

Wellswood Civic Association – General meeting –May 9th 2022

- I. Guest Kas Tape from the Childrens Board introduced himself as the new manager with OneHillsborough for the Childrens Board of Hillsborough County. He reviewed his responsibility with the CB.
 - a. After his discussion the latest mural artwork was presented and approved by the community after discussion on history of the project and its location.
- II. Guest Marcus with the City of Tampa Parks Wellswood Activity Center. He inquired to what programs the community would like to see extended for their use at the center. ACTION: Secretary Tina Hurless will coordinate with Marcus on available possibilities to send out a survey to the community to answer
- III. Reading of Minutes by Jessica – Motion accepted
- IV. Finance Report by Ada – Motion accepted
- V. **Calendar of events:**
 - a. 5/11 Wednesday West Tampa Town Hall with Police Chief O'Connor 6 – 7pm Barksdale Center
 - b. 5/22 Sunday, Start of SWEEP week. Place items out on Sunday for pickup anytime that week
- VI. Board member updates
 - a. Kitty, Garden Updates: spring veg growing, 30 gardeners at this time and 2 new ones that just joined. Afterschool gardening activities scheduled with WAC, they planted radishes and peppers
 - b. Kaitlynn, Events Updates: tea party was a success, tea sets are available for rental through our hall for those who book with us and we will plan another tea party in spring.
 - c. Tina secretary report: 61 paid members as of meeting.
- VII. **Presidents Report:**
 - a. West Tampa Meet & Greet is a great opportunity to have some one on one time with the newly appointed Chief of Police. Please attend
- VIII. Guest: Jeremy Vanderloop, Matt Tack, Youth Pastor Tina and Senior Leader Helen to review the Crosswinds property located at Hillsborough Ave and Rome Ave
 - a. Church representatives Tina and Helen started by reading a message from Pastor John Asher who was unable to attend. They then reviewed the history of the church, the disrepair it has fallen into and the challenges they face with a congregation of around 200 and not enough money to maintain their property with a 700 seat hall as it is. The church has been approached by multiple developers looking to purchase and displace the church. They voted to go with Looptack Developers because of their proposed plan to purchase 3.5 acres of the 4.5 acre space. The Church will maintain 1 acre which will hold a new church, walk up retail space on the ground level and a parking garage. This will provide a cash flow model for the church.
 - b. Jeremy and Matt with Looptack reviewed the plans, currently based solely on the massing study, for a multiunit residential space with an interior courtyard that includes a pool and gathering space for the residents. The development will be primarily fronting Hillsborough ave and will be set back

from the back of the property facing Brandon so as not to overlook the single family residential homes already in the neighborhood. There is a plan for a small park, and possible dog park or walking space on the south east corner of the property which meets at the intersection of Brandon and Blann. The unit will range from 500-880 sq feet each with a variety of studio, 1br and 2 br 1ba units. Most will be market rate and some will be identified as affordable housing. The development is not planning on taking Section 8 housing and is also not participating in the City of Tampa's program for funds to make affordable housing units. There will be over 400 units available for rental in this project as it is currently designed. The plans indicate the parking garage will be located at the Southwest of the property with the sole entrance and exit onto Rome Ave. There is no entrance on Hillsborough. The developers said the plans are still fluid and they are in their due diligence stage currently.

- c. Questions and concerns presented from the audience:
 - i. Parking capacity: The parking structure is planned to be 4-5 stories high. Two floors are reserved for the church and the rest will be used by the residents and any retail traffic. There will be 500+ parking spaces created based on current plan.
 - ii. Zoning question: The property is currently zoned as a church so it will need to go before council to change to a PD zone
 - iii. Height of the building proposed: The surrounding neighbors are concerned about the residential units being over the top of their property so they can look down into their backyard, thus limiting privacy. Developers stated the height that is indicated on the plans is based on the massing study which expresses the limit of units a developer can create on that property. They deliberately pushed the units towards Hillsborough ave so there is a separation from the They will have the city zoning review as they get through their due diligence period and get to the permitting change request from council.
 - iv. Condo ownership vs rental: Audience members expressed a desire for condo ownership instead of rentals as owners tend to be better neighbors
 - v. Other projects the developers have worked on: They advised BDG architecture is the team they are working with and pointed to their website for more information on examples:
(<https://bdgllp.com/work/?type=multi-family>)
 - vi. What stage is the project in?: Phase 1 has been ordered. Phase 1 usually refers to a thorough evaluation of zoning restrictions, architectural guidelines and requirements, proximity to services and desired amenities, etc., that must take place before purchase.
 - vii. Questions to church about what they are getting out of it: They presented the new and updated church hall, the ability to hold ceremonies and other events. They will hold community events and make the hall available to community needs. They advised they chose

Looptack to proceed as it was the only one that was not pushing for complete sale and building of multiunit housing only without the church. The ability to rent the retail spaces for additional income will allow the church to grow and maintain its programs and goals as time continues.

- viii. Time frame: The developers are still 24-48 months from breaking ground. Papers have not been filed with the City yet for the zoning change. The community will get a notice once that is filed
- ix. Alternative usage: Neighbors suggested alternative development to the property instead of multiresidential and retail. Suggestions included a community center that offers programs and enrichments for the neighborhood, and an office space complex.
- x. Traffic/speeding/cars: This was the largest amount of questions and points made to the developers. The concern for traffic entering the garage solely on Rome (or on Blann, as they inquired to reversing the property and putting the church and parking entrance on Blann instead of Rome) were the biggest issues. The speed and volume of cars already driving through that part of the neighborhood is already dangerous without sidewalks or other traffic calming devices like speedbumps. The cars usually race through the stop sign and cut through the neighborhood at high speeds. Residents that spoke recounted stories of interactions with drivers that were confrontational and a little dangerous. Children and animals have almost been hit by the speeding cars. They are opposed to a development that will bring more vehicles and speeders cutting through the neighborhood to avoid Hillsborough ave while they wish to go South or West bound. Concerns were also raised about whether there is ample parking for the units so the overflow does not spill out into the neighborhood as is perceived in other communities that have a mixed use development.
- xi. ACTION: Wellswood Civic Association Secretary Tina Hurless will create a new page on our community website with the updates and inclusion of any documents related to this project as it proceeds. She will update the community via emails and social media posts as more information is loaded to be sure all communication will be shared with Wellswood neighbors.

Adjourn.

Respectfully submitted,
-Tina Hurless, Secretary