

Tonia Wilcox

From: Megan Simon <simonmeg94@gmail.com>
Sent: Monday, November 3, 2025 11:47 AM
To: TampaCityCouncil
Subject: [EXTERNAL] Deny commercial rezoning in Hyde Park - Corner of Swann & Magnolia

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Hello City Council Members,

I am a homeowner in historic Hyde Park (821 S Delaware Ave) and a business owner in Tampa (5609 W Sligh Ave) with over 15 employees. I am reaching out about the change in zoning of the property at 601 W Swann Ave to allow for The Magnolia Hotel & Residences project and urge you to deny the rezoning.

With multiple schools in the area I am concerned about the increase in traffic endangering students walking to and from school. Both Wilson and Gorrie are within 0.2 mile distance. Each morning on my commute to work, I witness cars running the newer stop signs on Swann Ave and with the additional traffic of non-local residents it will amplify the problem.

We also have major issues with parking in the historic Hyde Park area and have been undergoing different tests by the city to try and resolve the issue. A re-zoning to allow construction of a hotel + condos + a restaurant will exacerbate this issue significantly.

Lastly, I think we can all agree that there are already sufficient hotels in the area (Epicurean and Palihouse) as well as a multitude of restaurants and condos.

I highly discourage you from voting to allow this change as it creates a danger to elementary and middle school students and further compounds the lack of parking in the area.

Thank you,

--

Megan Simon

Tonia Wilcox

From:

Dana Jasper <danajasper14@gmail.com>

Sent:

Saturday, November 8, 2025 1:08 PM

To:

TampaCityCouncil

Subject:

[EXTERNAL] Council Should Decide TA/CPA 24-11 Before Any Rezoning or Vacating Requests

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Dear Councilmembers,

The applicant for Comprehensive Plan Amendment TA/CPA 24-11 has once again requested another continuance—the fifth—from November 13, 2025, to January 15, 2026, so it can be heard alongside requested continuances for vacating and rezoning applications (VAC 25-08 and REZ 25-48).

Whenever TA/CPA 24-11 eventually comes before Council, I urge you to hear and vote on it first and independently—before any presentation or discussion by staff or the applicant for the vacating or rezoning requests.
Council should not be presented with any materials related to VAC 25-08 or REZ 25-48 until after a vote on the TA/CPA 24-11 has been taken. If the amendment is denied, there would be no basis or need to consider either the vacating or rezoning requests. A comprehensive plan amendment is a **major legislative policy decision**, not a project pitch. Council should evaluate it on its own merits and in accordance with the City's established criteria for such changes. City Council must consider the full potential of the property under a land use change—what ***any*** developer could build—which is why Council should not simultaneously be presented with what the applicant claims they intend to build. Allowing the applicant and staff to present vacating and rezoning information in conjunction with the comprehensive plan amendment application would be inappropriate.

Please ensure that Council first deliberates and votes on TA/CPA 24-11 independently, and do not permit any presentation of vacating or rezoning materials until after that vote has been taken.

Thank you for your time and for upholding accountability in this process.

Sincerely,

Dana Jasper

Tampa Resident

Tonia Wilcox

From: astrid samachson <jasamachson@gmail.com>
Sent: Tuesday, November 4, 2025 8:22 AM
To: TampaCityCouncil
Subject: [EXTERNAL] rezoning for proposed hotel on Magnolia and Swann

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Please deny this request for reasons of density, traffic, alcohol sales, flooding, special events on weekends and quality of life for the present residents. The promises made by the developers are unrealistic. Traffic is already dense without big delivery trucks, parking is scarce and the nearby school children should be safe from random strangers and increased traffic.

Thank you.

Tonia Wilcox

From: Bill Carlson
Sent: Monday, November 3, 2025 5:29 PM
To: csmith476@yahoo.com
Cc: CouncilQuasiBox
Subject: Re: [EXTERNAL] Nov 13 Meeting on Rezoning for Swann/Magnolia Development - Please don't support this

Thank you for your email. We aren't allowed to discuss land use issues outside of the public hearings but I wanted you to know I read your email and have entered it and my response in the public record.

PS: you have one of the best houses in Tampa

Bill Carlson

Tampa City Council Member, District 4
City of Tampa / 315 E. Jackson / Tampa, Florida
m: (813) 210-0616
e: bill.carlson@tampa.gov

Please note that all emails are subject to public records laws.

From: csmith476@yahoo.com <csmith476@yahoo.com>
Sent: Monday, November 3, 2025 5:03 PM

To: Bill Carlson <Bill.Carlson@tampagov.net>

Subject: [EXTERNAL] Nov 13 Meeting on Rezoning for Swann/Magnolia Development - Please don't support this

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Hi Bill,

I'm a constituent of yours living at 716 S Newport Ave (the prairie style / Frank Lloyd Wright looking house that everyone seems to know) and like many of my neighbors we've heard about the hotel/restaurant/parking garage plans for a few streets over from us. In my view it's way too much. Redevelopment is fine and done well is very beneficial, but this plan is significantly more intense than this historic neighborhood can realistically tolerate without significant parking, noise and other problems that would really impact its current character.

Please consider voting no on this and getting the other council members to consider the potentially negative impacts.

Thanks for doing a great job for the district and the city.

Christopher Smith
716 S Newport Ave

Tonia Wilcox

From: Pamela Cannella <pamcannella36@gmail.com>
Sent: Sunday, November 9, 2025 8:39 AM
To: Martin Shelby
Cc: TampaCityCouncil
Subject: [EXTERNAL] Reference to magnolia Hotel continuance from November 13, 2025

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8:05

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Tampa city council said a limit for h

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AI Overview



The Tampa City Council's rules state that a continuance can be requested, but if a matter is already scheduled and has been continued twice before, the Council may deem the petition withdrawn. This means that there is effectively a limit of **two previous continuances** before a third request may result in the application being considered withdrawn.

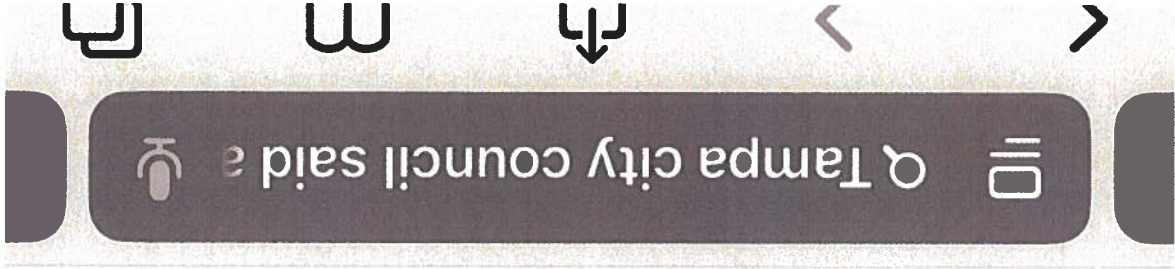
- The City Council may deem an application or petition withdrawn if a third continuance is requested for a matter that has already been continued on two previous occasions.
- This rule is intended to prevent indefinite delays in the process. 

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No, thanks

Sure

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Tonia Wilcox

From:
Sent:
To:
Subject:

Karen Isola <dcat1253@gmail.com>
Sunday, November 2, 2025 1:40 PM
TampaCityCouncil
[EXTERNAL] Objection to Rezoning and Land Use Change in Hyde Park Spanishtown
Creek Area

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I'm writing today to strenuously object to the request by a developer to rezone a portion of Historic Hyde Park from residential to commercial to build a hotel complex on the land bordered by Swann, Magnolia, Bay and Brevard Streets. I believe this is PROJECT NUMBERS: REZ-25-0000048 and TA CPA 24-11.

Every day, sometimes multiple times a day, I drive up Baysshore from my home in Palma Ceia and turn left at the Magnolia/Swann intersection to visit my 91 yr. old mother who lives in the area. I pass through the intersection of Swann and Brevard turning north on South Blvd passing Bay St. and Gorrie Elementary. I time my arrival and departure from her apartment to not interfere with the beginning and end of school day at both Gorrie and Woodrow Wilson in that vicinity.

I'm extremely concerned about the disruption to traffic flow and not just for me but for the parents of the kids at those schools and the residents and other small businesses in the area. I can't imagine how that would be managed so that we are not inconvenienced. I moved my mother here from another state and settled her close to my home which right now is a 12 minute drive on a beautiful boulevard and through a historic area. Please don't let outside developers turn my drive into a nightmare of construction detours followed by traffic jams once the development becomes operational. None of those streets are made for that kind of traffic, especially brick Bay and narrow Brevard.

Also, I ask the Council to strongly consider the Architectural Review Committee's denial of this project because it's within the Historic Hyde Park District and this project would require a variance to those rules. Finally, as all of us who reside in South Tampa know this is a Coast High Hazard Area for flooding. Please let's not add more development to such an area. Please don't approve this rezoning request. Please prioritize those of us who frequent and live in this area over developers from another part of the state who are concerned only about making money. Please.

Katharine Isola
South Tampa

Tonia Wilcox

From: City of Tampa <web-services@tampagov.net>
Sent: Sunday, November 2, 2025 10:56 AM
To: PublicAgendaComments
Subject: Webform submission from: City Council Meeting Public Comment Form
Attachments: city-council-ltr-for-hotel-proposal-nov-13-2025.docx

City Council Public Meeting Agenda Item

Provide a written comment to be submitted into the official record

Submitted on: Sun, 11/02/2025 - 10:55 am

**** Meeting Information ****

Date of Meeting: 11/13/2025
Agenda #: Proposed Multi-use Development at Swann and Magnolia
File #:

Subject / Property Address:

**** Person Making the Comment ****

Name: Susan Turner
Address: 702 South Fielding Avenue
33606
Phone: (813) 254-2150
Email: Scturner@tampabay.fl.com

Comment: See attached letter of concern regarding multiuse development at Swann and Magnolia

November 2, 2025

Dear City Council Members,

We are writing to express our views regarding the proposed

hotel/condominium/restaurant project at Swann and Magnolia Avenues. Since 1979, we have lived on the corner of Swann and Fielding Avenues. Over the years, we have witnessed major changes in Hyde Park, most of them positive and productive and true to the historic nature of the neighborhood. It is important to note that we are not opposed to development of the site under consideration. Quality projects deserve appropriate spaces. These are our concerns related to the project as presently proposed.

- **Density:** As stated, the project calls for an anchor six-story hotel housing 122 guest rooms, a gym, spa, two pools, an event space for 200+ guests, a restaurant with capacity for 250, a coffee shop, and 29 condominium units. A parking garage (for 271 cars) as well as maintenance facilities for deliveries, trash removal, and staff entry/exit are included. At capacity, the density of this one small block (counting staff for the hotel and its amenities, restaurant, and event space) will approach 1000 persons. Undoubtedly, vehicles and guests will spill onto narrow streets including Bay, Brevard, DeLeon, Fielding, and Boulevard. These are residential spaces. As Hyde Park Village has rightfully become a destination for locals and tourists, residents have experienced noise, trash, odors, traffic congestion and parking woes. It is logical to assume the same issues and negative impacts will occur at this much smaller location. Residents in close proximity to the project will endure significant daily impact. Please NOTE: Restaurants, hotels and event spaces (meetings, spa, parties) employ dozens of permanent and temporary staff. The proposed project includes too few designated parking spaces to accommodate staff, event space guests, condo residents, hotel guests, and restaurant guests.

- **Scale:** The proposed elevation of the hotel structure drastically differs from the surrounding residences. The building height and mass—considering light, shadow, and visual impact—warrant revision. Aside from Wilson Middle School (three floors) and the Hyde Park Presbyterian church steeple, there are no buildings on either side of Swann Avenue that come close to this altitude. An elevation closer to three floors maintains the historic Hyde Park character. As a comparable project, Hyde Park Village includes its own boutique hotel, multiple restaurants and bars, condominiums, parking garages, and event space. Its long-term success proves that a multi-use development can be aesthetically appealing, historically appropriate, and profitable without the proposed project's elevation. Several years ago, a proposed eight-story building within Hyde Park Village was successfully opposed by residents due to its height, density and lack of historic integrity. Preserving what makes our communities authentic is critical to a great city.

- **Public Safety:** In planning for Tampa's continued growth and prosperous development, public safety is increasingly disregarded. Residents exercise, walk their animals, bicycle and scooter on our streets. Two historic schools (Gorrie Elementary School, 1889, and Wilson Middle School, 1915)—their students, teachers, staff members, parents—already are subject to daily crowds and traffic. Children walk, bike, and scooter to and from these schools. It is critical that roads, driveways, and sidewalks are safe for their transit. The project, as proposed, invites increased numbers of automobiles and delivery trucks which will add congestion and accident potential.

- **Historic Integrity:** Many Hyde Park buildings have historic architectural significance. The neighborhood itself is unique in our state. The project, as proposed, compromises these rare qualities. We wish to assure the architectural and cultural features of the historic district are preserved and maintained. Once that integrity is gone, the neighborhood is forever changed.

- Issues such as flooding (that particular corner is the well-known visual for storm damage in the Tampa area), water runoff (older homes on the periphery of this huge block of concrete will have to absorb rain waters), mass tree removal (dozens of mature trees are slated for cutting), and street damage (narrow brick streets cannot handle large semi delivery trucks and construction equipment) must also be considered, and we assume these will be thoroughly addressed by City Council staff members.

In conclusion, we urge the City Council **not** to approve the project in its present form. Growth brings challenges. As stated above, we are not opposed to development of this site. Density, scale, public safety, and historic integrity are our major concerns. A more appropriate use/design is, of course, possible. We are happy to discuss these issues. Thank you for your consideration of our position.

Sincerely,

John M. Belohlavek and Susan C. Turner
702 South Fielding Avenue
813-254-2150

Tonia Wilcox

From: City of Tampa <web-services@tampagov.net>
Sent: Sunday, November 2, 2025 10:53 AM
To: PublicAgendaComments
Subject: Webform submission from: City Council Meeting Public Comment Form
Attachments: city-council-ltr-for-hotel-proposal-nov-13-2025.docx

City Council Public Meeting Agenda Item

Provide a written comment to be submitted into the official record

Submitted on: Sun, 11/02/2025 - 10:50 am

**** Meeting Information ****

Date of Meeting: 11/13/2025

Agenda #:

File #:

Subject / Property Address:

**** Person Making the Comment ****

Name: John Belohlavek

Address: 702 South Fielding Avenue

33606

Phone: 813-254-2150

Email: scturner@tampabay.fl.com

Comment: See attached letter regarding proposed multi-use development for Swann and Magnolia

November 2, 2025

Dear City Council Members,

We are writing to express our views regarding the proposed hotel/condominium/restaurant project at Swann and Magnolia Avenues. Since 1979, we have lived on the corner of Swann and Fielding Avenues. Over the years, we have witnessed major changes in Hyde Park, most of them positive and productive and true to the historic nature of the neighborhood. It is important to note that we are not opposed to development of the site under consideration. Quality projects deserve appropriate spaces. These are our concerns related to the project as presently proposed.

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Sincerely,

John M. Belohlavek and Susan C. Turner
702 South Fielding Avenue
813-254-2150

Tonia Wilcox

From: Addie Clark <aclark@gardnerbrewer.com>
Sent: Friday, October 31, 2025 4:20 PM
To: Alan Clendenin; Stephanie Pope; Christopher DeManche; Suling Lucas-Harris; CityCouncilStaff
Cc: Danny Collins; Jennifer Malone; Lachone Dock; Samuel Thomas; Cate Wells; Truett Gardner; Ron Villa; Alexis Guzman; Jenny Davis; Madison Brennan
Subject: [EXTERNAL] TA/CPA 24-11 - Continuance Request from November 13, 2025 to January 15, 2026

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Good Afternoon Chairman Clendenin,
On behalf of the applicant, we are requesting a continuance of TA/CPA 24-11, which is currently scheduled for the November 13, 2025 City Council evening agenda. In order to have CPA 24-11 be heard with the associated rezoning and vacating applications (REZ 25-48 and VAC 25-08), we are requesting a continuance to **January 15, 2026**.
We kindly request that this item be rescheduled to the **January 15, 2026** hearing date in order to be heard with the associated rezoning case (REZ 25-48) and vacating case (VAC 25-08).
Thank you so much,

Addie Clark, P.E.

gbh Gardner Brewer Hudson

O: (813) 733-0209 | M: (561) 319-4759

E: aclark@gardnerbrewer.com

400 N. Ashley Dr., Ste. 1100, Tampa, FL 33602

gardnerbrewer.com

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Tonia Wilcox

From: Frank Miltello <Frank.Miltello@semler.com>
Sent: Thursday, October 30, 2025 3:20 PM
To: TampaCityCouncil
Subject: [EXTERNAL] RE: Proposed Rezoning at the NWC of Swann Avenue and Magnolia Avenue Case No. TA-CPA 24-11 Hearing Date November 13th, 2025

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Dear City Council Members,

I am the owner and resident of Unit 201 at the Christiansted Condominiums, located at 509 W. Bay Street, and I am writing to express my strong opposition to the proposed rezoning of this block. My concerns are as follows:

- This zoning request represents a significant overreach and is inappropriate for the size of the parcel, its location, and the intensity of the proposed use.
- The road conditions along Swann Avenue from South Boulevard East to MacDill Avenue are severely deteriorated and are not capable of handling the additional traffic this project would generate.
- South Magnolia, South Brevard, and Bay Street are original brick roads from the early 1900s. They are narrow, have on-street parking, and have been deteriorating for years without proper maintenance. They are uneven and not designed to handle increased traffic.
- There is currently no left turn allowed onto Magnolia for eastbound traffic, which will create cut-through traffic on Bay Street and South Brevard, and further increase cut-through traffic on Bay Street from Bayside Boulevard.
- The project is significantly under-parked for the proposed number of hotel rooms, employees, restaurant patrons, and event facility users. This will result in increased on-street parking, which is already heavily used by surrounding office buildings. This existing parking congestion already makes crossing Magnolia Avenue from Bay Street dangerous for pedestrians and vehicles due to limited visibility.
- Afternoon pickup at Corrie Elementary already causes blocked lanes on Magnolia and traffic congestion every weekday during the school year.
- The project places its loading area on Bay Street. Given the narrow width of Bay Street and the size of delivery trucks that would be required for a facility of this size, it is unlikely they will be able to make the turn into the loading area. As a result, they will likely load and unload from the street, blocking traffic on Bay Street. Their request for a Section 27-238.15 exception will not resolve this issue.
- I requested a turn radius study for the Bay Street loading area from the law firm representing the developers but have not received either.
- Flooding in this area is already an issue and will only worsen with a project of this scale.
- Granting the requested waivers will only create more problems and will not resolve any of the concerns noted above.

For these reasons, I respectfully urge the Board to deny this rezoning request.

Thank you for your consideration.

Sincerely,

Frank Miltello

Unit 201, Christiansted Condominiums
509 W. Bay Street

Tonia Wilcox

From: Bobbie O'Brien <bobrienews@gmail.com>
Sent: Monday, November 10, 2025 9:24 AM
To: TampaCityCouncil
Subject: [EXTERNAL] REGARDING TA/CPA-24-11, VAC-25-0000000008, REZ-25-48
Attachments: IMG_0009.jpeg; IMG_0007.jpeg

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Dear Tampa City Councilors,

I am asking all seven of you to consider DENYING the postponement for this proposed hotel complex - record numbers above. It lies within Hyde Park Spanishtown Creek Historic District and according to the city's own attached agenda documents - this is the fifth continuance letter starting on Jan. 30, 2025 for the rezoning IN ADDITION TO THE LAND USE/COMP PLAN AND VACATING THE ALLEY.

City attorney says it is only the first continuance for the "rezoning" and council's rules and procedures do not apply to the comp plan/land use requests. That's parsing the rules instead of considering that this proposal has been around for 15 months, since notices were sent out in August 2024.

I live on Bay Street within yards of this proposed commercial complex. We bought our home on Bay Street MORE THAN 40 YEARS AGO. I moved to Spanishtown Creek BEFORE a previous council approved the controversial Bank of Tampa tower on Bay Street and Bayshore in the late 1980s which resulted in dozens of historic oaks being cut down and commercial garbage bins located on the sidewalk (see attached).

Bottomline, I've witnessed and lived with, for more than 3 decades, the unforeseen problems when controversial developments are allowed like the Bank of Tampa building. It does not fit the scale of Spanishtown Creek and besides being disproportionate and introducing low level commercialism it also means unfettered waivers and once approved - there's no regulating those exceptions which directly impact a residential neighborhood.

Living with this proposed complex for more than 15 months is long enough. Please deny the continuance.



FDC

4yd

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ITEMS ONLY

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wm.com



FLATTEN BOXES
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PLEASE KEEP LIDS CLOSED

KNOX

CITY OF TAMPA
CONTRACT HAULER



PLEASE KEEP LIDS CLOSED

F4 801386

CAUTION
WATCH
OVERHEAD
WIRES



! DANGER
Toxic substances may be present. Do not touch or inhale. Keep away from children and pets. Do not use for food or drink.

! WARNING
Do not use for food or drink. Do not use for storage of hazardous materials. Do not use for storage of flammable or volatile liquids.

! CAUTION
Do not use for storage of flammable or volatile liquids. Do not use for storage of hazardous materials. Do not use for storage of food or drink.

! DANGER
Toxic substances may be present. Do not touch or inhale. Keep away from children and pets. Do not use for food or drink.

From: Anna Mendez <annamendez778@gmail.com>
Sent: Thursday, October 30, 2025 3:58 PM
To: TampaCityCouncil; CouncilQuasiBox
Subject: [EXTERNAL]

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As a lifelong South Tampa resident, I am firmly opposed to any further taxpayer funding for the Howard Project. It is unacceptable that millions of public dollars continue to be poured into one area while neighborhoods south of Gandy are repeatedly devastated by flooding.

Residents in our community have lost homes, vehicles, and peace of mind due to ongoing drainage failures — yet we continue to be overlooked. The lack of investment and maintenance in our area is not just neglectful, it's inequitable. Our tax dollars should benefit all of South Tampa, not just select projects that serve a limited few.

I strongly urge the Council to stop further spending on the Howard Project and immediately prioritize flood relief and infrastructure improvements south of Gandy. We deserve fair treatment and real solutions, not continued disregard.

-Anna Mendez

Tonia Wilcox

From:
Sent:
To:
Subject:

Andrew Bersion <thebersion@gmail.com>
Thursday, October 30, 2025 3:58 PM
TampaCityCouncil; CouncilQuasiBox; TampaCityCouncil
[EXTERNAL] NO TO HOWARD

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As a lifelong South Tampa resident, I am firmly opposed to any further taxpayer funding for the Howard Project. It is unacceptable that millions of public dollars continue to be poured into one area while neighborhoods south of Gandy are repeatedly devastated by flooding.

Residents in our community have lost homes, vehicles, and peace of mind due to ongoing drainage failures — yet we continue to be overlooked. The lack of investment and maintenance in our area is not just neglectful, it's inequitable. Our tax dollars should benefit all of South Tampa, not just select projects that serve a limited few.

I strongly urge the Council to stop further spending on the Howard Project and immediately prioritize flood relief and infrastructure improvements south of Gandy. We deserve fair treatment and real solutions, not continued disregard.

Sent from my iPhone

Tonia Wilcox

From: Stephany Shaw <shawstephany@icloud.com>
Sent: Thursday, October 30, 2025 3:45 PM
To: TampaCityCouncil; CouncilQuasiBox

[EXTERNAL] VOTE NO MORE HOWARD PROJECT VOTE

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As a lifelong South Tampa resident, I am firmly opposed to any further taxpayer funding for the Howard Project. It is unacceptable that millions of public dollars continue to be poured into one area while neighborhoods south of Gandy are repeatedly devastated by flooding.

Residents in our community have lost homes, vehicles, and peace of mind due to ongoing drainage failures — yet we continue to be overlooked. The lack of investment and maintenance in our area is not just neglectful, it's inequitable. Our tax dollars should benefit all of South Tampa, not just select projects that serve a limited few.

I strongly urge the Council to stop further spending on the Howard Project and immediately prioritize flood relief and infrastructure improvements south of Gandy. We deserve fair treatment and real solutions, not continued disregard.

Stephany Bersson

Tonia Wilcox

From:

Sent:

To:

Subject:

Kathy Lam <kathyflam@yahoo.com>
Wednesday, October 29, 2025 10:38 PM
TampaCityCouncil

[EXTERNAL] REZ-25-0000048 and TA/CPA-24-11

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Report Suspicious

City of Tampa Council members,

I am writing to express my deep concern about the proposed large commercial construction project in the historic Hyde Park area. This streets within the proposed site are charming and peaceful, have brick-paved streets that are lined with beautiful trees. There are very few places left in South Tampa that reflect its history and true beauty. Such large scale development will definitely destroy what makes this historic neighborhood so unique and attractive.

Please deny this application and preserve the historic neighborhood.

Sincerely,
Kathy Yam

Tonia Wilcox

From:

Sent:

To:

Subject:

Attachments:

Lauren Mott <laurenmott7@gmail.com>
Tuesday, October 28, 2025 4:25 PM
TampacCityCouncil; CityCouncilStaff; CouncilQuasiBox;
sdee@playbookpublicrelations.com
[EXTERNAL] Support for REZ 25-48, CPA 24-11, VAC 25-08 - Vote Yes
Lauren Mott - Letter of Support for REZ 25-48, CPA 24-11, VAC 25-08.docx

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Dear Members of the City Council and Staff,

I've attached my letter of support for REZ 25-48, CPA 24-11, VAC 25-08. Please vote yes!

Thank you,
Lauren Mott

Supporters

Lauren Mott

6608 S West Shore Blvd.
Tampa, FL 33616
October 28, 2025

Tampa City Council
315 E Kennedy Blvd
Tampa, FL 33602

Dear City Council Members,

I live at 6608 S West Shore Blvd., Tampa, FL 33616

As a Tampa resident, I am writing to express my strong support for the proposed Magnolia Court Hotel and urge you to vote YES on the related proposals (REZ 25-48, CPA 24-11, VAC 25-08).

I first moved to Tampa for college to attend the University of Tampa. I loved the experience so much and saw so much opportunity here that I decided to remain at UT to pursue my Master's degree. As someone connected to the University and the broader community, I constantly see the pressing need for more high-quality accommodations. Whether it's families visiting students, professionals here for conferences, or tourists drawn to Bayshore and Downtown, we consistently see a shortage of comfortable, modern accommodations.

The Magnolia Court Hotel directly addresses this gap. It provides a much-needed, welcoming space for visiting families and professionals who contribute directly to our local economy when they stay. This project demonstrates a strong belief in the community's future.

Please approve this vital project for our city's continued growth and capacity.

Sincerely,

Lauren Mott

Tonia Wilcox

From:

Sent:

To:

Subject:

Attachments:

Gabe Q <gabequinn18@gmail.com>
Tuesday, October 28, 2025 2:01 PM
TampacCityCouncil; CityCouncilStaff; CouncilQuasiBox
[EXTERNAL] Vote Yes on REZ 25-48, CPA 24-11, VAC 25-08
Gabe Quinn - Support the Magnolia - Vote Yes .pdf

This Message Is From an Untrusted Sender

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Report Suspicious

Dear Members of the City Council and Staff,

I've attached my letter of support for the proposed Magnolia Hotel. I urge you to vote yes!

Thank you,

Gabe

Gabe Quinn
3431 Marlinspike Dr
Tampa, FL 33607

Tampa City Council
315 E Kennedy Blvd
Tampa, FL 33602

Subject: Support for REZ 25-48, CPA 24-11, VAC 25-08 - Vote Yes

Dear City Council Members and Staff,

As a young resident, I am writing to express my strong support for the proposed Magnolia Court Hotel and urge you to vote YES on the related proposals (REZ 25-48, CPA 24-11, VAC 25-08). The Magnolia Court Hotel is exactly what us young residents want. It will create a beautiful public space in a predominantly privately owned area. This project will add to the beauty and appeal of the Bayshore and Historic Hyde Park, symbolizing a gateway into one of the proudest neighborhoods in Tampa.

We deserve places that everyone can enjoy. Please approve this vital project for our city.

Sincerely,

Gabe Quinn

Tonia Wilcox

From:
Sent:
To:

Subject:
Attachments:

Melody Valberg <melodyvalberg18@gmail.com>
Tuesday, October 28, 2025 2:00 PM
TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox;
sdee@playbookpublicrelations.com
[EXTERNAL] Support for REZ 25-48, CPA 24-11, VAC 25-08 - Vote Yes
Melody Valberg - Supporting the Magnolia.pdf

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You have not previously corresponded with this sender.

Report Suspicious

Dear Members of the City Council and Staff,

Attached is my letter of support for REZ 25-48, CPA 24-11, VAC 25-08. Please vote yes!

Thank you,
Melody Valberg

Melody Valberg
813 E 7th Ave, Unit 8
Tampa, FL 33602
October 28, 2025

Tampa City Council
315 E Kennedy Blvd
Tampa, FL 33602

Subject: Vote YES on REZ 25-48, CPA 24-11, VAC 25-08

Dear City Council Members,

As a resident, I am writing to express my strong support for the proposed Magnolia Court Hotel and urge you to vote YES on the related proposals (REZ 25-48, CPA 24-11, VAC 25-08).

There are several reasons why I support the construction of the Magnolia Hotel. My number one reason is that the hotel will offer Baysshore's first public gathering space, offering a restaurant, bar and cafe.

This benefits me specifically because I work in Palma Ceia and because I don't have a car, my main method of transportation is using an electric scooter. While riding on Baysshore, there have been times where I was almost caught in the rain. If this had happened, it would've been incredibly inconvenient for me to seek shelter because the closest public spaces are in Hyde Park Village, which isn't quickly reachable. The Magnolia Hotel will make it convenient for me to seek shelter quickly if needed. I also know several other young professionals who don't own cars, and this project would greatly improve accessibility for them.

Please approve this vital project for our city.

Sincerely,

Melody Valberg

Tonia Wilcox

From:

Sent:

To:

Subject:

Attachments:

Sarah Lesch <sarahlesch776@gmail.com>
Tuesday, October 28, 2025 1:37 PM
CityCouncilStaff; CouncilQuasiBox; TampaCityCouncil
[EXTERNAL] Support for REZ 25-48, CPA 24-11, VAC 25-08 - Vote Yes
Sarah Lesch.docx

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Dear Members and of the City Council and Staff,

I've attached my letter of support for REZ 25-48, CPA 24-11, VAC 25-08. Please vote yes. We need more elevated spaces like this to enjoy and host our tourists, a vital part of our economy.

-Sarah

Dear City Council Members,

I live at 6304 Interbay Avenue/33611.

As a resident, I am writing to express my strong support for the proposed Magnolia Court Hotel and urge you to vote YES on the related proposals (REZ 25-48, CPA 24-11, VAC 25-08).

I often have family and friends visiting from out of town, and they're always surprised by how limited our hotel options are. While the Marriott Water Street and JW Marriott are beautiful, they can be difficult to reach during downtown events—especially for visitors unfamiliar with Tampa's traffic patterns. It has taken my dad over an hour to get from my Ballast Point home to his downtown hotel because of event detours.

The Epicurean has been our go-to because of its accessibility and charm, but there simply aren't enough comparable options nearby. A boutique-style hotel closer to Bayshore Boulevard would be ideal. Guests who stay near Bayshore get to see the Tampa we're proud of: the waterfront views, the walkability, the sense of place that makes people fall in love with our city.

The Magnolia Court Hotel would fill that gap beautifully. It would elevate Tampa's hospitality offerings while serving as a welcoming gateway to Bayshore Boulevard—exactly the kind of enhancement that reflects the city's growth and sophistication. Access to Bayshore in a beautiful space like this would be PROGRESS.

Please approve this needed project for our city.

Sincerely,
Sarah Lesch

Tonia Wilcox

From:

Sent:

To:

Subject:

Attachments:

Maddi Baptiste <maddisbaptiste@gmail.com>
Tuesday, October 28, 2025 12:45 PM
TampaCityCouncil; CityCouncilStaff; CouncilQuasiBox; Sally Dee
[EXTERNAL] Support for REZ 25-48, CPA 24-11, VAC 25-08 - Vote Yes
Madison Baptiste - Letter of Support for REZ 25-48, CPA 24-11, VAC 25-08.docx

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Dear Members of the City Council and Staff,

I've attached my letter of support for REZ 25-48, CPA 24-11, VAC 25-08. Please vote yes!

Thank you,

Madison Baptiste

Madison Baptiste
6608 S West Shore Blvd.
Tampa, FL 33616
October 28, 2025

Tampa City Council
315 E Kennedy Blvd
Tampa, FL 33602

Subject: Vote YES on REZ 25-48, CPA 24-11, VAC 25-08

Dear City Council Members,

I live at 6608 S West Shore Blvd. #2332, Tampa, FL 33616.

As a resident of Tampa, I am writing to express my strong support for the proposed Magnolia Court Hotel and urge you to vote YES on the related proposals (REZ 25-48, CPA 24-11, VAC 25-08).

As a young professional starting her career in Tampa, I first moved here for college in 2020 and quickly fell in love with the city. Since that time, watching Tampa grow and evolve has been amazing to watch and experience first-hand. I decided to stay here permanently because of this vibrant growth and the incredible future I see for our community.

The Magnolia Court Hotel is the kind of thoughtful development that enhances Tampa's appeal. This project isn't just an addition; it will serve as a gateway to Tampa's Bayshore Boulevard. It reflects a strong belief in our future and supports Tampa's dynamic metropolitan development. The addition of a high-quality hotel in this prime location will provide significant support for local businesses, attract new visitors and investment to the area, and further elevate Tampa's reputation as a highly desirable place to live, work, and visit.

I am genuinely excited to watch Tampa continue this remarkable growth, and I believe the Magnolia Court Hotel will be a positive and meaningful part of that continued progress.

Please approve this vital project for our city.

Sincerely,

Madison Baptiste

Tonia Wilcox

From: Matt D <matt.danahy@gmail.com>
Sent: Wednesday, September 10, 2025 8:34 PM
To: TampaCityCouncil
Subject: [EXTERNAL] Magnolia CourtProject

To whom it may concern,
I am a lifelong resident of Tampa and I own a home at 705 South Boulevard Street and a commercial building at 901 W. Swann Ave., both of which are just two blocks away from the proposed project.
I object to the project. It will increase noise and traffic(our narrow streets are already over burdened) and adversely impact the quality of life for residents of Historic Hyde Park.
Please vote against this project.
Thank you.
Matthew Danahy
Danahy & Dunnivant P.A.
Matt@
DandLaw.com
Office # 813-906-1841

Tonia Wilcox

From: Bobbie O'Brien <bobrienews@gmail.com>
Sent: Wednesday, August 20, 2025 9:15 AM
To: Kathy Durdin
Cc: TampaCityCouncil; Linda Aiken; scavetta@gmail.com; Donna Morrison; michael.pobat@gmail.com
Subject: [EXTERNAL] Re: File No. TA/CPA 24-11

Well stated especially pointing out the lack of notification on the separate LAND USE hearing before council. When Carroll Ann Bennett notified me and Donna Morrison, I immediately walked the entire block looking at the half dozen zoning signs still posted with the outdated July 7 ARC hearing. And I called the city council office to confirm there had been no notice to people, like me, living within the 300 feet boundary.

Thank you - especially since the case numbers used to track such projects were changed for the Rezoning, Alley Vacating, and Planned Development applications: ARC-25-0000226; ARC-25-0000227; REZ-25-0000048; VAC-25-0000008

HOWEVER THE LAND USE CASE NUMBER is TA/CPA 24-11 from their initial application. That allowed this Land Use change request to "slip through."

Carroll Ann, vice president of THAN (Tampa Homeowners Association of Neighborhoods), says it will be easier to defeat the hotel complex commercial application for the LAND USE CHANGE because it is legislative and NOT quasi-judicial like rezoning. The rezoning cannot be granted if the land use change is not passed according to the documents I've read.

Yet, the Truett is asking for council to hear all of them at the same time which can confuse the issues.

Thank you for your email and being so involved. Bottom line, there are numerous, logical, solid reasons to defeat this commercialization of our neighborhood. However, the developer is powerful and rich as is his attorney and one board member from the Hyde Park Preservation Inc., Mary Lou Bailey, who I'm told is highly respected.

We will need large numbers of residents and friends to attend the ARC hearing and the Tampa Council hearing. Both boards can be swayed by large numbers and numerous emails, evidence the Tampa Garden Club and 345 Baysshore successes at stopping two different towers from being built on Baysshore. I truly appreciate your collaboration and willingness for your members to help save our neighborhood.

Bobbie O'Brien
bobrienews@gmail.com
Board member Hyde Park Spanishtown Creek Civic Assoc.
HPSCCA resident
702 W Bay St

On Tue, Aug 19, 2025 at 9:10 PM Kathy Durdin <kathydurdin@gmail.com> wrote:

Good Afternoon Councilmembers,
Re: TA/CPA 24-11; 611 Magnolia Ave

I am the president of Tampa Realistic Artists, which owns and operates the Old Hyde Park Art Center at 705 W. Swann Ave., in the next block from the subject property.
I am asking you to grant the continuance, because it is the only way to resolve this completely unacceptable situation. The neighborhood knew nothing of the August 21 date for the City Council hearing. Mr. Gardner has scheduled a meeting with neighbors and interested parties on Sep 10th to discuss the project. Our last communication with the law firm had referenced an ARC hearing on September 17 (a continuance from July 7), so we understandably thought nothing else was happening on this matter until after the September 10 presentation. There have been no signs about the August 21 City Council item on the property, and no letters were mailed notifying the residents and businesses within the 300' notification area.

Recently, neighborhood activists started to ask questions and learned of the August 21 City Council item. Of course, we were shocked and started to scramble to organize for the meeting on such a short notice. We have numerous issues with the proposed land use change, the project and any proposed PD, which we would want to completely communicate to the City Council.
We see this continuance as the only way to deal with this utter failure in notice and communication. Please grant the continuance, and please take steps to make sure this doesn't happen again. The neighbors deserve consideration and notice so we can communicate our significant concerns regarding this proposal with you.

Sincerely,
Kathleen Durdin
President,
Tampa Realistic Artists, Inc.
Kathy Durdin
kathydurdin@gmail.com
www.kathydurdin.com
813.220.5800

Tonia Wilcox

From: Bill Carlson
Sent: Sunday, August 24, 2025 2:23 PM
To: CouncilQuasiBox
Subject: Fw: [EXTERNAL] Fwd: Magnolia Court Hotel Development / Land use vote

Bill Carlson
Tampa City Council Member, District 4

City of Tampa / 315 E. Jackson / Tampa, Florida
m: (813) 210-0616

e: bill.carlson@tampa.gov

Please note that all emails are subject to public records laws.

From: donna morrison <donaamorrisoart@gmail.com>
Sent: Thursday, August 14, 2025 9:40 PM
To: Bill Carlson <Bill.Carlson@tampagov.net>

Subject: [EXTERNAL] Fwd: Magnolia Court Hotel Development / Land use vote

Dear Bill,

I am writing in regards to the proposed land use rezoning requests for the Magnolia Court Hotel development Re: ARC-25-0000226: ARC-25-0000227 City Ref: REZ-25-0000048: VAC-25-0000008

You know I am a board member of Tampa Realistic Artists (TRA). We own and operate the Old Hyde Park Art Center at 705 W. Swann Ave. This building is located between Brevard and Boulevard, one block west of the subject property. The 1100 square foot Old Hyde Park Art Center was originally a one-room schoolhouse and is a contributing structure to the Hyde Park Historic District.

Our building is typical in size of the buildings in the neighborhood. The proposed Magnolia Court Hotel is inconsistent with the mass and scale of the buildings in the neighborhood and of the Hyde Park Historic District. Our position is supported by the findings of the Hillsborough County Planning Commission and Board who both came to the agreement that the proposed land use change is inconsistent with the Tampa comprehensive plan.

We are very concerned that the impact of this development will cause irreparable harm to not only our existence but also the other historically protected businesses, brick streets and residences surrounding us.

TRA operates a full schedule of classes and workshops, with operations generally from 9 in the morning to 9 at night through the week. We only have three dedicated parking spaces, so we are highly dependent on on-street parking on both Swann and neighboring streets. As our attendees are parking in neighboring streets, they are also walking from their parked vehicles to our building, resulting in pedestrian traffic.

TRA has been very active working with the city in preserving the walkability of the neighborhood and in advocating for traffic calming on Swann. TRA's objective was to slow down the traffic coming from Bayshore at Magnolia onto Swann. The organization's discussions with the City Mobility department resulted in the preservation of both parking and bicycle lanes on Swann and narrowing the traffic lanes.

Our concern regarding the proposed design is that the addition of a large garage facility at Magnolia and Swann will increase traffic on Swann and the surrounding small, residentially designed historic brick roads, significantly impacting the safety of TRA's attendees who are walking from neighboring streets to TRA's classes. The surrounding streets are not designed to handle the amount of traffic this development would bring, nor can they handle the weight and services of the large trucks. The intensity of this proposed development would significantly increase traffic in the area, negatively impacting public safety of pedestrians, the children in two closely located schools, and bicycle traffic, as well as infringe on the already limited parking in the area.

A hotel of this magnitude requires numerous large trucks on a daily basis coming to and from the establishment. As trucks are not allowed on Bayshore Blvd, they will be traveling on Boulevard and Swann. Both of these are roads that directly connect with the nearby schools. The trucks will also travel on Bay Street, a small, brick, residential street that will be greatly negatively impacted by this daily activity.

We are also very concerned about the potential for a catastrophic increase in automobile related accidents and fatalities. Studies have shown that a structure such as the one proposed with amenities that attract traffic and pedestrians throughout the day largely increase incidences of auto accidents. With the entrance on Magnolia street feeding straight into ongoing traffic turning off of Bayshore Boulevard and the desirability of foot traffic to cross the street to access the water walk, the potential is disastrous.

And finally, this area and the entire block of construction for the Magnolia Court Hotel is in a very active flood zone. Just last year the entire area was covered with water. The plan to have drainage under the hotel simply doesn't make sense if the flooding waters are higher than the ground level. Plus, creating almost an entire block of impermeable water shed will greatly impact the surrounding historic community that the ARC is designed to protect.

The ARC is designed to protect the historically preserved neighborhoods and structures. Residents have to abide by the most controlling details on their homes to stay in accordance with the rules of historic preservation. By allowing a development of this magnitude and impact, it is not only NOT doing its job, but it is forever destroying historically protected businesses and residential areas. We urge you to consider how a large facility will impact all the activities and fabric of this historic neighborhood.

Sincerely,

Donna Morrison
813-230-5676

donnamorrisonart@gmail.com

Tonia Wilcox

From: Carroll Ann Bennett <cab1228@aol.com>
Sent: Saturday, August 16, 2025 3:12 PM
To: TampaCityCouncil
Cc: poynowrwie9819@yahoo.com; armorygardensnow@aol.com; Martin Shelby
Subject: [EXTERNAL] Re: TA/CPA 24-11; 611 Magnolia Ave

Good afternoon Councilmembers,

Truett Gardner has requested a continuance for this until November. **This will be the FOURTH continuance, and the fifth hearing date! From September to January to June to August to November.**

I am asking you to grant the continuance, only because it is the only way to resolve this completely unacceptable situation. The neighborhood knew nothing of the 8/21 date. Mr. Gardner has a meeting with them on Sep 10th to discuss the project, so they understandably thought nothing was happening until after then. There are no signs about the August meeting on the property, and no letters were mailed notifying the residents within the 300' notification area. Upon their request, I started looking into this, and discovered there was a hearing less than a week away. They were gob smacked and completely stressed out trying to organize on such short notice. Therefore, I see this continuance as the only way to deal with this utter failure.

Please grant the continuance, and please take steps to make sure this doesn't happen again. How many times are we going to "fix" this problem of multiple continuances, only to fail?

Sincerely,

Carroll Ann Bennett
Vice President • THAN • Tampa Homeowners, an Association of Neighborhoods
Founding Member • TTAG • Tampa Tree Advocacy Group
Contact Us: Info@THANTampa.com
(813) 352-4445

** My working hours may not be your working hours. Please do not feel obligated to reply outside of your normal work schedule **

On Friday, August 15, 2025 at 09:38:37 AM EDT, Carroll Ann Bennett wrote:

This is ridiculous! This is almost a year later!!
Not one person in the neighborhood knows about this. I just discovered it yesterday.
Please respond and tell me how to proceed.

Thank you,
Carroll Ann Bennett

Sent from the all new AOL app for iOS

Begin forwarded message:

On Friday, August 15, 2025, 8:41 AM, Danny Collins wrote:

Good morning,

Below are the plan amendment noticing requirements:

- Planning Commission hearing: 14 days prior (mailing and sign posting)
- City Council hearing: 30 days prior (mailing and sign posting)

This amendment was originally scheduled for the September 26, 2024, City Council hearing. At that hearing, the Council continued the item on the record to the January 30, 2025 hearing, and subsequently continued it again to the June 12, 2025 and August 21, 2025 hearings.

Although the applicant completed the noticing requirements for the original 9/26/2024 hearing, the Council's motions to continue the amendment did not require the applicant to renounce.

Hope that helps. Let me know if you have any questions.

Danny Collins

Planning Commission

Principal Planner | Plan Amendment Coordinator

813.582.7374 (o)

planhillsborough.org



All incoming and outgoing messages are

subject to public records inspection

From: Carroll Ann Bennett

Sent: Thursday, August 14, 2025 4:16 PM

To: Danny Collins

Subject: Re: TA/CPA 24-11; 611 Magnolia Ave

I cannot remember what the notice requirements are for a Plan Amendment to change the FLU. The neighbors say they got no notice of Thursday's hearing, and there is no sign on the property. Can you please confirm whether or not they have met the notice requirements for a 8/21/25 hearing?

Thank you!

Carroll Ann Bennett

Vice President • THAN • Tampa Homeowners, an Association of Neighborhoods

Founding Member • TTAG • Tampa Tree Advocacy Group

Contact Us: Info@THANTampa.com

(813) 352-4445

** My working hours may not be your working hours. Please do not feel obligated to reply outside of your normal work schedule **

On Thursday, August 14, 2025 at 11:33:00 AM EDT, Danny Collins <gollinsd@plancom.org> wrote:

That is correct – both the PC staff and Board found the request inconsistent. Below is a link to the staff report:



[TA CPA 24-11 TCC Staff Report.pdf](#)

Thanks,

Danny Collins

Planning Commission

Principal Planner | Plan Amendment Coordinator

813.582.7374 (o)

planhillborough.org



Plan
Hillborough



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subject to public records inspection.

From: Carroll Ann Bennett <cab1228@aol.com>
Sent: Thursday, August 14, 2025 11:10 AM

To: Danny Collins <collinsd@plancom.org>
Subject: Re: TA/CPA 24-11; 611 Magnolia Ave

I think the staff found it inconsistent and the Board voted to recommend Inconsistent. Am I correct?
Can you send me the staff report, or a link to it please?

Thank you,

Carroll Ann

Sent from the all new AOL app for iOS

On Thursday, August 14, 2025, 11:05 AM, Danny Collins <collinsd@plancom.org> wrote:
Hi Carroll Ann,

TA/CPA 24-11 is scheduled for Council's evening hearing next Thursday, August 21.

Danny Collins

Planning Commission

Principal Planner | Plan Amendment Coordinator

813.582.7374 (o)

planhillsborough.org



All incoming and outgoing messages are

subject to public records inspection.

From: Carroll Ann Bennett <cab1228@aol.com>
Sent: Wednesday, August 13, 2025 4:19 PM
To: Danny Collins <collinsd@plancom.org>
Subject: TA/CPA 24-11; 611 Magnolia Ave

Hi Danny, Can you tell me the status of this plan amendment please?

Thank you,

Carroll Ann Bennett

Vice President • THAN • Tampa Homeowners, an Association of Neighborhoods

Founding Member • TTAG • Tampa Tree Advocacy Group

Contact Us: Info@THANTampa.com

(813) 352-4445

** My working hours may not be your working hours. Please do not feel obligated to reply outside of your normal work schedule **

Tonia Wilcox

From: David W. McCreadie <dwmccreadie@lauriane.com>
Sent: Monday, June 9, 2025 10:16 AM
To: TampaCityCouncil
Cc: edsamp@aol.com
Subject: [EXTERNAL] Vote Against A Hotel And Event Center At 613 South Magnolia Avenue

Dear City Council---You don't need experts or lobbyist to try and rationalize the proposed incompatible project at 613 Magnolia.

Common sense dictates that a hotel and an event center do not belong on this Hyde Park side street. It would be too high, too large of a footprint, and a traffic nightmare.

The intersection and crosswalk at Magnolia, Swann and Bayshore is already a problem.

It's worrisome that anyone would even attempt such a project.

Stop it at the earliest opportunity.

Regards,
David McCreadie
805 South Orleans Avenue
Tampa, Florida 33606

Tonia Wilcox

From: Bill Carlson
Sent: Wednesday, June 4, 2025 1:48 PM
To: suzann corral
Cc: CouncilQuasiBox
Subject: Re: [EXTERNAL] New hotel in Hyde Park

Thank you for your email. We aren't allowed to discuss land use issues outside the public hearing. If this is a staff review/decision, staff will approve without taking it to council. If it comes before council then we will review it in two public meetings. I recommend staying in touch with your neighborhood association. They follow these applications closely.

And I have copied the public record so your email and this one can be recorded.

All the best,

Bill Carlson
Tampa City Council Member, District 4
City of Tampa / 315 E. Jackson / Tampa, Florida
m: (813) 210-0616
e: bill.carlson@tampa.gov

Please note that all emails are subject to public records laws.

From: suzann corral <maryswood@mac.com>
Sent: Tuesday, June 3, 2025 9:45 PM

To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] New hotel in Hyde Park

Honorable Council,
I'm not thrilled to learn of another major construction permit being requested for another hotel in Hyde Park. Palihouse already serves this area. I'm not sure more hotel rooms are needed. If indeed the Council is persuaded to allow another major construction project in Hyde park PLEASE consider the scale of the building. Please no more towers in our residential neighborhood. Keep it under 5 stories.

Thank you,

Suzann Corral
614 S Dakota Av
33606

Tonia Wilcox

From: Michele Ross <michelerossrealty@gmail.com>
Sent: Wednesday, May 21, 2025 5:08 PM
To: TampaCityCouncil
Subject: [EXTERNAL] Rezoning-Proposal to allow townhomes & duplexes

Councilmen/Councilwoman,

I would like to express my adamant disapproval of the proposed plan to rezone substantial portions of existing single family properties in our South Tampa neighborhoods. It is inappropriate for the City to permit multi family zoning in long established neighborhoods! You could decimate existing homeowner's property values with this stroke of your pen! South Tampa is still reeling from damages resulting from this past year's hurricanes. The City was clearly unprepared to handle such massive devastation. South Tampa cannot support our existing increased density. Traffic has increased exponentially! Westshore Boulevard experiences continuing and serious flood issues. Increasing density would only exacerbate our existing infrastructure problems as well as jeopardizing existing homeowners property values.

Thank you for your attention in this matter.

Craig T & Michele L Ross

Tonia Wilcox

From: Elizabeth Kelly <lizkelly5758@gmail.com>
Sent: Friday, March 21, 2025 3:13 PM
To: CouncilQuasiBox
Subject: [EXTERNAL] 611 Magnolia- Boutique Hotel proposal TA/CPA2411

Hello,
We live across the street from this proposed project and would like to confirm that the upcoming City Council hearing date has been scheduled for June 12, 2025 can you also provide the scheduled time ? Also due to the fact that the meetings can be canceled and rescheduled , could I please be added to the notification list ?
Thank you in advance ,
Robert and Elizabeth Kelly

Liz Kelly, Realtor-owner
Preferred KELLY
Properties Real Estate
813-205-8781

Serving Hillsborough and Pasco County for over 30 years!
"Se habla español"

From: Kelly Scharf
Sent: Friday, March 7, 2025 10:10 AM
To: Tim Rider
Cc: CouncilQuasiBox
Subject: RE: [EXTERNAL] Proposed hotel - Brevard

Tim,
Thank you for your email. I have learned that this case is associated with TA/CPA-24-11, which was continued to the June 12, 2025 evening City Council public hearing. I have copied the CouncilQuasiBox@tampagov.net so that your email will be added to the record for that hearing. I recommend that you resend the email again closer to the hearing date.
Regards,
Kelly

Kelly Scharf, Legislative Aide to
Council Member Lynn Hurtak
Tampa City Council, District 3 At Large
Historic Old City Hall
315 E. Kennedy Boulevard, 3rd Floor
Tampa, FL 33602
813.274.8133
Kelly.Scharf@tampagov.net

From: Tim Rider <timrider@gmail.com>
Sent: Thursday, March 6, 2025 2:55 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Proposed hotel - Brevard

Dear Council Members,

I am writing to strongly oppose the proposed hotel development at 700 A Brevard in Old Hyde Park. This project raises serious concerns about the increasing commercialization of our neighborhood, the worsening traffic congestion, and the rising noise pollution that continue to diminish the quality of life for residents.

Over the years, Hyde Park Village has transformed from a quiet, residential neighborhood into a commercial hub, attracting thousands of visitors daily. What were once peaceful, community-centered streets have now become transitory spaces for business patrons, delivery trucks, and rideshare vehicles. The ongoing push to mix high-traffic commercial projects into residential areas has shifted the balance away from those who call this neighborhood home. A hotel in this location will only accelerate this trend, turning Old Hyde Park into a commercial corridor rather than a livable neighborhood.

Traffic congestion is already a serious problem. The roads surrounding the proposed site are not designed to handle the growing influx of visitors, especially with two schools and a dense residential

population nearby. The intersections around Swann and Snow are frequently backed up, creating dangerous conditions for pedestrians and schoolchildren. Adding a hotel—bringing more guest vehicles, taxis, and service deliveries—will only compound these issues, making our streets even more unsafe and frustrating for residents.

Noise pollution has also increased dramatically as more businesses have entered the area. A hotel will only worsen this issue, introducing 24-hour activity, event noise, and constant street traffic. Residents who have lived here for years have watched as their peace and quiet is eroded for yet another commercial development that caters primarily to visitors rather than the people who actually live here.

Additionally, while I recognize the need for responsible development, the City should consider addressing the growing strain on infrastructure before approving yet another high-density project. The ongoing flooding issues in this area serve as a clear indication that our neighborhood is already struggling with overdevelopment. Before further expansion, the City should focus on sustainable urban planning that prioritizes existing residents and infrastructure over continued commercialization.

The charm and livability of Old Hyde Park are at risk. I respectfully urge the Council to reject this hotel development and instead prioritize policies that protect the balance between residential and commercial spaces, ensuring that those who live in Hyde Park are not forced to bear the burden of unchecked development.

Thank you for your time and consideration.

Best regards,

Tim Rider
706 S Boulevard, Tampa, FL 33606
813-943-5781

Tonia Wilcox

From: Tim Rider <timrider@gmail.com>
Sent: Thursday, March 6, 2025 2:55 PM
To: TampaCityCouncil
Subject: [EXTERNAL] Proposed hotel - Brevard

Dear Council Members,

I am writing to strongly oppose the proposed hotel development at 700 A Brevard in Old Hyde Park. This project raises serious concerns about the increasing commercialization of our neighborhood, the worsening traffic congestion, and the rising noise pollution that continue to diminish the quality of life for residents.

Over the years, Hyde Park Village has transformed from a quiet, residential neighborhood into a commercial hub, attracting thousands of visitors daily. What were once peaceful, community-centered streets have now become transitory spaces for business patrons, delivery trucks, and rideshare vehicles. The ongoing push to mix high-traffic commercial projects into residential areas has shifted the balance away from those who call this neighborhood home. A hotel in this location will only accelerate this trend, turning Old Hyde Park into a commercial corridor rather than a livable neighborhood.

Traffic congestion is already a serious problem. The roads surrounding the proposed site are not designed to handle the growing influx of visitors, especially with two schools and a dense residential population nearby. The intersections around Swann and Snow are frequently backed up, creating dangerous conditions for pedestrians and schoolchildren. Adding a hotel—bringing more guest vehicles, taxis, and service deliveries—will only compound these issues, making our streets even more unsafe and frustrating for residents.

Noise pollution has also increased dramatically as more businesses have entered the area. A hotel will only worsen this issue, introducing 24-hour activity, event noise, and constant street traffic. Residents who have lived here for years have watched as their peace and quiet is eroded for yet another commercial development that caters primarily to visitors rather than the people who actually live here.

Additionally, while I recognize the need for responsible development, the City should consider addressing the growing strain on infrastructure before approving yet another high-density project. The ongoing flooding issues in this area serve as a clear indication that our neighborhood is already struggling with overdevelopment. Before further expansion, the City should focus on sustainable urban planning that prioritizes existing residents and infrastructure over continued commercialization.

The charm and livability of Old Hyde Park are at risk. I respectfully urge the Council to reject this hotel development and instead prioritize policies that protect the balance between residential and commercial spaces, ensuring that those who live in Hyde Park are not forced to bear the burden of unchecked development.

Thank you for your time and consideration.

Best regards,

Tim Rider

706 S Boulevard, Tampa, FL 33606
813-943-5781

Tonia Wilcox

From:

Sent:

To:

Subject:

Attachments:

Casey Estep <casey.estep@gmail.com>
Thursday, March 6, 2025 4:07 PM
TampaCityCouncil
[EXTERNAL] Brevard Ave - Old Hyde Park
Nov 2020 - Swann and Bayshore.jpg; Nov 2020 - from 715 Brevard toward Swann.jpg;
Dec 2023 Brevard and Bayshore.jpg

Good afternoon,

I was made aware of a meeting being held this evening regarding the possible development of a hotel at Brevard and Swann Ave.

We've lived at 715 S. Brevard Avenue for nearly 9 years; our home flooded in Hurricane Helene and we have been displaced ever since. We are currently awaiting permits to simply rebuild/replace what had to be torn out due to the flooding (the house had never flooded in ~120 years).

I'd like to raise a general concern about this possible development whether it be for a hotel or housing; in the 9 years that we've lived on this little street we've seen traffic increase exponentially, especially since COVID. It's the shortest street between Swann and Bayshore and it's closest to downtown. Brevard Ave in particular (between Swann and Bayshore - which is 7 houses long) is a major thoroughfare for people trying to get to Bayshore. Cars park on our streets routinely either to walk downtown or to walk on Bayshore as we are the last street in Old Hyde Park. It's one of the reasons we fell in love with the street - but it's become more and more busy and congested over the last several years and I can't begin to imagine what would happen with a hotel OR with housing (i.e. condo, apartments).

This street also routinely floods, getting worse each year and in Helene several houses on Brevard flooded. **We are all still displaced.**

I'm no expert, but I imagine that developing that land further would certainly impact flooding in an area that floods. The corner where this would sit has been under significant water in the last few storms.

I urge the city council to assist the current residents of this area that are simply trying to get back into their homes to expedite the permitting process before considering any proposal to develop land that sits adjacent to our homes. It's a bit of a slap in the face to be sitting, waiting on permits from the city while the city is discussing whether to build something new right across the street.

I submit the attached photos of flooding in the direct vicinity where this would be.

- November 2020 - Eta - this is a picture of a flooded out car on Bayshore, taken from the corner of Swann/Magnolia, exactly where this development will be.

- November 2020 - Eta - flooding of Brevard Ave from our front porch looking toward Swann.

- Dec 2023 - Random storm - from our home looking toward Bayshore - flooded out car on Brevard.

Thank you for your consideration.

Casey Estep







Deborah S. Biasetti
1511 Heron Hills Ln.
Riverview, FL 33569-6410

33602-522239

Tampa City Council
315 East Kennedy Boulevard
Tampa, FL 33602



SAINT PETERSBURG, FL
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Tampa City Council
315 East Kennedy Boulevard
City Hall, 3rd Floor
Tampa, Florida 33602

Ladies and Gentlemen:

Re: ARC-24-0000273/TA CPA 24-11 -- Public Comment

I am a member of Tampa Realistic Artists. Tampa Realistic Artists, Inc. (TRA) owns and operates the Old Hyde Park Art Center at 705 W. Swann Ave. This building is located between Brevard and Boulevard, one block west of the subject property. The 1100 square foot Old Hyde Park Art Center was originally a one-room schoolhouse and is a contributing structure to the Hyde Park Historic District.

Our building is typical in size of the buildings in the neighborhood. The proposed building is inconsistent with the mass and scale of the buildings in the neighborhood and of the Hyde Park Historic District.

TRA operates a full schedule of classes and workshops, with operations generally from 9 in the morning to 9 at night through the week. We only have three dedicated parking spaces, so we are highly dependent on on-street parking on both Swann and neighboring streets. As our attendees are parking in neighboring streets, they are also walking from their parked vehicles to our building, resulting in pedestrian traffic.

TRA has been very active working with the city in preserving the walkability of the neighborhood and in advocating for traffic calming on Swann. TRA's objective was to slow down the traffic coming from Bayshore at Magnolia onto Swann. The organization's discussions with the City Mobility department resulted in the preservation of both parking and bicycle lanes on Swann and narrowing the traffic lanes.

My concern regarding the proposed design is that the addition of a large facility at Magnolia and Swann will increase traffic on Swann, significantly impacting the safety of TRA's attendees who are walking from neighboring streets to TRA's classes. The surrounding streets are relatively narrow and not designed to handle the amount of traffic this development would bring. The intensity of this proposed development would significantly increase traffic in the area, negatively impacting public safety to pedestrians and bicycle traffic, as well as infringe on the already limited parking in the area.

We urge you to consider how a large facility will impact all the activities and fabric of this historic neighborhood.

Sincerely,
Deborah Bassett

Tonia Wilcox

From:

Sent:

To:

Cc:

Subject:

Samuel Thomas
Thursday, March 6, 2025 1:33 PM
CouncilQuasiBox
Kelly Scharf, Mary Tavaraz
FW: [EXTERNAL] Opposition to Proposed Hotel at 700 A Brevard in Old Hyde Park

Good afternoon,

The public comment below is associated with TA/CPA-24-11, which was continued to the June 12th evening City Council public hearing.

Thanks,
Sam

Samuel Thomas, CNU-A
Urban Planner II, Development & Growth Mgmt
City of Tampa / 2555 E. Hanna Ave / Tampa, Florida 33610
p: 813-274-8320 / e: Samuel.Thomas@tampagov.net

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Please be aware that, pursuant to Florida Statutes Chapter 119, this or any other written or electronic communication with this office may be subject to public disclosure unless expressly exempt.
Please also be advised that Development and Growth Management are affected personnel under the City of Tampa's Lobbying Ordinance. Prior to engaging in any lobbying, please go to: <https://www.tampagov.net/human-resources/info/lobbyist-information>

From: Greta Brooks <margrethabrooks@gmail.com>
Sent: Thursday, March 6, 2025 7:39 AM

To: TampaCityCouncil <TampaCityCouncil@tampagov.net>; Pam Cannella <pamcannella36@gmail.com>; Jane Castor <Jane.Castor@tampagov.net>; Anneliese Meier <almeier105@aol.com>
Subject: [EXTERNAL] Opposition to Proposed Hotel at 700 A Brevard in Old Hyde Park

Greta Brooks.

2303 W. Bristol ave.

Tampa, FL 33609

Margaret brooks@gmail.com

March 6, 2025

Tampa City Council

306 E Jackson St.
Tampa, FL 33602

Subject: Opposition to Proposed Hotel at 700 A Brevard in Old Hyde Park

Dear Council Members,

I am writing to strongly oppose the proposed hotel development at 700 A Brevard in Old Hyde Park. While I understand the desire for economic growth, this project raises serious concerns about increased traffic, noise pollution, and the ongoing issue of flooding that continues to impact our neighborhood.

The Old Hyde Park area is already struggling with congestion, especially given the presence of two schools and a dense residential population. Traffic backups are a daily issue due to the two stop signs within a block of a traffic light (Swann and Snow), and adding a hotel will only make matters worse. Increased vehicle flow, delivery trucks, and rideshare services will further clog our streets, making them even more dangerous for pedestrians and schoolchildren.

Noise pollution is another concern. Residents are already dealing with disturbances from nearby establishments like Böhrer Bulla and its rooftop bar. A hotel will bring even more noise, with late-night activity from guests, events, and increased street traffic. This is an unwelcome disruption to the quality of life for those living in the surrounding area.

More critically, I urge the Council to acknowledge the ongoing flooding issues that continue to worsen with overdevelopment. After hurricanes Helene and Milton, our neighborhood saw significant water accumulation, yet we continue to see new projects proposed without real solutions to the existing drainage problems. The City Council repeatedly emphasizes the importance of flood mitigation, yet the only action we see from the Mobility Department is repaving streets with the same outdated technology. This approach ignores the fact that floodwaters persist in the areas surrounding this proposed site. Adding more concrete and intensifying development in an already flood-prone area will only make things worse.

The South Howard flood relief project under consideration is a necessary step, but approving further high-density development before addressing these infrastructure failures is irresponsible. Have we learned nothing from the repeated flooding events? How can we justify adding more impervious surfaces in an area that is already struggling to manage stormwater?

The character, safety, and sustainability of Old Hyde Park are at risk. I respectfully urge the Council to oppose this hotel development and instead prioritize real flood mitigation efforts, responsible urban planning, and the well-being of the residents who call this neighborhood home.

Thank you for your time and consideration.

Sincerely,

Greta Brooks

Tampa Resident

Greta Brooks
813-434-5813

Sent from Gmail Mobile