501(c)(3) not-for-profit organizations may submit letters of interest and proposals for development of owner-occupied housing on any parcels in which they are interested. The proposals must state the number and type of units proposed for development. The County will consider all proposals received during the 90-day period and, at the end of the period, shall, in accordance with Section 125.379, FS, award parcels to those organizations whose proposals best address the County's housing needs. Any parcel for which a proposal has not been received shall be made available for sale to the public in accordance with the applicable rules and statutes and in accordance with the County's surplus land ordinance. Any proceeds from the sale of such parcel shall be placed in a fund that will be used by the County for the development of affordable housing.

1st: Felix Beukenkamp

2nd: Anita Williams

VOTE: Approved Unanimously

B. 2024 Meeting Schedule

Thursday, February 1, 2024

Thursday, May 2, 2024

Thursday, August 1, 2024

Thursday, November 7, 2024

Time: Keep 1 o'clock

Location: South

Motion made to accept times as written.

1st: Felix Beukenkamp

2nd: Anita Williams

VOTE: Approved Unanimously

V. OLD BUSINESS - NONE

VI. OTHER BUSINESS - NONE

VII. ADJOURN

Prepared by: Abra L. McGill

Abra McGill