



SPECIAL MEETING NOTICE

We held a special meeting Monday to talk with the new development firm that is handling the Crosswinds Development.

The developer Gilbane Development had asked to meet with the neighborhood to show the updated plans from our last conversation with the previous developer in March of 2022.

They had half of their team here to present the updates to the plans to us on Monday night. It was a lively meeting with lots of questions.

The other half of their team had a meeting at 5 pm before the planning commission regarding changes to the Tampa Comprehensive Plan which was approved. We had provided a link to the meeting [here](#) and on our website.

Below are the notes from the meeting, details of the upcoming City Council meetings and the overall timeline on the project as we understand it.

Here is the [presentation](#) as provided by Gilbane development that was presented at the meeting.

The [Wellswood Civic website](#) has been updated with this presentation documents and dates.

PLEASE SHARE THIS INFORMATION WITH YOUR NEIGHBORS THAT DO NOT GET OUR NOTICES.

Message from the head of the We Are Wellswood Committee

All Wellswood residents who are concerned about the rezoning/development plans proposed by Crosswind Church (as presented on Monday, February 12 at the Wellswood Civic Association meeting) are invited to join a group of concerned residents called "We Are Wellswood."

This group is actively seeking residents to:

- 1) speak in opposition at several upcoming Tampa City Council meetings over the next few weeks, and
- 2) help inform other Wellswood residents through flyer distributions and other means of

communication ahead of the Tampa City Council meetings.

Contact WeAreWellswood@Gmail.com to join the effort and for more information about how you can help. "

Thank you.

Jan Johnson

WeAreWellswood@gmail.com

813-238-2656

Notes taken by Wellswood Civic Secretary of meeting

Notes of the Gilbane Building Company presentation, Feb. 12, 2024.

The Gilbane Development Company representatives provided information to the specially called meeting of the Wellswood Civic Association. There was no business meeting requiring minutes. There were over 80 residents in attendance. The slides of the previous plan were shown and the revisions that were made as a result of the concerns of the members of the community were shown in the revised plan. The new plan has 4 floors of apartments, and five floors of a parking garage. The plan includes 260 apartments. There will be a mix of studio, 1 br, and 2 br apartments. There will be no "section 8" or below market apartments. There will be a new church building at the SE corner of the property with a separate parking lot. There will be a "drive thru" road allowing for deliveries, ambulances, etc. which will enter off of Blann. The residents will enter the parking garage off of Rome. The commercial component of the lower floor of the apartment building will include small businesses.

The Gilbane representative who manages the traffic design said that a traffic study is being done. He further stated that while Gilbane is not required to address the traffic flow on Rome Ave, they are working with the City and Dept of Transportation to remove the southern median on Rome at Hillsborough to allow for better flow and also to add a left turn arrow at the light at Hillsborough for the northbound traffic turning left from Rome.

The Gilbane civil engineer presented the storm water plan which includes an underground vault and chamber to manage the additional stress that storm runoff and sanitation will require.

The arborist reviewed the assessment of the trees on the property. There are 5 grand live oaks and they plan to remove 2 of them.

Pastor John Asher spoke to the 98 year history of the church. They moved to their current location in the 1970's and want to continue to stay in Wellswood but need to downsize and create the funds to maintain the new building. The property is currently zoned for commercial general use and passed the planning commission review tonight to change to Commercial mixed use. The next meetings will be at city council on February 22 at 5 pm and March 21 at 5:00.

Respectfully submitted,

Kitty Wallace

Time line of Crosswinds project dates

Thursday February 22nd 5 pm: Meeting before City Council to review

the planning commission approval for changes to the Comprehensive plan zoning amendment change from community mixed use 35 to Urban mixed use 60.

**This meeting may not happen. The developer states it may be combined with the meeting March 22nd 5 pm before City Council to approve zoning changes. We will advise if we hear about a change which could be as early as tomorrow (Friday 2/16/2024)

[Here is the link to the city council meeting notice for the quasi judicial land use hearing scheduled for the Feb 22nd meeting.](#) As of this newsletter release the agenda is not available online.

Thursday March 21st 5 pm: Meeting before City Council to review and approve or reject the zoning for the property. This is the meeting where Council can reject the zoning change, approve the change with the project as is listed or request changes to the plan as a contingent of approving the zoning change. This will be the first reading of this zoning change with the project plan outlined as it was presented to us.

Thursday April 18th 5pm: (Date to be verified): Second reading before council to show any changes if requested by council to the plan for approval of the zoning change.

In 8 months after the approval of the zoning the developer will sit with City staff and review their actual full plans for the project. This will include traffic, stormwater, and building codes. After the plan has been reviewed by staff the developer will then go before them for the approval for permitting to begin the work. If they are approved then ground breaking would be about a year away. At this point in the process they will be able to answer detailed questions about the project including amount of green space and if there is a designated dog walk area to minimize the impact to the surrounding neighbors. We will be sure to keep the neighborhood updated on these plans.

Message from the Wellswood Civic Association Board

Neighbors,

Your neighborhood association tries to get as much accurate information out as we can regarding things that will impact Wellswood. There seems to be quite of bit of misinformation that has spread through the community about the development and the WCA board's position. I would like to try and clear some of that misinformation up.

We have been working on the details to this project since it was first presented in March of 2022. The previous development team brought forth a plan that was close to 400 units, with the church being repositioned onto the NW corner of the property with retail underneath and a parking garage along Rome. The initial design had one entry off Rome Ave. The project was also planning to have a small percentage of "affordable housing" units while the rest would be market rate.

Following that meeting the WCA board got to work talking to the Department of Transportation, City planners and multiple City Councilmen.

Regarding the definition of "affordable housing" this DOES NOT mean section 8. There are no plans now nor in the foreseeable future for the

development to offer section 8 housing. That is bottom tier rental pricing that is not profitable for a new developer that is investing in a new building. The city is also not interested in concentrated Section 8 housing for the future as history has proven that is not a healthy community. The city looks for mixed income housing units as the standard.

The developer stated at the time that FDOT (Fla Dept of Transportation) who is in control of Hillsborough Ave would not allow an entrance off Hillsborough into a high density development. I called and talked with a traffic engineer at FDOT in March of 2022 to confirm that information. He did confirm they would not allow entry and exit to that type of development so close to a light crossing an arterial and collector road. We discussed moving the entrance to another area to keep it off Rome so close to Hillsborough Ave. Brandon is a local road and would never have an entrance. Blann is a feeder road which would not be able to handle the high traffic either. Rome however is a collector road which is the second highest density after the arterial road which is Hillsborough.

The engineer and I discussed the feasibility of extending the left turn lane by removing the first island divider and securing a dedicated left turn arrow to alleviate traffic coming out of Rome. He agreed that with the size of the development being built at that corner we would be qualify for that type of change.

I spoke with multiple City Councilmen about the project to see what we need to present to them in order to have them deny the project. They stated that it would have to be a solid argument that it is not compatible with the comprehensive plan, that it is a dangerous project too close to a neighborhood (like a gun range for example), or that there is no precedent in the City for its development. The comprehensive plan is often updated to change usage of property zoning to fit the future needs of the city. Our city has been growing exponentially and we need more housing density. The least impactful way of doing this in the City limits is to take underutilized properties and build mixed use designs. This property (along with most of Hillsborough Ave) has been written to allow this type of high density usage in the upcoming comprehensive plan. There is also already existing precedent in the City for Urban mixed use along a major roadway with single family homes behind it throughout Tampa.

So with this above research and conversations the board is not taking a stance against the project. This does not mean we are for it, rather we don't have anything to say to Council to give them the ammunition to defeat it. We do appreciate they are keeping the church on the property as churches are important to the community. We are also thankful that the developer is not building another storage unit facility, car wash, pawn shop or auto parts store. There are plenty of those on Hillsborough as it is.

With that being said, the WCA board actively working with the City to make sure we get the impact fees the developer needs to pay earmarked for projects in Wellswood rather than a general fund that they usually go into.

Some items that we heard expressed and feel this money could be spent towards are sidewalks along Blann, speed bumps along Blann, and directional right turn sign to limit the traffic coming out of the development from turning left onto Rome.

We are also trying to get a pedestrian safety representative from the city to

our March meeting so we can get more ideas from them to help keep our residents safe.

Another project we are always pushing for is the repaving of Rome and hoping to include some roadway painting to allow bikes to use the full lane which will slow traffic on Rome.

I apologize for the length of this message, but I wanted to be transparent about what the board is working on for the community. We are always looking for active neighbors to help out and join the board!

We will continue to update the community on this project as we get more information.

Thank you Wellswood

Tina Hurless

WCA Vice President 2024

There is still time to get your (or someone you know) name in to be considered for Paint Your Heart out Tampa. The event will take place in April but they are still collecting names for a few more weeks.



The City of Tampa and Paint Your Heart Out Tampa is looking for houses to paint in April for their next day of service. If you or someone you know meet the following criteria please send us an email with your name, phone number and address so we can forward on to the City of Tampa Code Enforcement liaison to submit for consideration. [You can email us here.](#)

If you would like to be considered to have your house painted, you MUST meet the following criteria:

- Own and live in the home
 - Live in the City of Tampa
 - Be over 62 years of age or on disability
 - Be on a fixed income (set by the Federal Government)
 - Have a one story home
 - Be willing to have the house painted white with a choice of 4 trim colors
 - House must not be vinyl or aluminum siding
-

Save the Date

March General meeting

Monday March 11th 7 pm

We will have a representative from Tampa Police Department at our meeting to discuss neighborhood concerns, and we are working on securing a City employee to talk about pedestrian safety options in Wellswood.



Wellswood Civic Association | 4806 Wishart Blvd, Tampa, FL 33603

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