



Tampa Community Redevelopment Agency
 306 East Jackson Street 2N
 Tampa, Florida 33602
 (813) 274-8325
 tampa.gov/CRA

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
 COMMUNITY ADVISORY COMMITTEE**

November 28, 2023, at 5:30 p.m.

Hillsborough Education Foundation, TECO Hall, 2306 N. Howard Avenue, Tampa, FL 33607

Minutes and Action Items

I. Attendance

First Name	Last Name	Title
Joseph	Robinson	CAC Chair
Carlos	Ramirez	CAC Vice-Chair
Michael	Braccia	CAC Member
Sandra	Sanchez	CAC Member
Janice	Williams	CAC Member
Bobby	Wilson	CAC Member
Delphine	Jones	CAC Member
Heem	Baisden	CAC Member
Jeanette	LaRussa Fenton	CAC Member
Jesus	Niño	CRA Staff
Bobby	Wilson	CRA Staff
David	Fernandez	PD Staff

II. Start Time

- a. Meeting called to order by Chair Joseph Robinson at 5:32 p.m.

I. Public Comment

- a. Mr. Michael Randolph provided an update on his partnership with the Related Group related to contractual agreements with the West Tampa CDC for the office space for the CDC and technology, Wealth Building and Job Creation Center. He also mentioned an upcoming public meeting that would discuss reducing the level of violence in neighborhoods. He then stated that he is looking into Artificial Intelligence that will help transform how communities. Finally, he concluded that his group holds meetings on business plan development and grant writing.

II. Community Updates

- a. Captain Fernandez provided community policing updates. He stated that West Tampa will get four additional officers and they will be imbedded in the community. The officers cell phone numbers will be provided to the CAC and the community will be able to contact them for non-emergency concerns. He stated that the main thing that continues to happen in West Tampa and all over the city is people leaving their cars unlocked. Just this month, three cars were broken into, and individuals are looking for

and taking firearms from the vehicles. The police department is using social media to warn the community to lock their cars. The police department is arresting some of the individuals that are breaking into the vehicles. He indicated that 52 total arrests this year for narcotic selling not possession. He indicated that this past week, the Police Department was called for 11 trespasses.

Presentations

- III. West Tampa CRA Alleyway Action Plan (Pilot Study) Update - Kimley-Horn & Associates and City Planning Staff
 - a. Presentation followed by Discussion of Potential Community Workshop in mid-January 2024
 - i. Mr. Andy Mikulski with the City of Tampa Planning Department introduced himself. Mr. Mikulski stated that the presentation was only an update and really provided no recommendation and that the team would listen to feedback from the CAC. He indicated the alleyway team walked all the alleys and inventoried them and measured them. Mr. Mikulski then introduced the Kimly Horn & Associates consultant group Jared Snyder, Chad Davis, and Hanna Shaffer. The first item the consultant group discussed was the inventory, then second was developing a long-term vision for the alleys, then third was a hot topic in updating transportation technical manual standards and recommendations for the development code. The consultants presented "cut sheets" for the alleys with each having alleyway information, standards, surface conditions, and a photo of the alley.

See attached presentation as part of the minutes.

After the presentation, Mr. Robinson stated that the CAC would now have questions and if the consultants could not answer the questions, then they would have to get back to the CAC with an answer later.

Mr. Steven Micheleni stated when you talked about passive uses in the alley at 10 feet, which does not leave any room for vehicles for passing like solid waste. He stated you would have to have another minimal step to allow passive uses for walking down the landscaping or whatever, so that the 10 foot doesn't work for that one either. He then asked if the consultants looked at the underground utilities because when it was presented the condition of the alleyway surface it was mentioned about the failure of certain underground utilities, and he ran into that already in one of the alley that would have required \$250,000 and infrastructure improvements for an abutting development project. He also stated that the consultant did not address any real technical standard changes or ideas and technical standards need to be addressed. He stated that mandatory use of alleys was being directed toward commercial properties, and then in the reading of the ordinance, it did not distinguish between commercial and residential properties. There is conflicts in the city rules, ordinances, and overlays that need to be addressed between commercial and residential.

Mr. Michael Braccia asked who is responsible for the alleys and who owns the alleys. Mr. Stephen Benson said the vacated alleys are the ownership of the property owner, but some may have easements for utilities. The rest are public rights-of-way. Mr. Robinson said Mr. Morris Massey provided him with the legal definition of alleyways. Mr. Ramiez asked if the alleys could be used for solid waste vehicles. The consultant stated that currently only about three or four alleys were used for solid waste vehicles. He stated that the



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cut sheets could be used by developers when they developed along abutting alleys using the cut sheets for the conditions of the alley. He also stated that it would be great if a connection could be created using the alleyway between Freedom Park and Salcines Park.

Ms. Sandy Sanchez said the alleys need to be used and be destinations. She stated that the abutting property owners need to maintain their alleys and a partnership needs to be created with Code Enforcement and the City.

Mr. Bobby Wilson said that at one time solid waste used to go down his alley, but then stopped because it was too difficult.

Mr. Heem Baisden asked if the consultants have spoken to the business owners because they may not be too happy with the alleyway proposals that come out. The consultants stated that they are putting together a community workshop in January and will also have stakeholder meetings with business owners and others.

Mr. Braccia also stated that maintenance is also an issue for property owners because of access due to fences and other obstructions so enforcement is an issue. He indicated maybe changing the overlay so that if there is no access to alleys they property owner doesn't need to maintain. He also talked about the protected cabbage palms that are protected but they grow in alleys and people cut them. He also said that commercial dumpsters can be an issue. He said that there can be potential issues with parking and parallel parking along commercial corridors if the alleys are not addressed for commercial dumpsters. Trash cans along Main Street will block parking. Maintaining and not giving up parking along the street to meet a solid waste requirement needs to be looked at.

Mr. Robinson wants to know what the "total miles of alleys" is vacated and non-vacated in the CRA regardless of condition. He requested the consultants to put the legal definition of alleyways in the report. He said every alley has a sewer in West Tampa. He said even if you vacate an alley, the city has an easement to the sewer so wants the consultant to consider the subsurface sewers/utilities. He requested that the consultants address the subsurface conditions of the alleys since it was not addressed in the presentation. Said that the infrastructure needs to be taken care of before the surface of the alleys. He said the consultants need to walk "all" alleys even the vacated alleys. He said they need to also investigate alleys that are not open on both ends and are the alleys that are not open in one side does not open on both ends are they alleys. He said that there are a lot of errors in city records for alleys vacated and non-vacated. Stated that the consultant needs to make the report a comprehensive report looking at all alleys, conditions, errors, in the West Tampa CRA. He stated that the maintenance of the alleys needs to be investigated and how they are maintained and by who. He said that the burden on the people does not work since some homeowners are elderly, handicapped, renters, or alleys cannot be accessed. There is a lot of economic hardships. Maintainability and sustainability of alleys need to be looked at in the report. He asked if an alley is dead ended is it an alley, if not what it is it called. The alley pilot study needs to investigate more than just residential and needs to investigate destination alleys where individuals hang out in for example for drugs. Wants them to investigate commercial alleys. Like

Mr. Braccia, Mr. Robinson said that trash containers being picked up on commercial streets like Main Street is a deal breaker because it kills parking. He requested the consultants coordinate with the sewer department and the solid waste department.

Mr. Nino stated that the scope was taken to the CRA Board meeting. To amend the scope or to add funding to broaden the scope then it would have to be taken back to the CRA board. Mr. Robinson said he just wants the study to be comprehensive and if additional funding is needed then that is okay.

Action Items

IV. None

Old Business

V. None

Reports

VI. Staff Report/Updates

- a. Mr. Nino provided the CAC members with a list of monthly updates.

VII. General CAC Discussion (CRA and CAC Business Focused, examples of topics listed below)

- a. General discussions.
- b. Mr. Robinson requested to have the CRA Grants team come present to the January CAC meeting.

VIII. Announcements

- a. Ms. Sandy Sanches announced Bark at the Park event.
- b. Next CAC Meeting: January 23, 2024, at 5:30 p.m., Hillsborough Education Foundation
- c. Next CRA Board Meeting: December 14, 2023, at 9 a.m., Tampa City Hall

IX. Adjournment

- a. Meeting adjourned at 8:45 p.m.