

POQUITO BAYOU TIMES

A Newsletter Published by the Poquito Bayou Community Association

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Hey neighbors,

I hope this message finds you well. As a retired military member, I've always valued the strength of the community, and that's why I'm reaching out today.

Our beloved PBCA is facing a serious challenge with membership numbers hitting an all-time low. We usually aim for 50% of the four hundred homes in our area to join each year, with a modest \$20 membership fee.

This time around, we're falling behind. In addition to the decline in memberships, we also have numerous volunteer opportunities available. We're looking for your support – be it through memberships or stepping up to volunteer for our board.

Without enough members or volunteers, our association's future is uncertain. The park we all cherish might go uncared for, children's and adult activities could disappear, newcomers won't receive warm welcomes, and our newsletters will cease.

I get it, we're all busy with various activities, but consider how your contribution can make a difference in our community.

Check out our Facebook page for updates, and feel free to reach out to me at pbcapresident@gmail.com with any questions or to volunteer.

Let's come together and ensure the legacy of our association continues.

Best,
Sean



PBCA is looking for a few (More than few) new members. Membership form on page four (5)

Eglin AFB is hosting an Industry Day on February 7, 2024, to explore growth opportunities for a 98-acre development. Property is adjacent to the REEF on North Poquito Road.

In a bid to unlock potential growth opportunities, the Air Force Civil Engineer Center and the 96th Test Wing will host an Industry Day on February 7, 2024, at Eglin Air Force Base in Florida. The event aims to pave the way for developing a mixed-use technology and research park on a 98-acre parcel of non-excess, underutilized land surrounding the UF REEF.

Scheduled from 9 a.m. to 3 p.m. Central Time at the REEF, located at 1350 N. Poquito Road in Shalimar, Florida, the Industry Day serves as a forum for private sector developers, public entities, and the local community to delve into the possibilities offered by the AF's Enhanced Use Lease program.

The Air Force is actively seeking private and public interest in leasing all or part of the 98-acre parcel for financing, permitting, developing, constructing, owning, maintaining, and operating commercial buildings. This venture is part of the Enhanced Use Lease program, which involves lease agreements between the Air Force and private developers and/or public entities to foster commercial ventures on federally owned land under the control of the Secretary of the Air Force.

Projects under consideration for the Eglin Air Force Base development include hotels, business parks, solar photovoltaic arrays, sports complexes, wastewater reclamation facilities, and commercial mixed-use developments. The lease opportunity will be subjected to a Federal Acquisition Regulation-like source selection process, ensuring fair competition.

To kick off the process, the AF Civil Engineer Center will release a draft Request for Lease Proposal, AFCEC-24-R-0001, on or before Jan 18, 2024, available at SAM.gov. Interested parties have until Mar 29, 2024, at 5 p.m. to submit proposals. Industry Day is anticipated to be a collaborative platform, bringing developers and the public together to exchange ideas, provide feedback, and seek clarification on the proposed Enhanced Use Lease opportunity at Eglin. For registration and participation, interested parties are encouraged to send an email to EglinAFB.EUL@Specprosvcs.com.

This initiative marks a strategic move by Eglin Air Force Base to engage with the private sector and local community, fostering economic development and creating opportunities for innovative projects that align with the Air Force's mission and goals.

<https://midbaynews.com/post/air-force-wants-to-unlock-growth-opportunities-using-eglin-afb-land-with-this-event?fbclid=IwAR0bXGQrVKf70INVpPzmBo1VSMF6ho9jv2NxyzAw8LzJtQPm6rCI0t40CU>



Last weeks storm took out the Flag Pole at Leo Norred Park! Thanks to PBCA and volunteers Ken, Michael, Lendy and Bob a new flag pole was installed over the weekend! THIS is just one example of what YOUR PBCA dues allow us to do! THANK YOU for acting quickly and getting the flag pole back up guys!

Don't forget, it's time to renew your membership in PBCA for 2024 so we can continue to support this amazing community we live in! It's only \$20, but goes a long way. Mail to 68 Poquito Rd, put in drop box at 17 Magnolia or visit the website to pay via Venmo or PayPal (www.poquitobayou.com).

THANK YOU in advance for your support!

This is the latest with People Protecting Poquito Bayou (PPPB):

As you are aware, the Florida Department of Environmental Protection (FDEP) is currently conducting a desktop review of the documentation as part of their Comprehensive Environmental Response Compensation and Liability Act (CERCLA). I've been in contact with Allison Hankins, FDEP CERCLA Site Manager. I had provided her with a statement from our former asphalt plant employee. During our conversation, she indicated that FDEP can test the backyards of homes adjacent to the former asphalt plant for testing. Together with some concerned citizens, we were able to contact 14 homes along Sharilyn and North Drive asking for permission. We got permission from ten homeowners. That list was submitted to Ms. Hankins on December 15th. We're not sure when the testing will take place. We'll let you know when it is scheduled. On January 2nd I spoke with Mr. Elliot Kampert, Okaloosa County Growth Management Director. He told me that they can't approve the development order until the testing is complete.

Recently I spoke with Kay Rasmussen, Associate Director at Economic Development Council of Okaloosa County, Florida, member at Florida Defense Support Task Force regarding rumors of the former Poquito Bayou Military Family Housing area. She provided me with an update, and then gave me more information on the UF Research & Engineering Education Research Center (REEF).

Former Poquito Bayou Military Family Housing area. The 96th Test Wing plans to lease the property, like what Jay Odom has with the property next to the Fairgrounds and jail. This will be mixed use (small businesses/shops/retail) with the possibility of apartments and/or townhomes. They will hold an industry day sometime in the future soliciting requests for proposals (RFP's) from local, state, and national developers.

The UF Research & Engineering Education Research Center (REEF) Research & Development Technology Campus. Eglin AFB will soon seek requests for proposals (RFP's) from local, state, and national developers to develop 98 acres around the REEF for an R & D Technology Campus.

We will provide updates on these developments as we get them.

In a few years, our little piece of paradise will be no more. If the Legendary Cove subdivision gets approved, then we'll have approximately 250 vehicles coming to our neighborhood. Next, we have Victory Village being built over the next ten plus years with many vehicles. Now, we have the upcoming mixed use commercial property at the former Poquito Military Family housing area and then the R & D Technology Campus near the REEF. If you are concerned, you need to attend the County Commissioners meetings to express them.

Dave Hensley



**POQUITO BAYOU COMMUNITY ASSOCIATION Minutes of the January 9th, 2024, meeting
Hensley residence, 1 Bay St, Shalimar**

Meeting called to order at 18:00 (by Sean Cramer)

Present: Bob Davis, Dave Hensley, Michael Aid, Felicia Murphy, David Boyd, Pat Hollarn, Tricia Flaherty, Jane Fedosky-Hensley, Sean Cramer, Whitney Cramer, and Lendy Edwards.

Minutes of the November and December meetings had been distributed; motion to approve was made by Dave and seconded by Tricia, minutes were approved. The treasurer's report for December was presented by Tricia, motion to approve by Mike and seconded by Felicia, accepted by acclamation. The only current project for which money has been approved but not spent is the storage shed (\$1000). When the January report arrives, it will be clearer, as the end of year report can be confusing. The current balance (none spent on shed yet) is \$6,854.75. Of note, the plaques have been paid for. The 2024 budget (available at the meeting) has already been approved.

Recent Events: The Board Christmas meeting was held 10 December, and Sean suggested having it at someone's home in 2024. The Christmas parade was cancelled due to inclement weather. Nance and Tammy judged the decorations on 17 December, with signs up within 24 hours for winners. The consensus was that people were pleased with how that played out.

Events: Whitney reported that events would be planned, including Easter Egg Hunt, Crawfish Boil, and Garage Sale in the Spring, but no firm dates yet. Dave will contact Davi Todd about the email list, so Whitney can start sending emails as events are planned.

BHEV: Bob, the liaison, reported no update.

Poquito Boat Ramp Park: Dave reported no update, with relative quiet at the ramp recently.

Street & Traffic Safety: Bob is working to find out why rumble strips can be in some areas, but not by the park where children play. Dave attended the Transportation Planning Committee (Okaloosa and Walton Counties) meeting on 16 November and will let us know when the next meeting will be held.

Street Directors: Felicia said a meeting would likely be planned for February.

Projects Update: Mike and Felicia said that Dan has a plan, and the pumphouse would be constructed as soon as good weather. Mike will similarly wait for better weather before pursuing the storage shed.

New Business: Mike recommended a committee to make recommendations regarding the Veteran's Memorial. The committee will consist of Jane, Mike and Ken Leone, and Tommy Norred will also be involved. Motion made by David, seconded by Whitney, and motioned passed for this new committee. Mike also recommended a committee to work on bylaws, both bylaw maintenance and House Rules for various events. The committee would be chaired by Mike and the other members would be Dave, Bob, Pat, and Felicia. Motion made by Mike and seconded by Felicia, and motion passed for this new committee. Board meeting sign-up for the year was handed out and filled up. A motion passed to replace the Jerry Rush plaque.

Calendar: TBD for 2024, expect updates at next meeting.

Legendary Cove Subdivision: Dave discussed the Sunset Road development proposal (Legendary Cove, DR Horton) and the concerns about soil contamination from the asphalt plant. Additional testing is planned under the direction of FDEP for neighboring properties, which must be complete before the development order is approved. Dave also discussed potential traffic issues resulting from the development of the UF REEF technology campus at the corner of Lewis Turner and N. Poquito, the Legendary Cove subdivision, a long lease development in the Loblolly area, and Victory Village. Plus, there is a plan to re-route Hwy 85. Dave recommended that members attend various planning meetings to ensure traffic flow is not tumultuously impeded.

Announcements: Newsletter articles for the next newsletter due to Bob Davis by Friday January 12th. Next PBCA board meeting scheduled for 1800 on Monday February 5th at the Davis home at 34 Poquito.

The meeting adjourned at 18:56 pm.

Next meeting Feb 5th at Davis's 34 Poquito Road. All invited.

POQUITO BAYOU COMMUNITY ASSOCIATION, INC. MEMBERSHIP REGISTRATION YEAR

Please complete this form and submit it along with your \$20 dues. Drop off at the PBCA mailbox located at 17 Magnolia Ave (Pam Martin's house). Checks will be accepted, made payable to PBCA. Or mail to 68 Poquito Road, Shalimar, FL 32579 or pay via Venmo/PayPal at www.poquitobayou.com. THANK YOU!!

(PLEASE PRINT CLEARLY) FOR YEAR 2024 _____ 2025 _____

Date Paid: _____ Dues: _____ Donation (specify area): _____ Check #: _____ Cash \$ _____

Name: _____ Spouse's Name: _____
(Last) (First)

Address: _____ Telephone No.: _____ E-Mail Address: _____

Minor Children: Boys () Ages: _____ Girls () Ages: _____
Please enter current E-Mail Address (If it changes, notify pcmartin1@outlook.com)

Concerns: 1. _____ 2. _____ 3. _____ 4. _____

Would you be willing to help with: Events for Kids _____, Baking _____, Adult Social Events _____, Leo Norred Park & Clean-Up Days _____, Garage Sales Event _____, Interest in Action Committees? Street Maintenance & Traffic Safety _____, Environmental Matters _____, Emergency Action & Neighborhood Watch _____, Egin Interface _____. Are you interested in serving on the PBCA Board of Directors? _____ Community Emergency Response Team (CERT) Training _____. Street Director _____

Other interests, ideas; things you'd like addressed? What are they? _____
(USE BACK OF FORM IF NECESSARY)

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FOR THOSE WHO HAVE DIFFICULTY UNDERSTANDING THE PROTOCOL OF THE FOUR WAY “STOP” AT POQUITO ROAD AND SUNSET.

At a four-way stop intersection, the driver of the first vehicle to stop at the intersection shall be the first to proceed. If two or more vehicles reach the four-way stop intersection at the same time, the driver of the vehicle on the left shall yield the right-of-way to the vehicle on the right. **(Of course, the overriding factor is that you stop, not California stop (roll) through the intersection.)**

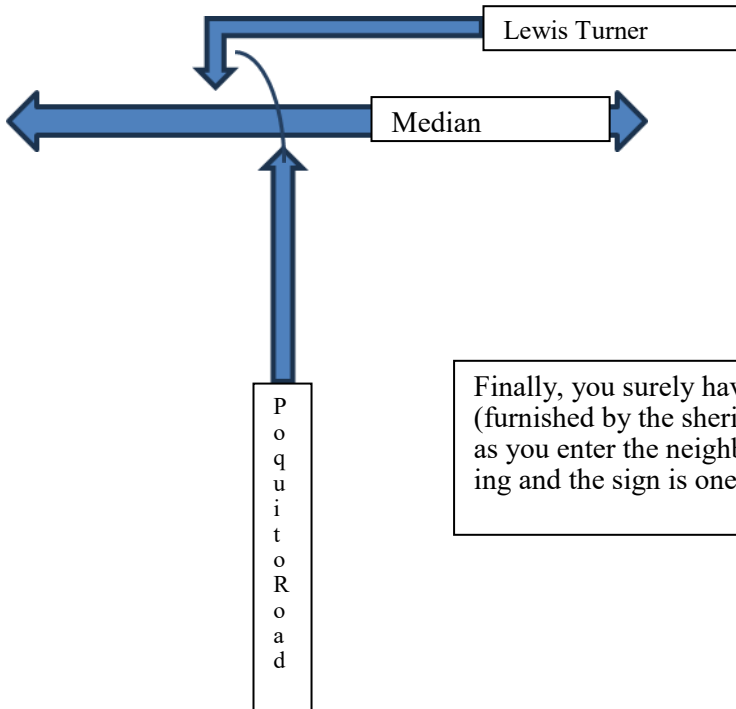


Triangle: Yield

Slow down and give vehicles crossing your path the right-of-way. If the way is clear, move forward slowly without stopping. Yield signs are usually placed where auxiliary roads lead into major roads.

POQUITO ROAD/LEWIS TURNER

Another tid-bit. Approaching Lewis Turner from Poquito Road North and turning left onto Lewis Turner when another vehicle is also turning left from Lewis Turner onto Poquito Road, you should pass on the oncoming vehicle’s left. *Do not turn in front of the approaching vehicle.*



Finally, you surely have noticed the flashing speed limit sign (furnished by the sheriff’s department) as you enter the neighborhood. They are trying to slow down speeding and the sign is one of the devices they use in their efforts.

January

MON. – FRI. 11AM-



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CAMPUS

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
CLOSED	PORK TENDERLOIN, collards, Hoppin John & cornbread	MEATLOAF, mashed potatoes & veg	SPAGHETTI & MEATBALLS, bread & side salad	FISH & CHIPS		
8	9	10	11	12	13	14
GYRO PLATE & Greek salad	CHICKEN QUESADILLA, rice & beans	BEEF STEW & side salad	CHICKEN POT PIE & side salad	MAHI SANDWICH fries & coleslaw		
15	16	17	18	19	20	21
CHICKEN FRIED STEAK, mashed potatoes & veg	CHICKEN & DUMPLINGS, & side salad	PORK CHOPS, baked potato & veg	CHICKEN PARMESAN, spaghetti & salad	CRAB CAKES, rice pilaf & vegetable		
22	23	24	25	26	27	28
CHICKEN TERIYAKI BOWL	STUFFED PEPPERS mashed potatoes & salad	LIVER AND ONIONS mashed potatoes & vegetable	FRIED CHICKEN, mac-n-cheese & vegetable	SHRIMP ALFREDO & side salad		
29	30	31				
PULLED PORK SANDWICH & potato salad	BEEF TACOS, chips & queso and guacamole salad	LASAGNA, garlic bread & salad				





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ADVERTISING IN THE POQUITO TIMES- FOR THE COMING YEAR

IT'S THAT TIME OF YEAR TO RENEW OR START YOUR ADVERTISING IN THE POQUITO TIMES.

MEMBER: \$50 YEARLY FOR BUSINESS CARD SIZE. \$100 YEARLY FOR DOUBLE THE SIZE.
NON-MEMBERS: \$70 OR \$120 DEPENDING ON THE SIZE.

PLEASE DROP OFF PAYMENTS MADE TO PBCA, AT 1 BAY ST. ALONG WITH A BUSINESS CARD.

THERE IS A MAILBOX ON THE PORCH NEXT TO THE FRONT DOOR. PLEASE INCLUDE ANY CHANGES.