

Tonia Wilcox

From: Marija Gaspar <marija.hoell@gmail.com>
Sent: Wednesday, February 11, 2026 4:57 PM
To: TampaCityCouncil
Subject: [EXTERNAL] Please DENY THE LAND USE REQUEST TA/CPA 24-11 and REZ 25-48

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Dear Council members,
I am writing to respectfully urge you to deny the proposed Magnolia hotel development under Case #s: TA/CPA 24-11 and REZ 25-48.

A developer's proposal threatens to disturb the serene and peaceful Historic Hyde Park Spanishtown Creek neighborhood.

This project would more than triple the allowed density within the Hyde Park Historic District. The land in question is supposed to be protected by the historic district. It is also in the CHHA - Coastal High Hazard Area - and not supposed to increase density. Yet the proposed project more than triples the density.

The scale and intensity of this proposal are incompatible with the neighborhood's historic character, residential nature, and existing infrastructure.

Traffic and pedestrian safety are already serious concerns at the Swann and Bayshore intersection. In addition, the surrounding school area experiences daily congestion during drop-off and pick-up times, which often leads to impatient and reckless driving. A large hotel development would only worsen both these existing problems.

Additionally, the site is located in a flood-prone Coastal High Hazard Area, raising clear safety and resiliency concerns.

Notably, the Hillsborough County Planning Commission, County staff, and City of Tampa professional staff have all found this proposal inconsistent with the Comprehensive Plan and Historic District guidelines and recommended denial.

For these reasons, I respectfully ask that you vote to deny this land use request.

Thank you for your careful consideration and service to our community,

Marija Gaspar Hoell

Tonia Wilcox

From: LINDA MISNER <linda.misner@verizon.net>
Sent: Thursday, February 12, 2026 3:46 AM
To: TampaCityCouncil
Subject: [EXTERNAL] Opposition to TA/CPA 24-11 & REZ-25-48, Feb 12th, 2026 Meeting

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Honorable Members of Tampa City Council,

My name is Linda Misner. My husband and I are 32 year residents of Davis Islands, living approximately one-half mile from the proposed Magnolia Hotel site.

I oppose both hearing items scheduled for February 12, 2026:

- (1) the proposed Land Use Amendment TA/CPA 24-11, and
- (2) the associated Planned Development rezoning REZ-25-48.

The nearby neighborhoods all deal with significant traffic issues and excessive flooding following summer rain storms. We already have outdated infrastructure and limited fire rescue services that would be unable to support such an excessive commercial build.

The nearby residents do not want or need a large commercial complex in a residential neighborhood. The city staff is in agreement that the zoning change is inconsistent with the neighborhood. This land use change to CMU 35 and the planned development rezoning is not warranted.

I respectfully request that City Council **deny both TA/CPA 24-11 and REZ-25-48**. Thank you for your time and consideration.

Linda Misner
55 Adalia Ave
Tampa Fl 33606
Linda.Misner@verizon.net

Tonia Wilcox

From: Bobbie O'Brien <bobrienews@gmail.com>
Sent: Thursday, February 12, 2026 6:16 AM
To: TampaCityCouncil
Subject: [EXTERNAL] A Change.org Petition Opposing TA/CPA 24-11

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Dear Tampa City Councillors,

I respectfully submit an online petition that outlines community concerns and opposition with the Magnolia hotel complex (TA/CPA 24-11) Land Use and Rezoning change requested for the entire block (bounded by Swann, Brevard, Bay and Magnolia) within the Historic Hyde Park Spanish Creek District.

The property also lies within the CHHA, Coastal High Hazard Area, federal flood zone and Evacuation Zone A - where policies "specifically direct future population concentration away." But the requested land use change to CMU-35 from the current R-35 would more than **triple** the density - the allowable Floor Area Ratio square footage to 178,596 square feet.

I have been told that the Tampa City Council is skeptical of petitions. I ask that you set any bias aside and assess the petition for yourself. It is on Change.org and all signatures are verified. Postal area codes are noted and more than 60% of our 1,533 signatories live within 33606, 33611 and 33629:

Deny commercial rezoning in Historic Hyde Park Tampa

Thank you for your open-minded review.

Respectfully,

Bobbie O'Brien Quenneville

bobrienews@gmail.com

702-C W Bay St

Tampa, 33606

A resident living within 10 yards of the proposed hotel complex

Tonia Wilcox

From: David Herrington <davidherrington@me.com>
Sent: Thursday, February 12, 2026 7:23 AM
To: TampaCityCouncil
Cc: David Herrington; Frank Boulosa; Bev Herrington
Subject: [EXTERNAL] City Council Meeting Today on the Magnolia Court Hotel in South Tampa

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Letter of grave concern:

We live at 509 West Bay Street, a block from where the proposed hotel is to be built. A better well thought out plan might have worked but the current plan creates a traffic disaster. A few of the reasons are:

** Most of the traffic is routed down West Bay Street, a narrow brick street that is extremely difficult to navigate today.

** An influx of over a 1,000 cars a day will paralyze the area.

** An attempt to justify the traffic by comparing it to the Epicurean Hotel on Howard only works if the entrance/exit is on Swan, NOT on Magnolia via West Bay.

** The claim that extra parking is available for special events at the hotel is clearly viewed as ridiculous by residents that live with a shortage of parking everyday.

** The excess traffic generated by the hotel could severely impact the ability of emergency vehicles to save lives.

** Delivery vehicles on West Bay will frequently result in the street being blocked as it is today when large vehicles try to navigate West Bay Street.

Very Respectfully
David Herrington
davidherrington@me.com
703-282-2728

Tonia Wilcox

From: Frank Boullosa <frank@fabrealtygroup.com>
Sent: Thursday, February 12, 2026 7:51 AM
To: Herrington David
Cc: TampaCityCouncil; Herrington Bev; Herrington David
Subject: [EXTERNAL] Re: City Council Meeting Today on the Magnolia Court Hotel in South Tampa

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Good letter, Dave. Thanks!

Frank A Boullosa
FAB Realty Group
515 W Bay Street, Suite 100
Tampa, FL 33606
813-789-6060
frank@fabrealtygroup.com

On Feb 12, 2026, at 7:23 AM, David Herrington <davidherrington@me.com> wrote:

Letter of grave concern:

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- ** Most of the traffic is routed down West Bay Street, a narrow brick street that is extremely difficult to navigate today.
- ** An influx of over a 1,000 cars a day will paralyze the area.
- ** An attempt to justify the traffic by comparing it to the Epicurean Hotel on Howard only works if the entrance/exit is on Swan, NOT on Magnolia via West Bay.
- ** The claim that extra parking is available for special events at the hotel is clearly viewed as ridiculous by residents that live with a shortage of parking everyday.
- ** The excess traffic generated by the hotel could severely impact the ability of emergency vehicles to save lives.
- ** Delivery vehicles on West Bay will frequently result in the street being blocked as it is today when large vehicles try to navigate West Bay Street.

Very Respectfully
David Herrington
davidherrington@me.com

703-282-2728

Tonia Wilcox

From: Naya Young
Sent: Wednesday, February 11, 2026 3:40 PM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes
Attachments: Carlee Parker - Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes.pdf

From: Sonja Parker <parkersjac@icloud.com>
Sent: Wednesday, February 11, 2026 12:41 PM
To: CityCouncilStaff <CityCouncilStaff@tampagov.net>
Subject: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

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Dear Members of the City Council,

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

Thank you,
Carlee Parker

Carlee Parker
1510 West Carmen, St
Tampa, FL 33606

Members of City Council,

I support the Magnolia Court Hotel and urge you to vote YES on CPA 24-11, REZ 25-48, and VAC 25-08.

The voices of younger community members must be heard. I support smart development in Tampa. This project delivers much-needed public amenities to a predominantly private area. The developers have demonstrated responsiveness by adjusting the project in response to public concerns. We deserve a space like this along Bayshore.

Please approve this project.

Thank you,

Carlee Parker

Tonia Wilcox

From: Naya Young
Sent: Wednesday, February 11, 2026 3:42 PM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] TA/CPA 24-11, ARC-24-273,

From: Enza Aiello <enzaaiello@msn.com>
Sent: Wednesday, February 11, 2026 10:02 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] TA/CPA 24-11, ARC-24-273,

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I am in opposition, to the change to land use to CMU-35.

I have lived in Hyde Park for 40 years, and am a home owner.

Hyde Park is known for it's history and beauty; a place that has some of the very best schools in the State.

The Hyde Park neighborhood was transformed, from a place in decline, to what it is today; through much effort and dedication, and it has a fragility that must be maintained with balance. The streets cannot accommodate the scale of this project that is inconsistent with the Comprehensive Plan Amendment. Two hotels are in the area already. The schools already are at capacity, and during drop-off and pick up the lines extend around the block.

We homeowners have invested in our homes, in order to have quiet enjoyment and to keep this place safe, from over development, for future generations.

I do not support the land- use change or a change to PD.

Sincerely, Enza Aiello
421 S Orleans Ave
Tampa FL. 33606

Tonia Wilcox

From: Naya Young
Sent: Wednesday, February 11, 2026 3:49 PM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes
Attachments: Carlee Parker - Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes.pdf

From: Sonja Parker <parkersjac@icloud.com>
Sent: Wednesday, February 11, 2026 12:40 PM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] Support for CPA 24-11, REZ 25-48, VAC 25-08 - Vote Yes

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Thank you,
Carlee Parker

Carlee Parker
1510 West Carmen, St
Tampa, FL 33606

Members of City Council,

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The voices of younger community members must be heard. I support smart development in Tampa. This project delivers much-needed public amenities to a predominantly private area. The developers have demonstrated responsiveness by adjusting the project in response to public concerns. We deserve a space like this along Bayshore.

Please approve this project.

Thank you,

Carlee Parker

Tonia Wilcox

From: Naya Young
Sent: Wednesday, February 11, 2026 3:57 PM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] New Hyde Park Development proposal

From: ngranda@aol.com <ngranda@aol.com>
Sent: Wednesday, February 11, 2026 11:49 AM
To: TampaCityCouncil <TampaCityCouncil@tampagov.net>
Subject: [EXTERNAL] New Hyde Park Development proposal

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Too often neighborhoods have been sacrificed at the expense of development. We have an opportunity to say NO to such a proposal in Hyde Park. This proposed development will substantially impact the character of the community as well as impact traffic and add additional strain to infrastructure.

Vote NO to the following:

Change to CPA (TA/CPA 24-11): changes land use from R-35 (light commercial and offices, single and small multi-family residences) to CMU-35, which allows significantly increased density for a variety of commercial uses (hotels, restaurants, gyms, retail, etc.). IF THIS CHANGE IS NOT APPROVED, THE PROPOSAL CANNOT PROCEED TO REZONING. The Planning Commission Staff and commissioners and ARC Staff have deemed this change INCONSISTENT.

Proposed Rezoning Change (REZ 25-48): to "Planned Development" (PD), allows for numerous exceptions and variances, and this proposal has many. It is INCONSISTENT with the area and INCONSISTENT with the Hyde Park Historic Guidelines in height, mass, density and scale. The design renderings are not part of rezoning, are used to illustrate mass and scale, and can be changed entirely by the developer.

Thank you.

Nancy Granda
Tampa 33629

Tonia Wilcox

From: Naya Young
Sent: Wednesday, February 11, 2026 4:40 PM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] Save TRA

From: Orië Byars <oriebyars@gmail.com>
Sent: Wednesday, February 11, 2026 11:46 AM
To: Naya Young <Naya.Young@tampagov.net>
Subject: [EXTERNAL] Save TRA

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Orie Byars
2917 W San Isidro St
Tampa, FL 33629
813-240-6656
oriebyars@gmail.com

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

Dear Mrs. Young,

Re Proposed Comprehensive Plan Amendment TA/CPA 24-11 And REZ-25-0000048 & VAC 25-08– 601 & 011 W Swann Ave. 611&613 S. Magnolia Ave., 612 & 614 West Bay Street -- Public Comment

I am a student at 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.

Proposed Comprehensive Plan Amendment TA/CPA 24-11

The Comprehensive Plan Amendment would represent a permanent change to the property. It would encompass all the potential changes to the property in perpetuity. A change to the Comprehensive Plan for the property would open up a wide variety of uses for the property that are completely inconsistent with the Historic District or the neighborhood. Those uses include development that is far more intense that is allowed within this part of the Historic District. This is not a commercial area – this is a residential neighborhood. The current plan provides for residential multi-family, which is entirely consistent with the surrounding neighborhood.

These proposed commercial uses would require infrastructure that is inconsistent with the surrounding neighborhood and incompatible with this part of the Historic District. For example, the streets surrounding the subject property are narrow and do not support more intense development. The available parking in area is already inadequate and will not support more intense development. The more intense development would result in traffic in excess of what the surrounding streets would support and would result in a danger to pedestrians and the students of nearby Wilson Middle and Gorrie Elementary Schools. These more intense uses would result in buildings with a mass and scale that is inappropriate for this part of the Historic District.

The applicant's strategy has been to present the application for the Comprehensive Plan Amendment and the request to vacate and the rezoning request to the ARC separately and then to present all of these to the City Council at the same meeting. This has the effect of muddying the waters regarding the application for the Comprehensive Plan Amendment.

This requested change needs to be considered separate and apart from the applicant's current specific proposal for the property. Council should evaluate the requested Comprehensive Plan Amendment changes 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, not what this developer plans to build. It is why Council should not simultaneously be presented with what the applicant claims they intend to build. A comprehensive plan amendment is a **major legislative policy decision**, not a project pitch. Allowing the applicant to present the comprehensive plan amendment with the proposed development would be inappropriate.

REZ-25-0000048 and VAC 25-08

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.

I urge you to consider how a large facility as would be allowed under a change to the Comprehensive Plan as well as the specifics of the proposed development would impact all the activities and fabric of this historic neighborhood.

Sincerely,
Orie Byars
Student TRA

Tonia Wilcox

From: Darlene Johnson
Sent: Thursday, February 12, 2026 12:54 AM
To: CouncilQuasiBox
Subject: Fw: [EXTERNAL] Rezoning on Swann Ave in Hyde Park Historic District

Darlene Johnson
Legislative Aide to Councilwoman Naya Young, Tampa City Council, District 5
315 E. Kennedy Boulevard
Tampa, FL 33602
813-274-8189
Darlene.Johnson@tampagov.net

From: Veronica Ten Kate <veronicatenkate@gmail.com>
Sent: Tuesday, February 10, 2026 8:17:33 PM
To: Alan Clendenin <Alan.Clendenin@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; TampaCityCouncil <TampaCityCouncil@tampagov.net>; Bill Carlson <Bill.Carlson@tampagov.net>; Naya Young <Naya.Young@tampagov.net>; Charlie Miranda <Charlie.Miranda@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>
Subject: [EXTERNAL] Rezoning on Swann Ave in Hyde Park Historic District

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The detrimental affects of a total inappropriate structure that is not fitting to this historic Hyde Park neighborhood. This is what Hyde park is known for, beautiful historic homes in a village setting with beautiful vegetation. The shopping areas in the midst of a historic neighborhood is unfounded, has no place for such a structure that is meant to be on a busy highway or commercial district. Swan Avenue can absolutely not tolerate already more traffic!! the fact that we have Gorrie Elementary, Wilson Middle School, UT is right by us, all the traffic that goes to the Hyde Park Village stores, restaurants and movie theater are maximized already including the path it has become to the night life on Howard Avenue. It has become far too busy and crowded with long lines of cars at stand still traffic on Swann Avenue. So NO, NO, No! This is destroying our historic district, our historic homes, our community and our neighborhood!
The greed should not prevail!

Considering adding apartments and storefronts will push traffic volumes and speeds beyond what a small historic street network can safely and comfortably handle, threatening both pedestrian safety and the very historic character the district is supposed to protect!

Historic streets were designed for low traffic volumes and slow vehicles, so large new trip generators (apartments, retail) force roadway widening, new turn lanes, and signalization that permanently alter historic road alignments, trees, and views.

- Increased traffic brings more noise, light intrusion, and cut-through driving, which make older homes on narrow lots less livable and reduce the incentive for owners to maintain historic structures.

So a single zoning change can set off a one-way process of incremental road work that steadily erodes the district's historic setting!

Veronica Ten Kate, MD
702 South Delaware Ave
Tampa, Fl. 33606

Tonia Wilcox

From: Jennifer Moore on behalf of Charlie Miranda
Sent: Thursday, February 12, 2026 8:30 AM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] Please Deny TA/CPA 24-11 and REZ 25-48

From: Bobbie O'Brien <bobrienews@gmail.com>
Sent: Thursday, February 12, 2026 8:15 AM
To: Charlie Miranda <Charlie.Miranda@tampagov.net>
Subject: [EXTERNAL] Please Deny TA/CPA 24-11 and REZ 25-48

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Bobbie O'Brien-Quenneville
702-C W Bay St.
Tampa, FL 33606

Charlie Miranda
(Via email: Charlie.Miranda@tampagov.net)

RE: TA/CPA 24-11 and REZ 25-48
Magnolia hotel complex

Dear Councilman Charlie Miranda,

My husband, Earl A. Quenneville, and I bought our home in Hyde Park Spanishtown Creek more than 40 years ago. As an architect, he was careful when selecting our "forever" home. He made sure our neighborhood was quiet, residential, on a historic brick street (protected by city ordinance) and had an elevation of more than 15 feet above mean high water.

It is our sanctuary. Earl spent his final days here and our three grandkids will inherit our home.

Yet, that assurance of *our RESIDENTIAL land use (R-35) and RO-1 zoning is in danger* - as is the Historic Hyde Park District.

The requests (TA/CPA 24-11 and REZ 25-48) by the Magnolia hotel complex *to change the established and current Land Use and Zoning is inconsistent* with our historic neighborhood.

In November 2024, the Hillsborough County City County Planning Commission found the hotel complex *inconsistent*:

"... NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the City of Tampa Comprehensive Plan Amendment TA/CPA 24-11 INCONSISTENT with the City of Tampa Comprehensive Plan and forward it to the Tampa City Council for consideration."

Please also consider and respect the findings by the **professional staff** from both Hillsborough County and the City of Tampa:

- City staff found the request for CMU-35 inconsistent with Tampa Code Ordinances Ch 27.A2J - saying it would **"provide development entitlements that are inconsistent with historic development patterns in this part of Hyde Park District."**
- City staff determined the proposed transition would NOT BE COMPATIBLE with the existing neighborhood and would not preserve the historical integrity and appearance of the historic district.

- County staff found ***the requested CMU-35 designation introduces the possibility of CG (Commercial General Zoning) uses on the site and increases the allowable FAR to more than triple its current limit. This raises concerns about compatibility in terms of massing and scale.***
- The Hillsborough County TA/CPA 24-11 report said, ***“Moreover, staff finds public safety concerns outweigh the benefits of pursuing a mixed-use development on this site.”***

Additionally, the Trip Generation Estimate for TA/CPA 24-11 by Certified Traffic Engineer Drew Roark of Tallahassee (ARE report was emailed to council) found ... ***“the estimate for the existing daily trips at the current site is 384 vehicles. Under the proposed Amendment the daily trip estimate could increase by 6,115 vehicles, an increase of 1592%.***

Increased traffic, noise, the public safety of students walking to Gorrie Elementary and Wilson Middle School, and development plans to direct ***all truck deliveries and garbage collection onto historic, brick Bay Street only 24-feet wide*** are among the many reasons to vote down TA/CPA 24-11 Magnolia hotel complex.

Respectfully - I ask you to DENY the proposed TA/CPA 24-11 and REZ 25-48 requests.

Regards,

Bobbie O'Brien-Quenneville
bobrienews@gmail.com

Tonia Wilcox

From: Jennifer Moore on behalf of Charlie Miranda
Sent: Thursday, February 12, 2026 8:31 AM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] Tonight's hearing on the project at Swann Av and Bayshore Blvd
Attachments: Hyde Park meeting 2.12.2026.docx

From: Susanna Fenhagen <s.c.fenhagen@gmail.com>
Sent: Thursday, February 12, 2026 6:48 AM
To: Bill Carlson <Bill.Carlson@tampagov.net>; Alan Clendenin <Alan.Clendenin@tampagov.net>; Lynn Hurtak <Lynn.Hurtak@tampagov.net>; Guido Maniscalco <Guido.Maniscalco@tampagov.net>; Naya Young <Naya.Young@tampagov.net>; Charlie Miranda <Charlie.Miranda@tampagov.net>; Luis Viera <Luis.Viera@tampagov.net>
Subject: [EXTERNAL] Tonight's hearing on the project at Swann Av and Bayshore Blvd

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Good Morning to each of you. I sent a letter to the entire Council but wanted each of you to have a copy as we are unable to attend tonight's meeting as my husband, Dr. Anthony Morrison, is currently in the ICU at TGH. It is our sincere hope that this project is *not* approved.

Thank you for your consideration of our position.
Susanna Fenhagen and Anthony Morrison. Hyde Park residents.

To: Tampa City Council Members

Email: tampacitycouncil@tampagov.net

Re: Changing zoning on Swann Avenue to allow for the development of a multi-purpose project between Bay Street and Swann Avenue and Magnolia and Brevard

Hearing date: February 12, 2026 at 5:00 p.m.

From: Susanna Fenhagen and Dr. Anthony Morrison

Residents of Hyde Park: 1303 W. De Leon St., Tampa, FL 33606

Dear City Council Members:

Both my husband and I would be at the meeting on the 12th were it not for the fact that Tony was admitted to Tampa General on an emergency basis and is currently in the ICU. I am writing this letter for both of us to express our views.

As longtime residents of the Hyde Park neighborhood dating back first to 804 South Dakota (no longer in existence) in 1961, to 802 S. Delaware for almost 50 years and now just north of Swann on De Leon between Willow Ave and Orleans, I feel that I can address the concerns of many of the residents of this area.

Early on in my time here, Hyde Park began to fall into disrepair. A major part of the history of Tampa was being lost. During the 1970's families began restoring the old homes to their original beauty. Homes that had been made into multiple family units became one family units. The few apartment buildings were restored and have remained in great condition. It has been protected and become an historic district of which the City of Tampa can be proud. It showcases itself during Christmas and Gasparilla; it welcomes 'trick or treaters' from around the City for Halloween; and, it is a place where tourists come to walk and visit the past. It is not, however, without its problems.

The area does not possess the infrastructure for this project. Swann Avenue has become a street with numerous pot hole patches covering many of the deteriorating pipes underneath. It cannot be widened to accommodate the traffic that will be generated. It floods regularly at Bayshore in a good storm. Access to and from is limited to this proposed project simply by the narrow streets and the density that already exists – especially around Gorrie and Wilson schools. Boulevard is a good north and south route; however, flow there has been limited by the University of Tampa nearly blocking all north and south traffic between Kennedy and Cass Streets. If Willow is your answer, you simply need to try to drive north from Bayshore or south from Cass during our rush hours. Parking is a continuing problem. Indeed, even Hyde Park Village struggles to find adequate parking for the people who work there.

The City seems to want to grow and is doing so in many areas. Apartments and condos, restaurants and stores are shooting up everywhere. This small area where this project is proposed to sit is not suitable; there are other places within the region that may welcome it and where the infrastructure can support it. **The Hyde Park location is not it!**

Please do not approve this project.

Susanna Fenhagen and Anthony Morrison, longtime residents of the area

Tonia Wilcox

From: Jennifer Moore on behalf of Charlie Miranda
Sent: Thursday, February 12, 2026 8:31 AM
To: CouncilQuasiBox
Subject: FW: [EXTERNAL] A Change.org Petition Opposing TA/CPA 24-11

From: Bobbie O'Brien <bobrienews@gmail.com>
Sent: Thursday, February 12, 2026 6:12 AM
To: Charlie Miranda <Charlie.Miranda@tampagov.net>
Subject: [EXTERNAL] A Change.org Petition Opposing TA/CPA 24-11

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Dear Councilman Charlie Miranda,

I respectfully submit an [online petition](#) that outlines community concerns and opposition with the Magnolia hotel complex (TA/CPA 24-11) Land Use and Rezoning change requested for the entire block (bounded by Swann, Brevard, Bay and Magnolia) within the Historic Hyde Park Spanishtown Creek District.

The property also lies within the CHHA, Coastal High Hazard Area, federal flood zone and Evacuation Zone A - where policies "specifically direct future population concentration away." But the requested land use change to CMU-35 from the current R-35 would more than **triple** the density - the allowable Floor Area Ratio square footage to 178,596 square feet.

I have been told that the Tampa City Council is skeptical of petitions. I ask that you set any bias aside and assess the petition for yourself. It is on Change.org and all signatures are verified. Postal area codes are noted and more than 60% of our 1,533 signatories live within 33606, 33611 and 33629:

Deny commercial rezoning in Historic Hyde Park Tampa

Thank you for your open-minded review.

Respectfully,

Bobbie O'Brien Quenneville
bobrienews@gmail.com
702-C W Bay St
Tampa, 33606
A resident living within 10 yards of the proposed hotel complex

Tonia Wilcox

From: John Murray <captjwm@gmail.com>
Sent: Thursday, February 12, 2026 9:20 AM
To: CouncilQuasiBox; Alan Clendenin; Guido Maniscalco; Lynn Hurtak; Bill Carlson; Naya Young; Charlie Miranda; Luis Viera; LaChone Dock; Eric Cotton; Melissa Zornitta; collinsd@plancom.org
Cc: mrsamurray@gmail.com
Subject: [EXTERNAL] Feb 12 City Council Meeting Agenda items TA/CPA 24-11 and REZ-25-48
Attachments: Magnolia City Council.pdf

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Comments from ANNA and JOHN MURRAY, 122 Adalia Ave, Tampa 33606

Dear Members of the Tampa City Council,

I respectfully attach our comments for the February 12 City Council evening meeting regarding agenda items TA/CPA 24-11 and REZ-25-48.

Thank you for your consideration in this matter.

Sincerely,

Anna and John Murray

Dear City Council Members,

My husband and I live on Davis Islands and are 31-year residents of Tampa. Once again you are presented with a proposal of a massive land use change to a rich and vibrant community. Your **professional City and County staff** have studied the proposed change and have recommended **against TA/CPA-11**, and the Hillsborough **County Planning Commission** voted **against** the proposal on November 18, 2024.

The land use change would allow more than **TRIPLE the FAR from .60 to 2.0 (53,578 sq ft to 178,596 sq ft)**. Per county staff, "This raises concerns about compatibility in terms of massing and scale (LU Policies 1.2.3, 1.2.23, 5.1.4, 9.2.2, 9.3.1, and 9.3.8)". Clearly this level of increase in density and intensity would easily overwhelm the existing neighborhood and its ability to function, introducing traffic, visual and audible noise, all transient in nature, to a historic community known for being a premier place to reside.

This land use change would also **increase density** in a **Coastal High Hazard Area (CHHA)**, which clearly violates policy CM Policy 1.1.6: limiting development in the CHHA. We have all seen the flooding on Bayshore and surrounding streets, and it does not take a hurricane to create flooding in the area.

There would be an increase in traffic to an area that already has significant traffic issues. The proposed land use change would increase traffic on residential streets, including access to nearby elementary and middle schools which that already have their own influx of traffic (vehicular and pedestrian). This could create a confluence of events that would be detrimental to the residents and students that traverse the surrounding roads, multiple times a day, in an already heavily trafficked area. Additionally, the traffic created in this area could have a spillover effect to those attempting to enter or leave the Davis Islands area, quite possibly affecting arrival and departures at Tampa General Hospital (TGH). There is already an expansion of TGH facilities that will further impact traffic in this area. Even today there are frequent backups on and off Davis Islands during employee shift changes at TGH. Traffic is also exacerbated by special events in downtown Tampa that frequently creates stopped traffic on Bayshore Blvd from downtown to well past Swann Avenue, adjacent to the site of this proposal.

Of particular concern is the statement from staff that it finds **public safety concerns outweigh the benefits of pursuing a mixed-use development on this site**.

We respectfully request that you **deny** TA/CPA 24-11 and REZ 25-48. Thank you for your continued dedication and commitment to our community.

Sincerely,

Anna and John Murray
122 Adalia Ave

Tonia Wilcox

From: Bill Carlson
Sent: Thursday, February 12, 2026 9:41 AM
To: CouncilQuasiBox
Subject: Fw: [EXTERNAL] A Change.org Petition Opposing TA/CPA 24-11

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: Bobbie O'Brien <bobrienews@gmail.com>
Sent: Thursday, February 12, 2026 6:09:15 AM
To: Bill Carlson <Bill.Carlson@tampagov.net>
Subject: [EXTERNAL] A Change.org Petition Opposing TA/CPA 24-11

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Dear Councilman Bill Carlson,

I respectfully submit an online petition that outlines community concerns and opposition with the Magnolia hotel complex (TA/CPA 24-11) Land Use and Rezoning change requested for the entire block (bounded by Swann, Brevard, Bay and Magnolia) within the Historic Hyde Park Spanishtown Creek District.

The property also lies within the CHHA, Coastal High Hazard Area, federal flood zone and Evacuation Zone A - where policies "specifically direct future population concentration away." But the requested land use change to CMU-35 from the current R-35 would more than **triple** the density - the allowable Floor Area Ratio square footage to 178,596 square feet.

I have been told that the Tampa City Council is skeptical of petitions. I ask that you set any bias aside and assess the petition for yourself. It is on Change.org and all signatures are verified. Postal area codes are noted and more than 60% of our 1,533 signatories live within 33606, 33611 and 33629:

Deny commercial rezoning in Historic Hyde Park Tampa

Thank you for your open-minded review.

Respectfully,

Bobbie O'Brien Quenneville

bobrienews@gmail.com

702-C W Bay St

Tampa, 33606

A resident living within 10 yards of the proposed hotel complex

Tonia Wilcox

From: Pat Cimino <pcimino@gmail.com>
Sent: Thursday, February 12, 2026 11:03 AM
To: TampaCityCouncil; Martin Shelby
Subject: [EXTERNAL] TA/CPA 24-11 REZ-25-48

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It has been brought to my attention that this item listed on Agenda as #1 is being pushed behind four other items. I have complained to Mr. Shelby that the Council procedures are biased against the community and this is a prime example.

City Council has known about this issue for some time and the controversy it has generated. This is extremely frustrating, and a manifestation of City Council's mismanagement or outright subversion of the public.

Totally unacceptable.

Patrick Cimino

Tonia Wilcox

From: Mike Freeman <mike@freemancommunications.biz>
Sent: Thursday, February 12, 2026 11:35 AM
To: TampaCityCouncil
Subject: [EXTERNAL] Mixed Use Project/Hotel on Swann Avenue/Bay Street

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I'm a resident of Hyde Park - my home is on South Brevard, around the corner from the proposed new development. I oppose the rezoning and land use change for the following reasons:

1. It will undoubtedly change the residential/light commercial "nature" of the neighborhood to the detriment of Hyde Park's historic heritage
2. I'm worried that the traffic on South Brevard, which is already heavy because of the lack of access to Bayshore from Magnolia, will be increased with greater likelihood of accidents
3. The volume of parking on South Brevard will be impacted by visitors to the new development to the detriment of current residents
4. Flooding in the Spanishtown Creek footprint is already a significant issue (we had water at the Brevard/Swann intersection 3x in 2024) - I worry that this problem will get much worse with the density of the proposed development

I also don't understand why the City Council would ignore the recommendations of the planning staff and ARC. We have these resources in place to protect the essential nature of our neighborhoods. The people who staff these organizations are experts - and as residents we put our trust in them and, not incidentally, must follow their lead when making changes to our own homes. Why would Council substitute their judgement for those of the planning staff and ARC?

I appreciate the opportunity to weigh in on this important issue and have my opinions considered as part of your final decision. I encourage you to oppose the proposed changes.

Mike Freeman
711 S. Brevard Ave.
Tampa, FL 33606
513-910-7240

5. Get [Outlook for Mac](#)

From: [Deborah Barrett](#)
To: [TampaCityCouncil](#)
Subject: [EXTERNAL] re: DO NOT CHANGE zoning in Historic Hyde Park: TA/CPA 24-11 and REZ 25-48
Date: Thursday, February 12, 2026 12:03:43 PM

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Dear Sirs and Mesdames,

As small business owners in the historic Hyde Park neighborhood, we strongly object to any change in our current zoning that would increase density and building height. Our small narrow streets are already crowded and parking is scarce. As the historic neighborhood is currently a mix of residences and small businesses, these proposed changes would degrade the quality of life for us and homeowners alike, who make up the lifeblood of this historic neighborhood.

We must preserve what makes our historic Tampa neighborhoods so special. Please vote NO on any zoning changes re: TA/CPA 24-11 and REZ 25-48.

Thank you,

Deborah C. Barrett
Business Manager

CHARLES V. BARRETT, P.A.
307 S. Fielding Avenue
Tampa, Florida 33606-4126

(813) 250-9797, ext. 107

debbie_barrett@barrettpa.com

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From: [Elizabeth Barrett](#)
To: [TampaCityCouncil](#)
Subject: [EXTERNAL] Comments regarding: TA/CPA 24-11; REZ 25-48.
Date: Thursday, February 12, 2026 12:44:54 PM

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Good afternoon,

We are opposed to the comprehensive plan amendment and rezoning. This area is built for residences and small offices. The streets are small, and we struggle with getting enough parking as it is. The proposed plan would effectively eliminate our street parking, overwhelm our roads with traffic they are not built for, and create noise and other nuisances that are not normally tolerated in a residential neighborhood.

Additionally, what happens when the current developer decides to sell the land? Will the new owners be under the same restrictions as the current developer? I do not think this will be the case in the long run. This is opening Pandora's Box.

Elizabeth Barrett, Esquire

Charles V. Barrett P.A.

307 South Fielding Avenue | Tampa, Florida 33606

(813) 250-9797, Ext. 110

Liz@barrettpa.com | <https://barrettpa.com>

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