



**To:** David Hainley, Community Development Director, City of Brooksville & Haydee C. Padin Alvarez, Community Development Specialist, Hernando County

**From:** Erik Bredfeldt, PhD, AICP, Economic Development Director

**CC:** Julia Clark, Laura Martinez, AICP

**Date:** September 17, 2025

**Reference:** South Brooksville CRA: Community Workshop #1 Summary

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The first in a series of three Community Workshops was held on August 27, 2025, at the South Brooksville Community Center (601 E Dr Martin Luther King Jr Blvd, Brooksville, FL 34601) at 5:30 pm. In addition to County Staff, City Staff and Inspire Staff, there were around 30 community members in attendance, including some members of the CRA Steering Committee.

**PUBLIC NOTICE:**

The event was promoted using the following outreach methods:

- Posts on the City and the County's Facebook page
- Outreach to Steering Committee
- Project Website

**PURPOSE:**

The goal of the first Workshop was to introduce the project team, the scope, and gather preliminary data on the existing conditions of the area. The Community Workshop began with a brief presentation that introduced the project team, the CRA and Tax Increment Financing, observations and data analysis of challenges found within the CRA, and then an explanation of the activities for public input. The engagement activities included the following and can be found in the appendix of the memo:

- Open-ended Key Assets board
- Open-ended Key Opportunities board
- Idea Wall
- Open-ended Key Challenges board
- Key Challenge: Flooding & Stormwater Management
- Key Challenge: Encroachments

**WHAT WE LEARNED:**

Community members identified both strengths to build upon and challenges that must be addressed for the CRA to succeed. Several consistent themes emerged:

- **Flooding & Stormwater:** Residents emphasized drainage problems along SR 50, the need for FDOT engagement, and mosquito issues from standing water. Fixing drainage is seen as critical for property value and neighborhood safety.
- **Property Encroachments:** Residents want assistance resolving lot line issues. There is strong support for the CRA helping to pay for boundary corrections. Flexibility for rebuilding and adding ADUs was also mentioned.
- **Mobility & Infrastructure:** Sidewalk repairs, new sidewalks on Hale Avenue, improved bus stops (ADA seating), and more trees along MLK Blvd were priorities. A multi-modal path to Hamilton Park was proposed, as was additional parking at Hamilton Park. Road repair (MLK Jr. Blvd drive lanes) was also highlighted. Some residents suggested creating a through-street to SR 50 via Twigg or Josephine Street and extending Sara Davis Road to Emerson Road.
- **Community Facilities & Activities:** A new or expanded community center (with gym, classrooms, indoor pool, event space) was requested, potentially at Hamilton Park. Residents want more productive activities for youth, and large spaces for gatherings.
- **Community Identity & Assets:** Events such as MLK Day, Soul Food Festival, and Community Clean-Ups reinforce pride and belonging. Stories about frog hunting and historic businesses like Better Service Garage show a strong cultural identity.
- **Housing:** An opportunity for affordable housing on Bacon Street was identified. Opinions diverged on the DPW site: some support a food bank, while others raised environmental and youth-focused alternative uses.
- **Beautification & Public Realm:** Residents want more trees, green gathering spaces, and attractive roadways to strengthen the look and feel of the CRA.

**KEY ASSETS:**

The **Key Assets** board discussed what are some of the key areas where residents liked to spend time, brings them joy, what they would want preserved or strengthened.

This board featured a comment box and a map. Within the Comment box were two columns, Community Events and Community Characteristics. Community members used green dots to agree with ideas presented on the board.

<b>Community Events:</b>	<b>Community Characteristics:</b>
Chunky Sunday’s (2 dots)	Sense of community
MLK Day (4 dots)	Shelter for the homeless
Easter (2 dots)	

Soul Food Festival (3 dots)	
Talent shows (2 dots)	
Car shows (2 dots)	
Community Clean-ups (7 dots)	

In addition to the assets documented on the boards, community discussions highlighted aspects of local identity and culture that distinguish South Brooksville from other areas. Frog hunting was noted as both a tradition and a social activity, with participants describing how hunting, cooking, and sharing frog legs has long served as a way to bring neighbors together.

The history of Better Service Garage also emerged as a point of pride. Established in 1924 by the Davis family, the business remains part of the community’s fabric through Doug Davis Enterprise, which continues the tradition of welding and metal fabrication. Beyond serving infrastructure projects across the state, the company invests locally by offering welding training to youth.

**KEY OPPORTUNITIES:**

The **Key Opportunities** board presented to community members focused on what community members would like to see in the future for the CRA.

The following opportunities were recorded on the board:

- Sidewalks on Hale Avenue near what was previously known as Summit Village.
- Affordable housing on Bacon Street between Crawford Street and Asmara Street
- Potential community center at the southeast corner of the intersection of MLK Blvd and School St
- Hangout areas on the northern side of MLK Blvd between Twigg and Leonard Street
- Community center at Coach Lorenzo Park with an indoor gym, walking trail, classrooms and an event center
- Reserve heritage and community gathering areas
- Beautifying roadways
- Providing amenities in green/gathering spaces.

**IDEA WALL:**

The **Idea Wall** provided an opportunity for community members to freely express ideas for the CRA. If participants agreed with an idea that was already written on the board, they were encouraged to place a green dot next to the idea.

Idea	Dots
Need more productive activities for the children in our community.	3 dots
Give us our sub-station back because we can’t use it	3 dots

Splash pad at either Hamilton Park or the DPW site	1 dot
Multimodal path to Hamilton center	
Community center large enough to hold large crowds for community events/activities for children available to everyone!	1 dot

**KEY CHALLENGE: FLOODING AND STORMWATER:**

The **Flooding and Stormwater Management** board focused on the Brooksville CRA land area within a high flood risk area. Within the area, there are around 74 buildings, and around 43 of them are residential homes. This board showed the CRA map with buildings in high-risk flood zones. Community members were encouraged to place green dots where the focus of stormwater management should occur. In addition, an informational flyer about flooding and stormwater management was provided to participants at this table.

Community members concentrated their dots on one area at the intersection of SR 50 and Emerson Road. They proposed improvements to drainage near SR50 and supported the idea of cleaning the existing ditches.

Discussion at this board focused on the stormwater drainage challenges posed by State Road 50. Community members expressed that construction of the road disrupted stormwater drainage in the area by creating a backlog of water and preventing it from flowing south into the basin. Attendees proposed engaging with FDOT and Blake Bell, the former Mayor of Brooksville, to discuss improving the drainage and restoring the natural flow of water around SR 50.

When the topic of drainage easements was discussed, community members were resistant to the proposal that landowners should be expected to give up development rights on their land for an easement. Participants felt strongly that the city and county should work to find solutions that do not necessitate this. However, it was widely agreed that fixing drainage in the area was necessary and would improve the value of the land.

Another challenge brought forward by the community is the issue of standing water in Hamilton Park, which contributes to an increased amount of mosquitos in the area.

**ENCROACHMENTS:**

The **Encroachments** board discusses the relationship between structures extending over another neighboring property. There are an estimated 168 buildings within the CRA that sit on top of a lot line. It is estimated that 78 of these are residential. An informational flyer was provided to attendees to clearly explain the encroachments and Heirs’ property challenges.

The board displayed a map that identified suspected building encroachments. Structures that are likely placed on top of lot lines were highlighted in red.

Community members provided the following input related to property encroachments:

Idea	Dots
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Bring each owner together to fix boundaries.	
Community members discussed the definition of encroachment.	
The CRA should pay to correct property lines	4 dots
Owners should be able to rebuild on their property	1 dot
Need to be able to add additional dwelling unit (ADU)	1 dot

**KEY CHALLENGES:**

The **Key Challenges** board asked community members to provide input on challenges they see in the area, such as streets in need of improvement, dangerous intersections, vacant areas, and other things they identify as challenges in the area. Participants were asked to mark on a map where these challenges are faced within the CRA.

<b>Challenges Written:</b>	
Community Center w/ indoor gym, pool, weight room, classroom, event center. More parking spaces for Lorenzo Park.	
Need more trees down MLK Blvd.	1 dot
Fix up homes that need rehabilitation	5 dots
Keeping pedestrians out of drive lanes	2 dots
Building a larger community center at Hamiton park	5 dots
Need stricter code enforcement	
Repair of existing sidewalks	4 dots
Repair of MLK Jr. Blvd drive lanes	3 dots
New bus stop at Ellington with seating and ADA access	2 dots

Additional challenges recorded on comment cards included:

- Noise complaints from rail
- Community members mentioned a need for a through street to access SR50 and proposed Twig Street and Josephine Street as options.
- Extend Sara Davis Road to Emerson Rd.

**Point of Contention:**

The DPW site on Dr. MLK Jr. Blvd was identified during the Community Workshop. An application is currently under review to develop the site into a food bank. Some participants expressed concerns about this proposal, citing potential environmental contamination at the site and an unwanted presence of large trucks that would be associated with use as a food bank. The use of a Brownfield Grant to redevelop the site was also suggested as part of the redevelopment plan. The idea of developing the DPW site for local youth received support from the community, earning four green dots during the engagement event.



## KEY ASSETS

**What do you think are some of the area's greatest assets?**

Where do you like to spend time? What brings you joy? What do you want to preserve or strengthen?

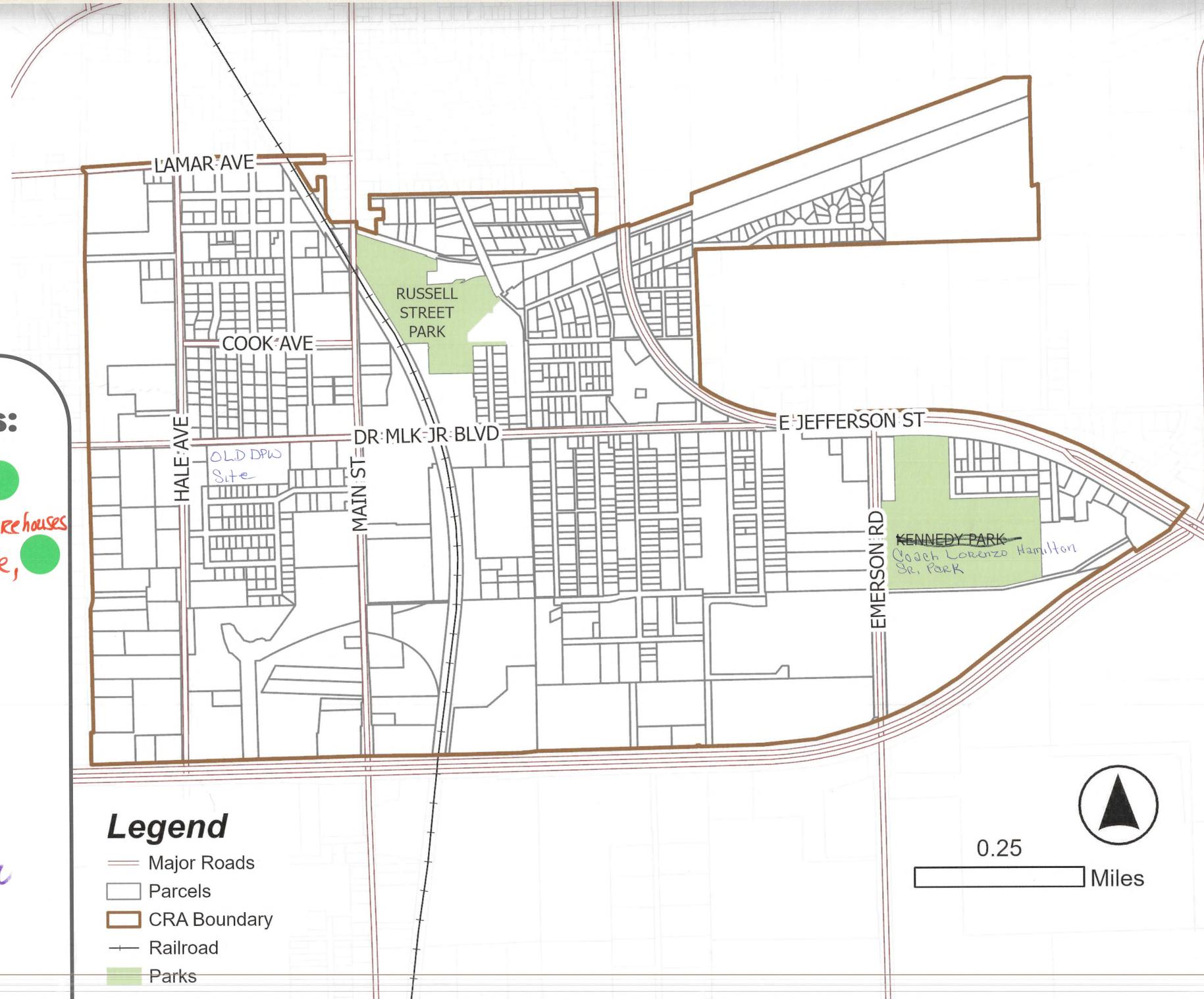
Please mark locations on the map or write events, characteristics, or other items in the comment boxes. If you agree with something that is already on the board, place a green sticker next to it.

### Community Events:

- Chunky Sunday's ●●
- MLK Day ●●●●
- Easter ●●
- Soul Food festival ●●●●
- Talent shows ●●
- Car Shows ●●
- Community cleanup ●●●●●●●●
- Develop DPW site FOR local kids ●●●●

### Community Characteristics:

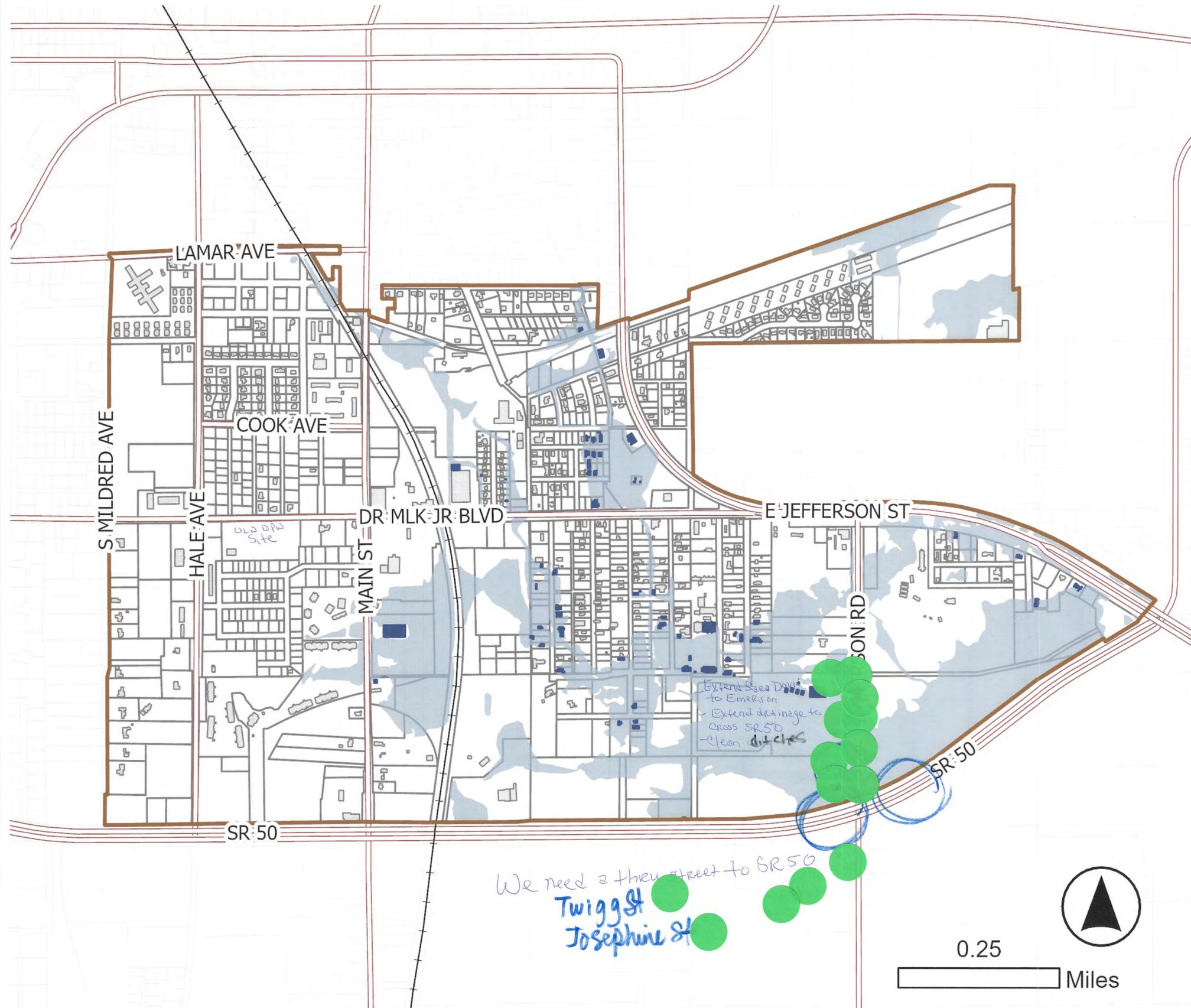
- Sense of community ●
- Shelter for the homeless ●
- No Food Banks, no warehouses in South Brooksville, no big trucks. ●
- MORE trees ●
- Community center everyone can use. ●





## KEY CHALLENGE: Flooding & Stormwater Management

Nearly **one quarter (23.5%)** of the CRA's land area is within a high flood risk area. Within the high flood risk area, there are around **74 buildings**, and around **43** of these are residential homes.



### Legend

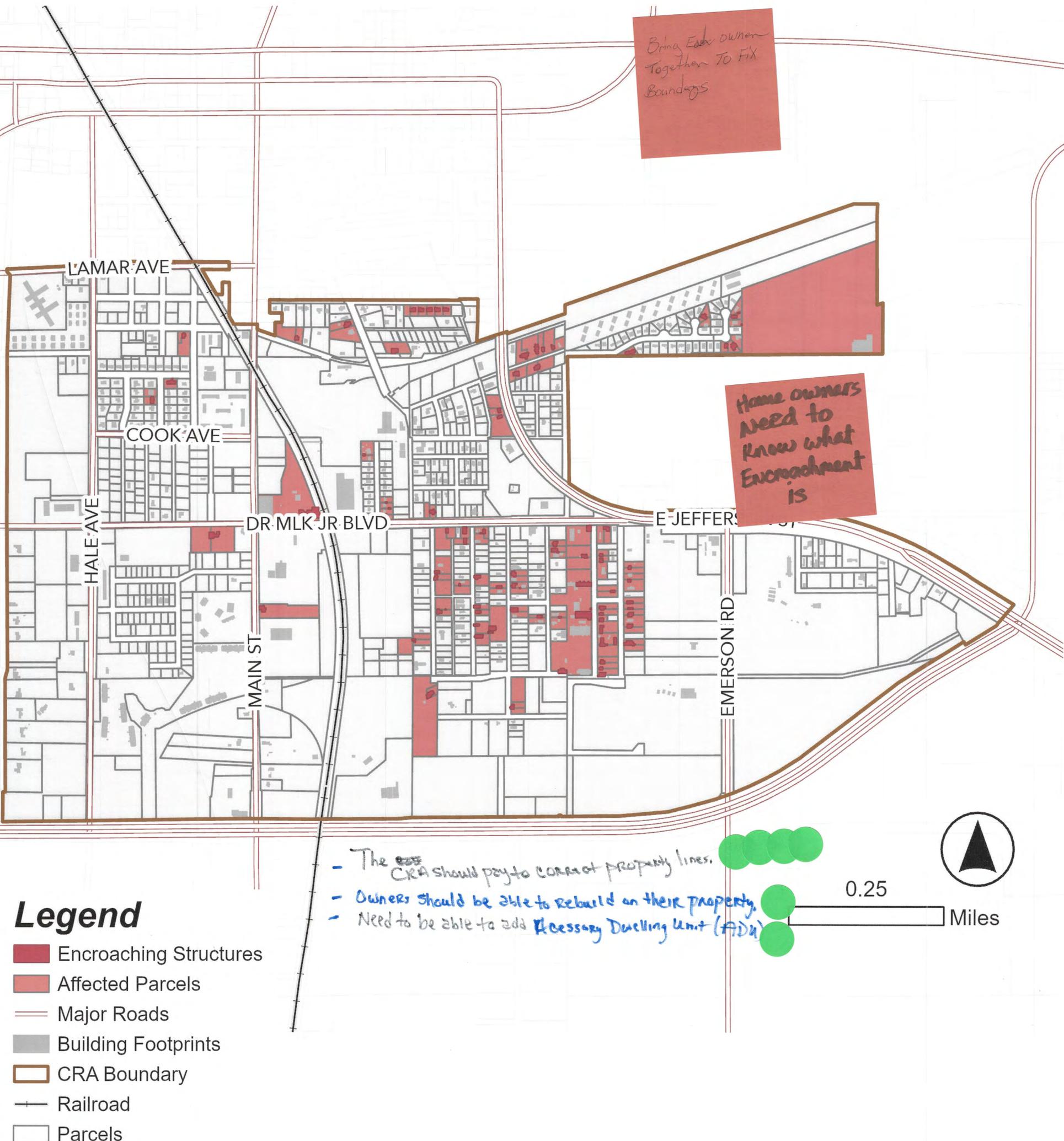
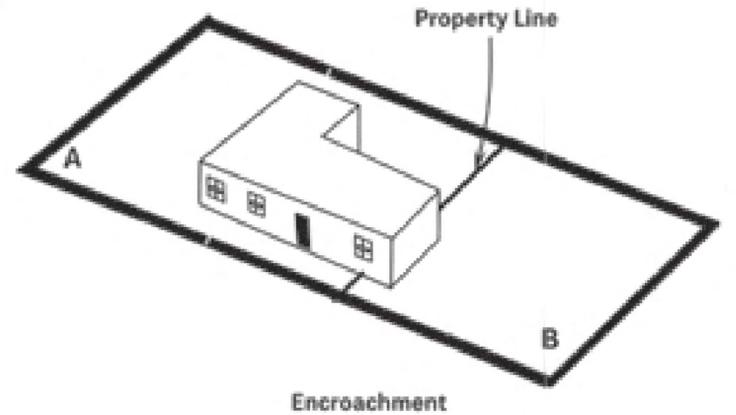
- Buildings in High Risk Areas
- Building Footprints
- High Flood Risk Areas
- Major Roads
- Parcels
- CRA Boundary
- Railroad
- Streets



## KEY CHALLENGE: Encroachments

What is an encroachment? This is where a structure belonging to one property owner extends over the land of a neighboring property.

There are an estimated **168 buildings** within the CRA that sit on top of a lot line. It is estimated that **78** of these are residential.





## KEY CHALLENGES

**What do you think are the greatest challenges in the neighborhood that the CRA can help address?**

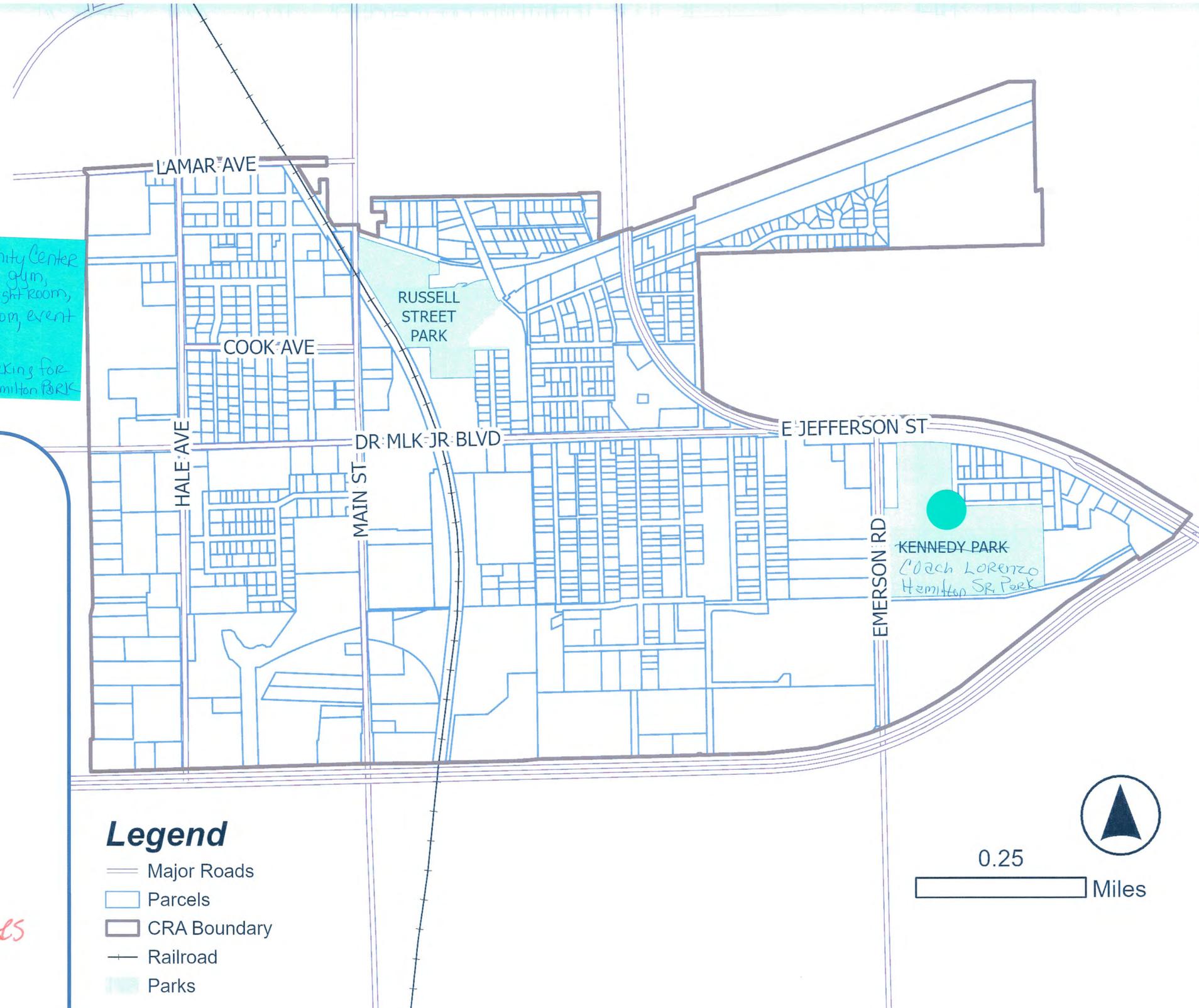
Where do sidewalks or streets need improvement? What about intersections? Are there vacant areas that negatively impact the neighborhood? Where are there issues that need to be addressed?

Please mark locations on the map or write other challenges in the comment box. If you agree with something that is already on the board, place a green sticker next to it.

- Need more trees down MLK Blvd.*
- Challenges:**
- Fix up homes that need rehabbing ●●●●●
  - Keeping people out of the road is a challenge ●●
  - Build a larger Community Center at Coach Lorenzo Hamilton Park indoor pool, gym, classroom, event center, more parking, walking path ●●●●●
  - Need more code enforcement
  - Repair sidewalks ●●●●●
  - Repave MLK Jr Blvd ●●●●●
  - A new bus stop at Ellington. Need shelter, seating, handicap accessible ●●●●●
  - No food banks, no warehouses in South Brooksville

Community Center  
indoor gym,  
Pool, weight room,  
Class Room, event  
Center.

More parking for  
Coach Lorenzo Hamilton Park



**Legend**

- Major Roads
- Parcels
- ▭ CRA Boundary
- Railroad
- Parks

0.25 Miles



## KEY OPPORTUNITIES

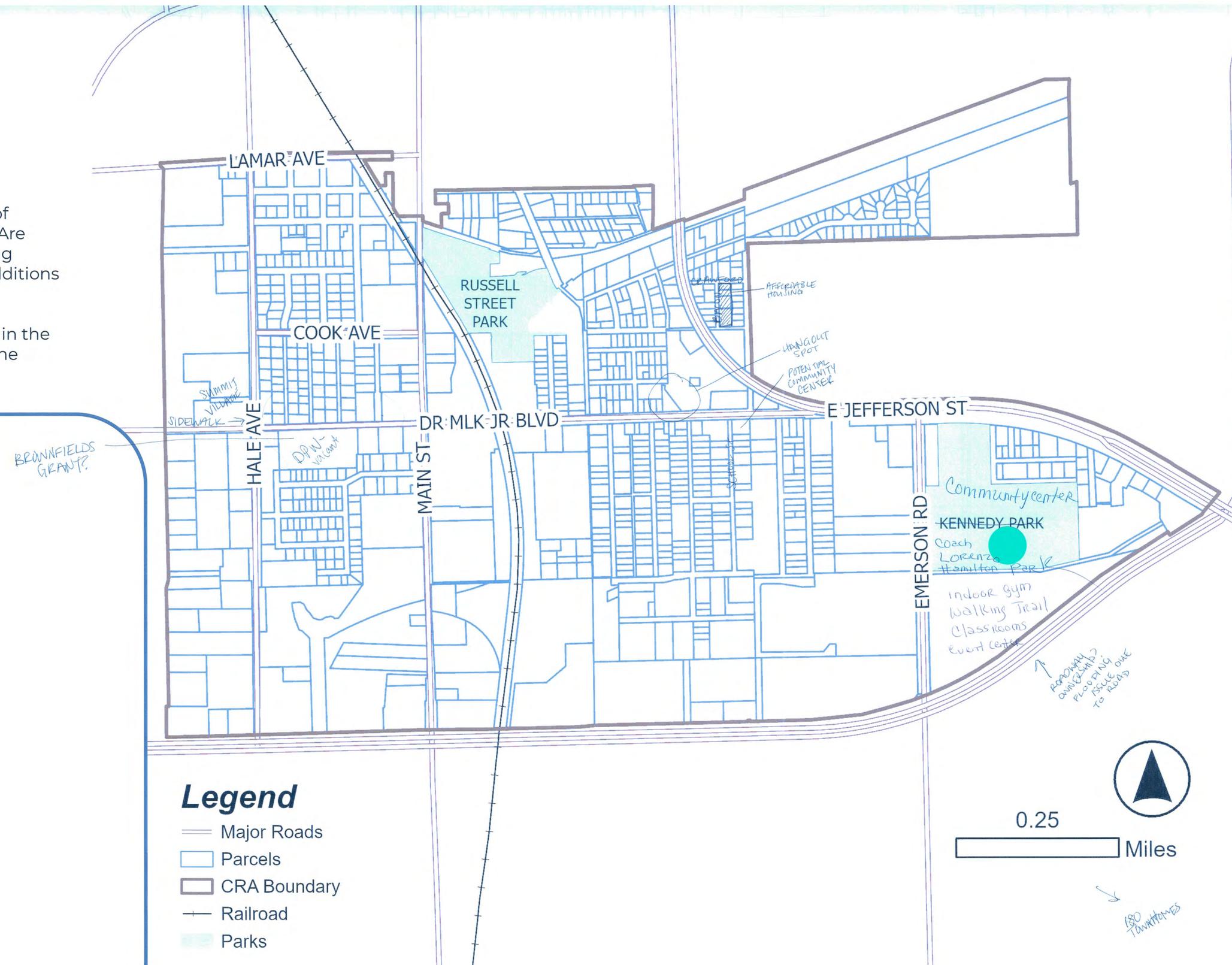
### What do you think are some opportunities to improve the area?

What do you hope to see in the area in the future? What kind of projects or programs do you think would succeed in the area? Are there areas where you want to see sidewalks, bike lanes, walking paths, neighborhood activities, commercial activity, or other additions to the neighborhood?

Please mark locations on the map or write other opportunities in the comment box. If you agree with something that is already on the board, place a green sticker next to it.

### Opportunities:

- RESERVE HERITAGE + COMMUNITY GATHERING AREAS
- BEAUTIFYING ROADWAYS
- PROVIDING AMENITIES IN GREEN/GATHERING SPACES



### Legend

- Major Roads
- Parcels
- CRA Boundary
- Railroad
- Parks



0.25 Miles

180 TOWNHOMES

# IDEA WALL:

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- Need more productive Activities for the Children in Our Community ●●●
- Give us our SubStation back because we can't use it. ●●●
- splash pad = I "Kennedy" / RUSSELL ●  
youth: HAMILTON DPW
- Multi-modal path to Hamilton Center
- Community Center large enough to hold ●  
large crowds for community events / activities  
for children Available to everyone!

NOISE COMPLAINTS FROM EARL  
@ 2-3 AM

VOTING BLOCK REMOVED  
HUGE ISSUE W/ MORALITOS - KENNEDY PHASE  
↳ LEADWAY OWNERSHIP  
FLOODING → PERUVIANS/STREAMWATER COOE  
MAINLY RESIDENTIAL GRANTS - FUNDS ONLY GOING  
TO COMMERCIAL & PUTHANA  
COMMUNITY  
-LOOK SWIMMIF VILLAGE - NO ABSTOS? COMMUNITY  
OUT

FROG LEGS

FROG HUNTING

GATOR HUNTING

Engage FDOT to  
improve drainage,  
restore natural flow  
of water through  
SP 50 ●●●

A TRADE IS AN ART

WELDING

L

Blake Bell  
- former Mayor  
potential stakeholder

Better Service Garage  
since 1924

2 trade schools off of  
Spring Hill

Brooksville  
Technical  
School

Simpson  
Technical  
Career  
Center

The county roads deteriorate  
and worsened the  
flooding problems. Community  
members should not be  
expected to give up their  
land for drainage easements

Fixing drainage  
will improve the  
value of the land