

**BROOKSVILLE VISION FOUNDATION (BVF)  
STAKEHOLDERS COUNCIL MEETING**

**VISION PLANNING MEETING**

**Brooksville City Council Chambers  
201 Howell Avenue  
Brooksville, FL 34601**

***MINUTES***

***September 30, 2013***

***4:00 PM***

**CALL TO ORDER/WELCOME AND INTRODUCTIONS**

**Members and Guests**

*Members and guests present:*

Bill Geiger, Community Development Director  
Steve Gouldman, City Planner  
Cliff Manuel, Chairman, BVF  
Sue Rupe, Secretary, BVF  
Robert Buckner, BVF Treasurer  
Jimmy Lodato  
Deevon Quirolo

**Introduction and Review of last Meeting**

BVF Chairman Manuel called the meeting to order. Those attending introduced themselves.

As background information, Chairperson Manuel advised that the 2050 vision plan in and of itself has no real meaning, root or substance until the City of Brooksville starts looking it as something that can be adopted in the Comprehensive Plan. It can then become a planning document and influence zoning, capital improvements, infrastructure and other elements of planning development.

Mr. Manuel offered his opinion that the reversal of one-way pairs with alternative or rerouting of roads or such things as adopting light industrials means nothing if the City cannot plan the infrastructure to support them.

The review and approval of the map is the conclusion of the process that will ultimately become a planning document that the City can rely on for the future. Noting the low attendance of this meeting, Mr. Manuel stated that, unfortunately, few people participate in the long term planning process until the results of planning shows up at their doorstep.

Chairman Manuel stated that the purpose of this meeting is to conclude the vision plan and provide final input to the City for long term planning of how areas around Brooksville might look like now and through the year 2050. He added that the vision map will ultimately become part of the City's Comprehensive Plan and zoning process that will guide the City for years to come.

#### Review vision map

Steve Gouldman, City Planner, offered that the vision map was compiled by looking at existing development along with what the City would like to see in the future, as well as what is currently the approved County use for properties immediately adjacent to but not located within the City limits. These areas, however, are in the City's future growth area.

Mr. Gouldman referenced several specific areas on the map, including the location of the industrial distribution, central business and the transit oriented development districts. Discussion ensued on the definition of those and whether the areas delineated on the vision map should expand or decrease in size. Mr. Gouldman called attention to the regional mixed use centers on the map and the BVF further discussed industrial districts and its various placements on the map along with the areas designated as mixed use and commercial.

Mr. Gouldman advised that this vision map would be brought before the entire Brooksville Vision Foundation for final approval. After that, it would be taken to City Council. At that point, the City's Comprehensive Plan will be modified through an Evaluation and Appraisal Report process. That process will involve public input. He continued by explaining that adoption of this map into the Comprehensive Plan will not result in properties having their Comprehensive Plan designation changed. This map will be a "concept map" that will be referred to through development stages such as rezoning requests or consideration of modifying Comprehensive Plan designations.

Chairman Manuel offered his opinion that Comprehensive Plan designations take place with willing property owners and the vision map is a dynamic planning map to guide those designations. He wanted to ensure that this map would be approved through the public hearing process which would invite participation of affected land owners. He felt that the more public approval of the map the better as it will make it easier to influence development of properties according to the vision map designations.

Community Development Director Geiger interjected that there is already a future land use (FLU) map established for properties. When comparing the FLU map with the vision map, many of the designations are consistent with each other.

Chairman Manuel felt that the vision map should be adopted into the Comprehensive Plan but if it is no more than a conceptual map, it would have no enforcement "teeth" other than a vote of City Council or the Planning and Zoning Commission. He felt that the FLU map and the vision map should be the same. City Planner Gouldman disagreed, stating that it would involve changing property owners' land use designations which may not be direction the City would want to take. Mr. Geiger added that he has compared the maps and the underlying future land use that has been established in

most cases will support what is designated on the vision map with few exceptions. He added, however, there may be times it may be necessary to expand the vision map or further implement it and it will involve revisiting the Comprehensive Plan's Future Land Use Map and amending it to make it consistent but he advised that this is not the stage to do that.

Robert Buckner offered that he would like to see an overlay with the Future Land Use Map and vision map to see where there are differences.

Chairman Manuel acknowledged City Planner Gouldman's comment that to redo the FLU Map would be monumental process, but he felt that the process involved in adopting the vision map as the future land use map is worth the effort, even if it is adopted over a period of time in stages. If that is not done, Mr. Manuel felt that it will discourage investors from developing or building in the City if they are basing their investment decision on a vision map that is inconsistent with the Future Land Use Map. Mr. Gouldman stated that any inconsistencies would be addressed in the goals, objectives and policies (GOP) during the EAR amendment process.

Deevon Quirolo offered her opinion that the vision map is a planning tool to guide change for the Comprehensive Plan but for those who are applying for development permits, they will be regulated by the Comprehensive Plan to get amendments. If it is considered a planning tool, then there is no contradiction between it and the Future Land Use Map. Chairman Manuel informed those present that the Vision Foundation wanted active participation in amending the maps contained in the Comprehensive Plan because they were so outdated.

Bill Geiger stated that it is staff's position that the vision map will be in the Comprehensive Plan but not replace the Future Land Use Map. People rely on their existing property designations and those designations cannot be changed arbitrarily with a concept map. He reiterated that there are a lot of parallels between the FLU map and the vision map and in the long term, it is anticipated that the City will look like the vision map by the year 2050. He advised that for the areas that are in the County but in the City's growth area, an interlocal agreement is being worked on so the entities can work together on land use and zoning issues.

Robert Buckner pointed out an area east of U.S. 41 along State Road 50, offering that it should be general highway commercial, which Mr. Gouldman stated was one of the things that would be discussed with the County in the interlocal agreement process.

It was agreed by all that the more consistent the vision map can be with the City's Comprehensive Plan's FLU map the better off the City is for long term "selling the City". Mr. Manuel added that the Brooksville Vision Foundation's perspective is that they would like to see the vision map become something to sell to a larger market for someone who may want to come in and invest significantly in the City. These people need to know that their investment is consistent with their Comp Plan and protected and that all other property owners around them will also have that same designation. In response to Mr. Manuel's suggestion that the City could adopt areas to be consistent one area at a time, Mr. Geiger offered the South Brooksville PDP as an example of an area that was established into the Comprehensive Plan. It is consistent with the vision map

and has goals, objectives and policies established for that overall district. The Future Land Use map is still the underlying map for that district and any proposed development will be considered as long as it is consistent with those GOPs.

Mr. Manuel stated that he would like to see the TOD designated area expanded with all the benefits that are derived from that. Sue Rupe questioned the boundaries of the historic mixed use district, specifically the location of the train station. Steve Gouldman explained that the boundaries are generalized and are not set in stone.

### Summary and Conclusion

Chairman Manuel redirected the reason for the meeting. It was his opinion that the meeting was to discuss the content of the map, such as the locations of light industrial, mixed use areas and whether the 201 facilities plan area should be part of the Comp Plan and if there are any changes to the map. He did not think the meeting was to cover where the vision map adoption process was heading.

Mr. Geiger stated that the land issues discussed and how the process of adopting the vision map will evolve are important as it involves property rights.

To conclude, Mr. Manuel stated that there is no map without the participation of the City and the citizens it serves, as well as those who may be interested in investing in the future of the City. Without the investors, the City will not grow and the future is dire. He implored those present to really look at the map for any modifications that may be needed.

Deevon Quirolo distributed information regarding her work with "Friends of Chinsequet" and hoped that the Brooksville Vision Foundation will support and attend the "1<sup>st</sup> Chinsequet Hill Celebration" to be held November 15 & 16, 2013.

Jimmy Lodato offered his opinion that it is important when a corporation expresses interest in locating to the City, there needs to be appropriate infrastructure in place and a minimum amount of "red tape" involved. As a member of the Vision Foundation, he encouraged everyone to move forward with the new vision.

### ADJOURNMENT

The meeting adjourned at 5:15 p.m.

  
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Jennifer J. Battista  
Brooksville Recording Secretary

Minutes approved 10/17/13