

WHAT: Meeting #2 at Wellswood Civic Center
re Crosswinds Church Development

Hosted by: Wellswood Neighbors (by Jan J., Jackie & Bryan T., Candace D.+)

WHEN: Sunday, June 26 – 3pm - 5pm

WHY: UPDATE re efforts to DRAFT A PETITION,
FRIENDLY LETTER, TRI-FOLD HANDOUT,
WEBSITE and NEXT STEPS/TIMELINE

ITINERARY

Greeting and Purpose of Meeting:

Introduction of Neighbors:

Sign In / Contact Sheet:

#1 Review

--Review of 5/22/22 committee **minutes**, (revised) **PETITION** and **Letter of Concern** as prepared/submitted by Jackie/Bryan Toenes.

#2 Discussion

--How best to **circulate** finalized **Petition (and when)** throughout Wellswood neighborhood to ensure Wellswood residents are informed re proposed development, to encourage individual participation at a zoning hearing and to ask for their petition signature.

--Possible suggestion is a door to door (to hang a door tag at each residence); the door tag would include an online website reference for zoning related hearings to encourage attendance at a City of Tampa / Council /zoning hearing OR tri-fold pamphlet that could be mailed (or hand-delivered) to each home (consider printing and postage costs) for feed back online along with petition signatures (on WCA website or as a link is confirmed).

#3 Review and Discussion

--A "**Letter of Concern**" was drafted (for review) for mailing to the church / developer that would convey concerns (in advance of petition) by Wellswood Neighbors re the proposed development—**for discussion**. *This letter may possibly tie into a previously discussed video presentation for posting to the WCA website.)*

#4 – Other Steps and Timeline

----Determine when to circulate petition (as a zoning application is confirmed to be filed); track response to Letter of Concern dated July 6, 2022 and schedule **next committee meeting (August 14, 3-5 p.m. at WCA)**

MINUTES

Wellswood Neighbors Meeting #2 June 26, 2022 -at the WCA building – 3-5 p.m. PURPOSE: Crosswinds Church Development

Meeting #2 of the Wellswood Neighbors was organized by Jan Johnson as a follow up to the first Meeting held May 22, 2022 re the proposed development of Crosswinds Church located at 1510 W. Hillsborough Ave by developers Jeremy Vanderloop and Matt Tack of Looptack LLC.

The purpose of this second meeting was to (1) review and discuss Petition draft for finalization (prepared by Jackie and Bryan Toenes); (2) finalize a “Letter of Concern” to be sent to Pastor of Crosswind Church (Rev. John Absher) w/cc to Developer LoopTack and Tampa City Council members and (3) discuss a tri-fold document that could be mailed/emailed/hand-delivered to residents of the neighborhood summarizing the details of developer’s proposed redevelopment plans for Crosswinds Church Development; (4) a separate website platform suggestion by Jan (to assist with petition coordination and related correspondence) met with approval as well.

--**Minutes of the 5/22/22 meeting** were referenced to ensure each person that wanted to offer any comments could be recognized. (Meeting minutes are posted to the WCA **website**.)

Meeting began at approx. 3:15 p.m

Comments were made re a **last-minute email** sent by committee member **Lisa D’Addio** who could not be in attendance but submitted thoughts for consideration with regard to finalizing the Petition and Letter of Concern. (Lisa’s suggestions are noted in next paragraph.)

Remarks re Petition process and how best to reach the community to solicit support were made and included a suggestion for a separate website (www.WeAreWellswood.org) and email: (WeAreWellswood@gmail.com) to assist w/providing a separate working platform for petition-related correspondence, petition signatures and other information (in lieu of Jan’s personal email). Jan will follow up on how best to put something in place. Other discussion re timeline for petition distribution, related steps as it relates to tracking zoning application by developers and Letter of Concern format and mailing to recipients.

Lisa generated an email to the group within minutes of the meeting getting started.

Suggestions re **Letter of Concern**: (ADD) Tampa City Council members for cc along with the developers; (DELETE) reference to housing and density suggestions /emphasize value to neighborhood and keeping character of the community at forefront (a peaceful, walkable, family-neighborhood with minimum crime). **She will confirm entitlement info, related land use (CMU-35) as it compares to TCP 2040 and the name of civil engineering firm associated with developer.**

Compliments extended to Jackie and Bryan by Candace for a quality effort with drafting both the **Petition** for signature by community and **Letter of Concern**. Format and content very clear and specific to concerns. Questions re status of sale of church, re traffic and re a possible exception to TCP as it relates to the number of units as being disproportionate; discussion re affordable housing (not Section 8 but more like no price gouging) could be done in 122 units (as per the TCP). Discussed how to get the word out as it relates to petition – can walk it door-to-door in immediate few blocks and work out a way to ensure electronic version is available on line. In favor of a tri-fold – not too much information -just clear statements explaining background of petition and how to access document online via links. Suggested document be done in both English and Spanish (on each side) Asked question? Is it too late to try to get an historical designation for Wellswood? tbc

Discussion re suggested **changes to Letter of Concern** (draft); finalized copy will include verbiage re main concerns of height, density and traffic. Letter of Intent process explained by Jackie and the “ zoning application flow process”: zoning application by seller (or buyer) thru City Council and ultimately the sale (nothing filed as

of yet—per City of Tampa’s Acela website). Re **Letter of Concern**: hard copy to church cc: developers and email Tampa City Council members; comments re tri-fold document being streamlined and ensure the Spanish verbiage is proofed by someone who has bi-lingual skills (intepreter) also discussed the timing for getting the petition out to general community based on when the zoning application is filed so that the application number can be included before circulated. Jackie shared that she had contacted a person on Harbour Island that ed a similar effort to prevent developers from prevailing and because residents turned out at City Council meetings, successful in opposing development. Highly recommend getting people to attend the Tampa City Council meeting.

Various comments re what to include in **Letter of Concern**, layout of trifold should be streamlined—in a simple and attention-grabbing cover format (not too wordy); offered comments re best way to send letter to recipients; and other discussion as to why WCA chose not to take a position on the issue.

Main concern is the amount of traffic that currently exists in and around Wellwood community because of three churches and three schools and am concerned about the safety of the children if there is parking garage located at the site. Would Tampa Catholic back community and take a stand-- for petition signing purposes?

General Discussion:

--Timeline discussion: when/how to get the word out re petition via committee members/online; next WCA general meeting is 9/9 2022; next Neighbors meeting will be 8/14 at 3-5pm.

Re sttus of zoning application that are filed by church-- anyone within 250 feet should get notice; will track (weekly) Acela (City of Tampa website) for next step with Petition distribution (application # tb noted).

--Zoning: currently zoned at CUM 35 – have to get approval from zoning to build (suspect will probably get a planned development, PD--to conform to TCP’s mixed use corridor; will be monitored thru Acela; Signage should also be posted front of church as hearing(s) are scheduled

--Letter of Concern dated July 6th – should there be a response by recipients (re setting up a dialogue meeting) the committee will plan accordingly; discussion re importance of emphasizing character of the community to ensure value to the neighborhood.

--Discussion re background of church owning retail stores and parking garage / tax status – non-related business income pays taxes and concern that the church could not maintain the parking garage and retail center –church is not equipped nor experienced (expressed in Petition opposing development).

--Tri-fold to be completed as soon as possible (Jan and Candace) – within a couple weeks; Suggestion made re posting to FaceBook’s Wellwood Neighbors (approx. 600 people) and possibly an email to addresses on file w/WCA (monthly newsletter recipients) to be confirmed with Tina Hurless.

--Next general meeting of WCA is September 12th for timeline purposes.

--Next committee meeting will be Sunday, August 14th at WCA (3-5pm).

Adjourned.

Submitted by:

Jan Johnson,
Resident, Wellwood