
OKALOOSA COUNTY/CITY OF FORT WALTON BEACH
AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

Emergency Meeting

July 17, 2023 10:30 A.M.
1250 N. Eglin Pkwy, Shalimar, FL 32579
First Floor, BCC Training Room

I. WELCOME

Meeting called to Order at 10:39 am

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

Board members in attendance; Randy Wise, Felix Beukenkamp, Mike Kent, Nitsi Bennett, Anita Williams, Bonnie R. Barlow, Grady Carpenter, Payne Walker and Commissioner Paul Nixon

Staff in attendance; Abra McGill, Elliot Kampert, and Shelia Fitzgerald.

Visitors in attendance; Steve Loken with Hurlburt Field housing office and 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. Discussion of potential use of “orphaned” Air Force land for affordable housing.

Commissioner Nixon shared that he has multiple meetings with the Air Force over the last several years discussing housing issues for both military and civilians in Okaloosa County. Recently Eglin AFB has decided to not reopen their golf course on the north side of College Blvd. There is discussion about the land east of the mullet festival site, soccer field, and dog park being made available for development. Commissioner shared a power point that contained a map with location and possible usage. Current configuration is 280 acres. 207 acres are designated for college expansion. There is potential for housing development on the west side of college. 36 acres could be available for development. Land would be for single family residential, 4-5 story stairwell apartments, 12 acres general commercial, 10 acres street front commercial. Concept would be that the County would step in a manage the development until it was up a running. The reasoning behind this is that the local government could have people living on the property faster than the federal government could. The land cannot be sold so there would be an Enhanced Use Lease (EUL) in place. Parameters for housing could be set at 30-50% for DOD related employment, 25% general public, and remainder being for essential workers. Housing would be mix of rental and ownership.

MINUTES ARE NOT VERBATIM

Essential Personnel – Defined in LHAP as:

Essential Service Personnel Definition (ESP): Essential Service Personnel will be defined as a person permanently employed in Okaloosa County in one of the following fields; Health Care Personnel, Police, Public Safety, Fire Personnel, Teachers, Educators and school district personnel, Skilled Building Personnel in accordance with Florida Statute 420.9075.

Commissioner Mixon asked that the word “police” in the LHAP essential personnel language be changed to law enforcement.

Elliot added, Lease would give County control of property. Request for proposal (RFP) would be done to choose a preferred developer to enter into a written agreement. AHAC would be involved in the RFP process.

Commissioner Mixon stated that Eglin AFB would like a letter of intent from OCBCC. He would like the AHAC to provide a letter to OCBCC suggesting the OCBCC consider writing that letter. Discussion ensued.

Recommendation: Motion to recommend the AHAC prepare and submit letter to the BCC expressing desire for the BCC to

1st: Nitsi Bennett

2nd: Anita Williams

VOTE: Approved Unanimously

V. OTHER BUSINESS

None

VI. ADJOURN

Prepared by: _____



Abra McGill